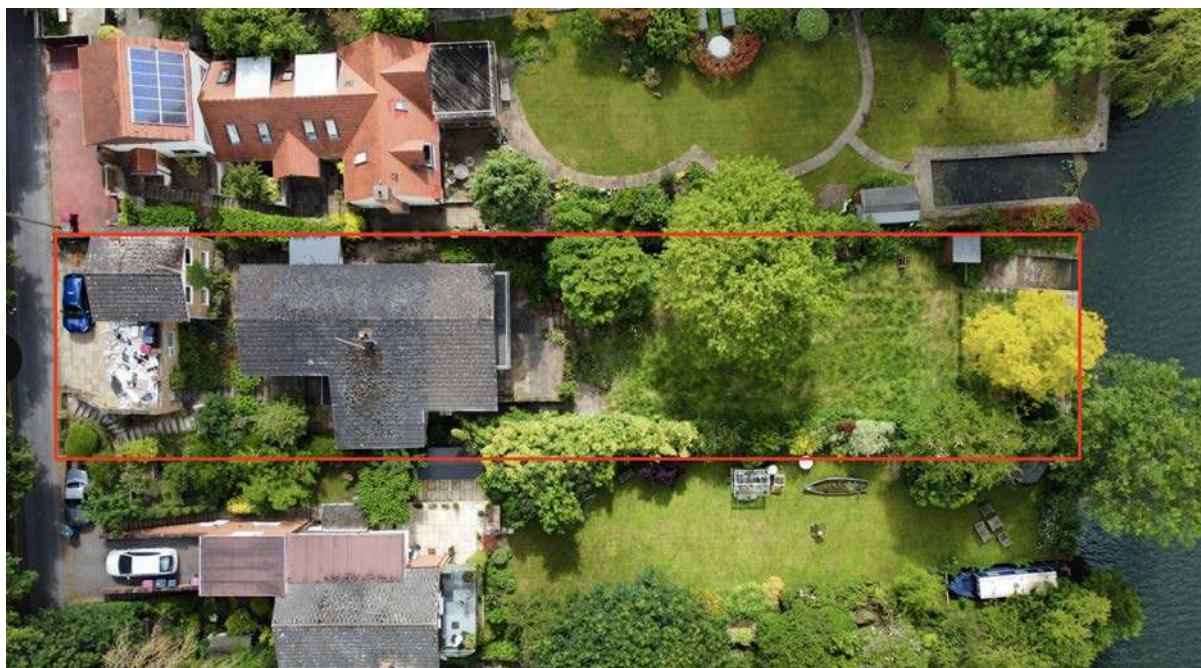


ROAVR | GROUP

Project: 24_5837_05_89
Site: Springwood, The Warren, Caversham, Reading, RG4 7TQ
Client: Maha Alkos



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Document Title:	Tree Survey & Arboricultural Impact Assessment
Document Author:	Peter Haine FDS Arb. MArborA
Project Title:	Springwood, The Warren, Caversham, Reading, RG4 7TQ

Revision History.

Date:	Version number:	Summary of changes:
26/06/2024	1.0	First Draft
02/07/2024	1.0	First Issue
20/06/2025	2.0	Second Issue with new plans
11/09/2025	2.1	Revision to second issue
03/12/2025	2..2	Revision to second issue with new plans
17/08/2026	2.3	AMS & TPP

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	03/12/2025	2..2
Maha Alkos	MA	03/12/2025	2..2

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
BS5837: 2012	Planning Only	n/a

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Summary:

This is a BS5837 compliant arboricultural assessment report providing detailed and sufficient information for the Local Planning Authority to be able to consider the effect of the proposed development on local character and amenity from a tree perspective.

Our brief has been to obtain details of the tree population on site with a view to assessing any arboricultural constraints.

This report was commissioned in relation to the proposed development at Springwood, The Warren, Caversham, Reading, RG4 7TQ.

The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated on the tree constraints plan and information about the tree stock and its current condition is given within the arboricultural data tables.

It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

An Arboricultural Impact Assessment is included at Section 4 which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position.

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **appendices** highlighting tree related information including the **arboricultural data tables**

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Tree Survey & Arboricultural Impact Assessment to BS 5837 2012 of trees at:

Springwood, The Warren, Caversham, Reading, RG4 7TQ.

1 Scope

- 1.1 We have recently been instructed to undertake an appraisal of mature tree cover at Springwood, The Warren, Caversham, Reading, RG4 7TQ.
- 1.2 The data was collected to the British Standard BS5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' 2012.
- 1.3 The survey has been commissioned to offer guidance on the arboricultural constraints with a view to the future development of the site.
- 1.4 The trees were inspected on the 19th June 2024 following the guidance in the British Standard by ROAVR. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. Although a sounding hammer was used to determine the presence of any decay.
- 1.5 The site was assessed and data was collected on all woody vegetation falling within the scope of the British Standard. Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

Photographic Plates.



