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Project: 25_5837_11_27
Site: 19 Salmon Road, Reading, RG2 8QN
Client: Shashi Sharma

Project Number:	25_5837_11_27
Report Type:	Arboricultural Impact Assessment
Site Address:	19 Salmon Road, Reading, RG2 8QN

Role:	Name:	Date:
Instructing Party	Shashi Sharma	07/11/2025
Customer	Shashi Sharma	19/11/2025
Surveyor	Connor Harmsworth	19/11/2025
Consultant	Connor Harmsworth	27/11/2025

Revision History		
Date:	Version number:	Summary of changes:
27/11/2025	1.0	First Review (Internal)
28/11/2025	1.0	First Issue

Arboricultural impact assessment

Table of Contents

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
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - Reporting complete - send to your Local Planning Authority
- ☐ - On planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

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.

Photographic Plates.

Photographic plate showing T1 (centre). (ROAVR, 2025)

Photographic plate showing T2 (centre). (ROAVR, 2025)

Photographic plate showing T3 (centre). (ROAVR, 2025)

Photographic plate showing T4 (centre and H1. (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is situated in whitley in the Wokingham Borough Council control area. The site is located on the south side of the town and has a suburban type feel.

2.2 The site is home to a detached dwelling with associated hard and soft landscape.

2.3 The wider locality is predominantly residential. The site is accessed via a private driveway and a pedestrian gateway.

2.4 A desktop assessment has highlighted that site is not within a Conservation Area. However, T1 and T2 are covered by Tree Preservation Orders.

2.5 All desktop assessment data was cross checked and validated on the 27/11/2025 using the web portal provided by the local planning authority.

https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0

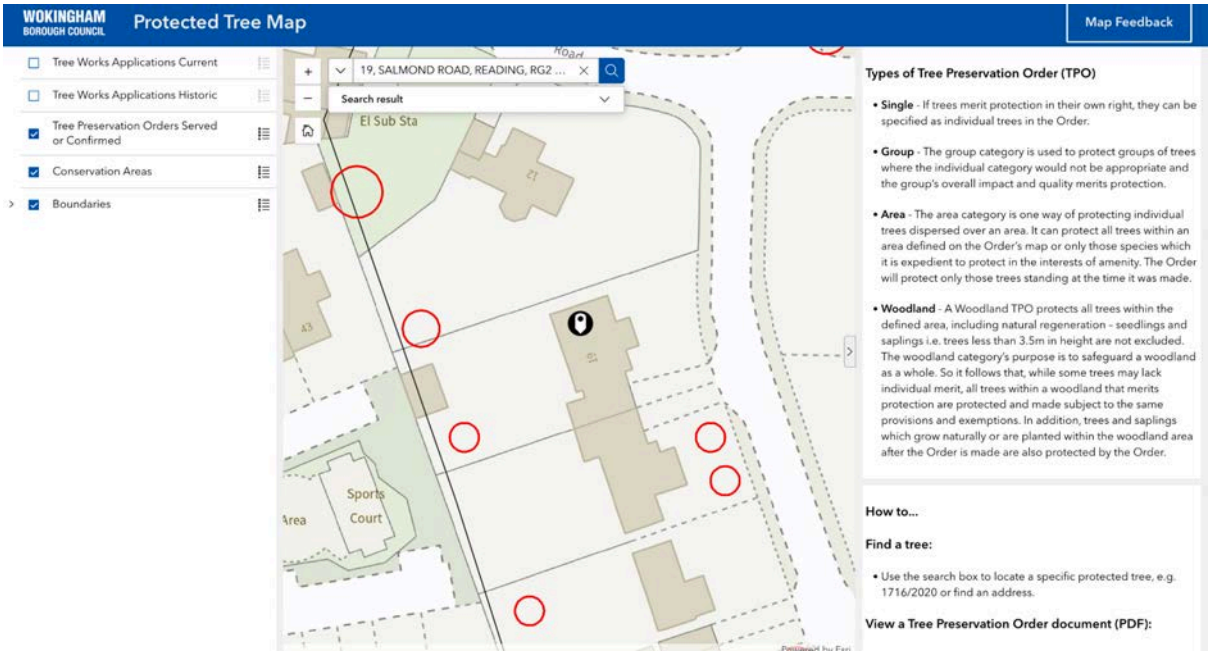

Image plate showing the desktop analysis results of the surveyed plot.

(Wokingham Borough Council, 2025)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's 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. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

T1 is an over-mature Common Oak protected by a Tree Preservation Order. It is a large, high-quality specimen in good physiological condition with a long expected life. The crown is broad and even. Lower limbs to the north have been reduced previously and there is minor squirrel damage on the stem. Ivy is present and should be severed to allow future inspection of the trunk and lower crown. No immediate works are required. The RPA radius is 13.4 m. Category A1.

T2 is also an over-mature Common Oak protected by a Tree Preservation Order. It stands off-site within dense undergrowth, which restricted full inspection at the base. The visible crown structure is healthy with even extension growth. The tree shows good vigour and has a long expected life. No works are recommended at present. The RPA radius is 12 m. Category A1.

