Tree Survey,
Arboricultural Impact Assessment
& Arboricultural Method Statement



Site:
7 Lanark Close
Woodley
Reading
RG5 4DF

Proposed change of use of amenity land to residential garden along with erection of new boundary fence and removal of part of existing garden wall.

Application Number: 262427 Wokingham Borough Council (WBC)

Mr Edmond Duraku
c/o Pioneer Designs Ltd

Prepared by:

James Hedges BA (Hons), MICFor, M.Arbor.A, Dip.Arb. (RFS), Tech.Cert. (Arbor. A.)

Hedges Tree Consultants Ltd

6th November 2026 PDL/7LC/26 v1.0 (for planning submission)

Contents

Section		Page
1)	Terms of Reference	3
2)	Scope of Report & Limitations	4
3)	Arboricultural Impact Assessment	6
	Conclusions	14
4)	Arboricultural Method Statement	15
Appendix 1:	Sample Tree Protection Notices	29
Appendix 2:	Site Supervision / Site Visit Record	31
Appendix 3:	Reference Material	32
Appendix 4:	Key Messages for Site Induction	33
Drawings:	Tree Survey Schedule	34
	Tree Survey & Constraints Plan (TSCP)	37
	Tree Protection Plan (TPP)	38

1) Terms of Reference

1.1 Final instructions were received from the Client by email dated 27th October 2026. A site visit with Abdullah Naweed, Pioneer Designs Ltd was undertaken on 2nd November 2026 incorporating completion of the attached Tree Survey.

1.2 I have been instructed to undertake a tree survey and produce an Arboricultural Assessment (incorporating details of retained trees and tree protection measures) as specified in the WBC Notification of Invalid Application letter dated 14th October 2026:

2. There is a TPO tree on the site which was marked to be removed on the submitted plans and therefore the application requires the submission of an Arboricultural Assessment. This should include information on which trees are to be retained and the means of protecting these trees during construction works. This information should be prepared by a qualified arboriculturist and refer to best standard practice (British Standards Guidance).

1.3 The information is to be produced in accordance with **British Standard BS5837: 2012 'Trees in relation to design, demolition and construction - Recommendations'** to evaluate the direct and indirect effects of the proposed installation of the new fence on the adjacent trees and identify issues to be addressed in an Arboricultural Method Statement (AMS) and illustrated on a Tree Protection Plan (TPP).

1.4 Attendance at site meetings, arboricultural supervision and work relating to discharge of any subsequent planning conditions, report updates following significant design changes, etc. are in addition to the scope of the work currently undertaken.

1.5 Existing and proposed site plans (260902-1 & 260902-2) and the Planning Statement have been provided by Pioneer Designs in .DWG format to be used to produce the Tree Survey & Constraints Plan and Tree Protection Plan.

1.6 Qualifications held by me include:

- Royal Forestry Society Professional Diploma in Arboriculture
- Arboricultural Association Technicians Certificate
- Lantra Professional Tree inspection qualification

I have over 25 years of practical arboricultural experience at craft level, private consultancy and as a local authority Arboricultural Officer. I am a Fellow of the Arboricultural Association (F.Arbor.A.) and a Professional Member of the Institute of Chartered Foresters (MICFor).

[redacted]

James Hedges, Chartered Arboriculturist. 6th November 2026.

2) Scope of Report and Limitations

2.1 The tree data gathered is for the purposes of a development site survey in accordance with BS5837:2012 and is **not** a detailed tree safety inspection. As general guidance it is recommended that regular tree safety inspections are carried out by a competent person to ensure that the owner / controller of the land fulfils their duty of care to persons who may reasonably be affected.

2.2 A preliminary visual assessment of each tree was carried out from ground level noting external faults and features only. All measurements are estimated and tree locations on the attached plans are approximate.

2.3 This preliminary assessment did not include a detailed examination of tree root systems, aerial access, or the use of internal decay detection equipment. A tree with internal faults will often display associated external evidence of such faults; these would be noted in a visual tree inspection. However, such signs are not always apparent at all times of the year, for example fungal fruiting bodies or leaf size and condition. The survey findings and recommendations have been drawn from the evidence present on the day of inspection.

2.4 Only trees identified by the Client have been surveyed as per instructions received i.e. those within or immediately adjacent to 7 Lanark Close which could be affected either directly (proximal to the area of construction) or indirectly (e.g. during the construction phase). It is recommended that the owners of any trees adjacent to the site have them inspected by a qualified and competent arboriculturist.

2.5 This survey expressly excludes any liability for any direct or indirect structural damage that the trees may cause to property including any structural movement, subsidence and heave. Where necessary, appropriate specialists e.g. structural engineer, building surveyor or drainage expert should be consulted for specific advice including foundation design and anti-heave precautions. No reliance shall be placed on any comment(s) made in respect of the structural integrity of any main structure or drainage system located on the premises to which this survey and report relates.

2.6 This survey specifically excludes any assessment of the presence or absence of any invasive plant species (including Giant Hogweed, Japanese Knotweed and Himalayan Balsam). If required, specific advice on this matter should be obtained from a specialist in invasive weed surveying and management.

2.7 The Local Planning Authority (LPA – Wokingham Borough Council) must be consulted prior to any works being carried out to establish whether any Tree Preservation Orders (TPO's) or Conservation Areas apply to the site. Failure to obtain written permission may result in a substantial fine and criminal conviction. No works to any neighbouring trees should be undertaken without the agreement and express permission (in writing) of the owner.

2.8 Full consideration must be given to current legislation by anyone proposing to carry out works to trees, particularly with regards to the presence of European Protected Species (including bats). Arboricultural ('tree surgery') contractors should be adequately trained, experienced and carry adequate insurance. All works should be carried out to the current edition of British Standard BS3998 'Recommendations for Tree Work', 2010.

2.9 This report should be considered valid for a period of **12 months** from date of original issue assuming that any recommendations are carried out. Additional inspection is recommended following exposure to extreme weather, significant wounding or damage (e.g. incursion into the rooting zone, impacts, etc.) or any other event giving cause for concern.

2.10 The information contained within this document is provided without prejudice and is based upon the author's knowledge, experience, qualifications and published research. The author cannot be held responsible for the consequences of a difference of opinion held by third parties, for example the Local Planning Authority or Planning Inspectorate.

2.11 Third Party Disclaimer: Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Hedges Tree Consultants Ltd at the instruction of, and for the use by, the Client, Pioneer Designs Ltd and the Local Planning Authority. This report does not in any way constitute advice to any third party who is able to access it by any means.

3) Arboricultural Impact Assessment (AIA)

3.1 **General Description of the Site and Surroundings** (see Planning Statement, Sept 2026)

The site comprises a two-storey semi-detached property situated at the end of Lanark Close within an established residential neighbourhood predominantly made up of comparable modern dwellings. The locality is characterised by well-kept private gardens, timber fencing, and boundary hedgerows that clearly define individual plots.

The area proposed for enclosure consists of a parcel of open land immediately adjoining the existing garden of No. 7. This land is currently unfenced and presents practical difficulties for the applicant in terms of ongoing maintenance. The principal trees within the site are a semi-early mature group of broadleaved species, including Silver Birch, Oak and Hawthorn, located on the south east boundary of the property. Beyond the site boundary, the surrounding landscape contains a diverse mix of broadleaved trees of varying species and age classes, contributing to the area's established green character.





Photo 1: View from front of property. **Photo 2:** View from Colemans Moor Road facing south west to rear of property and amenity grass verge.