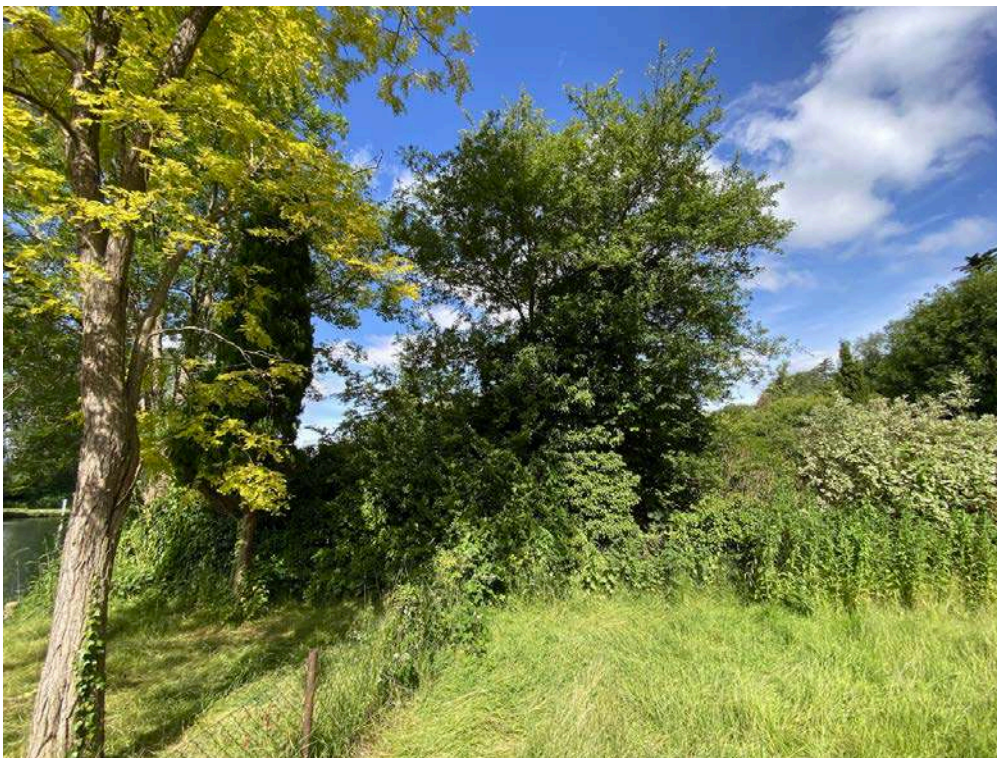
Photographic plate showing off site tree T1. (ROAVR, 2024)



Photographic plate showing trees T2 and T3. (ROAVR, 2024)



Photographic plate showing the rear garden boundary. (ROAVR, 2024)



Photographic plate showing trees T5 to T8. (ROAVR, 2024)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Reading in the Reading Borough Council control area. The site is located on the north west side of the town and has a rural feel.
- 2.2 The site is home to a detached 3 storey dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly rural in nature. The site is accessed via the Warren.
- 2.4 A desktop assessment has highlighted that site is not within a Conservation Area but has highlighted one TPO protected tree "84/07" located on-site.
- 2.5 All desktop assessment data was cross checked and validated on the 26/06/2024 using the web portal provided by the local planning authority.

<https://my.reading.gov.uk/myreading.aspx>

<https://www.reading.gov.uk/planning-and-building-control/trees-hedges-and-environment/trees/>

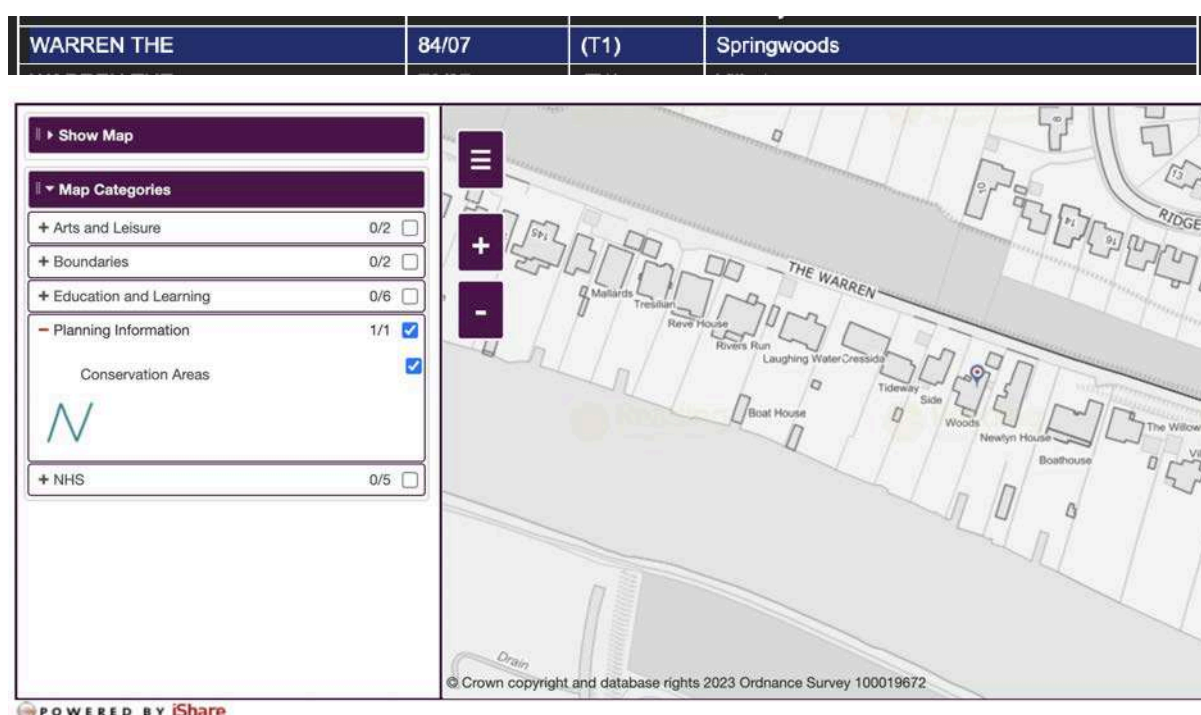


Image plate showing the desktop analysis results of the surveyed plot. (Reading Borough council, 2024.)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPOs an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase.

