



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
MANAGEMENT CONSULTANTS

Savernake Barn
Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
Tel: 01672 871 862
www.sjstephens.co.uk
e: info@sjstephens.co.uk

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Erection of 2 no. receiver masts with
antennae and associated
infrastructure, parking and
landscaping

At:-

Phoenix Park
Nelson's Road
Reading
RG10 0RR

On behalf of:-

Ratesu Ltd
c/o Pro Vision
The Lodge
Highcroft Road
Winchester
SO22 5GU

Prepared by:

Catherine Fforde, HND Hort,
Dip Arb L4(ABC), MCIHort, MArborA
Email: catherine@sjstephens.co.uk

Approved by:

Simon Stephens MA Oxon, Dip
Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 16th May 2025
Report Date: 3rd June 2025
Project no: 2467

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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Pro Vision, on behalf of Ratesu Ltd to specify tree protection measures and to assess the arboricultural impact of the proposed erection of 2 no. receiver masts with antennae and associated infrastructure, parking and landscaping.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.4** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Pro Vision, Proposed Site Plan: drawing no: 51689-XX-P1-02 v8

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule preceded by the word “est”.
- 2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf. In places, dense undergrowth restricted access/dense ivy restricted visibility of tree stems.
- 2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.

- **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The Wokingham Borough Council website was viewed on 22.05.2025, which showed that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the erection of 2 no. receiver masts with antennae and associated infrastructure, parking and landscaping on land Phoenix Park. The proposed site plan is included as Appendix F and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2 The site is set within the northeast corner of Phoenix Park. It is comprised of an area of hardstanding, with two storage barns, and an adjoining field. Access is via the existing site entrance and via an existing hard surface route through the park.
- 5.1.3 An earth bund extends along the northwestern site boundary, with agricultural land beyond. A smaller earth bund is located on the southwestern boundary. Business units are located to the south. To the east is the adjoining field.
- 5.1.4 Trees are located along the northwestern boundary and to the south of the proposed mast location in the southwest corner. For the most part trees are low quality, with many assumed to be self set. A few better quality oak trees are located to the far side of the site boundary, to the back of the earth bund. Photos are attached as Appendix E.

5.2 Tree Work

- 5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2 No trees are proposed for removal.
- 5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the Tree Schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:

- area shaded cyan on the Tree Protection Plan, indicating a Ground Protection Area, where roots must be protected, as described in section 5.5 below.
- areas where trees are set back at sufficient distance from the proposed works so as to not require Tree Protection Fencing.

5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid or works are being carried out from areas of existing hard surfacing.

5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.

5.4.4 After erection of Tree Protection Fencing, two days' notice must be given to the local planning authority before construction, including any ground work, starts on site.

5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the local planning authority.

5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA KEEP OUT

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:**

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY**

5.5 Ground Protection Area

- 5.5.1 The Ground Protection Area, which is shaded cyan on the Tree Protection Plan, contains hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.
- 5.5.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.
- 5.5.3 If the existing sub-base is removed, ground protection must be laid immediately and then No-Dig construction (using a three-dimensional cellular confinement system) used for the build up. No excavation must be permitted beneath the base course in this area.

5.6 General measures

- 5.6.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.6.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.6.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.6.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.6.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.6.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.7 Bat roosts