3.2 **Description of the Proposed Development**

- Removal of the existing side boundary brick wall
- Erection of a new fence along the extended boundary to enclose the adjacent land within the same registered title
- The proposed fence will match the existing in height and materials (typically timber close boarded fencing, approximately 2m in height)
- Remove and replace dead Silver Birch tree (T1)

3.3 Legal Constraints & Other Designations

Enquiries made of via the Wokingham Borough Council Protected Trees Map 2/11/26) identified **Tree Preservation Order TPO 1708/2020** (Group G1) covering *2 x Birch (Betula spp) 1 x Oak (Quercus spp) 1 x Hawthorn (Crataegus spp)* on the grass verge at the south east boundary of the property. The location and species are consistent with trees T1-T4 included within the Tree Survey.

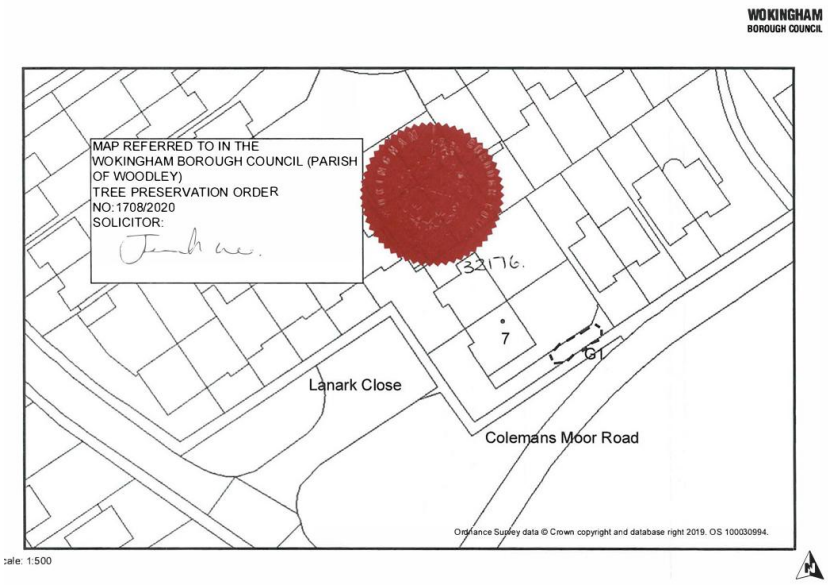


Image 1: Extract from the Local Planning Authority's Protected Trees Map link to TPO 1708/2020 showing the application site and surrounding Tree Preservation Order designations. The image is included to assist interpretation of the report and should be read in conjunction with the official Tree Preservation Order records held by the Local Planning Authority.

No works to any protected trees (including their root systems) should be carried out without the consent in writing of the Local Planning Authority and, if necessary, the owner(s) of the tree(s). No additional constraint checks have been undertaken as part of this report.

As a garden hedge marking the boundary or curtilage of a dwelling-house, the provisions of the Hedgerow Regulations 1997 (Regulation 3) do not apply to Laurel hedge section H5

3.5 Impact of the Proposed Development on the Amenity Value of the Trees

3.5.1 Direct & Indirect Loss of Trees / Shrubs

The proposed development does not directly require the removal of any trees. The following single Silver Birch tree (T1) is dead and has been identified for removal in in the interests of health and safety due to its proximity to No.7 and to the adjacent footpath / road.

Tree Reference	Species	BS5837 Retention Category	Comments
T1 (TPO)	Silver Birch	**U (dead)**	Dead tree (loose bark, brittle branches; evidence of Honey Fungus – *Armillaria* sp.). Tree within falling distance of property / footpath road. Grind stump. Re-plant with appropriate species.

Table 1: Trees / shrubs to be removed.



Photo 4: Dead Silver Birch T1 within falling distance of road.

Silver Birch T1 should be removed regardless of whether the proposed development is undertaken; its loss can be compensated through the planting of a suitable replacement native tree species (e.g. Hornbeam, Field Maple or Small-Leaved Lime) to complement the remaining TPO group trees.

3.5.2 Retained Trees and Shrubs

All other trees and hedges to be retained subject to the following works:

Tree Reference	Species	BS5837 Retention Category	Comments
T3 (TPO)	Oak	**C**	Remove 2 small branches (<60mm diameter) @ 1.5m and 2m to provide clearance for new fence south towards footpath. Light pruning using loppers / secateurs of light growth <20mm diameter touching wall to allow installation of protective barriers.
T4 (TPO)	Hawthorn	**C**	Light pruning of growth <20mm diameter back to edge of footpath and lifting to allow clearance for new fence (incorporating visibility splay). Tree previously lifted in area to improve visibility.
H5	Cherry Laurel (Hedge)	**C** Indicative	Overgrown group planting overhanging footpath and encroaching onto side of property. Reduce height to approximately 4m and lateral growth to allow installation of fence. Maintain as boundary screening.

Table 2: Works to retained trees.

Occasional cutting back of low-hanging, light growth from the retained trees T2-T4 can reasonably be undertaken within the recommendations contained of British Standard BS3998:2010 'Recommendations for Tree Work'. Regular hedge cutting of Cherry Laurel H5 to maintain at appropriate dimensions can be undertaken as required given the species tolerance. Overall, the proposed pruning works will have no significant impact on wider public visual amenity, the screening provided by the trees as a whole or their physiological condition. No works are required to the neighbouring Council-maintained trees T6 & T7.





Photo 5: Location of 2 small Oak T3 branches to be removed (1.5m & 2m). **Photo 6:** Approximate location of new fence incorporating visibility splay (dashed line, measuring tape at 2m). Light pruning / lifting of Hawthorn branches <20mm diameter for fence clearance (previously raised).

Retained trees and shrubs can be protected from soil compaction and impact damage where necessary by protective barriers and / or ground protection. Protective barriers should be fit for purpose, complying with BS5837: 2012 unless otherwise agreed with the Local Planning Authority (LPA). Such alternatives may include the use of lightweight fencing for areas of lower risk or areas where existing site features provide effective protection.

3.6 Above and Below Ground Constraints

3.6.1 Given on the relative uniformity of the ground surrounding the trees, it is reasonable to assume that the retained trees have *circular, unobstructed* Root Protection Areas (RPA). Based on this assumption, the proposed development will involve the following RPA incursions. *Please note that the RPA's of Council-owned T^ & T& are unaffected by the design proposal.*

Tree # & Species	Reason	Approx. RPA Incursion % of Total	Impact	Mitigation
T2-T4 (Silver Birch, Oak, Hawthorn)	Installation of new fence (fence posts)	Est. <1% (any single tree for post installation) [1]	Low-Negligible	No use of plant within the RPA of any retained tree without temporary ground protection. Removal of accumulated material using hand tools. Supervised hand excavation of post holes within RPA. Use of impermeable liners membranes to protect soil from wet concrete. General precautions. Careful removal of existing wall and foundations and replacement with quality topsoil.
H5 (Cherry Laurel hedge)	Installation of new fence (fence posts) and low retaining wall	Localised	Low	As above. Hand excavation along foundation line. Prune roots <25mm diameter (roots >25mm only cut following advice from Project Arboriculturist). Use of bridging foundation where significant roots encountered. Species tolerance and planned reduction in height / spread.