4. Arboricultural Impact Assessment - Site Specific

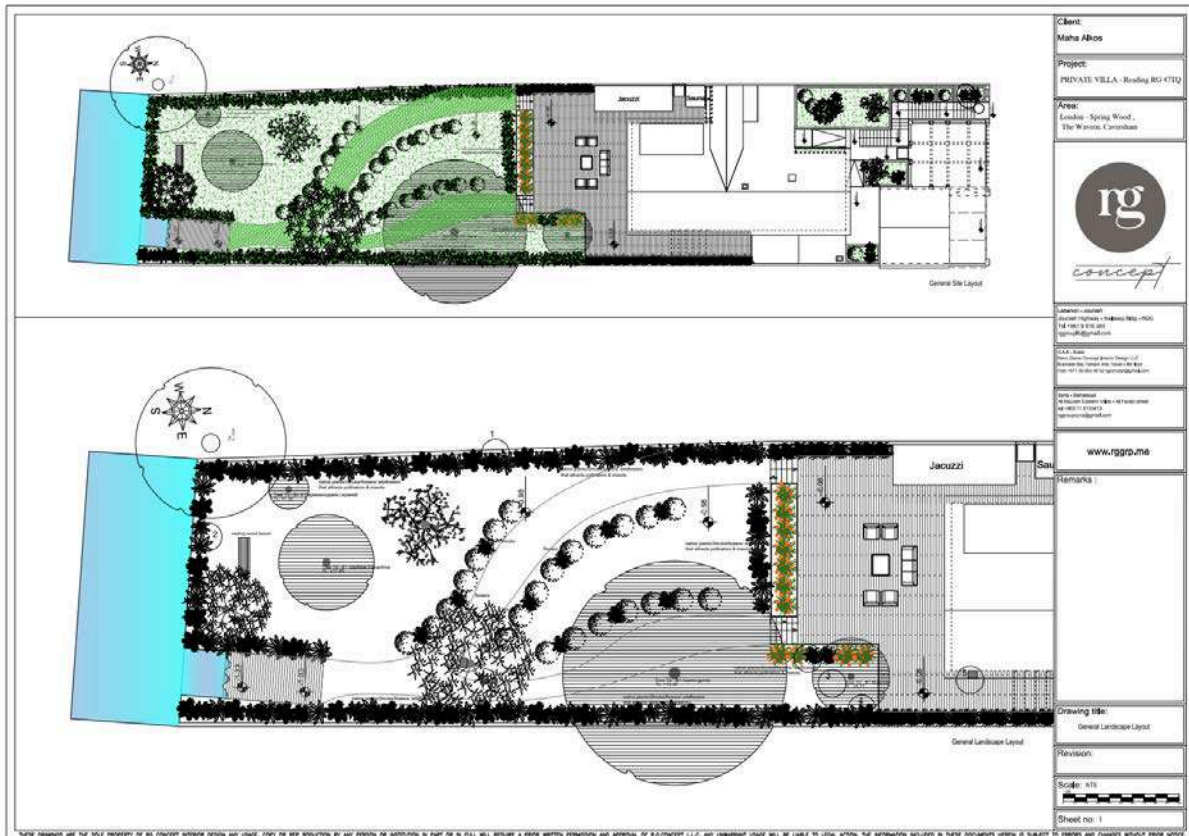
Tree Quality Statement.

The tree cover at Springwood includes some significant mature trees, both within the plot and adjacent to it. One tree is protected by a Tree Preservation Order.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Site Plan	01/07/2024	02/07/2024
Site Plan	12/05/2025	20/06/2025
Detailed Section	01/09/2025	11/09/2025
General Landscape Layout	01/12/2025	03/12/2025
Landscape Section with Details	01/12/2025	03/12/2025



4.1.1. It is proposed to construct extensions to the existing property and carry out landscaping works including a patio and steps. The main southern section of the garden will remain as lawn, with paths mown into the grass. The proposed water feature in the front garden has been removed from the proposals.

4.1.2. The table below summarises the potential impact on trees due to various activities.

Trees Potentially Affected:

Tree or Tree Group	Impacts
Tree T1	Off site tree. Proposed hard surfaces within root protection area
Tree T2	Proposed hard surfaces within root protection area Level changes proposed within root protection area
Tree T3	Proposed steps close to root protection area
Trees T4 & T5	No direct impacts, can be retained and protected
Trees T6, T7 & T8	Off site trees, no direct impacts, can be retained and protected.
Tree T9	Existing and proposed hard landscaping within root protection area (no water feature proposed)
Tree T10	Off site tree. No direct or indirect impacts.

4.2. Tree Removal.

4.2.1. No tree removals are proposed.

4.3. Mitigation Planting.

4.3.1. No mitigation planting is required.

4.4. Impact on Tree Canopies.

4.4.1. No pruning of tree canopies is proposed.

4.5. Impact on Tree Roots.

4.5.1. The hard surface proposed within the root protection area of T1 and T2 is a permeable surface comprising wpc decking, with stacked cellweb below filled with clean angular gravel. Edge retention will comprise sleepers or gabions with no in ground foundations required.

4.6. New Surfaces.

4.6.1. New hard surfaces are proposed within the root protection areas of trees. See section 4.5

4.7. Underground Services.

4.7.1. No details of underground services are supplied for assessment, however any new services required must be installed outside of the root protection areas of retained trees.

