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CONSULTING ARBORISTS

Arboricultural Report

Including a tree survey, impact assessment and method statement
for development at

12B Northcourt Avenue,
Reading, RG2 7HA

Reference: MW.2604.NAR.AIA

Client: Mrs Ninika Nanda

Date: 21 April 2026

Revision: B issued 15 September 2026

Executive Summary

Trees are a consideration in this planning application for extension and alterations to the existing dwelling at 12B Northcourt Avenue, Reading, RG2 7HA. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS 5837:2012-compliant tree survey, an arboricultural impact assessment, and a tree protection strategy comprising a method statement and a tree protection plan.

One low-quality Category C holly (2) is to be removed to facilitate the construction of the new drive. Two further trees (1 and 3) are to be removed irrespective of the proposal, due to their poor condition and having been assessed as Category U.

The proposed extension falls outside the root protection areas of all retained trees. All retained trees can therefore be adequately protected with tree protection barriers, and there is sufficient space to service the site without encroaching upon any root protection area.

Tree protection commitments include the erection of tree protection barriers to the specification outlined in the method statement.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.



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1. Instructions and Terms of Reference

- 1.1 In March 2026, I was instructed by Mrs Ninika Nanda to undertake a tree survey and prepare this Arboricultural Impact Assessment (AIA) in support of a planning application for extension and alterations at 12B Northcourt Avenue, Reading, RG2 7HA.
- 1.2 This report has been prepared in accordance with British Standard BS5837:2012 – Trees in relation to design, demolition and construction and provides the information required to enable the Local Planning Authority to meet its duty under Section 197 of the Town and Country Planning Act (as amended).
- 1.3 The purpose of this AIA is to assess the direct and indirect impacts of the proposed development on trees both within the site and on adjacent land. Direct impacts may arise from demolition and construction activities, while indirect impacts can result from the post-development relationship between retained trees and the proposed buildings. Such indirect impacts often include future pressure to prune or remove trees due to shading, debris, or perceived inconvenience arising from poor juxtaposition.
- 1.4 Accordingly, the report demonstrates how tree-related constraints have informed the proposal and identifies where mitigation, compensation, and tree protection measures are required. Where trees are to be retained, the successful implementation of the specified Tree Protection Strategy is critical to ensuring their protection throughout the construction process.
- 1.5 As part of the assessment, consideration is given to the Root Protection Areas (RPAs) of retained trees. RPAs define the minimum area of rooting environment required for tree stability and health and are initially calculated as a circular area. Where appropriate, RPAs are reviewed and adjusted to reflect existing site constraints, such as buildings and hard surfaces, in accordance with BS5837 guidance.
- 1.6 Documents Supplied
 - Proposed drawings: P1679-01A Location Plan (REV 110826).pdf

2. Statutory & Other Relevant Constraints

Local Planning Authority	Reading
Tree Preservation Orders	None
Conservation Areas	None
Forestry Act (1967)	Gardens are exempt
Felling Licence Applications	None
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	None recorded on or within 50 m of the site
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	None recorded on or within 30 m of the site
Obvious veteran trees	None
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	No
Legal covenants and outstanding planning conditions	Not known
Bedrock: British Geological Survey: https://geologyviewer.bgs.ac.uk/	London Clay Formation-Clay, silt and sand
Soil: Landis SoilScape https://www.landis.org.uk/soilscapes/	Loamy soils with naturally high groundwater
Checked online at the time of writing (information must be verified before any tree work is carried out).	

2.1 Ecology

- 2.1.1** The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity when carrying out their functions. This includes protecting trees that provide habitats for wildlife. The Wildlife and Countryside Act 1981 also provides protection for certain species of plants and animals, making it an offence to intentionally damage or destroy their habitats.
- 2.1.2** All UK bat species are European Protected Species under the Conservation of Habitats and Species Regulations 2017, making it a criminal offence to deliberately harm bats, disturb them whilst roosting, or damage, destroy or obstruct access to a roost — whether or not bats are present at the time. This is particularly relevant to tree works, as trees with cavities, loose or fissured bark, split limbs, or dense ivy may provide roost habitat. Where a roost is confirmed or cannot be ruled out, a European Protected Species licence from Natural England may be required before works proceed, and a qualified bat surveyor should be consulted.
- 2.1.3** Wild birds, their active nests, and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981, making it an offence to intentionally damage or destroy a nest in use or being built. Most birds breed

between March and August, though this can vary by species. Tree works and vegetation clearance during this period carry a real risk of committing an offence if nests are present. Clients should be aware that responsibility for avoiding disturbance to nesting birds does not rest solely with the contractor, and a pre-works check by a suitably qualified person is strongly advisable where works are proposed during the nesting season.