Table 3: Root Protection Area Incursions for extension (retained trees / shrubs)

[1] *This level of incursion is considered broadly acceptable in terms of impact on the physiological and structural condition upon the following factors:*

- That the installation of the fence avoids the need for continuous trenching (relying on the removal of turf layer / accumulated organic material and individual post holes that can be located to avoid damage to roots >25mm diameter).
- The works will require limited (short duration) pedestrian access to the work site within the RPA of the retained trees with access for small plant / machinery restricted to the areas outside of the RPA or operating on temporary ground protection

- Existing physiological condition and relative tolerance of species to construction / root disturbance ('Moderate' – Matheney & Clark, 1998)
- That the loss of any roots can be readily compensated for within the surrounding (contiguous) rooting area (BS5837: 2012 section 5.3a) and that rooting conditions may potentially be improved following removal of the existing wall should the foundations have acted as a root barrier

Specific details regarding the installation method (including provision for movement of post holes and trimming of gravel boards) should be attached to this report and further advice on the need for additional measures obtained from the Project Arboriculturist. If relevant precautions e.g. supervised excavation, appropriate treatment of any exposed roots >25mm diameter, etc. as indicated in the AMS and on the TPP are adhered to (matters which in this instance can reasonably be conditioned following the grant of planning consent) then the construction of the new fence should not result in significant root damage, loss of rooting area or reduction in the physiological condition of the retained trees.

Any changes to surfacing or the construction of additional hard landscape features must take into account the RPA's of the retained trees and subject to further arboricultural advice. If any further changes to existing ground levels within any RPA's are subsequently required (including soft landscaping operations) then they should be accompanied by a detailed method statement based upon advice from the Project Arboriculturist. As general guidance, any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. Specific advice is available in section 7.4 of BS5837 and Arboricultural Association Guidance Note 12 'The Use of Cellular Confinement Systems Near Trees' 2020.

3.6.2 The British Geological Survey's Geology of Britain Viewer indicates that the site is underlain by the London Clay Formation (clay and silt), with superficial River Terrace Deposits comprising sand and gravel. As geological mapping is indicative only, the design and installation of the proposed fencing should be informed by the soil conditions encountered on site, particularly where excavations are required, to minimise any risks associated with soil shrink-swell characteristics. Clay-rich soils are generally more susceptible to compaction and seasonal moisture fluctuations. Accordingly, care should be taken to ensure that construction activities do not result in soil compaction within retained Root Protection Areas (RPAs), as this may adversely affect soil structure, root distribution and tree vitality. Where soils are poorly drained, additional precautions may be required to prevent degradation of rooting conditions.

3.6.3 The design of any new planting and landscape proposals should be based upon a soil analysis which considers the pH and any nutrient deficiencies or imbalances and accords with the distances set out in NHBC Chapter 4.2 and BS5837: 2012, Table A.1 to minimize the impact of future growth.

3.7 Construction of the Proposed Development

3.7.1 Demolition (boundary wall removal)

The wall should be removed into the lawn area (away from the trees) and where possible material removed via the side access to the front of the property to avoid unnecessary activity close to T2-T4. The wall foundations should be carefully removed using hand tools and any voids filled with quality topsoil upon completion. Providing that the appropriate tree protection measures are in place (including the prior installation of protective fencing / ground protection where necessary and direct supervision of any plant movements within the garden by an appointed banksman) then there should be adequate space for the removal of the existing boundary wall without the risk of significant harm being caused to any retained trees or shrubs.

3.7.2 Ground Level Changes

Other than the removal of loose, accumulated organic material no significant ground level changes are anticipated within the RPA's of the retained trees T2-T4. Where necessary, provision should be made for retaining and building around any shallow surface roots >25mm (BS5837: 2012 Appendix A.1.3) e.g. through adjusting the gravel boards rather than unnecessary excavation into the underlying soil (the rooting area impact for the construction of the new foundations having been considered in section 3.6.1, above). If any further changes to existing ground levels within any RPA's are subsequently required then they should be accompanied by a detailed method statement and subject to LPA approval.

3.6.4 Changes to Surfacing within the RPA

The extension of the lawn area (and any subsequent planting) to the new boundary fence should not result in any deterioration of rooting conditions compared to the current situation. The removal of accumulated debris and soil improvement (cultivating to a depth <150mm) has the potential to improve the rooting environment while the constraint of the existing wall foundations will be removed. The installation of any new hard surfacing within any RPA should be informed by careful trial excavations using hand tools and incorporate 'low-invasive' design solutions where necessary.

3.6.5 Planning of Construction Operations

Overall, the proposed design layout makes allowance for the following:

- Maintaining space from the main tree stems to allow for future growth (subject to occasional light canopy lifting
- Space for removal of the wall, foundations and fence installation
- Space for delivery, storage and removal of materials, welfare facilities and contractors' car parking

3.7 End Use of Space

The proposed fence layout achieves an increase in the useable garden area without significantly impacting on the retained protected trees and their associated screening benefit. It should not result in unmanageable conflicts given its anticipated pattern of occupation and so avoid post development pressure to remove or excessively prune trees.

3.8 Mitigation

Limited space is available for new planting within the expanded garden area to provide additional screening following the removal of the dead Silver Birch T1 identified in section 3.5.1 Any subsequent landscaping and mitigation proposals should make particular reference to:

- Promoting the concept of biodiversity net gain (although the proposal is exempt from the mandatory requirement)
- The inclusion of native trees and shrubs where possible within a scheme of landscaping and use of semi-mature tree stock where appropriate
- The selection of species with appropriate characteristics (ultimate size, amenity features, etc.) for the space available and in keeping with the street scene
- A scheme of aftercare and maintenance including watering, mulching and replacement planting in the event of any tree failures
- Use of permeable, low-invasive surfacing solutions when installing or upgrading hard surfacing within any RPA
- Provision for recovery of areas that may have suffered (e.g. historical compaction, poor-quality soil or following construction operations) prior to new planting

Subject to soil analysis, possible options for new planting which reflect the current character of the site and its immediate vicinity could include:

- *Acer campestre* (Field Maple) – native, good Autumn colour
- *Carpinus betulus* (Hornbeam) – native, Low Water Demand
- *Tilia cordata* (Small-Leaved Lime) – native, wildlife benefits

3.9 Conclusions

- Removal of the existing boundary wall and installation of the new timber close-boarded fence can be achieved without adversely affecting the physiological or structural condition of the retained protected trees. No ancient or veteran trees are affected by the proposal
- The removal of the dead Silver Birch T1 on safety grounds will have no impact on wider public visual amenity and can be compensated for through the planting of an appropriate replacement trees while the small amount of pruning (e.g. canopy lifting) to accommodate the fence will have no negative impact on the longer-term screening benefit of the trees as a whole
- Occasional pruning of the retained trees T2-T4 (subject to Council consent) and Laurel hedge can reasonably accommodated as part of routine maintenance in line with the recommendations of BS3998: 2010 and with no discernible impact on wider public visual amenity compared to the current situation
- Appropriate tree or shrub planting and soil amelioration following removal of the wall / installation of the new fence can contribute to longer-term tree health and wider amenity value
- Compliance with an Arboricultural Method Statement and Tree Protection Plan, if conditioned as part of any subsequent grant of consent, should ensure there are no adverse effects on the overall health of the retained trees or their amenity value as the result of any site clearance, excavation or construction operations and that any roots encountered are dealt with appropriately

4) Arboricultural Method Statement

An Arboricultural Method Statement (AMS) will be required where any construction operations, including access, are proposed within or adjacent to the RPA (or crown spread where this is greater) of any retained trees. This applies to trees within the scope of this proposed development.

The intention of the method statement is to minimise the risk of any adverse impact on the trees to be retained (especially damage caused by excavation and soil compaction) and to clearly demonstrate how relevant operations will be undertaken. It should also specify appropriate tree and ground protection measures in accordance with BS5837:2012 which will be detailed on the Tree Protection Plan (TPP).