- 5.7.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.8 Birds

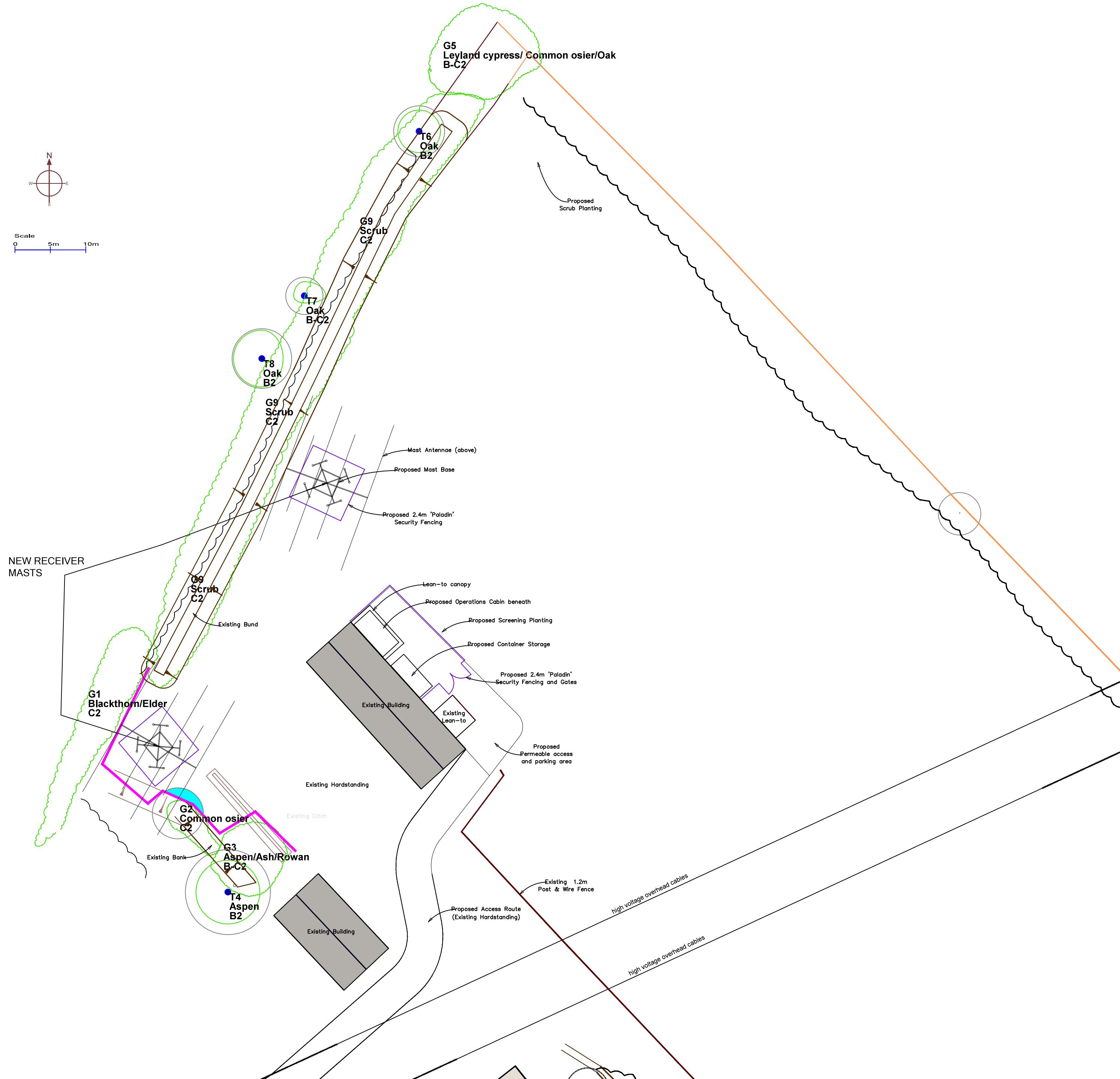
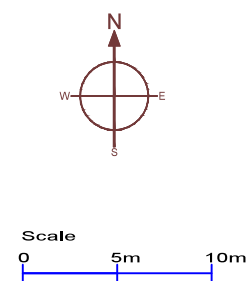
- 5.8.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

6 ARBORICULTURAL IMPACT ASSESSMENT

- 6.1 No trees are proposed for removal and the new receiver masts been kept back from trees to provide adequate separation distances to ensure their future sustainability.
- 6.2 Protection measures have been specified to protect the Root Protection Area of all retained trees.
- 6.3 Provided the recommendations in this report are followed, there will be no adverse impact on existing tree cover.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*



APPENDIX A

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- Ground Protection Area: existing hard surface

SJ Stephens Associates
Savernake Barn, Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
01672 871862
www.sjstephens.co.uk

JOB TITLE PHOENIX PARK		
DRAWING TITLE TREE PROTECTION PLAN		
DRAWING NUMBER 2467-01		REV A
REVISIONS		
SCALE 1: 400 at A2	DATE JUN 25	DRAWN BY cf

Phoenix Park

Appendix B BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
G1	Blackthorn/Elder	2 - 5.5	10 - 200					1	Young-Mature	Linear group along site boundary. Scrubby trees contributing to screening and providing habitat. Some blackthorn with dead areas, possibly where previously shaded out. Dog rose, nettles and hemlock.		10-20	C2	2.4	18
G2	Common osier	2 - 8.5	20 - 300					2	Early mature	On banked area. Dead, dying and declining multi stem trees. Better trees producing new fresh growth from low to mid stem.	Remove dead and dying trees. Reduce remainder to approx 4m to encourage regeneration.	5-15	C2	3.6	41
G3	Aspen/Ash/Rowan	2.5 - 9.5	25 - 170					1.0	Young-Early mature	Closely spaced trees. Majority aspen. Good vitality.		15-30	B-C2	2.0	13
T4	Aspen	9.5	est 500	4.5	4.5	4.5	4.5	1.0	Early mature	On bank in dense vegetation - no close access, base not inspected. One main stem, est 300mm, with approx seven stems, average 150mm. Good vitality.		20-40	B2	6.0	113
G5	Leyland cypress/ Common osier/Oak	2 - 11	est 25 - 400					1.0	Young-Mature	Mature Leyland cypress and osier with young self set oak. Some dead and dying osier. No trees of particular individual merit. No close access to survey.		15-30	B-C2	4.8	72
T6	Oak	7	est 300	3	3	3	3	2.0	Semi-mature	To back of vegetated earth bund - no close access to survey. Multi stem tree showing good vitality. Growing through nettles, brambles and hemlock.		>40	B2	3.6	41
T7	Oak	5	est 220	2	1	3	1.5	1.0	Semi-mature	To back of vegetated earth bund - no close access to survey. Small tree with some deadwood and tip dieback but good vitality elsewhere. Cause of dieback not ascertained, potential to develop into a reasonable tree.		20-40	B-C2	2.6	22
T8	Oak	7.5	est 350	4	4	3	4	1	Semi-mature	To back of vegetated earth bund - no close access to survey. Good vitality. Good potential.		>40	B2	4.2	55
G9	Scrub	1 - 3	10 - 100					0	Young-Semi-mature	Vegetated bank. Mostly nettles, comfrey, bramble and hemlock with occasional blackthorn, willow and thorn.		5-15	C2	1.2	5