4.8 Changes in Ground Levels.

4.8.1 The site slopes gently down from north to south, with spot levels shown on the topographic survey. Reduction in level within the root protection areas of retained trees is not proposed. Increase in level is to be achieved with the use of cellweb and clean stone infill.

4.9 Soil Compaction.

4.9.1 The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.

4.9.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soils caused by construction activity causes air to be squeezed out as the soil becomes compacted preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

4.9.3 It is important therefore that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. This may be done by installing protective fencing and ground protection measures as recommended within a tree protection plan.

4.10 Demolition Activities.

4.10.1 The tree protection measures specified within a TPP should be installed prior to the commencement of all demolition activities (including soil stripping) to prevent any detrimental impact on tree health. Where this is not practicable, demolition of structures within Construction Exclusion Zones shall be undertaken very early on in the demolition phase and the protective barriers installed immediately thereafter.

4.11. Hazardous Materials.

4.11.1 All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

4.12. Cabins and Site Facilities.

4.12.1. Consideration should be given to the location of any site welfare facilities in terms of potential impact on trees. Where it is proposed to install cabins or site facilities in Root Protection Areas, the appointed arborist should be consulted and approval obtained from the local authority.

4.13. Boundary Treatments.

4.13.1. No changes are proposed to the existing boundary features that might impact on trees.

4.14. Impact of Retained Trees on the Development.

4.14.1. The canopy of T2 is close to the proposed decking, but will be allowed to oversail. No increase in pressure on tree canopies is anticipated.

4.15. Summary.

4.15.1. The proposals for the site include extensions and alterations to the dwelling, and hard and soft landscaping.

Proposed hard surfaces and associated level changes will lie within the root protection areas of T2 & T3.

The impacts to these trees will be reduced to an acceptable level with the use of no dig methods, cellweb systems, and permeable surface finishes. Design changes have been made to reduce the impacts to trees to an acceptable level.

Appendix: BS 5837: 2012 – Guidance Notes

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with trees in relation to design, demolition and construction to form balanced judgements.

It acknowledges the positive contribution trees may offer to a site, as well as the negative aspects of retaining inappropriate trees. It addresses the negative impacts that construction activity may have upon trees and offers mitigation strategies to minimise these impacts.

The Standard suggests a three stage approach to ensure best practice is followed when developing close to trees:

Stage 1: Survey Details and Notes

A ground level visual survey was undertaken. No climbing inspections or specialist decay detection were undertaken. Only trees with a stem diameter over 75mm, which lie within the site boundary or relatively close to it, were included.

Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full Safety Survey or Management Plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

Wherever practicable dimensions were obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees of privately owned third parties are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high quality trees. An assessment should be made of all possible impacts including the impact that the trees may have upon the proposal.

The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees and will offer advice in relation to the best chances of success at planning.

Stage 3: Arboricultural Method Statement

This type of report specifies the measures necessary to protect trees against damage from construction activity. The Method Statement should be written in a manner that it may be conditioned and enforced by the local authority upon granting of planning permission. Many trees get damaged on development sites due to the AMS being overly complicated or unreadable from the perspective of practical implementation.

The site manager must be familiar with all aspects of the Method Statement and should ensure that all persons working on the site are aware of those aspects which are relevant to their work. This includes service installation engineers and operators of plant machinery.

Appendix: Survey Methodology

Ground level visual surveys are carried out using the Visual Tree Assessment technique described by Mattheck and Broeler (1994) and endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007).

Structural condition is assessed by inspecting the stem and scaffold branches from all angles looking for weak branch junctions or symptoms of decay. Particular attention is paid to the stem- base. Cavities are explored using a metal probe in order to assess the extent of any decay. If this is not possible further inspection is recommended in the form of a climbing inspection or using specialist decay detection equipment.

The physiological condition is assessed by inspecting the stem, branches and foliage for symptoms of disease. The overall vigour of the tree is also taken into account.

Where significant defects are observed, recommendations are made according to a scale of priority in order to reduce the likelihood of structural failure. The position of the tree and its potential targets are taken into account.

Measurements are obtained using a diameter tape, clinometer, distometer and loggers tape.

Where this is not practical measurements are estimated.

Some trees are surveyed as groups, though this is usually avoided close to areas likely to be developed.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb
Consultant Arborist



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Prepared by: Peter Haine
Checked by: Alexander Barnes