2.2 Planning Policy Context and Consideration

2.3 The National Planning Policy Framework (NPPF) provides the national planning context within which local planning policy is prepared and applied. It places emphasis on protecting and enhancing the natural environment, recognising trees and woodland as important natural assets that contribute to biodiversity, landscape character, climate change mitigation and adaptation, and the quality of place. The Framework expects development to minimise impacts on existing trees and to incorporate appropriate tree retention and new planting as part of well-designed development.

2.4 The local planning authority for Reading is Reading Borough Council. The development plan for the borough comprises the Reading Borough Local Plan, adopted on 4 November 2019, which sets out planning policies for the period to 2036. This document replaced all previous development plan documents, including the Core Strategy, the Reading Central Area Action Plan, and the Sites and Detailed Policies Document.

2.5 The primary policy with direct bearing on trees and development is Policy EN14: Trees, Hedges and Woodland. This policy addresses the protection of trees, hedges, and woodland across the borough, including ancient woodland, and sets out requirements in relation to development proposals that affect such features. The Proposals Map identifies ancient woodland as a designation falling under Policy EN14, confirming that irreplaceable habitats of this type carry particular weight in decision-making. Where development proposals affect trees or hedgerows, the council's Natural Environment Team administers assessments in accordance with the policy framework.

2.6 The borough contains areas of ancient woodland, substantial tree belts, and hedgerows that contribute to local character and ecological value. Policy EN14 provides the policy basis for requiring that such features are protected and, where harm cannot be avoided, that development proposals are assessed against the extent and permanence of that harm. Applications affecting protected trees must comply with the requirements of the Town and Country Planning Act 1990 in respect of Tree Preservation Orders, and trees within conservation areas attract equivalent statutory protection.

2.7 The Local Plan Partial Update, submitted to the Secretary of State in May 2025 and currently undergoing public examination, carries Policy EN14 forward and proposes updated provisions. As an emerging document that has not yet been adopted, the Partial Update carries limited material weight at this stage and is not relied upon for the purposes of this assessment.

3. Survey Scope & Methodology

- 3.1 Tree survey data can be found on the appended plan.
- 3.2 The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 3.3 The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4 BS 5837:2012 provides a cascade system for assessing and categorising trees according to their quality and estimated remaining life expectancy. All retained trees within this assessment have been assigned a category in accordance with this system.
- 3.5 **Category A trees** are of high quality with a life expectancy of at least 40 years. They are particularly good examples of their species, of special arboricultural or landscape importance, or of significant cultural, historical, or conservation value.
- 3.6 **Category B trees** are of moderate quality with a life expectancy of at least 20 years. They may be downgraded from Category A due to remediable defects or impaired condition, or may simply lack the qualities necessary to merit that designation. Trees present as groups or woodlands, where collective value exceeds individual merit, are also typically assigned to this category.
- 3.7 **Category C trees** are of low quality with a life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. They are generally unremarkable, of limited merit, or of such impaired condition that they do not qualify in a higher category.
- 3.8 **Category U trees** are unsuitable for retention. This designation is applied to trees with serious and irreparable structural defects, those that are dead or in immediate and irreversible decline, or trees infected with pathogens of significance to adjacent trees. A life expectancy of less than 10 years is anticipated, or early loss through structural failure is expected. Category U trees are not a material consideration in the design of the proposed development.
- 3.9 The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method (Mattheck, C. & Breloer, H., 1998).
- 3.10 Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 3.11 Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

- 3.12 Tree heights were measured with a clinometer or estimated in relation to those measured.
- 3.13 Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.
- 3.14 Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.15 All estimated dimensions are noted in the data.

4. Arboricultural Impact Assessment

4.1 Proposal

- 4.1.1 It is proposed to extend and alter the existing dwelling, the layout of which can be seen on the appended plan.