The following AMS is to be read in conjunction with the TPP. A detailed AMS and TPP may be required to address specific conditions attached to any subsequent grant of planning consent or any additional works e.g. hard landscaping outside the scope of any planning consent, but with the potential to affect any retained trees, shrubs or hedges.

4.1 Site Information

4.1.1 Site Address

7 Lanark Close

Woodley

Reading, RG5 4DF

4.1.2 Planning Information

Full application for the proposed change of use of amenity land to residential garden along with erection of new boundary fence and removal of part of existing garden wall.

	Name	Contact Details
Client	Mr E Duraku	c/o Pioneer Designs Ltd
Architect	Abdullah Naweed. Pioneer Designs Ltd	Tel. 0118 3475590 pioneerdesignsltd@gmail.com
Site Agent / Manager / Building Contractor	To be appointed	-
Project Arboriculturist	James Hedges	23 Elmlee Close Chislehurst Kent, BR7 5DU Tel. 07976 627575 james_hedges_ctc@hotmail.com
Local Planning Authority	Wokingham Borough Council	Development Management & Compliance P.O. Box 157 Shute End, Wokingham Berkshire, RG40 1BN Tel. 0118 974 6000 development.control@wokingham.gov.uk
Local Authority Planning Case Officer	TBC	As LPA
Local Authority Tree Officer	TBC	As LPA

4.2 Introduction *to be read in conjunction with the Tree Protection Plan (TPP)*

4.2.1 Overview

This document outlines the methodology to be followed for any operation that may result in the loss or damage to trees in or adjacent to 7 Lanark Close during the removal of the existing boundary wall, installation of the new boundary fence and associated landscaping works, in particular:

- How the trees will be protected
- How works close to the trees will be carried out
- Responsibilities, supervision and emergency procedures

Copies of this document should be made available on site for consultation by anyone carrying out operations in proximity to the tree. Reference will be made throughout to **BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'**.

4.2.2 Legal Considerations

Trees T1-T4 are protected by Tree Preservation Order TPO 1708/2020**.** No works shall be carried out to any tree without first confirming with the LPA whether they are subject to any form of protection and that all relevant consents have been granted. **Unauthorised works to protected trees (including their roots), including those protected by a Tree Preservation Order or Conservation Area may result in a criminal conviction and substantial fine.**

4.2.3 Significance of Planning Conditions

The grant of any planning permission relating to this development may be subject to conditions specifically relating to tree protection measures. This may include the approval of and compliance with the tree protection measures detailed within this Arboricultural Method Statement and the accompanying Tree Protection Plan. Any breaches of these or other conditions may result in the LPA carrying out an investigation of that breach. The Client / developer will be advised to adhere to the requirements of the planning condition(s) and if the breach continues to take place the LPA can use various planning enforcement tools such as a Temporary Stop Notice, Enforcement / Stop Notice or a Breach of Condition Notice.

4.2.4 Notifying the Local Planning Authority

It is the responsibility of the Client or their appointed Site Agent / Manager to ensure that appropriate notice as required by the LPA is given prior to the commencement of works.

4.2.5 Pre-Commencement Site Meeting

A pre-commencement site meeting is recommended and should be arranged by the Client or their appointed Site Agent / Manager including the main contractor and Project Arboriculturist (with the LA Tree Officer invited to attend) to discuss issues of tree protection and appropriate precautions to avoid damage to rooting systems.

4.3 Pre-Construction Schedule of Works to Trees

4.3.1 Trees / Shrubs to be Removed

Tree #	Species	Location	Pre-Development Tree Work
T1	Silver Birch	Dead tree on verge adjacent to boundary wall	Remove tree and grind stump.

4.3.2 Trees / Shrubs to be Retained

All other trees to be retained subject to the following pruning works:

Tree #	Species	Location	Pre-Development Tree Work
T3 (TPO)	Oak	Adjacent to rear boundary wall	Remove 2 small branches (<60mm diameter) @ 1.5m and 2m to provide clearance for new fence south towards footpath. Light pruning using loppers / secateurs of light growth <20mm diameter touching wall to allow installation of protective barriers.
T4 (TPO)	Hawthorn	Adjacent to rear corner boundary wall	Light pruning of growth <20mm diameter back to edge of footpath and lifting so far as necessary to allow clearance for new fence (incorporating visibility splay). Tree previously lifted in area to improve visibility.
H5	Cherry Laurel hedge	Side of house	Overgrown group planting overhanging footpath and encroaching onto side of property. Reduce height to approximately 4m and lateral growth to allow installation of fence. Maintain as boundary screening.

Note: It is presumed that approval of the Arboricultural Method Statement will represent deemed consent by the Local Planning Authority for all the listed pre-development tree works as necessary to implement any grant of planning consent without further reference to the Local Planning Authority. ***This specifically includes the removal of the dead Silver Birch T1 for which the submission of this report should be taken as 5 days' advanced notice.***

Any additional works to trees or shrubs (including those on neighbouring land) must be subject to obtaining any necessary permission from the LPA and, where necessary, written consent from the relevant owner(s)

4.3.3 Conditions Regarding Tree Work

Tree work is a potentially hazardous activity; anyone carrying out these operations must be appropriately trained, experienced and carry appropriate insurance. All works will be carried out in accordance with BS3998: 2010 ‘Recommendations for Tree Work’ or current industry best practice. In particular:

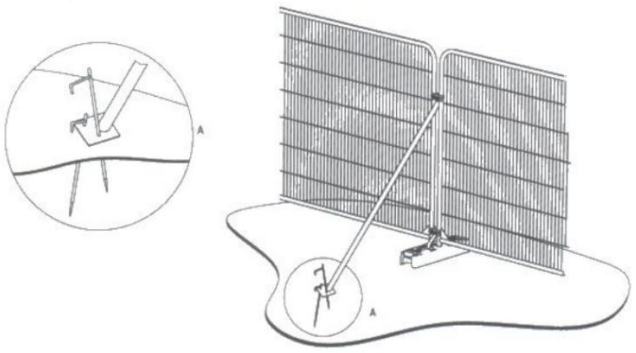
- Full consideration must be given to all relevant legislation including the Health and Safety at Work Act 1974, the Management of Health and Safety at Work Regulations 1999, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended) regarding European Protected Species such as bats. Works should be timed, where possible, to avoid the bird nesting season (March to September)
- Contractors to follow a safe system of work and comply with the Work at Height Regulations 2005 (as amended) particularly when making an assessment of a tree’s condition before undertaking climbing operations
- Contractors to carry out pre-commencement checks for underground utilities
- Contractors to confirm protected status of any trees and obtain necessary permissions before work starts

4.4 Tree protection

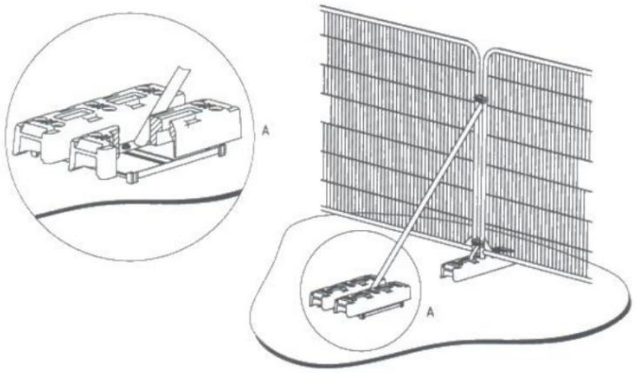
4.4.1 **Protective Fencing Specification** (as indicated on the Tree Protection Plan)

Protective fencing will be fit for purpose. with the default specification complying with Figure 3 in BS5837:2012 (see below). In lower risk or restricted access areas, the use of alternative specification fencing may be acceptable providing that it is fit for purpose and should be proportionate given the low-impact nature of the proposed works and limited space available. On this basis, the use of orange builders mesh supported on road pins may be used to temporarily restrict access through the trees while the new fence is installed.