Appendix 1 – Site Location



Google Maps, 2026

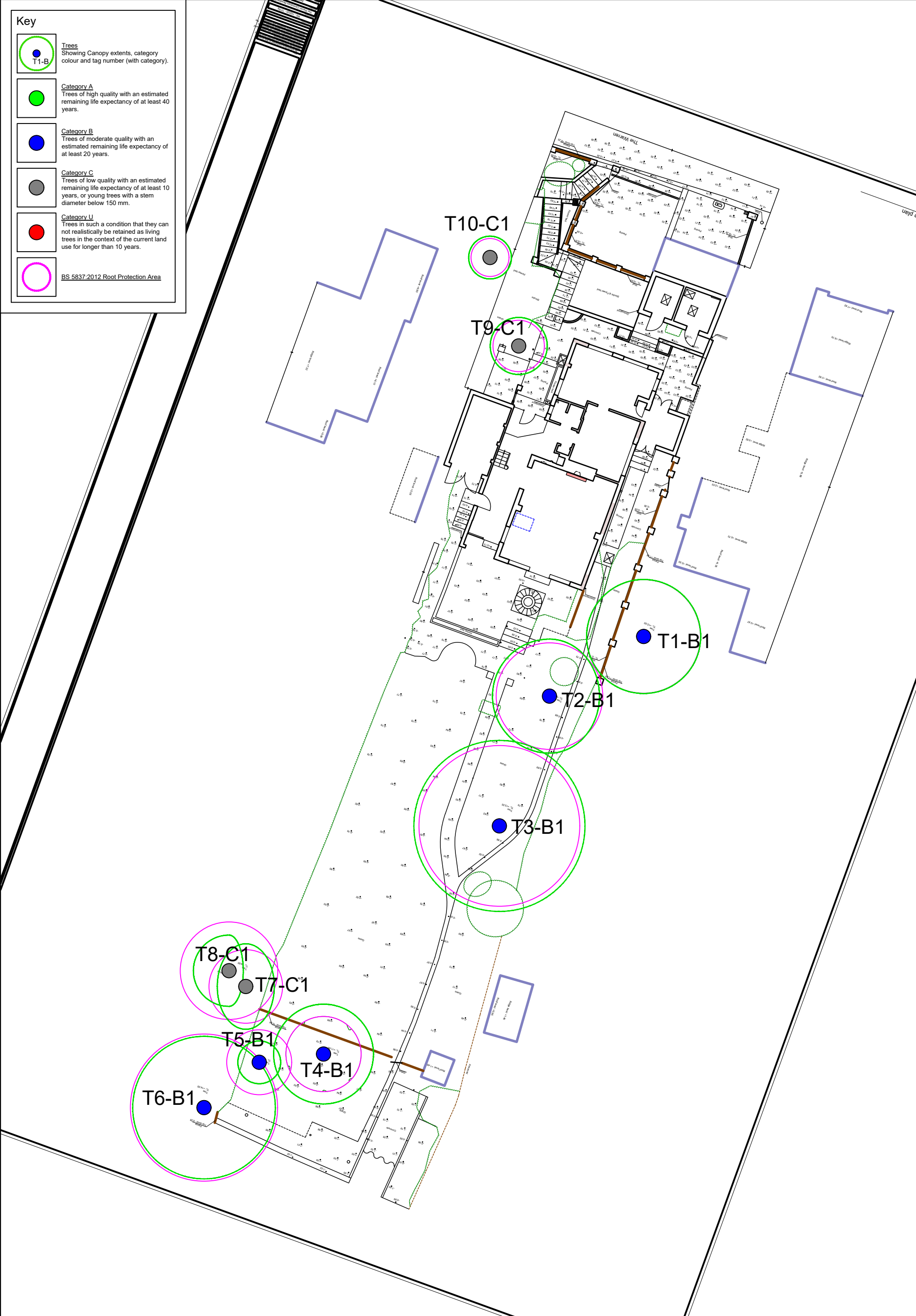
Appendix 2 – Arboricultural Data Tables

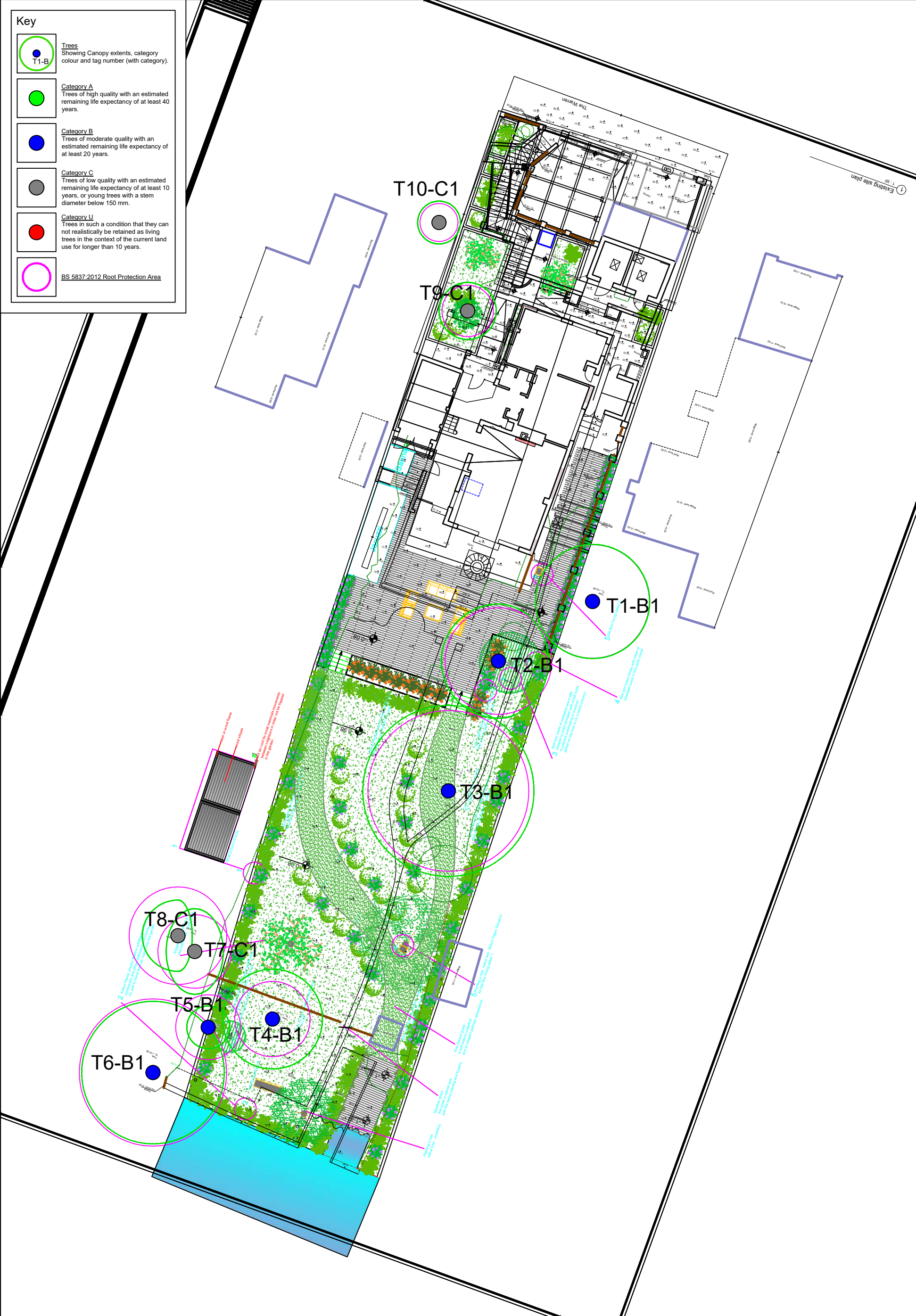
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	230,240	15(4)	4	4	4	4	Good	20+	Tree located within hard surface area.	Off site.	None	3.98	B1
T2	<i>Magnolia</i> (Magnolia)	M	180,255	7(2)	4	3.5	4	4	Good	20+	Stem divides below 1.5m.	None	None	3.74	B1
T3	<i>Acer negundo</i> (Box Elder)	M	470	12(3.5)	6	6	6	6	Good	20+	None	None	None	5.64	B1
T4	<i>Gleditsia triacanthos</i> (Honey Locust)	M	220	15(2)	3.5	3.5	3.5	3.5	Good	20+	Broken branches in crown.	None	None	2.64	B1
T5	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	M	190	8(1.5)	1.5	1.5	1.5	1.5	Good	20+	None	None	None	2.28	B1
T6	<i>Fraxinus excelsior</i> (Ash)	M	250,300,180	17(3)	5	5	5	5	Good	20+	None	Off site.	None	5.16	B1
T7	<i>Crataegus monogyna</i> (Hawthorn)	EM	90,100,150,75	8(1)	3	2	3	2	Fair	10+	Ivy on tree. Unable to inspect stem due to undergrowth. Stem divides at ground level.	None	None	2.58	C1
T8	<i>Aesculus hippocastanum</i> (Horse Chestnut)	SM	75,70,80,85,90,100,120,130,87	5(0.5)	2.5	1	2.5	2.5	Fair	10+	Unable to inspect stem due to undergrowth. Stem divides at ground level.	None	None	3.42	C1
T9	<i>Ilex aquifolium</i> (Holly)	EM	150	4(1)	2	2	2	2	Fair	10+	Tree located within hard surface area.		None	1.8	C1
T10	<i>Ilex aquifolium</i> (Holly)	Y	80,77	4(1)	1.5	1.5	1.5	1.5	Fair	10+	None	Off site.	None	1.33	C1

Appendix 3 – Arboricultural Plans





Arboricultural Method Statement

1. Purpose
2. Trees to be Retained
3. Sequence of Works
4. Tree Protection Measures
5. Ground Protection
6. Construction of Hard Surfaces Within Root Protection Areas
7. Proposed Steps Adjacent to T3
8. Changes in Ground Levels
9. Underground Services
10. Site Storage and Welfare
11. Protection of Tree Canopies
12. Unexpected Root Discoveries
13. Arboricultural Supervision
14. Site Restrictions
15. Completion
16. Limitations

Appendix 1 – Tree Protection Specification

Appendix 2 – Tree Protection Plan

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Purpose

