

Arboricultural Impact Assessment

Kings Meadow View, Reading

Report Reference Number: 260916-1.3-KMVR-AIA-PM

On behalf of

**Aberdeen Investments Limited
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Revision	Date	Description	Prepared by
1.0	4 th June 2026	Draft	PM
1.1	10 th June 2026	Reference to design elements that are reserved matters have been added	PM
1.2	10 th September 2026	A revised Tree Protection Plan has been appended and reference to possible mitigation measures added.	PM
1.3	16 th September 2026	Description of sewer decommissioning has been revised	PM

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Executive Summary

- This report provides an assessment of the impact of the proposal to construct two access roads upon on site trees and makes recommendations for mitigating any negative impacts. It is suitable for submission in support of a planning application. This report is a supporting document for the elements of the outline application that have been applied for in detail: the two access points from Kenavon Drive and Forbury Road.
- Elements of the outline application that are reserved matters, such as the landscape design and indicative site layout presented on the Illustrative Masterplan may have further implications for tree retention and removal and will be supported by additional Arboricultural Impact Assessment reports at the appropriate time in the planning process
- The design has been developed with careful consideration to minimise the impact on the most important trees.
- The data for trees recorded during a site-wide tree survey is presented within the Tree Schedule at Appendix A, only a small proportion of which are relevant to this assessment.
- 2 trees have been identified for removal to facilitate the construction of the access roads; 1 category B London plane and 1 category C cherry. These trees are to be removed to ensure visibility splays are sufficient for the reconfiguration of the eastern access road, at the request of Reading Borough Council's Highways Department
- The remaining trees adjacent to the access roads are not impacted by the proposal and could be retained (subject to a reserved matters application confirming the final site layout design) If they were to be retained then tree protection fencing will ensure that construction of the roads will not adversely affect these trees. The current Illustrative Masterplan, however, does not show these trees being retained.
- Widening of the eastern access road may involve excavations extending into the Root Protection Area of T21, the eastern London plane in the group of trees protected by a Tree Preservation Order, depending on how far the surfacing in this area is intended to be replaced. If excavations are required to replace surfaces or kerb-lines then careful consideration will need to be given to how this is achieved and it is expected that precautionary measures will be set out in an Arboricultural Method Statement to minimise the impact on these retained trees. If not then existing surfacing will protect the roots of this tree.
- The lower canopy of tree T21 on the southern aspect may need to be lifted to 4.0-5.0 m to ensure sufficient visibility splays.

1 Introduction

1.1 Brief and Context

- 1.1.1 Treework Environmental Practice was instructed by Brian Kelly, Senior Development Manager, Aberdeen Investments Limited on 5th May 2026 to update a tree survey, deliver supporting documents suitable to accompany an Outline Planning Application and to provide an Arboricultural Impact Assessment, in accordance with British Standard BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, of the effect of the proposal to construct two access roads on trees at Kings Meadow View (currently Forbury Retail Park), this specific aspect of the Outline Planning Application being the only element for which matters are not reserved.
- 1.1.2 Trees are a material consideration for a Local Planning Authority when determining planning applications, whether or not they are afforded the statutory protection of a Tree Preservation Order or Conservation Area. British Standard BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and new developments. The Standard recommends a sequence of activities that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design') with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above- and below-ground) to inform the design in an iterative process, and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative. Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3 and 4 'Spatial Coordination' and 'Technical Design'), and the sequence ends with the 'Handover' and 'Use' phases (RIBA Stages 6 and 7), with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4 and 5, 'Technical Design' and 'Manufacturing and Construction') and professional guidance where appropriate.
- 1.1.3 This Arboricultural Impact Assessment (AIA) reports on the direct and indirect impacts of the proposed development on trees in terms of both the buildability of the proposals and the long-term impact of the finished scheme, and where necessary presents mitigation for these impacts.
- 1.1.4 This report is intended to consider the impact on those trees adjacent to the two proposed access roads only. The remainder of the trees across the site are discussed in a separate Arboricultural Statement, that considers the potential impacts of what are currently indicative layouts, presented on an Illustrative Masterplan. A further Arboricultural Impact Assessment will be submitted for future reserved matters applications, when the details become available for the remainder of the site.

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1.2 Purpose of this Report

1.2.1 This AIA, and the accompanying Tree Schedule and Tree Protection Plan, is provided to support a planning application for the proposed development. It sets out the arboricultural impacts of the proposals using the following considerations as a framework:

- Trees to be removed and trees to be retained.
- Remedial tree work to retained trees to allow development and ensure retained trees will form a harmoniously integrated component of the proposed development.
- Suitable measures to protect retained trees.
- Special construction or engineering measures required to enable trees to be harmoniously integrated into the proposed development.

1.3 The Development

1.3.1 Application PL/25/1706 is an:

Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.

1.3.2 This Arboricultural Impact Assessment considers the impact on trees of the proposal to construct two access roads into the site from the south, at locations where current vehicular access routes into the retail park already exist.

1.3.3 The following documents have been provided to and reviewed by Treework Environmental Practice:

Document Title	Document/Drawing number	Originator
Topographical Survey	210924_9812-02B topo	Squire & Partners
Proposed Layout	50582-STN-HGN-SW-DR-CH-0001B 50582-STN-HGN-SW-DR-CH-0008 - P03	Stantec UK Ltd
Draft Utilities Plan	N/A	N/A
Tree Constraints Plan	260520-2.2-KMVR-TCP-SH	Treework Environmental Practice