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Protective fencing must:

- Be erected prior to any demolition or construction taking place at distances specified within the Tree Protection Plan
- Prevent unauthorised access to / from Root Protection Areas or Construction Exclusion Zones
- Be installed taking all necessary precautions to avoid **underground utilities or buried obstacles** when installing any support poles, pins or pegs (the supports being installed on the 'protected' side of the fencing)
- Have appropriate all-weather warning signs clearly affixed e.g., 'CAUTION - PROTECTED TREE – STRICTLY NO ACCESS' (See Appendix 1 for examples)
- Be inspected daily by the appointed Site Manager to ensure that it is effective
- Remain in place until completion of the construction phase (including any hard landscaping works).

4.4.2 Ground Protection and Temporary Access

Where temporary ground protection is required within a Root Protection Area of a retained tree(s) then this should be designed to cope with the expected load and be capable of preventing soil compaction. Detailed guidance is provided in BS5837:2012 section 6.2.3.3 including for:

- Pedestrian movement (including scaffolding) - a single-thickness scaffold board on top of a compressible layer e.g., 100mm depth of woodchip laid on a geotextile fabric
- Pedestrian-operated plant up to 2t – proprietary ground protection boards on top of a compressible layer e.g., 150mm depth of woodchip laid on a geotextile fabric
- Construction machinery exceeding 2t – proprietary ground protection or pre-cast slabs to an engineer's specification. An assessment of the need for upgrading the existing driveway should be made by an engineer before commencement of works

An example of a typical proprietary ground protection boards (GroundGuards) suitable for tree root protection can be seen Here (other products are available). To assist site operatives installing temporary ground protection, the following QR Code links directly to the Ground Guards website including a short video on installation techniques:



Image 2: Example of proprietary ground protection (GroundGuards) laid on a compressible layer of woodchip – suitable for Pedestrian-operated plant up to 2t operating on exposed ground.

Traffic	Gross weight	Ground Protection Boards	Layers of boards	Compression layer	Membrane
Pedestrians only		GroundGuards MultiTrack	1	100mm woodchip	Geotextile
Pedestrian plant	Up to 2 t	GroundGuards MultiTrack	1	150mm woodchip	Geotextile
Vehicular plant	2 - 10 t	GroundGuards MultiTrack	2	150mm woodchip	Geotextile
Vehicular plant	10 - 20t	GroundGuards MaxiTrack	2	150mm woodchip	Geotextile
Vehicular plant	Over 20 t	GroundGuards XtremeMats	1	150mm woodchip	Geotextile

4.5 Development Operations

4.5.1 The nature of the development and restricted space should result in a low intensity build environment as overseen by the Site Agent / Manager. Details (subject to confirmation) include:

Site Access	Site access via front driveway. Restricted access from side of property subject to appropriate tree protection and advice of Project Arboriculturist.
Build Sequence / Arboricultural Supervision & Monitoring	• Pre-commencement site meeting (Council Tree Officer to be invited) # • Pre-commencement tree works # • Installation of tree protection fencing / temporary ground protection # • Clearance works (wall / foundation removal) • Fence installation • Soft landscaping operations **# Indicates Arboricultural Involvement / Supervision / Monitoring Recommended**
Service Installation including drainage	N/A
Contractors Car Parking	Off street parking or on street parking in accordance with local restrictions
Deliveries / Storage	**No materials to be stored / no concrete mixed / re-fuelling within retained tree RPAs.** Appropriate precautions in place e.g., fully bunded trays / impermeable membranes to prevent contaminants reaching any RPA when handling or mixing concrete / cement within the rear garden
Site Huts / Welfare Facilities	May be located outside of any retained tree RPA

4.5.2 Wall Demolition

Adequate space exists for site clearance operations / wall removal without impacting on the retained trees providing that all tree protection measures are in place before commencement. The wall must be demolished into the existing rear garden i.e. away from the retained trees. All plant and vehicles should either operate outside of any RPA or run on appropriate ground

protection (see section 4.4.2, above). All movements to be supervised to avoid causing damage to any part of any retained tree on hedge within or adjacent to the site. Adequate water supplies should be in place so that if there is a significant build-up of dust on foliage then the trees can be hosed down. A separate demolition method statement should be provided and additional advice sought from the Project Arboriculturist.

4.5.3 Ground Level Changes

No significant ground level changes within any retained tree RPA are anticipated as part of this development. Loose organic material, garden waste, etc. may be carefully removed using hand tools taking care not to disturb the underlying soil and rooting material. Soil cultivation (e.g. for laying of turf / seeding) must be carried out using hand tools to a maximum depth of 150mm taking care not to damage shallow roots >25mm diameter. Any additional changes to ground levels within the RPA or areas marked as 'Low Invasive Surfacing' / 'Temporary Ground Protection' must be approved in writing by the LPA and subject to advice from the Project Arboriculturist, observing the General Precautions / Prohibited Activities listed in section 4.5.9.

4.5.4 Removal of Existing Wall Foundations

The existing wall foundations must be carefully removed using hand tools or plant (under supervision) working from within the rear garden on temporary ground protection. Care must be taken to avoid damage to roots that may be in contact with the edge of the foundations nearest the retained trees. Soil amelioration including filling of any voids with quality topsoil and / or decompaction using compressed air equipment may need to be undertaken subject to arboricultural assessment.

4.5.5 Fence Installation / Low Retaining Wall

A copy of the final fencing specification should be attached to this AMS. Post locations must be carefully excavated by hand to a depth of 500mm avoiding damage to significant roots or clumps of roots. Any exposed roots must be treated in the following way (see BS5837:2012 section 7.2):

- Hole backfilled and relocated if roots >25mm diameter or clumps of roots are identified or specific advice obtained from the Project Arboriculturist. Bridging foundations should be used for the new section of retaining wall (H5) is significant roots are located
- Pruning back of roots <25mm diameter permissible, making a clean cut with a suitable sharp tool (secateurs, hand saw, etc.)
- Localised changes in ground level to install any gravel boards must be carefully undertaken using hand tools, retaining any roots >50mm diameter (e.g. adapting the boards to accommodate the roots
- Post holes must be lined with an impermeable membrane protect the surrounding soil and roots from the potentially damaging effects of wet concrete leachate
- Landscaping operations should be carried out in accordance with BS4428:1989



Root severance, tree de-stabilised.



Significant roots retained.

4.5.6 **Installation of Low-Invasive Surfacing** (informative)

Any new or upgraded hard surfacing within the RPA of any retained tree should be based upon a permeable, low-invasive solution. In order to minimise the impact on tree root function, the design and construction of new hard surfacing should adequately consider and allow for the following factors (the performance specification):

- Allows gaseous exchange (horizontally and vertically)
- Water permeable while preventing contaminants entering the rooting area
- Allows for future growth of the root system
- Prevents damage to the roots during demolition or construction
- Recognises the fact that the majority of roots are found in the top 600mm of soil

New surfacing should be fit-for-purpose with specialist advice obtained from an appropriate expert to meet the above performance specification. The excavation of trial pits at an early stage of the development to determine the extent of root spread may assist with this decision utilising a cellular confinement system as part of the sub-base. Proprietary products such as 'Cellweb' are available that can help deliver the performance specification e.g., www.geosyn.co.uk or telephone 0870 850 1018 (Geosynthetics Ltd).