4.2 Tree Removals

- 4.2.1 One low-quality holly (T2) will be removed to facilitate the construction of the new drive.
- 4.2.2 Two other trees (T1 & T3) are to be removed due to their poor quality (category U), regardless of this proposal.

4.3 Tree Surgery

- 4.3.1 There are no plans for any tree surgery work at this stage.

4.4 Construction Impact

- 4.4.1 The proposed extension is situated outside the RPAs of all retained trees, and thus, all can be adequately protected with standard tree protection barriers.

4.5 Supervision & Monitoring

- 4.5.1 Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.
- 4.5.2 It is my opinion that regular monitoring visits would not be necessary for this project.

4.6 Barrier Type

- 4.6.1 As the proposed construction work is comparatively 'low impact', the default British Standard tree protection specification seems somewhat onerous. Therefore, it is my opinion that an adequate level of protection can be provided with a lesser specification.

- 4.7 As outlined in the following method statement, tree protection barrier spec TPB2 is proposed.

4.8 Service & Utility Provisions

- 4.8.1 There is adequate space to service the site whilst avoiding all RPAs.

4.9 Planning Policy

- 4.10** This assessment has been prepared in accordance with Policy EN14: Trees, Hedges and Woodland of the Reading Borough Local Plan (adopted November 2019) and with reference to the principles of the NPPF. The arboricultural assessment demonstrates the measures proposed to protect retained trees during construction and to minimise harm to trees and hedgerows of amenity and ecological value within or adjacent to the site.

4.11 Summary

- 4.11.1** Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.

Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

5. Method Statement: Scope and Purpose

- 5.1** This Arboricultural Method Statement (AMS) has been prepared by Mark Welby Consulting Arborists in accordance with the recommendations of BS 5837 Trees in relation to design, demolition and construction and associated guidance. It has been prepared to the current edition of the standard (BS 5837:2012).
- 5.2** The document defines the Construction Exclusion Zone (CEZ) for each retained tree, specifies the tree protection measures to be installed prior to and maintained throughout construction, and identifies the operational methods to be applied where construction activity must take place in proximity to retained trees or their Root Protection Areas (RPAs).
- 5.3** This AMS is binding on all parties engaged in the development, including the principal contractor, all sub-contractors, and any other persons undertaking works on site. It must be read in conjunction with the Tree Protection Plan (TPP) contained in Appendix A. In the event of any conflict between this document and other contract documents, the provisions of this AMS shall take precedence in all matters relating to tree protection.
- 5.4** The arboriculturist is responsible for providing pre-commencement guidance, attending supervision visits as set out in the Schedule of Works and Supervision section of this AMS, and advising on any arboricultural matters that arise during construction. Any proposed deviation from the measures specified in this AMS must be agreed with the arboriculturist and, where required, with the LPA Tree Officer before implementation.
- 5.5** All works within Root Protection Areas shall be subject to arboricultural oversight, the extent and form of which shall be agreed with the arboriculturist prior to works commencing. Written records shall be kept of all works carried out within Root Protection Areas and shall be made available to the LPA or for internal audit purposes as and when required.

6. Statutory and Regulatory Framework

- 6.1** This AMS has been prepared with reference to the following legislation, standards, and guidance:

6.2 Legislation

- Town and Country Planning Act 1990 (as amended)
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012
- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)



- Health and Safety at Work etc. Act 1974 and associated regulations

6.3 Standards and Guidance

- BS 5837:2012 Trees in relation to design, demolition and construction — Recommendations
- BS 3998:2010 Tree work — Recommendations
- Street Works UK (formerly NJUG) Volume 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (Issue 3, 2026)