T3 is a mature Horse Chestnut located off-site. The stem divides above 1.5 m and the crown is balanced. Physiological condition is good with no visible defects from the survey position. The tree has a long expected life and requires no management at this stage. The RPA radius is 12.36 m. Category A1.

T4 is an off-site Cherry Plum with multiple low stems. Vitality is poor and the tree shows clear signs of decline, including fungal brackets on the stem. Life expectancy is short and it is unsuitable for retention under BS5837. The RPA radius is 4.5 m. Category U.

H1 is a young Beech hedge in fair condition. It is small, with no defects noted, and has a moderate life expectancy. No immediate work is required. The RPA radius is 0.6 m. Category C2.

4.2 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:
Block plan front and side 19 Salmond Rd	18/11/2025	27/11/2025

4.2.1. It is proposed to construct a new infill extension to the west side of the dwelling, as shown on the submitted plans . A rear extension has already been constructed, prior to the tree survey.

4.3 Arboricultural Impact Assessment:

4.3.1 Introduction:

This assessment considers the arboricultural impacts of the proposed rear infill extension and the underpinning works required to the existing rear extension. The appraisal relates to T1 and T2, both over-mature Oaks protected by Tree Preservation Orders. The assessment uses the supplied Tree Assessment Plan image and applies BS5837:2012 guidance.

4.3.2 Existing tree constraints:

The magenta circles plotted on the plan show the RPAs of T1 and T2, with the green circles showing crown spreads. The RPA of T1 reaches the rear wall of the existing extension and lightly touches the footprint of the proposed infill extension. T2's RPA lies further away and does not conflict directly with the footprint of any proposed works. The site is on clay soil, which is vulnerable to compaction and changes in moisture levels, making construction activity within any RPA more sensitive.

4.3.3 Direct impacts:

Underpinning works to the existing rear extension will occur at the edge of T1's RPA. Any excavation to access the foundation line poses a risk to fine and structural roots. A trench has also been excavated for a soakaway within the RPA of T1, where standing water and exposed roots were observed. This has created a direct impact that must be addressed to prevent further deterioration. The proposed rear infill extension results in a small area of RPA overlap from T1, which can be managed through careful hand excavation.

4.3.4 Indirect impacts:

Service routing must be kept outside the RPAs where possible. Any routing that cannot be avoided will need a low-impact approach, such as hand excavation, air-spade excavation or directional drilling, to limit disturbance to roots.

4.3.5 Required mitigation:

Temporary ground protection must be installed wherever the RPAs extend into the garden. This should include scaffold boards or proprietary ground protection panels on top of a layer of compressible material such as woodchip, laid over a geotextile to prevent surface wear and compaction.

Tree protection fencing must be installed to form clear exclusion zones and restrict access to sensitive areas.

The soakaway trench must be rectified immediately by draining standing water, pruning exposed roots back to sound tissue with a clean handsaw, and backfilling with the excavated soil to prevent desiccation.

Any excavation for underpinning or for the new extension must be carried out by hand within the RPA. No mechanical excavation should occur in these areas. Storage, mixing, and spoil deposition must be located outside the RPAs.

4.3.6 Residual impacts:

If the recommended ground protection, supervised excavation, and immediate rectification of the soakaway trench are followed, arboricultural impacts are expected to remain low. Both T1 and T2 can be retained safely within the development.

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.