2 Existing Tree Population and Constraints

- 2.1.1 A survey covering trees on site and trees on adjacent land close enough to be affected by the development was undertaken on 12th May 2026. The full survey results are presented in the Tree Schedule at Appendix A. Only a small proportion of the tree population surveyed and presented on plans and in the Tree Schedule are relevant to this assessment.
- 2.1.2 The survey was undertaken based on trees plotted using an outline base map as reference in Treework Environmental Practice's specialist tree management software – MyTrees. The basemap contained a topographical survey of the trees. Trees and hedges were plotted on the basemap using the topographical survey as reference.
- 2.1.3 Trees adjacent to the western access road include young, relatively recently planted Norway maple (T1, G44, T45). Trees adjacent to the eastern access road include the eastern London plane in the linear group of semi mature trees protected by a Tree Preservation Order (T21 and T22), a young rowan (T21) and cherry (T24) and a linear group/neglected hedgerow of hawthorn and buddleia (G30). The remainder of the trees within the tree schedule and on the Tree Constraints Plan and Tree Protection Plan are not relevant to this assessment. A further Arboricultural Impact Assessment will be submitted for future reserved matters applications, when the details become available.
- 2.1.4 Trees present constraints to development both above and below ground. The above ground constraints comprise the physical extent of tree crowns. The below ground constraints comprise the roots, and are expressed in terms of the root protection area (RPA), which is the minimum rooting area that a tree needs to sustain itself in reasonable health. These constraints, as established by the tree-survey, inform this assessment of the impact of the development proposals.
- 2.1.5 The full results of the tree survey on which this report is based are given in the Tree Schedule at Appendix A, and the above- and below-ground constraints are illustrated on the Tree Protection Plan at Appendix B. Each tree (T), tree group (G), woodland, (W) and hedge (H) has been allocated an individual number to which it is referred in this report and all associated documents. The survey method and limitations are set out in Appendix E.
- 2.1.6 A Tree Preservation Order covers a row of 8 London plane along the southern boundary of the site. Trees covered by the TPO are indicated in the Tree Schedule at Appendix A.

3 Arboricultural Impact of the Proposals

3.1 Tree Removal and Retention

- 3.1.1 Every effort has been made to retain trees wherever possible. Where high-quality trees have been found to be in conflict with the proposed design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.
- 3.1.2 The western access road will be aligned with the current western entrance to the site with no reconfiguration being proposed. Nevertheless, it is likely that resurfacing works and replacement of kerbstones will be required. No trees will need to be removed to allow this work to take place. If the current adjacent trees were to be retained and incorporated into the final detailed site layout and landscaping scheme, then protective fencing will need to be installed as marked on the Tree Protection Plan. However, if the current Illustrative Masterplan were to be submitted as a reserved matter application in its current form then these trees would be removed and the fencing presented on the accompanying Tree Protection Plan would not be required.
- 3.1.3 The eastern access road will be aligned broadly to the eastern current entrance to the site. However, the road will need to be widened slightly and, to ensure that visibility splays are sufficient, Reading Borough Council Highways Department have required that the London plan T22 will need to be removed. The adjacent cherry T24, of poor form and suppressed by T22 should also be removed.

3.2 Facilitative Tree Works

- 3.2.1 No pruning works are required to allow the proposed works to be completed. Nevertheless, it may be appropriate to lift the lower crown of tree T21 to achieve 4.0-5.0 m clearance on the southern aspect to ensure that visibility is clear for vehicles exiting the site.

3.3 Tree Protection

3.3.1 ***Root Protection Areas and Construction Exclusion Zones***

Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas (RPAs). RPAs are a layout design tool, indicating the minimum area around a tree deemed to contain sufficient roots and soil to maintain the tree's viability. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground level changes and other construction activity are likely to cause damage to trees and should therefore be excluded. This CEZ can be achieved by the erection of barriers at the locations shown on the Tree Protection Plan at Appendix B. Tree protection barriers must be installed

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before any demolition or construction works start, and, unless approved by the Local Planning Authority or by an arboriculturist approved by them, should remain in place until all construction activity has been completed.

- 3.3.2 The type of barriers should match the level of activity around the retained trees. Where a high level of construction activity is expected, fencing must be braced to be robust to vehicular impact and to prevent it from being easily repositioned; a specification similar to drawing 3 in BS5837: 2012 will be suitable (reproduced at Appendix D). In areas away from the main construction activity and vehicle movement, it may be appropriate to install a lower specification fencing, examples of which are given at Appendix D.
- 3.3.3 All protection fencing should carry identifying signs that state its purpose and proscribe its removal until all demolition and construction work is complete. An example sign is given at Appendix D.
- 3.3.4 As discussed in section 3.1.1 fencing will need to be erected to protect trees adjacent to the western entrance only if these are retained in the final landscape scheme which is currently a reserved matter.
- 3.3.5 Fencing will need to be erected to protect the London plane T21, adjacent to the eastern road entrance and tree T29 and G30 if these are retained in the final site layout which is a reserved matter. Fencing will be erected at the edge of the existing soft surfaced verge for T21 with the existing paving acting as ground protection (unless reconfiguration of the road entrance requires replacement of the footpath).

3.4 Special Technical Measures

- 3.4.1 Conflicts between retained trees and aspects of the proposed development that cannot be dealt with by exclusion zones, tree protection or tree work can be mitigated by the use of special technical measures. General recommendations for these measures are presented in the sections that follow based on the information about the proposed development that is currently available. The specific details must be carefully planned once detailed construction information is available to avoid tree damage. An Arboricultural Method Statement should be produced before construction starts to guide sensitive works around trees, with provisions for supervision by a qualified arboriculturist where necessary.

3.4.2 ***Construction within the RPA***

The widening of the eastern access road entrance may involve minor excavations that extend into or close to edge of the Root Protection Area of T21 where the new road configuration joins the existing road alignment. If resurfacing of the footpath or removal or replacement of the kerb-line is required within the RPA then working close to tree T21 will require careful

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consideration. If work is required with the RPA of T21, then precautionary measures would be set out in an Arboricultural Method Statement. These measures will include removal of the existing kerbstones and surfacing using hand tools with excavations being carried out under the supervision of an Arboricultural specialist. Where roots are exposed by excavations these would be removed by the Arboricultural specialist using a sharp saw.

3.5 Additional Precautions

3.5.1 *Utilities and Services*

There are no utilities or services associated with this element of the application. However, the Illustrative Masterplan shows a proposed new sewer along the northern and eastern boundaries of the site, the installation of which is likely to impact the trees along these boundaries, potentially involving excavations within Root Protection Areas of specific trees and groups of trees. The requirements for decommissioning of the existing sewer are not currently available. The majority of the old sewer is outside the Root Protection Areas of the group of retained trees and removal via excavation would be possible, if required, without impacting the retained trees T16-T21. No excavations within the Root Protection Areas of trees T20 and T21 will be allowed to achieve decommissioning of the section of the current sewer infrastructure currently located beneath these trees. It is envisaged that this section of the sewer will be retained in situ and either blocked off or filled in, working from a zone that is outside the Root Protection Area of these trees on either side (to the west north-west and east south-east).