7. Pre-start Requirements

7.1 Pre-start meeting and audit

- 7.1.1** A pre-start meeting shall be held after the completion of any specified tree surgery and tree removals and following the installation of all tree protection measures, but before any other construction works commence. The format of the meeting — whether conducted on site or remotely via discussion with the site manager supported by photographs or video — is at the discretion of the arboriculturist, having regard to the complexity of the scheme and the nature of the works proposed.
- 7.1.2** Where an on-site meeting is held, it shall be attended by the arboriculturist, the principal contractor's site manager, and any other parties with direct responsibility for works in proximity to retained trees.
- 7.1.3** The purpose of the pre-start meeting is to:
- confirm that all specified tree surgery and tree removals have been completed;
 - confirm the location and extent of all tree protection measures required by this AMS and the TPP, and that they have been correctly installed;
 - agree the sequence of subsequent construction works;
 - identify any site-specific constraints or conditions not anticipated at the time of preparation of this AMS; and
 - brief the site manager on the arboricultural induction requirements set out under Site Induction in this section.
- 7.1.4** In all cases, the arboriculturist must be satisfied that tree protection measures have been correctly installed in accordance with this AMS and the TPP before any further works proceed. A written record of the pre-start meeting shall be retained by the arboriculturist.
- 7.1.5** Where a planning condition requires the LPA Tree Officer to be notified of or involved in the pre-start meeting, this shall be arranged accordingly. In practice, the LPA Tree Officer does not routinely attend pre-start meetings in person; written details of the meeting, including confirmation that tree protection



measures are in place, shall be forwarded to the LPA Tree Officer by the arboriculturist promptly following the meeting where required by condition or requested by the authority.

7.2 Site induction

7.2.1 All persons working on site must receive an arboricultural induction before undertaking any works in proximity to retained trees or their RPAs. The induction shall be delivered by the site manager and must cover:

- the location of all retained trees and their RPAs;
- the location, extent, and purpose of all tree protection measures;
- the prohibition on any activity within the CEZ without the prior agreement of the arboriculturist; and
- the reporting procedure for any accidental damage to trees, roots, or protection measures.

7.2.2 The site manager is responsible for ensuring that all new personnel, including sub-contractors arriving on site after the initial induction, receive equivalent briefing before commencing works.

8. Construction Exclusion Zone

8.1 A Construction Exclusion Zone (CEZ) shall be established around all retained trees prior to the commencement of any works on site. The CEZ is defined by the tree protection measures specified in the Tree Protection Measures section of this AMS and shown on the TPP at Appendix A. Protection may take the form of tree protection barriers, ground protection, or a combination of both, depending on the nature of the works and the degree of encroachment into the RPA. The outer boundary of the CEZ shall be positioned at or beyond the edge of the Root Protection Area (RPA) of each retained tree, calculated in accordance with BS 5837:2012, except where this is not achievable due to site constraints, in which case the boundary shall be agreed with the arboriculturist prior to installation.

8.2 The CEZ shall be treated as a sterile zone for the duration of all construction activity. The following are strictly prohibited within the CEZ at all times unless expressly authorised in writing by the arboriculturist:

- entry by personnel, except on foot where specifically agreed;
- operation of vehicles, plant, or machinery;
- storage of materials, soil, spoil, or waste;
- lighting of fires or operation of equipment generating sustained heat;
- mixing, storage, or discharge of cement, concrete, or other chemicals;
- refuelling of vehicles or machinery;



- alteration of existing ground levels, whether by excavation or importation of material; and
 - routing of temporary services or drainage.
- 8.3 The CEZ measures shall not be repositioned, removed, or modified without the prior agreement of the arboriculturist. Any damage to protection measures must be reported to the arboriculturist immediately and rectified before works in the vicinity resume.
- 8.4 Where site constraints make full RPA exclusion unachievable, the arboriculturist shall specify any additional mitigation measures required, which may include ground protection, supervised hand excavation, or other measures as set out in the Tree Protection Measures and Operational Method Statements sections of this AMS.

9. Tree Protection Measures

9.1 Protection barriers

- 9.1.1 Tree protection barriers shall be erected at the boundary of the CEZ in the locations shown on the TPP prior to the commencement of any works on site. Three barrier specifications are defined below. The specification or combination of specifications to be used on this project is identified on the TPP and indicated against each tree or group of trees to which it applies. Where different specifications are used in different locations on the same site, the boundaries between them are shown on the TPP. The selection of specification has been made by the arboriculturist having regard to the nature and intensity of the works, the proximity of construction activity to retained trees, and the likely duration of the protection requirement.
- 9.1.2 All barrier systems shall be signed with clearly visible 'Tree Protection Zone — Keep Out' notices at regular intervals, regardless of the specification used. Barriers shall be inspected regularly throughout the construction period and any damage or displacement rectified immediately. Barriers shall remain in place for the full duration of construction works and shall only be removed or repositioned with the agreement of the arboriculturist.