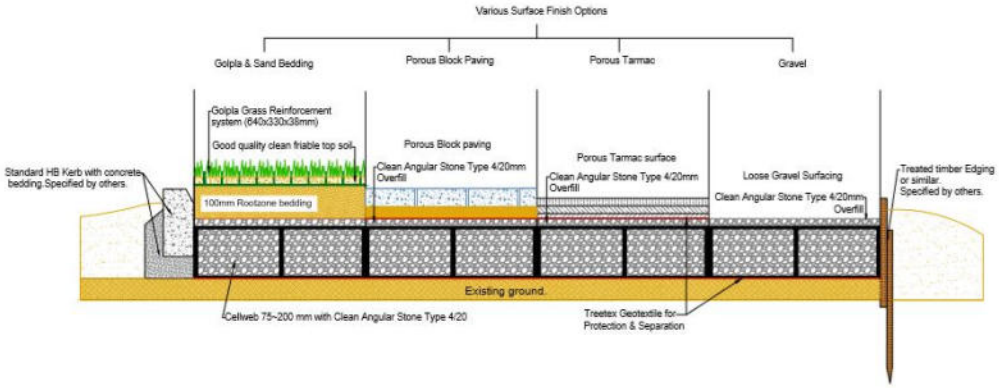


Diagram 1: Composite of low-invasive surfacing with alternative surface treatments and no-dig edging e.g. for installation within an RPA.

4.5.7 **<u>Soft Landscaping</u>** (General advice for any new tree and shrub planting)

1) Site Preparation:

- All ground preparation and planting operations adjacent to existing retained trees, shrubs and hedges to be undertaken using hand tools only. No chemicals of any description are to be used
- Any changes in soil level +/- 300mm to be made using imported soil meeting BS3882:2007 'Multipurpose' classification standards
- Shrub planting areas are to be graded to be approximately 50mm below any adjacent surfaces prior to planting and mulching. Remaining landscape areas to be graded flush with existing/finished levels
- Landscaping operations should be carried out in accordance with the following British Standards:
    - BS4428:1989 'Code of practice for general landscape operations'
    - BS8545:2014 'Trees: from nursery to independence in the landscape – Recommendations'
    - BS5837:2012, 'Trees in relation to design, demolition and construction – Recommendations'
    - BS3996 'Nursery Stock' (all parts) and BS7370-4 'Recommendations for maintenance of soft landscape (other than turf)'
    - Reference to NHBC Chapter 4.2 Tables 4-6 for planting distances in relation to new foundation depths

2) Shrub Planting:

- All planting to be watered thoroughly (field capacity) prior to planting.
- Topsoil to all shrub planting areas to be improved with 50mm depth composted green waste to BSI PAS 100
- Planting holes to be cultivated to a minimum of 300mm depth incorporating composted soil improver (detailed above) and slow-release fertilizer to manufacturer's recommended rates

3) Tree Planting: (where applicable)

- All planting to be handled, stored, transported and planting in accordance with BS8545:2014 Trees: from nursery to independence in the landscape Recommendations
- At time of planting compost and slow-release fertilizer to be incorporated into backfill material at manufacturer's recommended rates
- Trees to be supported using 75mm diameter x 1.65m tree stakes. Stakes to extend no more than 900mm above ground level. Tree to be tied to stakes using 75mm rubber tie and spacer block

4) Mulch, Weed Control and Watering

- All planting areas (shrub and hedge) to be mulched with medium grade bark mulch laid to depth of 75mm
- Areas of new planting to be hand weeded
- Shrubs to be watered as appropriate to ensure that the soil remains moist during the growing season (March-November)

4.5.8 Aftercare

Adequate soil moisture levels should be maintained around all new tree planting. Regular watering should be undertaken to ensure that the soil remains moist particularly during periods of hot weather and / or low rainfall (e.g. the application of 20L to 30L every 2 weeks during the Spring and Summer) and mulch reapplied as required. Trees should be inspected upon completion of the development and any post development works specified to BS3998:2010. Additional watering of the established trees is not considered necessary although water should be available to flush through any contamination.

4.5.9 Prohibited Activities / General Precautions

- Main construction access via the main driveway. Temporary side access from side only if tree protection measures installed following advice of Project Arboriculturist
- Tree protection fencing to be secured to prevent unauthorised access or movement
- No storage of materials (including excavated material) or mixing of concrete / mortar within any RPA / CEZ. No fires to be lit on site
- Any materials whose discharge may cause damage to a tree (concrete mixings, diesel, vehicle washings, etc.) must be handled well away from the outer edge of any RPA including the adjacent Council-owned trees T6 & T7
- Consideration must be given to any slopes that may affect any run-off towards trees
- Banksman to oversee movements of high-sided vehicles, grab lorries, unloading, etc. in proximity to any trees on or adjacent to the site

4.5.10 Responsibilities

- Unless otherwise agreed in writing, it will be the responsibility of the Client or their appointed Site Agent / Manager to ensure that the content of this AMS is adhered to
- the Client or their appointed Site Agent / Manager to arrange the pre-commencement site meeting (section 4.2.5, above)
- The main contractor and any sub-contractors are to be briefed on the relevant sections of this prior to commencing any works particularly with regards to the Prohibited Activities. Copies of general information regarding the prevention of damage to trees are included in Appendix 4 to assist with the site induction
- The Client or their appointed Site Agent / Manager are responsible for contacting the LPA / arboriculturist at any time issues relating to the trees on site are raised or when specialist arboricultural advice is needed

4.5.11 Supervision & Emergency Procedures

- Day-to-day supervision will be the responsibility of the appointed Site Agent / Manager including checks on tree protection fencing
- Supervision and monitoring by the Project Arboriculturist at key stages of the development (as indicated at section 4.5.1, above) to be coordinated by the Client or their appointed Site Agent / Manager. A minimum of 10 working days notice should be provided to the Project Arboriculturist ahead of any planned site visits
- Water to be readily available on site and to be used to flush spilt materials through the soil to minimise tree root contamination. Spill kits to be available at all times
- The Project Arboriculturist to be contacted for advice immediately following any unauthorised incursion / spillages within the RPA
- **Copy of the approved Arboricultural Method Statement to be available on site at all times**

Appendix 1 – Sample Tree Protection Notices

CAUTION

PROTECTED TREES

NO ACCESS TO CONSTRUCTION SITE FROM THIS POINT OR STORAGE / MIXING OF MATERIALS IN THIS AREA.

Tree Protective barriers are essential to protect tree roots from soil compaction, contamination, poisoning, etc.

Tree Protective Barriers MUST NOT BE REMOVED or REPOSITIONED unless permitted to do so by the Local Planning Authority (LPA).

The barriers MUST remain in place until completion of the development or such earlier time as agreed by the LPA.
PROSECUTION may result from a failure to adhere to these instructions.
The Tree Officer (Wokingham Borough Council) can be contacted via 0118 974 6000.



PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.