3.5.2 *Soft Landscaping*

An extensive landscape scheme has been proposed and presented on the Illustrative Masterplan across the site. This allows for extensive tree planting that can easily mitigate for the loss of the two trees that are proposed for removal to allow the access roads to be constructed, and would also mitigate for the removal of all of the trees surrounding the western access road were it to be brought forward at the reserved matters stage.

Appendix A

Tree Schedule

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T1	1	<i>Acer platanoides</i> Norway Maple	8.5	1	32	N 4.0	E 4.0	S 4.0	W 4.0	3.0	2.0	Semi Mature	Good	Root environment - Restricted. Raised surface roots.	46.3	3.8	40+	C	1
T2	1	<i>Sorbus aria</i> Whitebeam	5.5	1	16	N 2.0	E 2.0	S 2.0	W 2.5	2.0	1.5	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	11.6	1.9	20-40	C	1
T3	1	<i>Sorbus aria</i> Whitebeam	5.5	1	15	N 1.5	E 2.0	S 2.0	W 2.0	2.0	2.0	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	10.2	1.8	20-40	C	1
T4	1	<i>Sorbus aria</i> Whitebeam	5.5	1	18	N 1.5	E 2.5	S 2.0	W 2.5	2.0	1.5	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	14.7	2.2	20-40	C	1
T5	1	<i>Sorbus aria</i> Whitebeam	5.5	1	16	N 1.5	E 2.0	S 1.5	W 2.5	2.0	1.5	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	11.6	1.9	20-40	C	1
T6	1	<i>Sorbus aria</i> Whitebeam	5.5	1	17	N 2.0	E 2.0	S 1.5	W 2.0	2.0	1.5	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	13.1	2.0	20-40	C	1
T7	1	<i>Sorbus aria</i> Whitebeam	5.5	1	20	N 2.5	E 2.5	S 2.0	W 2.5	2.0	1.5	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	18.1	2.4	20-40	C	1
T8	1	<i>Sorbus aria</i> Whitebeam	5.5	1	17	N 1.5	E 2.0	S 1.5	W 2.5	2.0	2.0	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	13.1	2.0	20-40	C	1
T9	1	<i>Sorbus aria</i> Whitebeam	5.5	1	14	N 1.5	E 2.0	S 1.5	W 2.0	1.5	2.0	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	8.9	1.7	20-40	C	1
T10	1	<i>Sorbus aria</i> Whitebeam	5.5	1	18	N 2.0	E 2.5	S 1.5	W 2.5	2.0	2.0	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	14.7	2.2	20-40	C	1
T11	1	<i>Sorbus aria</i> Whitebeam	5.5	1	15	N 1.5	E 2.5	S 1.5	W 2.5	2.5	2.0	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	10.2	1.8	20-40	C	1

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T12	1	<i>Sorbus aria</i> Whitebeam	5.0	1	17	N 2.2	E 2.3	S 2.2	W 2.5	2.0	1.5	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	13.1	2.0	20-40	C	1
T13	1	<i>Sorbus aria</i> Whitebeam	5.5	1	19	N 2.5	E 2.5	S 2.0	W 2.0	2.0	2.0	Young	Good	Arboricultural work - Recent. Pruning wounds - Historic. Root environment - Restricted.	16.3	2.3	20-40	C	1
T14	1	<i>Platanus x hispanica</i> London Plane	0.0	1	0							Young	Dead	Felled. Tree in decline, felled since 2023 survey.			0-10	C	1
T15	1	<i>Platanus x hispanica</i> London Plane	11.0	1	42	N 6.0	E 6.5	S 5.5	W 6.5	2.5	2.0	Semi Mature	Good	Epicormic growth - Bole / principal stems. Pruning wounds - Historic. Root environment - Restricted. Roots likely to be restricted by retaining wall and level change on the northern aspect. TPO 205-07 - T1 or T2	79.8	5.0	40+	B	1
T16	1	<i>Platanus x hispanica</i> London Plane	13.0	1	48	N 7.0	E 6.0	S 6.5	W 8.5	3.0	3.5	Semi Mature	Good	Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T3	104.2	5.8	40+	B	1
T17	1	<i>Platanus x hispanica</i> London Plane	14.5	1	43	N 6.0	E 5.5	S 6.0	W 5.5	3.0	4.0	Semi Mature	Good	Epicormic growth - Bole / principal stems. Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T4	83.6	5.2	40+	B	1
T18	1	<i>Platanus x hispanica</i> London Plane	14.5	1	47	N 7.0	E 6.5	S 6.5	W 6.5	2.0	2.5	Semi Mature	Good	Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T5	99.9	5.6	40+	B	1
T19	1	<i>Platanus x hispanica</i> London Plane	14.5	1	35	N 7.0	E 5.5	S 5.5	W 5.5	3.0	3.0	Semi Mature	Good	Epicormic growth - Bole / principal stems. Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T6	55.4	4.2	40+	B	1
T20	1	<i>Platanus x hispanica</i> London Plane	12.0	1	32	N 6.5	E 5.0	S 5.5	W 5.0	3.5	2.0	Semi Mature	Good	Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T7	46.3	3.8	40+	B	1