TPB 1 — Heavy duty: scaffold framework with weld mesh panels

- 9.1.3 This specification is appropriate for sites with intensive construction activity, significant plant operation in proximity to retained trees, or where barriers are likely to be subjected to incidental impact from machinery. It is the specification most closely aligned with the BS 5837:2012 recommendation for tree protective barriers.
- Vertical scaffold poles shall be erected at maximum 3m centres to a minimum height of 2.0m. Poles may be driven into the ground or secured using rubber-footed proprietary bases ballasted with road pins or similar fixings.



- Back-stays shall be fixed at 45° to provide rigidity. Back-stay poles may be driven into the ground within the RPA at an angle, as specifically provided for in BS 5837:2012. This is considered acceptable due to the small cross-sectional area of the pole and the resulting limited root disruption. Where preferred, back-stays may instead be secured using rubber blocks or boots with road pins or similar fixings placed outside the RPA.
- Horizontal ledger rails shall be fixed at mid-height and at the top of the vertical poles to form a continuous scaffold framework.
- 2.0m high weld mesh panels shall be fixed to the scaffold framework using a minimum of two fixings per panel.



TPB 1 — Scaffold framework with weld mesh panels and back-stays

TPB 2 — Standard: weld mesh panels on back-stayed supports

9.1.4 This specification is appropriate for the majority of residential and small to medium commercial projects and is the standard specification used on most projects prepared by Mark Welby Consulting Arborists. It provides robust protection without the complexity of a full scaffold framework.

- 2.0m high weld mesh panels shall be erected continuously around the CEZ boundary.
- Panels shall be supported either on rubber-footed proprietary bases or on vertical scaffold poles driven into the ground, positioned outside the RPA wherever possible.



- Back-stays shall be fixed at 45° to the upper rail of each panel to prevent displacement. Back-stay poles may be driven into the ground within the RPA at an angle where necessary, as this is considered acceptable due to the small cross-sectional area of the pole and the resulting limited root disruption. Where preferred, back-stays may instead be secured using rubber blocks or boots with road pins or similar fixings.
- Panels shall be joined using a minimum of two anti-tamper couplers per junction, positioned so that they can only be released from inside the barrier.



TPB 2 — Weld mesh panels on rubber boots with back-stays

TPB 3 — Low intensity: barrier netting or chestnut paling

- 9.1.5** This specification is appropriate only for low-intensity works where incidental contact from plant or machinery is not anticipated — for example, light landscaping works or minor works at distance from retained trees where the barrier serves primarily as a visual reminder to pedestrian and manual workers. It shall only be used where expressly agreed with the arboriculturist and shall not be used where vehicular plant will be operating in the vicinity of retained trees.
- High-visibility barrier netting or chestnut paling shall be erected continuously around the CEZ boundary at a minimum height of 1.0m.
 - Barriers shall be supported on timber or metal stakes at maximum 2m centres, driven into the ground outside the RPA.



TPB 3 — High-visibility barrier netting or Chestnut paling

- 9.1.6** Where site hoarding forms part or all of the CEZ boundary, supporting posts may be excavated at the edge of the RPA where this is necessary for secure installation. Hoarding shall otherwise be installed using kentledge blocks or equivalent above-ground ballasting positioned outside the RPA wherever site conditions permit.

9.2 Ground protection

- 9.2.1** Where access within the CEZ is unavoidable, ground protection shall be installed across the full extent of the area to be accessed before any works commence. Subject to the agreement of the arboriculturist, ground protection may be used in place of or in combination with tree protection barriers where it provides an equivalent or greater level of protection to the root system. Ground protection shall be installed as follows:

- A geotextile membrane shall be laid directly onto the existing soil surface with no prior excavation.
- A minimum depth of 75mm of clean sharp sand or 100mm of wood chip shall be laid over the membrane.
- Scaffold boards, load-spreading panels, or proprietary protective trackway systems shall be laid over the sand or wood chip layer.

- 9.2.2** Ground protection shall not be driven over by vehicles or plant unless a proprietary vehicular-rated system has been agreed with the arboriculturist. Ground protection shall remain in place for the



duration of any works within the CEZ and shall be removed carefully on completion, with the underlying soil surface inspected by the arboriculturist before reinstatement.