This Arboricultural Method Statement (AMS) has been prepared in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* and should be read alongside the Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and all approved engineering and landscape drawings.

Its purpose is to ensure that the proposed development can be undertaken without causing unacceptable damage to retained trees through appropriate sequencing of works, installation of tree protection measures and arboricultural supervision where required.

The recommendations within this AMS shall be implemented throughout the construction period and shall be adhered to by all contractors working on site.

2. Trees to be Retained

All surveyed trees are to be retained and protected throughout the development.

Particular protection is required for:

- T1 (off-site TPO tree)
- T2
- T3
- T4 & T5
- T6–T8 (off-site)
- T9
- T10 (off-site)

Construction activities shall be undertaken so that no unnecessary damage occurs to retained stems, branches or rooting environments.

3. Sequence of Works

Construction shall proceed in the following order:

Stage	Operation
1	Pre-commencement arboricultural meeting.
2	Tree protection fencing and ground protection installed.
3	Arboricultural inspection and approval of protection measures.
4	Construction of no-dig surfaces and level build-up within RPAs.
5	Remaining construction and landscaping works.
6	Final arboricultural inspection.
7	Removal of tree protection following completion of all heavy works.

No development shall commence until tree protection has been installed and approved by the project arboriculturist.

4. Tree Protection Measures

Protective fencing shall be erected in accordance with Figure 2 of BS5837:2012 and the approved Tree Protection Plan.

The fencing shall define the Construction Exclusion Zones (CEZs) around retained trees and remain in position throughout construction unless its temporary removal has first been authorised by the project arboriculturist.

Weatherproof notices stating:

TREE PROTECTION AREA / KEEP OUT

shall be fixed to the fencing at regular intervals.

No storage of materials, spoil, chemicals, fuel, plant, equipment or waste shall occur within fenced protection areas.