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T21	1	<i>Platanus x hispanica</i> London Plane	13.0	1	40	N 6.0	E 5.0	S 6.0	W 4.0	4.5	4.0	Semi Mature	Good	Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T8 Lift low canopy - Specified extent. Lift lower canopy to achieve 4.0-5.0 m clearance on the southern aspect to ensure sufficient visibility splay.	72.4	4.8	40+	B	1
T22	1	<i>Platanus x hispanica</i> London Plane	14.5	1	52	N 7.5	E 6.5	S 7.5	W 6.0	3.0	3.0	Semi Mature	Good	Pruning wounds - Historic. Root environment - Restricted. TPO 205-07 - T9 Fell - Ground level. Tree to be felled at the request of Reading Borough Council's Highways Department to ensure sufficient visibility splays.	122.3	6.2	40+	B	1
T23	1	<i>Castanea sativa</i> Sweet Chestnut	4.0	1	12	N 2.5	E 4.0	S 3.0	W 2.0	2.0	1.5	Young	Good	Root environment - Restricted. Suppressed crown - Major. Unbalanced crown - Minor. Tree has not been plotted on the topographical survey.	6.5	1.4	40+	C	1
T24	1	<i>Prunus sp.</i> Cherry sp.	5.0	1	20	NW 3.0	NE 5.0	SE 4.0	SW 1.0	2.5	1.0	Semi Mature	Good	Root environment - Restricted. Suppressed crown - Major. Unbalanced crown - Major. Fell - Ground level. Fell to facilitate the widening of the eastern access road.	18.1	2.4	40+	C	1
T25	1	<i>Sorbus aucuparia</i> Rowan/Mountain Ash	4.0	1	10	N 0.5	E 0.5	S 0.5	W 0.5			Young	Poor	Dead tree / trees.			0-10	U	
T26	1	<i>Betula sp.</i> Birch	0.0	1	0							Young	Dead	Felled and stump removed. Tree in decline, felled since 2023 survey			0-10		
T27	1	<i>Betula sp.</i> Birch	3.5	1	4	N 0.5	E 0.5	S 0.5	W 0.5	2.0	1.5	Young	Poor	Decline - Evident / observed. Staked tree / trees. Young planted tree / trees.	0.7	0.5	10-20	C	1

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T28	1	<i>Prunus</i> sp. Cherry sp.	3.5	1	8	N 0.7	E 0.7	S 0.7	W 0.7	2.5	1.5	Young	Good	Root environment - Restricted. Young planted tree / trees.	2.9	1.0	40+	C	1
T29	1	<i>Sorbus aucuparia</i> Rowan/Mountain Ash	5.0	1	13	N 1.5	E 1.5	S 1.5	W 1.5	1.0	1.5	Young	Fair	Staked tree / trees. Young planted tree / trees. Tree has not been plotted on the topographical survey.	7.6	1.6	20-40	C	1
G30	20 10 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Buddleja</i> sp. Buddleja <i>Cornus</i> sp. Dogwood sp.	4.5	3	17	N 2.0	E 2.0	S 2.0	W 2.0	0.0	0.0	Semi Mature	Good	Dense crown. Multi-stemmed. Linear screen.	13.6	2.1	40+	C	1 2
G31	5	<i>Betula pendula</i> Silver Birch	5.0	1	35	N 4.0	E 4.0	S 4.0	W 4.0	0.0	0.0	Mature	Poor	Fallen tree / trees - Whole tree. Group of uprooted and broken mature birch. Walnut regeneration beneath birch group.			0-10	U	
T32	1	<i>Quercus robur</i> English Oak	16.0	2	56	NW 7.0	NE 5.0	SE 3.0	SW 7.0	3.0	4.0	Early Mature	Good	Twin-stemmed. Tree located outside site boundary. Tree has not been plotted on the topographical survey.	144.8	6.8	40+	B	1
G33	3	<i>Betula pendula</i> Silver Birch	13.0	1	30	N 3.0	E 3.0	S 3.0	W 3.0	2.0	3.0	Early Mature	Good	Form - Attenuated crown. Root environment - Restricted. Uncertainty about the location of the tree stems plotted within the group	40.7	3.6	20-40	B	1 2

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Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G34	3	<i>Fraxinus excelsior</i> Ash	11.0	1	25	N 3.0	E 3.0	S 3.0	W 3.0	3.0	3.0	Semi Mature	Good	Linear screen with hawthorn and shrubs beneath the group. Uncertainty about the location of the tree stems plotted within the group	28.3	3.0	40+	C	1 2
	1	<i>Carpinus betulus</i> Hornbeam																	
	1	<i>Sorbus aucuparia</i> Rowan/Mountain Ash																	
G35	2	<i>Prunus sp.</i> Cherry sp.	7.0	1	15	N 3.0	E 3.0	S 3.0	W 3.0	3.0	2.0	Semi Mature	Good	Linear screen. Hawthorn beneath tree group.	10.2	1.8	40+	C	1 2
G36	2	<i>Betula pendula</i> Silver Birch	14.0	1	38	N 3.0	E 3.0	S 3.0	W 3.0	2.0	2.0	Early Mature	Good	Form - Attenuated crown. Root environment - Restricted. Uncertainty about the location of the tree stems plotted within the group	65.3	4.6	40+	B	1 2
G37	15	<i>Cotoneaster sp.</i> Tree Cotoneaster	5.0	3	17	N 2.0	E 2.0	S 2.0	W 2.0	0.0	0.0	Semi Mature	Good	Linear screen of dense shrubs.	13.6	2.1	40+	C	1 2
	8	<i>Buddleja sp.</i> Buddleja																	
	5	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May																	
	2	<i>Sorbus aucuparia</i> Rowan/Mountain Ash																	
G38	8	<i>Betula pendula</i> Silver Birch	13.0	1	28	N 3.0	E 3.0	S 3.0	W 3.0	2.0	2.0	Early Mature	Good	Root environment - Restricted. Linear group of birch. Hawthorn and shrubs beneath. Uncertainty about the location of the tree stems plotted within the group	35.5	3.4	40+	B	1 2