- 9.2.3** Products such as Terram or equivalent geotextile membranes, and proprietary trackway systems such as Groundguard, Trackway, or equivalent, are acceptable subject to the arboriculturist's agreement. Product references are given as examples only; equivalent products may be substituted with the arboriculturist's approval.



Ground protection example — woodchip and trackmats

10. Tree Surgery and Removals

- 10.1** Where tree surgery or tree removal is required to facilitate the development, all such works shall be completed before any other construction activity commences on site. This sequencing is essential to prevent accidental damage to retained trees during the establishment of site operations and to ensure that adequate crown clearance is achieved before plant and machinery are brought onto site.
- 10.2** All tree works shall be carried out in accordance with BS 3998:2010 Tree work — Recommendations by a competent contractor. Contractors on the Arboricultural Association's Approved Contractor scheme are preferred.
- 10.2.1** Trees identified for removal on the TPP shall be felled prior to the commencement of construction works. Stumps within or adjacent to the RPA of retained trees shall be ground out to minimise disturbance to surrounding root systems. Stump grinding shall not take place within the RPA of any retained tree without the prior agreement of the arboriculturist.

10.3 Wildlife



10.3.1 Before any tree works are carried out, trees shall be checked for signs of active bird nesting or bat roosting. The nesting season runs from approximately March to August inclusive, although nesting activity can occur outside these months. Works to trees with features suitable for nesting birds or roosting bats — including cavities, cracks, splits, loose bark, or dense ivy cover — shall not be carried out without prior inspection by a suitably qualified ecologist or bat surveyor where there is any reasonable likelihood of occupancy. Disturbing an active nest or a roosting or breeding bat is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

11. General Prohibitions

11.1.1 The following prohibitions apply to all persons on site for the full duration of construction works. They apply within and in the vicinity of the RPA of all retained trees unless explicitly stated otherwise in this AMS and confirmed in writing by the arboriculturist.

11.2 Access and plant

- No vehicles, plant, or machinery shall enter the CEZ without the prior written agreement of the arboriculturist.
- No vehicles shall be parked within the RPA of any retained tree at any time.
- No vehicle shall be refuelled within the RPA of any retained tree or within 10m of the trunk of any retained tree.

11.3 Storage and waste

- No materials, soil, spoil, rubble, or waste shall be stored or stockpiled within the RPA of any retained tree at any time.
- No skips or waste containers shall be positioned within the RPA of any retained tree.
- No materials shall be dumped or tipped within the RPA of any retained tree whether in a skip or directly on the ground.

11.4 Soil and levels

- Existing ground levels within the RPA of any retained tree shall not be raised or lowered without the prior agreement of the arboriculturist.
- No turf stripping, topsoil removal, or excavation shall take place within the RPA of any retained tree except as specified in this AMS.
- Surface water runoff shall not be redirected into or out of the RPA of any retained tree without the prior agreement of the arboriculturist.



11.5 Fire and heat

- No fires shall be lit within the RPA of any retained tree or within 10m of the trunk of any retained tree.
- No burning of materials or waste shall take place within falling distance of any retained tree.
- No equipment generating sustained heat — including tar boilers or similar — shall be operated within the RPA of any retained tree.

11.6 Chemicals and contamination

- No cement, concrete, or mortar shall be mixed, stored, or discharged within the RPA of any retained tree.
- Cement mixers and concrete lorries shall not be washed out within or uphill of the RPA of any retained tree.
- No paint, solvents, fuel, oil, or other chemicals shall be stored, mixed, or discharged within the RPA of any retained tree.
- No herbicide shall be applied within or uphill of the RPA of any retained tree without the prior agreement of the arboriculturist.
- De-icing salt shall not be applied within the RPA of any retained tree or in a position where runoff could reach the RPA.

11.7 Tree protection measures

- Tree protection barriers and ground protection shall not be repositioned, removed, or modified without the prior written agreement of the arboriculturist.
- No signage, lighting, services, or fixings shall be attached to any retained tree at any time.
- No pruning, cutting, or other works shall be carried out to any retained tree by construction personnel. All tree works shall be carried out by a competent arboricultural contractor as specified in the Tree Surgery and Removals section of this AMS.