5.6 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

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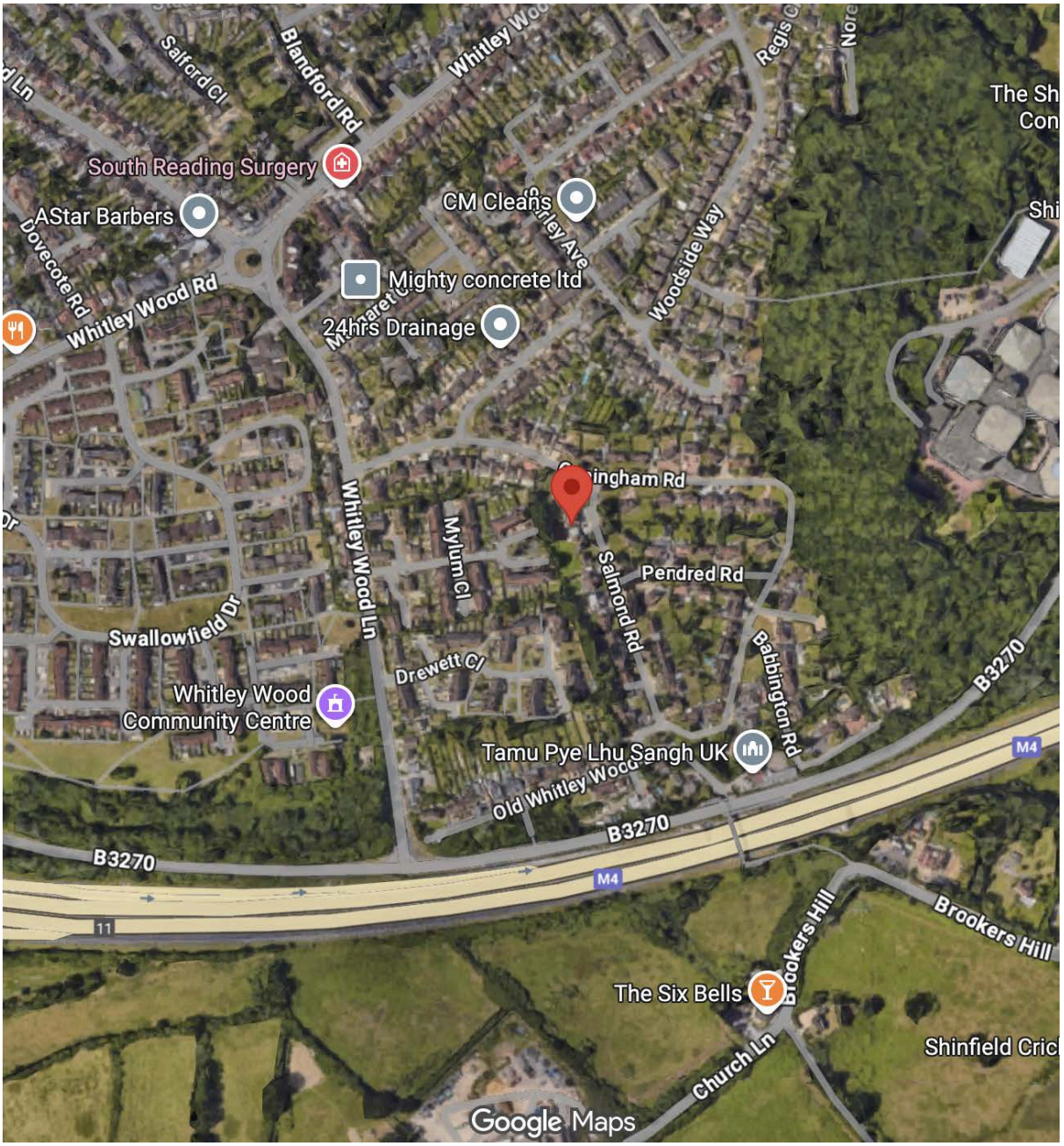
C Harmsworth

Prepared by: Connor Harmsworth
Checked by: Alexander Barnes

Appendix 1 – Site Location



Google Maps, 2025

Appendix 2 – Arboricultural Data Tables

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	Quercus robur (Common Oak)	OM	1117	16(2.5)	8	9.5	9.5	9.5	Good	40+	Lower limbs to the north have been reduced, squirrel damage on stem.	Ivy on tree.	None	13.4	A1
T2	Quercus robur (Common Oak)	OM	1000	16(2.5)	10	10	10	10	Good	40+	Off site.	Unable to inspect stem due to undergrowth.	None	12	A1
T3	Aesculus hippocastanum (Horse Chestnut)	M	1030	15(2.5)	8	8	8	8	Good	40+	Off site.	Stem divides above 1.5m.	None	12.36	A1
T4	Prunus cerasifera (Cherry Plum)	M	250,280	5(2)	2.5	2.5	1	1	Poor	<10	Off site.	Low vitality. Declining. Fungal brackets visible on stem. Multiple stems below 1.5m.	None	4.5	U
H1	Fagus sylvatica (Beech)	Y	50	2.5(0.5)	1	1	1	1	Fair	10+	None	None	None	0.6	C2

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 Fagus sylvatica; Quercus robur - 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

Appendix 3 – Arboricultural Plans

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.

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H1-C2

T4-U

H1-C2

T3-A1

T2-A1

T1-A1

Key

Trees
Showing Canopy extents, category colour and tag number (with category).
T1-B

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

N

1:250
0 5 10m

Drawing Title
Tree Constraints Plan

Client
Shashi (Sammy) Sharma

Site/Project
19 Salmon Road, RG2 8QN

Scale/Sheet	Date
1:250 @ A3	19/11/2025

Drawing No	Rev	Drawn By	Chked By
25_5837_11_27	1	PH	MH

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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.
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12

43

19

H1-C2

T4-U

H1-C2

T3-A1

T2-A1

T1-A1

Lounge
Utility
WC
Reception
Dining
Study
Kitchen
Garage
Games Room

Key

- **Trees** — Showing Canopy extents, category colour and tag number (with category). (T1-B)
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B** — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **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.
- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **BS 5837:2012 Root Protection Area**

N

1:250
0 5 10m

Drawing Title
Tree Assessment Plan

Client
Shashi (Sammy) Sharma

Site/Project
19 Salmon Road, RG2 8QN

Scale/Sheet	Date		
1:250 @ A3	19/11/2025		
Drawing No	**Rev**	**Drawn By**	**Chked By**
25_5837_11_27	1	PH	MH

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