Kings Meadow View, Reading

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G39	5	<i>Acer pseudoplatanus</i> Sycamore	14.0	1	35	N 4.0	E 4.0	S 4.0	W 4.0	2.0	1.0	Early Mature	Good	Root environment - Restricted. Linear screen with hawthorn and buddleia beneath the group. Trees on both sides of wire mesh fence. Access restricted. Uncertainty about the location of the tree stems plotted within the group	55.4	4.2	40+	B	1 2
	2	<i>Betula pendula</i> Silver Birch																	
G40	8	<i>Acer pseudoplatanus</i> Sycamore	14.0	1	35	N 4.0	E 4.0	S 4.0	W 4.0	2.0	1.0	Early Mature	Good	Root environment - Restricted. Linear screen with hawthorn, buddleia and dogwood beneath the group. Trees on both sides of wire mesh fence. Access restricted. Uncertainty about the location of the tree stems plotted within the group	55.4	4.2	40+	B	1 2
T41	1	<i>Acer campestre</i> Field Maple	6.0	1	25	N 3.0	E 3.0	S 3.0	W 3.0	0.0	0.0	Semi Mature	Good	Form - Low canopy. Tree located outside site boundary.	28.3	3.0	40+	C	1
G42	3	<i>Tilia cordata</i> Small Leaved Lime	13.0	1	28	N 3.0	E 3.0	S 3.0	W 3.0	3.0	2.0	Semi Mature	Good	Form - Attenuated crown. Root environment - Restricted. Stems - Co-dominant. Small birch regeneration and dying rowan within group. Laurel shrubs beneath.	35.5	3.4	40+	C	1 2
G43	3	<i>Ailanthus altissima</i> Tree Of Heaven	10.0	3	25	N 4.5	E 4.5	S 4.5	W 4.5	3.0	2.0	Semi Mature	Good	Multi-stemmed. Structural impact - Potential. Retaining wall on the western aspect.	30.5	3.1	40+	C	1 2
G44	2	<i>Acer platanoides</i> Norway Maple	10.0	1	30	N 4.0	E 4.0	S 4.0	W 4.0	3.0	2.5	Semi Mature	Good	Rubbing limbs.	40.7	3.6	40+	C	1 2
T45	1	<i>Acer platanoides</i> Norway Maple	8.0	1	22	N 3.5	E 3.5	S 3.5	W 3.5	3.0	2.0	Semi Mature	Good	Form - Good crown structure. Tree has not been plotted on the topographical survey.	21.9	2.6	40+	C	1 2
T46	1	<i>Betula pendula</i> Silver Birch	13.0	1	35	N 4.0	E 3.0	S 4.0	W 5.0	4.0	3.0	Early Mature	Poor	Decline - Evident / observed. Physiological stress. Tree almost completely defoliated.			0-10	U	

Tree Schedule Key



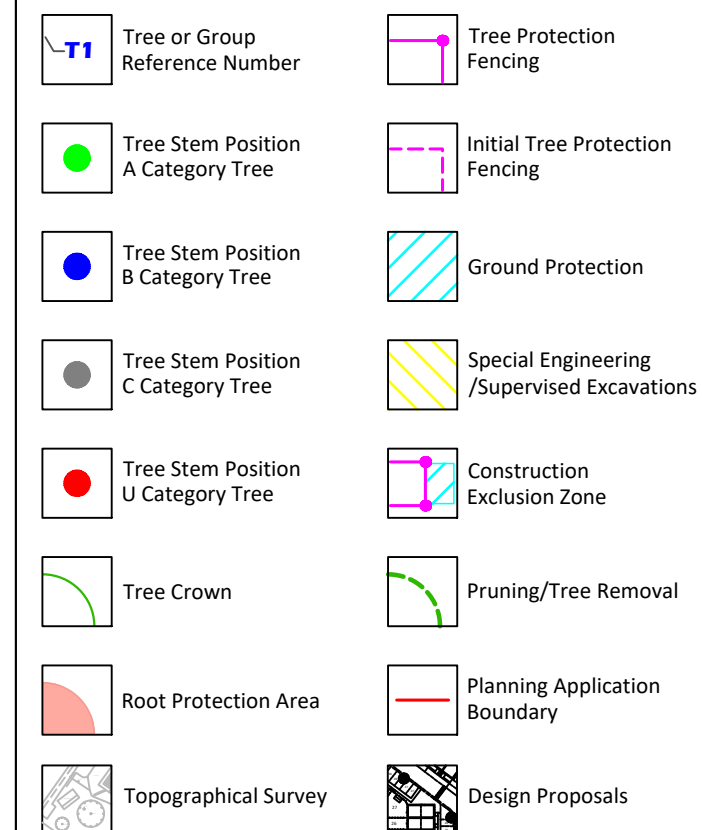
Tree/Group Reference	Reference number for individual trees or groups of trees, prefixed by T (Tree), G (Group), W (Woodland), H (Hedge) or S (Shrub) to indicate the type of feature.
Tree Count	Number of trees of a particular species recorded within a group feature, with the default value of 1 for single trees.
Species	Scientific name followed by common name (where available).
Height (m)	Tree height to the nearest metre, either measured with a device or estimated. Tree height for group records refers to the estimated average height of trees within the group (unrepresentative trees may be excluded from this estimate).
Stem Count	Number of stems. Stem count indicates whether the tree is single-stemmed or multi-stemmed and informs the RPA calculation.
Stem Diameter (cm)	Stem diameter, measured at 1.5m above ground level in accordance with Annex C of BS5837:2012. Diameters of multi-stemmed trees are presented as a combined stem diameter calculated in accordance with the formulae in Section 4.6.1 of BS5837:2012. Stem diameter for group records refers to the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Radius (m)	Distance from stem position to crown periphery in either the four cardinal or four ordinal directions, estimated to the nearest half metre. Crown spreads for group records refer to the estimated average spreads of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Clearance Height (m)	Distance between the ground and the lowest point of the crown periphery, estimated to the nearest half metre.
Lowest Branch Height (m)	Height of the lowest branch, the removal of which is considered likely to have a significant negative effect on the tree in terms of physiology or in terms of the size of wound created.
Life Stage	Young, Semi-mature, Early Mature, Mature, Late Mature, Ancient or Veteran.
Physiological Condition	Good, Fair, Poor, Dead.
Observations	General description of the tree or tree group, including basic features and morphology, structural and physiological condition, growing conditions and surroundings.
Recommendations	Management recommendations for tree works to address immediate unacceptable risks, or to facilitate development proposals.
RPA (m²)	Minimum area around a tree deemed to contain sufficient roots and rooting soil volume to maintain the tree's viability, in which the protection of roots and soil structure is treated as a priority. Calculated from the stem diameter according to the formulae in BS5837:2012. RPA for group records is based on the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
RPR (m)	Radius of the RPA, in metres, when this is plotted as a circle around the tree stem.
Remaining Contribution (years)	Estimated number of years for which the tree will continue to make a positive contribution to the site, banded as < 10, 10-20, 20-40, 40 +.
Retention Category	Quality and value category (A , B , C or U) as defined in Table 1 of BS5837: 2012 (reproduced below), where A = high quality and value; B = moderate quality and value; C = low quality and value and U = tree identified for removal due to poor condition regardless of development proposals.
Retention Sub-category	One or more sub-categories (1-3) as defined in Table 1 of BS5837: 2012 (reproduced below), assigned for Categories A , B or C where 1 = arboricultural qualities, 2 = landscape qualities and 3 = conservation and cultural value.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix B