5. Ground Protection

Where temporary access is required adjacent to retained trees or within areas identified on the Tree Protection Plan, suitable ground protection shall be installed before any construction traffic enters these areas.

Ground protection shall comprise scaffold boards or proprietary load-spreading systems supported on a compressible layer where required to prevent soil compaction.

Ground protection shall remain in place until all heavy construction activity has ceased.

6. Construction of Hard Surfaces Within Root Protection Areas

The AIA identifies proposed hard surfacing within the RPAs of T1, T2 and T9. These areas shall be constructed using the no-dig methodology illustrated on the approved engineering drawings.

Existing ground levels shall be retained.

No excavation for foundations shall occur.

Construction shall comprise:

- permeable WPC decking;
- cellular confinement (Cellweb or approved equivalent);
- clean angular stone infill;
- permeable wearing surface; and
- edge restraint formed using sleepers or gabions positioned without traditional strip foundations.

Should isolated excavation become unavoidable, works shall cease immediately if roots greater than 25 mm diameter are encountered and the project arboriculturist shall be contacted before works continue.

7. Proposed Steps Adjacent to T3

Construction of the proposed steps adjacent to T3 shall be undertaken with particular care due to their proximity to the Root Protection Area.

Any excavation shall be undertaken using hand tools only.

No mechanical excavation shall occur within the RPA.

Exposed roots shall remain damp and protected from direct sunlight throughout the works.

Roots suitable for retention shall not be severed without prior approval from the supervising arboriculturist.

8. Changes in Ground Levels

The approved design increases finished levels through the use of cellular confinement systems rather than excavation.

No reduction of existing ground levels shall occur within the Root Protection Areas of retained trees.

Any unforeseen requirement for excavation within an RPA shall be reviewed by the project arboriculturist before works proceed.

9. Underground Services

No underground services shall be installed within Root Protection Areas where reasonably practicable.

Should services require installation close to retained trees, routes shall first be agreed with the project arboriculturist.

Installation shall utilise trenchless techniques wherever possible.

Where trenching cannot be avoided it shall be undertaken using hand excavation or air-spade techniques under arboricultural supervision.

10. Site Storage and Welfare

Site compounds, skips, cabins, fuel storage, cement mixing areas and material storage shall all be located outside Root Protection Areas.

Washout from concrete, mortar or cement shall be prevented from entering soils supporting retained trees.

No fires shall be lit beneath retained tree canopies.

Hazardous substances shall be stored in accordance with COSHH requirements.

11. Protection of Tree Canopies

Plant and machinery shall operate so as to avoid collision with retained stems and branches.

Should access beneath canopies become necessary, works shall first be agreed with the project arboriculturist.

No unauthorised pruning shall be undertaken.

12. Unexpected Root Discoveries

Should significant roots be encountered during construction which have not been anticipated within this Method Statement:

- work shall stop immediately;
- roots shall be protected from drying;
- the supervising arboriculturist shall inspect the area;
- an appropriate solution shall be agreed before works recommence.

13. Arboricultural Supervision

The following inspections shall be undertaken by the project arboriculturist.

Inspection	Timing
Pre-start meeting	Before any site works commence
Tree protection inspection	Following installation of fencing and ground protection
Construction of no-dig surfaces	During installation within RPAs
Works adjacent to T3	During any excavation associated with the proposed steps
Final inspection	Following completion of development before removal of protective fencing

Additional visits may be required should the construction methodology change or unforeseen arboricultural issues arise.

14. Site Restrictions

Within all Tree Protection Areas the following activities are prohibited:

- excavation unless specifically authorised;
- soil stripping;
- storage of materials or spoil;
- fires;
- cement mixing;
- discharge of contaminants;
- parking of vehicles;
- operation of heavy machinery;
- alteration of existing ground levels;
- severance of roots without arboricultural approval.

15. Completion

Protective fencing and ground protection shall remain in place until all construction operations have been completed.

Following a final inspection by the project arboriculturist confirming that no further risk exists to retained trees, protective measures may be removed and final landscaping completed.



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T: 01463 667302

SITE SUPERVISION FORM - ARBORICULTURAL
CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	
Tree Protection Fencing.	
Comments/Actions:	
Ground Protection.	
Comments/Actions:	
Additional Comments.	
Remarks:	
I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.	
Signed:	Dated:
Name:	Company:

Site supervision sheet

16. Limitations

- 16.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 16.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 16.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 16.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 16.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 16.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

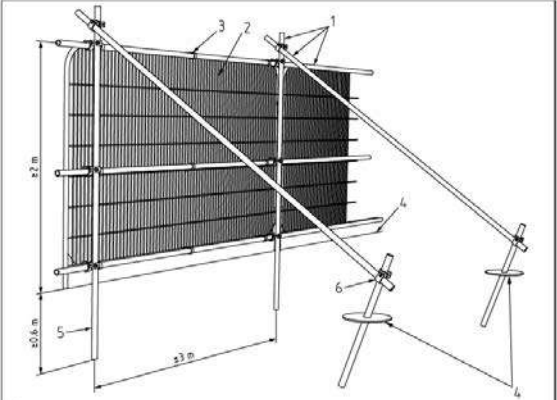
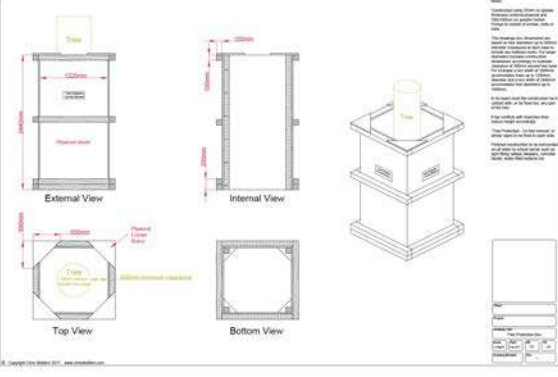
Connor Harmsworth
Arb Consultant