11.8 Damage reporting

- Any damage to retained trees, their root systems, or tree protection measures shall be reported to the site manager and arboriculturist immediately. Works in the affected area shall cease until the arboriculturist has assessed the damage and confirmed in writing that works may resume.

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13. Appendix A — Tree Protection Plan

See following page(s)

BS5837 Tree Survey: Trees & Groups

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
T4	Ilex aquifolium	Common holly	5m	200mm; 250mm	2m	Mature	Twin stems. Laurel understorey. Low quality and value		10 Years	20/4/2026	C1	3.9m	48m²	1
T6	Taxus baccata	English yew	2m	150#mm; 150#mm; 150#mm	1m	Early-Mature	Small. Topped. More of a hedge than a tree		10 Years	20/4/2026	C1	3m	28m²	1
T7	Corylus avellana	Hazel	3m	40#mm; 40#mm; 40#mm; 40#mm; 40#mm	1m	Early-Mature	Small multi-stemmed		10 Years	20/4/2026	C1	1.2m	5m²	1
T8	Corylus avellana	Hazel	3m	40#mm; 40#mm; 40#mm; 40#mm; 40#mm	1m	Early-Mature	Small multi-stemmed. Group of two plants		10 Years	20/4/2026	C1	1.2m	5m²	1
T9	Ilex aquifolium	Common holly	9m	250mm	2m	Early-Mature	Fair overall physiological and structural condition.		20 Years	20/4/2026	B1	3m	28m²	1
T10	Quercus robur	English Oak	8m	250#mm	1.5m	Early-Mature	Fair overall physiological and structural condition. Off-Site and inaccessible		40 Years	20/4/2026	B1	3m	28m²	1
T11	Quercus robur	English Oak	8m	250#mm	1.5m	Early-Mature	Fair overall physiological and structural condition. Off-Site and inaccessible		40 Years	20/4/2026	B1	3m	28m²	1
Total :7														

Surveyed Groups

Ref	Species	Common Name	Average Height	Average Stem Diameter	Observations	Tree Surgery	Date Surveyed	BS Cat	No.
G5	Mixed species	Mixed species	2m	100mm	Mixed boundary hedge. Species include privet, laurel, hazel, sycamore seedlings		20/4/2026		1
Total :1									

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).

Trees to be removed

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	No.
T1	Betula pendula	Silver birch	11m	380mm	3m	Mature	Almost entirely dead. Less than 5% foliage	0 Years	20/4/2026	U	1
T2	Ilex aquifolium	Common holly	6m	300#mm	2m	Mature	Variegated form. Low quality and value.	10 Years	20/4/2026	C1	1
T3	Ilex aquifolium	Common holly	5.5m	300mm; 300mm; 300mm	2m	Mature	Almost entirely dead. Less than 10% foliage	0 Years	20/4/2026	U	1
Total :3											

Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

- Inside the exclusion zone, the following shall apply:
- No mechanical excavation whatsoever;
 - No excavation by any other means without arboricultural site supervision;
 - No hand digging without a written method statement having first been approved by the project arboriculturist;
 - No lowering of levels for any purpose (except removal of grass sward using hand tools);
 - No storage of plant or materials;
 - No storage or handling of any chemical including cement washings;
 - No vehicular access;
 - No fire lighting.