Tree Protection Plan



Topographical Survey 210924_9812-02B topo	27.09.2021
Site Layout/Design	
50582-STN-HGN-SW-DR-CH-0001B	02.06.2026
50582-STN-HGN-SW-DR-CH-0008 - P03	02.06.2026
Utilities	
-	-

Date: September 26

Scale: 1:600 @ A2

Project Name:
Kings Meadow View, Reading, RG1 3HS

Drawing Title:
Tree Protection Plan

Drawing Number:

260910-1.2-KMVR-TPP-SH

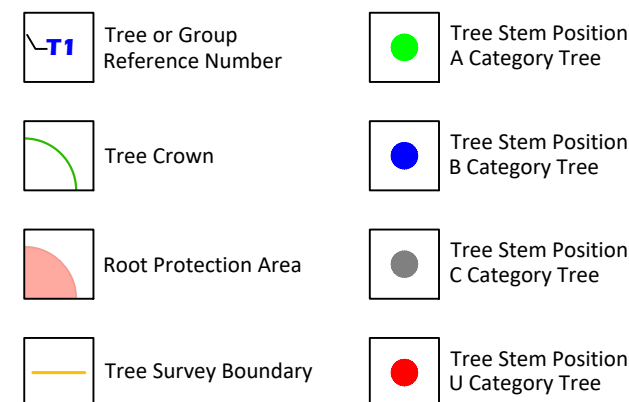


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Appendix C

Tree Constraints Plan



Scale: 1:600 @ A2

Drawing Title:

Tree Constraints Plan



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Appendix D

Tree Protection Specifications

Technical Measures to Prevent Tree Damage

Tree Pruning

Tree pruning will be carried out where the design and/or planned site operations encroach into the crowns of trees and where these encroachments can be accommodated through facilitation pruning without significantly reducing the landscape value and/or viability of the tree.

Tree pruning operations will:

- be specified by the arboricultural consultant
- be in accordance with current best practice
- be carried out by a suitably experienced and qualified arborist

Tree Protection Fencing

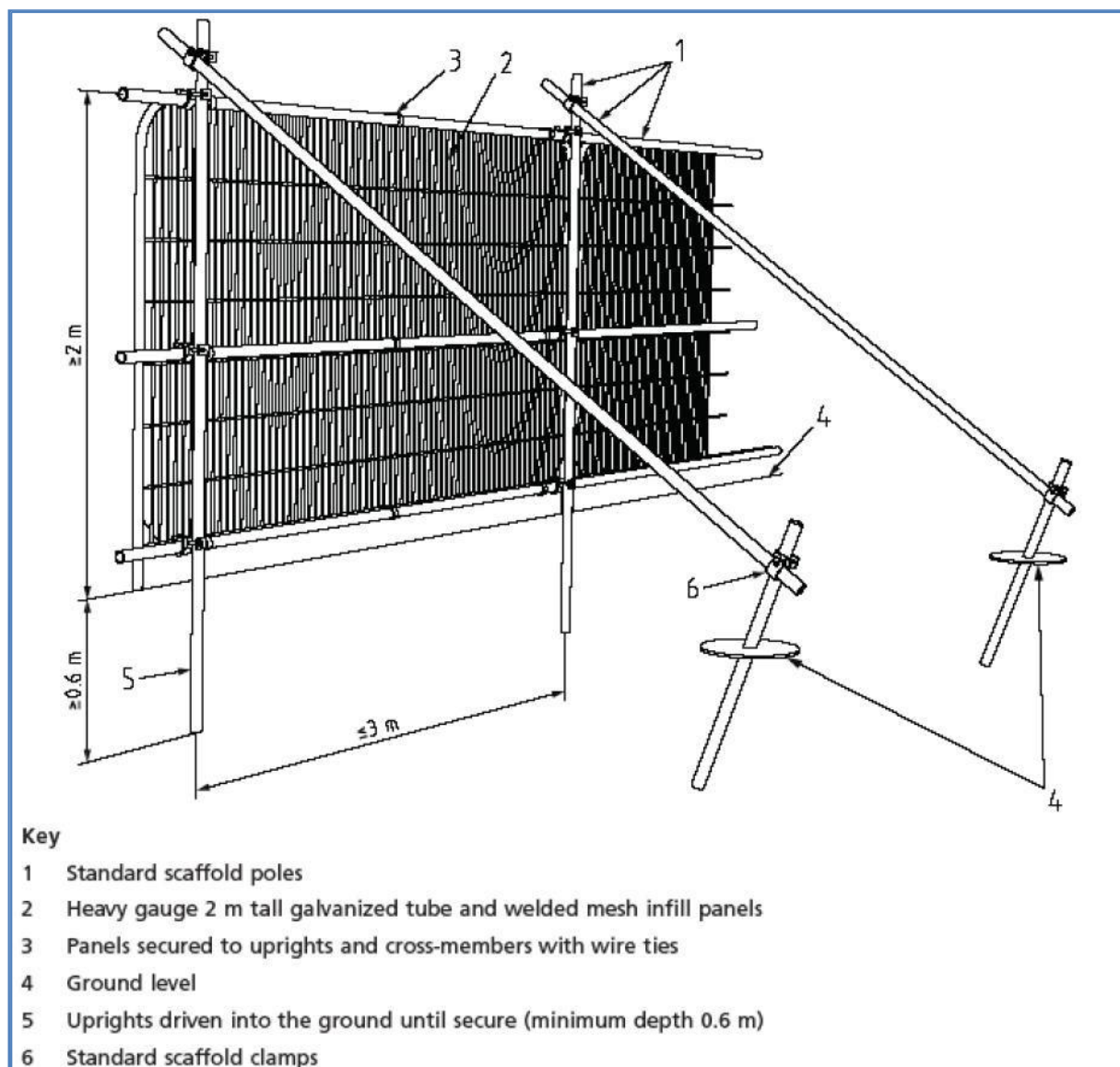
Tree protection fencing will be located at the edge of the Construction Exclusion Zone (CEZ) and will be suitably robust to provide sufficient protection for trees. The performance requirement for fencing will be determined by the type of activity that will take place in the area around the CEZ.