C Harmsworth

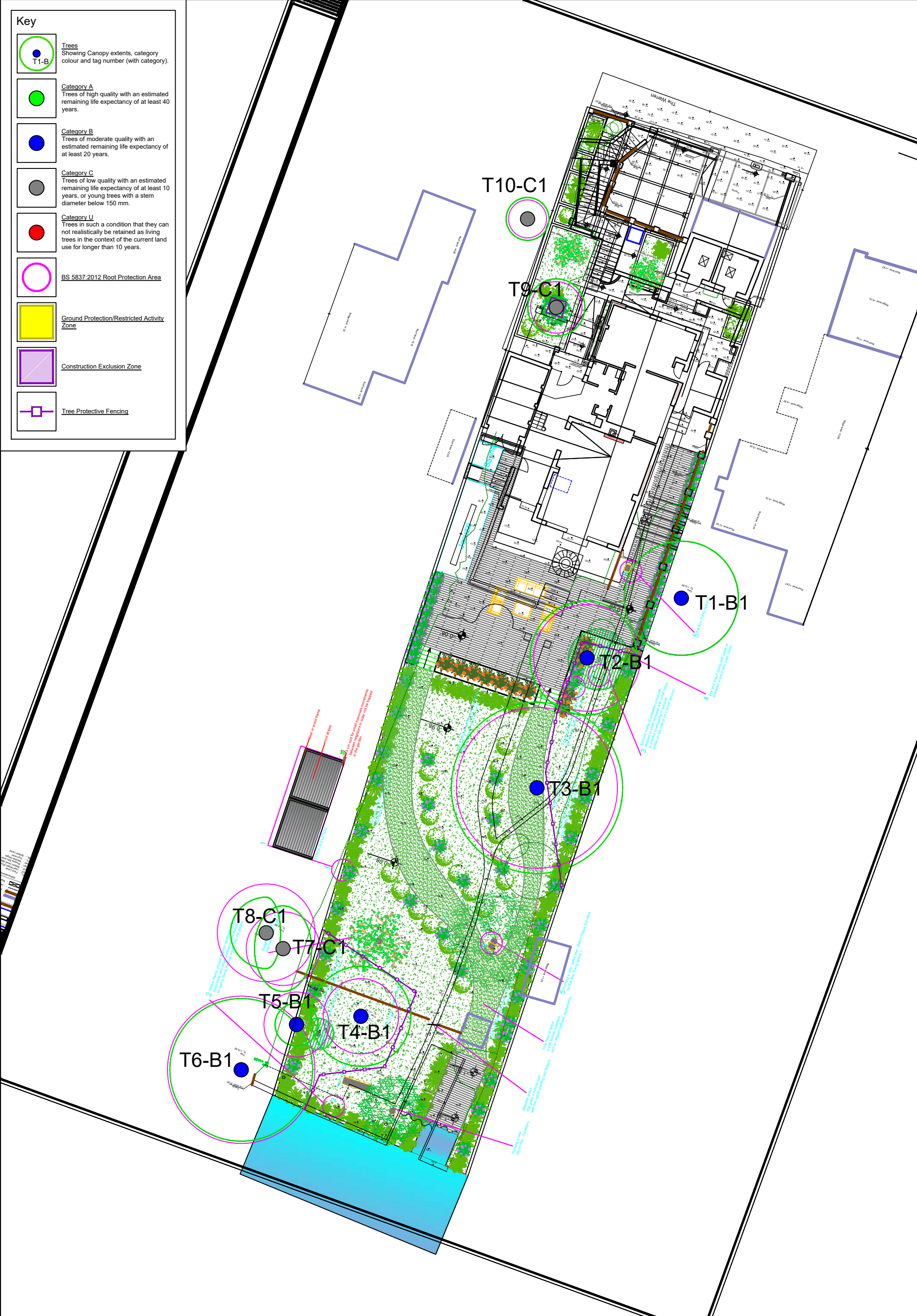
Prepared by: Connor Harmsworth
Checked by: Tom Fellows



Appendix 1 – Tree Protection Specification

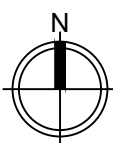
Figure 2 Default specification for protective barrier  Key 1 Standard scaffold poles 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels 3 Panels secured to uprights and cross-members with wire ties 4 Ground level 5 Uprights driven into the ground until secure (minimum depth 0.6 m) 6 Standard scaffold clamps	 PROTECTION FENCING THIS FENCE MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT. TREE PROTECTION AREA KEEP OUT! TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER. CONTRAVENTION OF A TREE PROTECTION ORDER MAY LEAD TO CRIMINAL PROSECUTION. ANY INCLUSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.
Tree protection fencing	Fencing signage
	
Ground protection	Stem protection

Appendix 2 – Tree Protection Plan





Drawing Title Tree Protection Plan	Scale/Sheet 1:250 @ A3	Date 17/08/2026
Client Maha Alkos	Drawing No 24_5837_05_89	Rev 1
Site/Project Springwood, The Warren, Caversham, Reading, RG4 7TQ	Drawn By AC	Checked By MH
General Notes Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.		


1:250
0 5 10m