TREE PROTECTION AREA

KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

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

Appendix 2 – Site Supervision / Site Visit Record

Arboricultural Consultant's Development Site Monitoring Form

Arboricultural Consultant's Details: Company name/address Consultant's name tel: fax: mob:	
Development site address:	Local Planning Authority (LPA):
LPA Case Officer:	LPA Tree Officer:
Developer's details: Company name/address Developer's name tel: fax: mob:	

Stage of development (√):

Pre-development works		**Development works**		**Post-development works**	
Tree works	☐	Demolition	☐	Rectifying tree damage/pruning	☐
Protective fencing/tape	☐	Grading/muck away	☐	Hard landscaping/walls/drives	☐
Fencing signage	☐	Placing portacabin	☐	Removal of protective fencing etc	☐
Ground protection	☐	Excavations/services	☐	Soft landscaping	☐
Temporary haul road	☐	Construction works	☐	Special surfacing ☐ Tree planting	☐

Findings:	
Action taken:	
Further action required/recommendations:	
Comments:	
Date of site visit:	Date of next site visit:

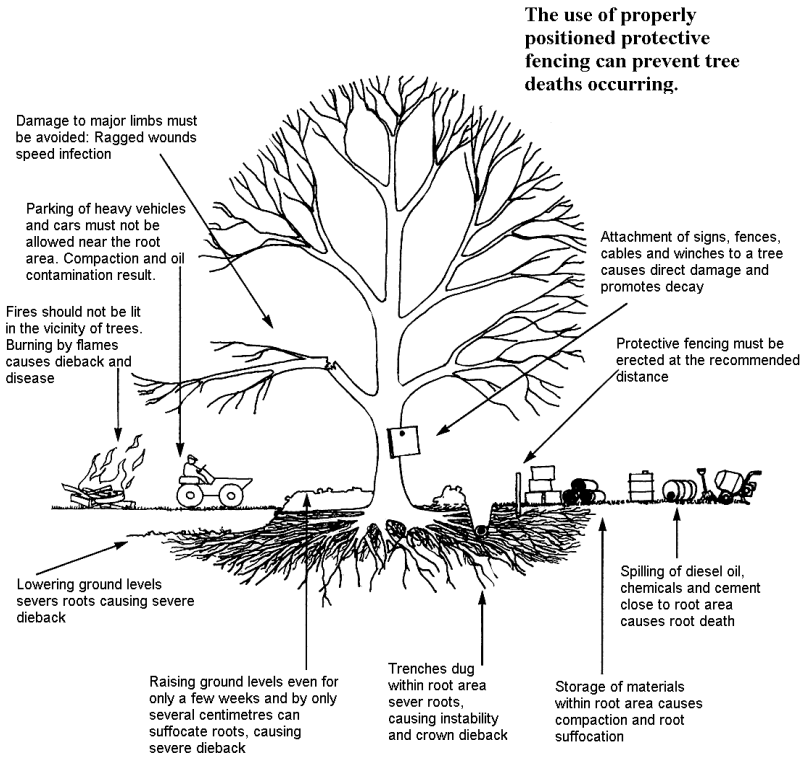
Date sent to Local Planning Authority Case Officer _____

Appendix 3 – Reference Material

- Arboricultural Association Guidance Note 14 ‘The use of Cellular Confinement Systems Near Trees’ 2020
- British Standard 3936:1989 onwards ‘Nursery Stock’ (all parts)
- British Standard 3998:2010 ‘Recommendations for Tree Work’
- British Standard 4428:1989 ‘Code of Practice for General Landscape Operations (excluding hard surfaces)’
- British Standard 5837:2012 ‘Trees in relation to design, demolition and construction - Recommendations’
- British Standard 8545:2014 ‘Trees from nursery to independence in the landscape - Recommendations’
- DCLG Planning Practice Guidance –Tree Preservation Orders and trees in conservation areas
- NHBC Chapter 4.2 ‘Building Near Trees’ 2023
- Street Works UK Volume 4 (Issue 3: 2026) ‘Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees’ (formerly NJUG)
- Countryside and Rights of Way Act 2000
- Conservation of Habitats and Species Regulations 2017
- Health and Safety at Work Act 1974
- Management of Health and Safety at Work Regulations 1999
- The Town & Country Planning Act 1990, The Town and Country Planning (Trees)(England) Regulations 2012, The Planning (Listed Buildings & Conservation Areas) Act 1990
- Wildlife and Countryside Act 1981
- Construction (Design & Management) Regulations 2015

Appendix 4 – Key Messages for Site Induction

Common causes of Tree Death



Please use copies of this as an on-site poster for personnel



Construction and Trees



Why Is Fencing Erected Around Trees?

1. The major cause of damage to trees on construction sites is due to **soil compaction**.
2. Roots use the spaces between soil particles to obtain Oxygen, Water and Nutrients.
3. Heavy plant and machinery compresses (compacts) the soil, squashing out the air spaces and preventing root function.
4. A compacted soil structure will stay compacted.
5. Consequently the tree suffers and will show signs of branch die-back.
6. Symptoms such as die-back may take several years to appear.
7. Soil compaction over roots can be prevented by maintaining a fenced exclusion zone over the tree roots.
8. The exclusion zone distance is calculated using British Standard 5837.
9. Protective Fencing is installed at the calculated distance.
10. Protective Fencing is a condition of planning approval, if it is removed or repositioned the construction firm is in breach of a condition and may be subjected to legal action.

BS5837: 2012 - TREE SURVEY - 7 Lanark Close, Woodley

Client: c/o Pioneer Designs Ltd

Site: 7 Lanark Close, Woodley, Reading, RG5 4DF

Date of Survey: 02/11/2026

Arboricultural Consultant / Surveyor: J Hedges DipArb(RFS), Lantra PTI

Tagged: No

Weather: Overcast, dry, light breeze

TPO/CA Status: TPO 1708/2020

Tree #	Species	Height (m)	Stem @ 1.5m Diameter (mm)	Branch spread (m) N	E	S	W	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition / Comments	Preliminary Management Recommendations	Estimated Remaining Yrs	Category UABC	RPA Radius (m)
T1 (TPO)	**Betula pendula (Silver Birch)**	10.5	310	4.0	4.0	3.0	4.0	N/A	EM	**Dead**	Potential health and safety issue. Loose bark. Fragile branches. Possible Honey Fungus.	Remove tree and grind stump.	<10	U	-
T2 (TPO)	**Betula pendula (Silver Birch)**	9	180	3.0	4.0	2.0	2.0	2.0	SM	Good	No significant defects visible. Co-dominant stems. Minor trunk wounds. Unbalanced crown.	No works required.	10+	C	2.2
T3 (TPO)	**Quercus robur (Common Oak)**	9	220	2.0	5.0	3.5	3.0	1.0	SM	Good	No significant defects visible. Will cause future maintenance issues. Distorted stem. Low branches over road/footpath. Previously canopy raised. Multiple pruning wounds.	Crown lift to 3m over footpath.	10+	C	2.64
T4 (TPO)	**Crataegus monogyna (Hawthorn)**	3.75	140,60,40	3.0	3.0	2.0	1.0	1.5	EM	Good	No significant defects visible. Poor shape & form. Unable to inspect stem due to Ivy. Multiple stems at ground level. Truncated branch stubs. Low branches over road/footpath.	Access Facilitation Pruning.2m spay lift to6 feet pruning to 2cm and reduw rside 50 mm stub	10+	C	1.88
H5	**Prunus laurocerasus (Cherry Laurel)**	7	Multistem Av.<100	4.0	4.0	4.0	4.0	-	EM	Good	No significant defects visible. Will cause future maintenance issues. Multiple stems at ground level. Low branches over road/footpath. Branches encroaching upon building.	Maintain as hedge.	10+	C Indicative	-
T6	**Betula pendula (Silver Birch)**	9.5	240	3.0	3.5	4.0	3.5	2.5	EM	Good	No significant defects visible. Third Party owned tree. Minor trunk wounds. Minor deadwood <2.5cm. Low branches over road/footpath.	Owner to arrange inspection.	10+	C	2.88