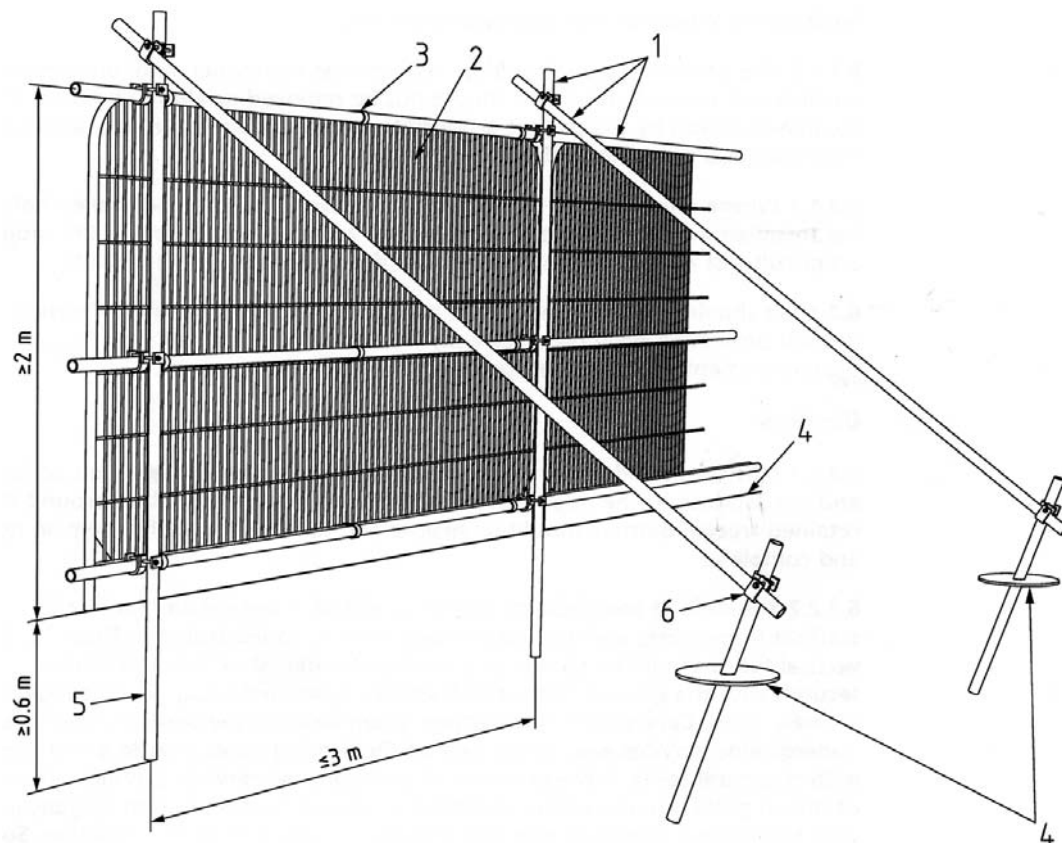
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

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

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised 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



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

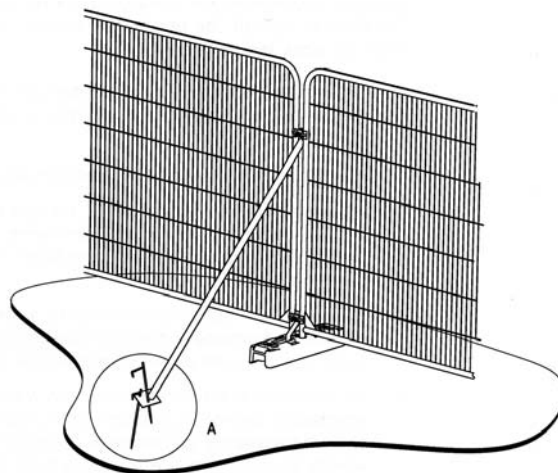
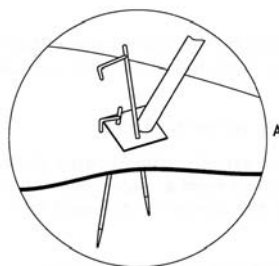


Figure 3b

Stabiliser strut mounted on block tray