Typically the performance requirement for the Tree Protection Fencing will be:

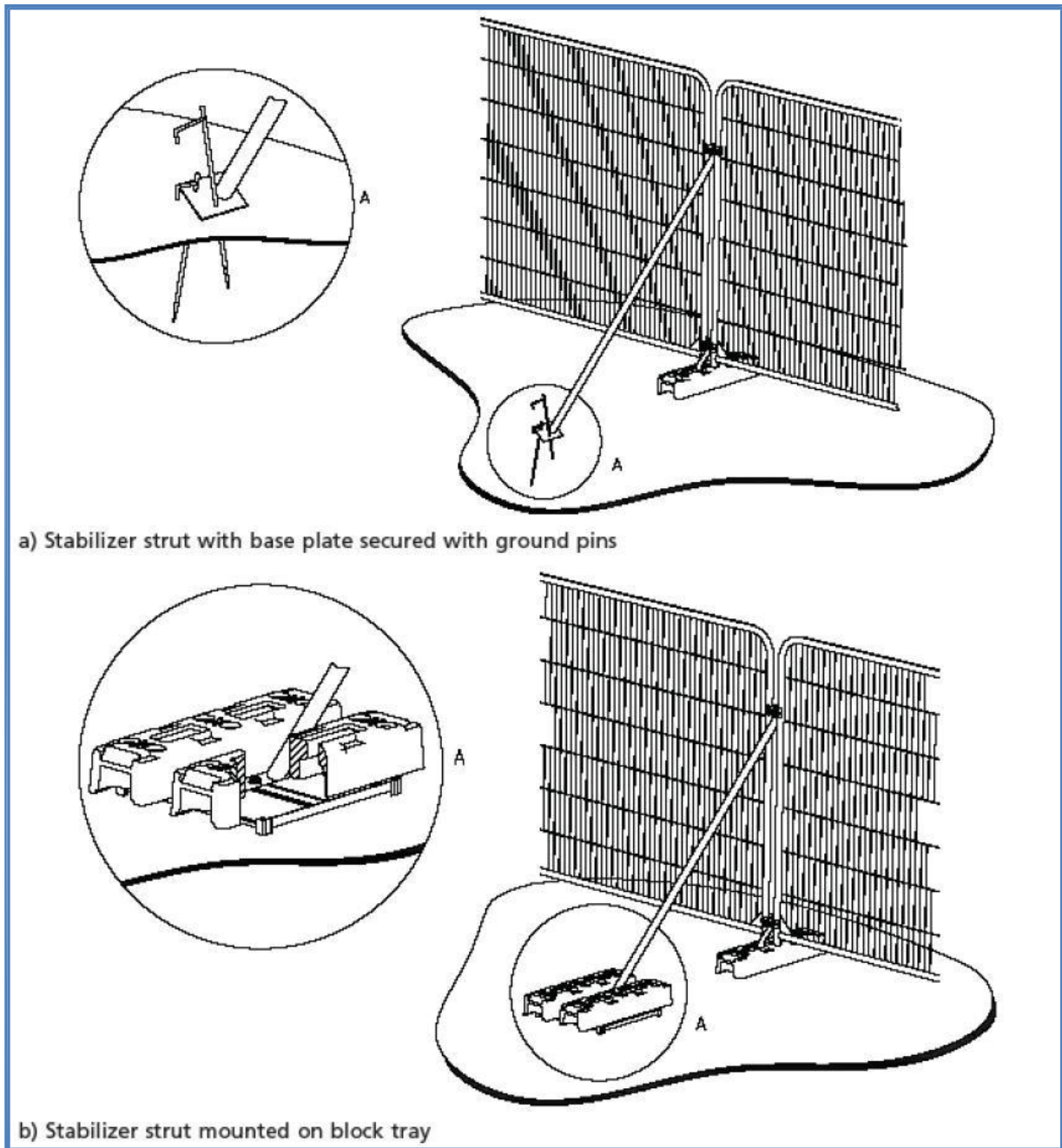
- o Tree Protection Fencing will be installed prior to commencement of activity on the site.
- o Tree Protection Fencing will only be removed once all works associated with the development have been completed.
- o The Tree Protection Fencing will be installed and removed without causing damage to retained trees.
- o Installation, removal and, where required, replacement of Tree Protection Fencing will be supervised and signed off by the Arboricultural Consultant.
- o The Tree Protection Fencing will be stable and robust (typical construction method, in accordance with BS5837: 2012, see below).
- o The area between the Tree Protection Fencing and the tree will be a Construction Exclusion Zone (CEZ)
- o Fence panels will be made of mesh (e.g.: Heras fencing) or, if solid, will have 30cm windows cut into enough panels to enable conditions within the CEZ to be viewed.
- o The CEZ will be clearly identified (see Construction Exclusion Zone sign example below)