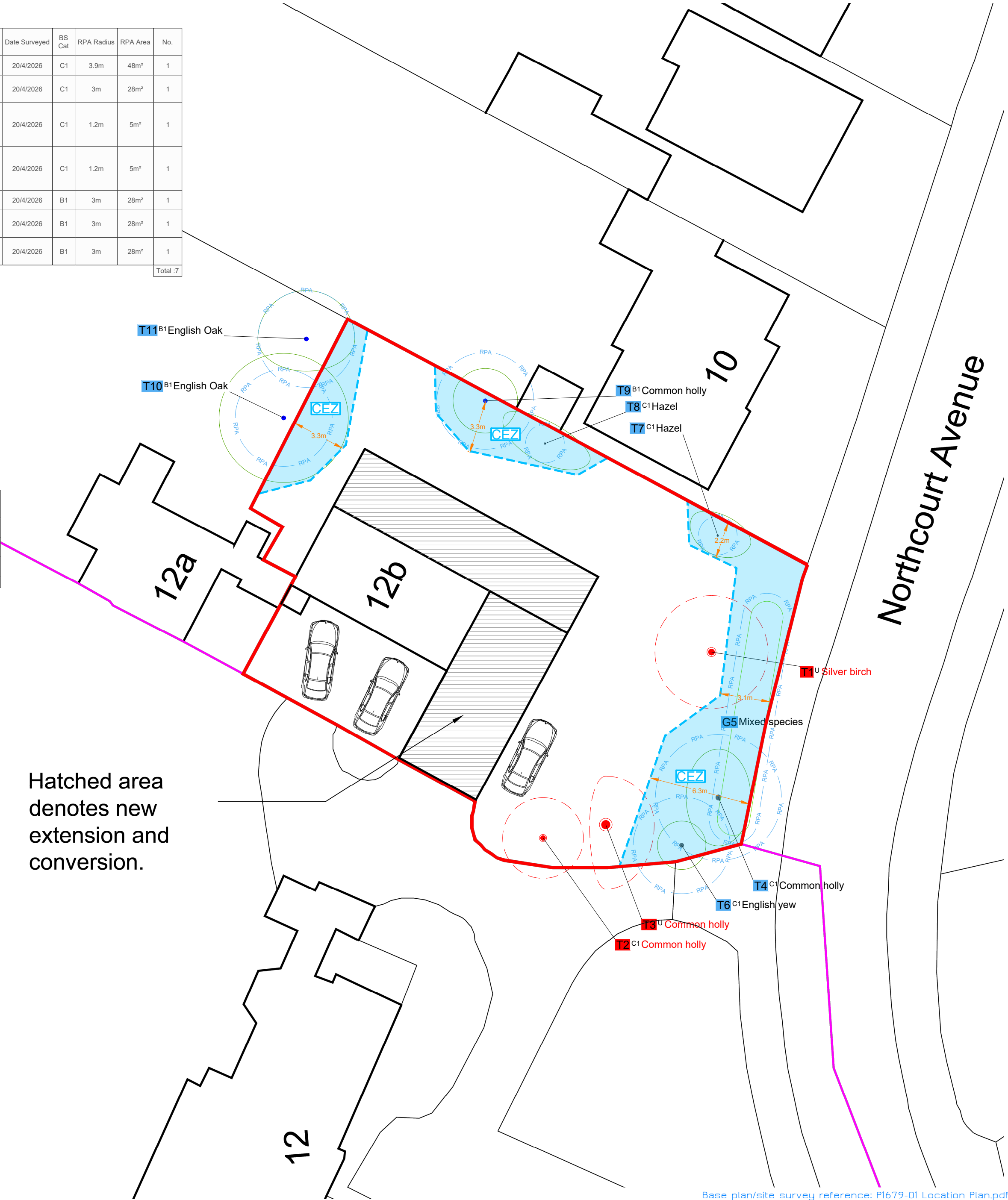
- In addition to the above, further precautions are necessary adjacent to trees:
- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
 - No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset



**TREE PROTECTION AREA
KEEP OUT!**
(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY PLANNING CONDITIONS AND/OR ARE THE
SUBJECT OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER,
MAY LEAD TO CRIMINAL PROSECUTION
THIS FENCING MUST NOT BE REMOVED WITHOUT
PERMISSION FROM THE LOCAL PLANNING AUTHORITY

Hatched area
denotes new
extension and
conversion.



NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.
• The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only.
• The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
• Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
• Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
• Height dimensions are estimated and are given in metres.
• Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
• Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

B	15.09.2026	Layout revised				MW
A	28.04.2026	Layout revised				MW
REV:	DATE:	UPDATES:				DRAWN:
1:200						
2.0	4.0	6.0	8.0	10.0	12.0m	

- 01" Oak TPO ref
- Root protection area
- Crown spread
- CEZ
- Tree to be removed

- BS 5837:2012 Tree Quality Categories
- Category A - High quality
 - Category B - Moderate quality
 - Category C - Low quality
 - Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: <https://bit.ly/5837FAQ>
Or scan this QR code:



This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

12B Northcourt Avenue,
Reading, RG2 7HA

Date: 21/04/2026 Drawn by: MW Scale: 1:200 @A2

DWG Ref: MW.2604.NAR.TPP.RevB



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Base plan/site survey reference: P1679-01 Location Plan.pdf