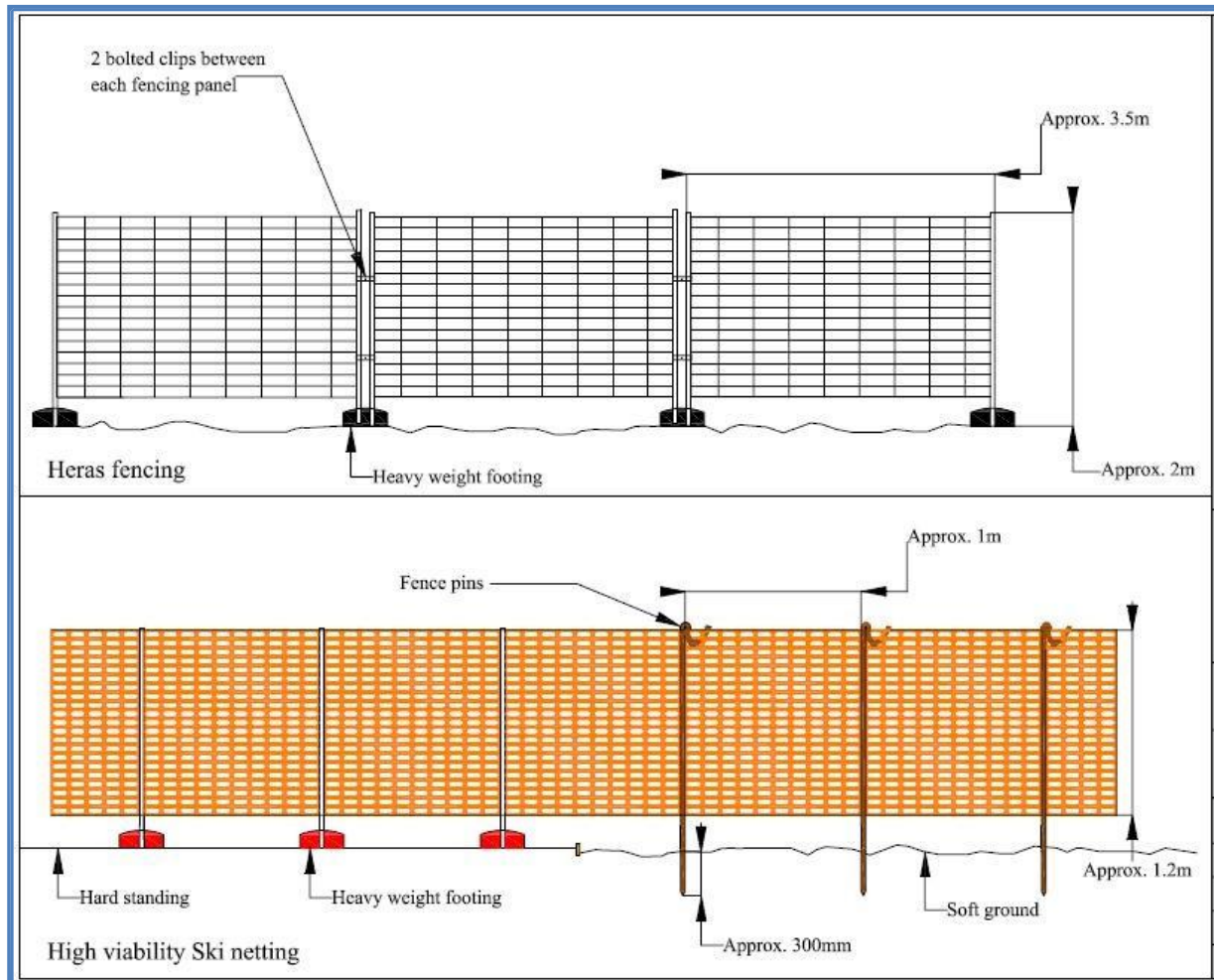
Example Tree Protection Fencing Sign



BS5837: 2012 - Figure 2 – Tree Protective Barrier



BS5837: 2012 - Figure 3 – Examples of Above Ground Stabilisation Systems



Examples of specification fencing that may be appropriate for areas of low-intensity activity

No-dig Construction and Special Engineering Measures

No-dig construction methods and special engineering measures will be employed to enable the construction of roads and other built features within the RPAs of trees without damaging tree roots. Installation of built features using no-dig and special engineering measures will meet the following performance criteria:

- o Ensure that tree roots are not damaged.
 - *For the roots of the trees to remain undamaged there must be no excavation, soil stripping or site grading within the rooting areas – in other words NO DIGGING.*
- o Ensure that soil is not compacted.
- o Ensure that no spilled toxic materials seep into the soil.
- o Ensure that sufficient rain water reaches tree roots.
- o Ensure that gaseous exchange can take place within the soil around tree roots.
- o All operations will be supervised and signed off by the Arboricultural Consultant.

Appendix E

Tree Survey Method and Limitations

Tree Survey Method and Limitations

Tree Survey Method

1. The tree survey was conducted from ground level aided by the Visual Tree Assessment method (Mattheck and Breloer, 1994) and in accordance with BS5837: 2012.
2. All trees on the site with a stem diameter of over 75 mm (measured at 1.5 m above ground) were included in the survey.
3. Offsite trees within influencing distance of the site (typically those located within a distance of up to 12 times their stem diameter away from the site) were included in the survey.
4. Data collected included:
 - a designated tree number
 - type of feature (trees, group, woodland, hedge)
 - number of trees in group
 - tree species
 - height (metres)
 - number of stems
 - stem diameter (in centimetres, as measured at 1.5 m above ground)
 - crown clearance (height of periphery of crown spread above ground level in metres)
 - height of lowest branch (metres),
 - branch spread (to N, S, E and W)
 - age class
 - physiological condition
 - useful life expectancy
 - structural condition
 - BS5837 retention category (A, B, C or U)
 - site notes (where this has a bearing on the present or future health or structural condition of the tree)
 - preliminary management recommendations.
5. All measurements were made in metric using measuring devices where applicable. Estimated stem diameters (e.g., due to lack of access or dense undergrowth) were recorded as such and are shown in the Tree Schedule in bold (see the key at the end of the Tree Schedule table at Appendix A for an explanation of the measurements and codes presented therein).
6. While the appraisals of the surveyed trees are not tree risk assessments, they nonetheless take into account observed structural defects in drawing conclusions about the trees' retentive worth.

Survey Limitations

1. The survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. Only binoculars, trowel, mallet and fine manual metal probe were used to aid tree assessment, where necessary. No invasive or other detailed internal decay detection devices were used in assessing trunk condition.
2. The conclusions relate to conditions found at the time of survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will require a re-assessment of the trees and the site.
3. This survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations (see Appendix A - Tree Schedule). A full assessment of the levels of risk posed by trees would need to consider site use together with tree hazards.



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