BS5837: 2012 - TREE SURVEY - 7 Lanark Close, Woodley

Client: c/o Pioneer Designs Ltd

Site: 7 Lanark Close, Woodley, Reading, RG5 4DF

Date of Survey: 02/11/2026

Arboricultural Consultant / Surveyor: J Hedges DipArb(RFS), Lantra PTI

Tagged: No

Weather: Overcast, dry, light breeze

TPO/CA Status: TPO 1708/2020

Tree #	Species	Height (m)	Stem @ 1.5m Diameter (mm)	Branch spread (m) N	E	S	W	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition / Comments	Preliminary Management Recommendations	Estimated Remaining Yrs	Category UABC	RPA Radius (m)
T7	**Fraxinus excelsior (Ash)**	12	360	5.0	5.0	4.0	5.0	3.0	EM	Good	No significant defects visible. Third Party owned tree. Minor deadwood <2.5cm. Low branches over road/footpath.	Owner to arrange inspection.	20+	B	4.3
Indicative S5837 Category for shrub and hedge species															

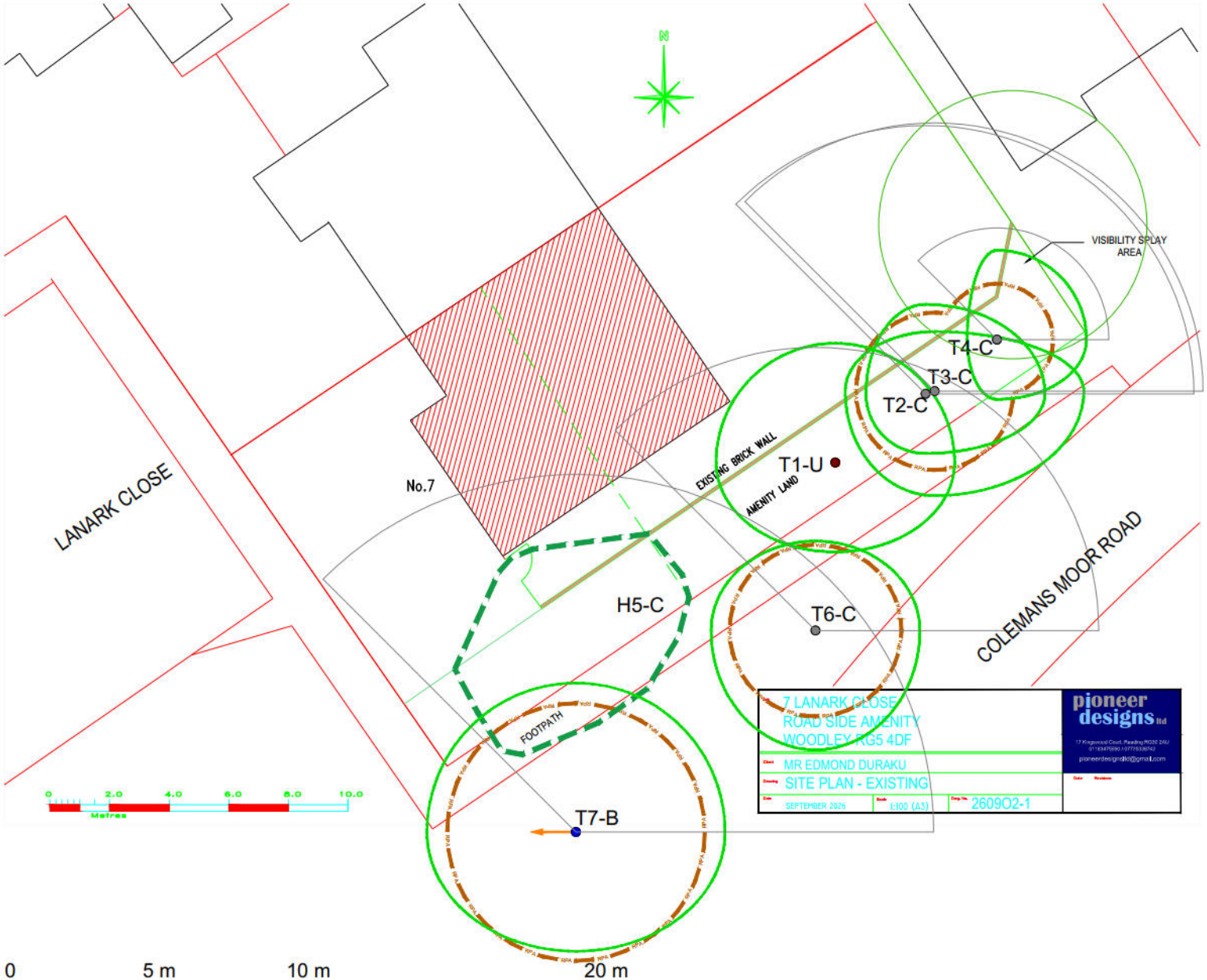
***** END OF SURVEY *****

Key to Survey

T1, T2, etc.	Individual tree survey ID number (not TPO reference numbers). **ST** for Stump, **G** for Group, **H** for Hedge.
NESW	Radial branch spread recorded against the 4 compass points (where relevant)
Life Stage	Y = Young, recently planted / established SM = Semi Mature e.g. <1/3 life expectancy EM = Early Mature e.g. 1/3 – 2/3 life expectancy M = Mature e.g. 2/3 – full life expectancy OM = Over Mature
Physiological Condition	based upon the performance of the biological processes of the tree and its overall 'health'
Structural Condition	based upon the presence of any identified structural defects in specific parts of the tree or in its arrangement as a whole
Category	Based upon Table 1, BS5837, 2012
U	Trees is such a condition that they cannot realistically be retained as living specimens in the context of the current land use for longer than 10 years
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

Other Comments:

- ***Est.*** = estimated measurement
- ***Av.*** = average measurement
- ***Occluded wound*** = where a wound has been progressively closed by the formation of new wood and bark around it
- ***Non-occluded wound*** = where a wound has not closed (or is in the process of being closed) by the formation of new wood and bark
- ***Basal*** = in or around the base of the trunk
- ***Epicormic*** = growth arising from adventitious or dormant buds. In the case of European Lime trees this frequently occurs around the base of the tree
- ***Deadwood*** = Minor (<25mm), Moderate (25mm-150mm) and Major (>150mm)



Legend:

- CATEGORY A TREE
- CATEGORY B TREE
- CATEGORY C TREE
- CATEGORY U TREE
- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- HEDGE / GROUP
- SHADE AREA
- FIRST SIGNIFICANT BRANCH
- PROTECTIVE FENCING (may be incorporated as part of site hoarding)
- TEMPORARY GROUND PROTECTION
- ACCESS FACILITATION PRUNING
- CEZ — CONSTRUCTION EXCLUSION ZONE
- NEW FENCE

Notes:

1) To be reproduced in colour only

2) Do not scale from this plan - refer to Architect's drawings for all measurements

3) Refer to Arboricultural Method Statement for additional details

4) Site includes trees protected by **Tree Preservation Order** TPO 1708/2020

A	Trees plotted using Existing SIte Plan PDL	Sept '26

7 LANARK CLOSE
ROAD SIDE AMENITY
WOODLEY RG5 4DF

MR EDMOND DURAKU

SITE PLAN - EXISTING

SEPTEMBER 2026 | 1:100 (A3) | 2609O2-1

pioneer designs ltd
17 Kingswood Court, Reading RG30 2AU
01183475890 / 07775308742
pioneerdesignsltd@gmail.com

Hedges Tree Consultants Ltd

23 Elmlee Close, Chislehurst, Kent, BR7 5DU
T 020 8467 8029 M 07976 627575
E james_hedges_ctc@hotmail.com

Client: c/o Pioneer Designs Ltd

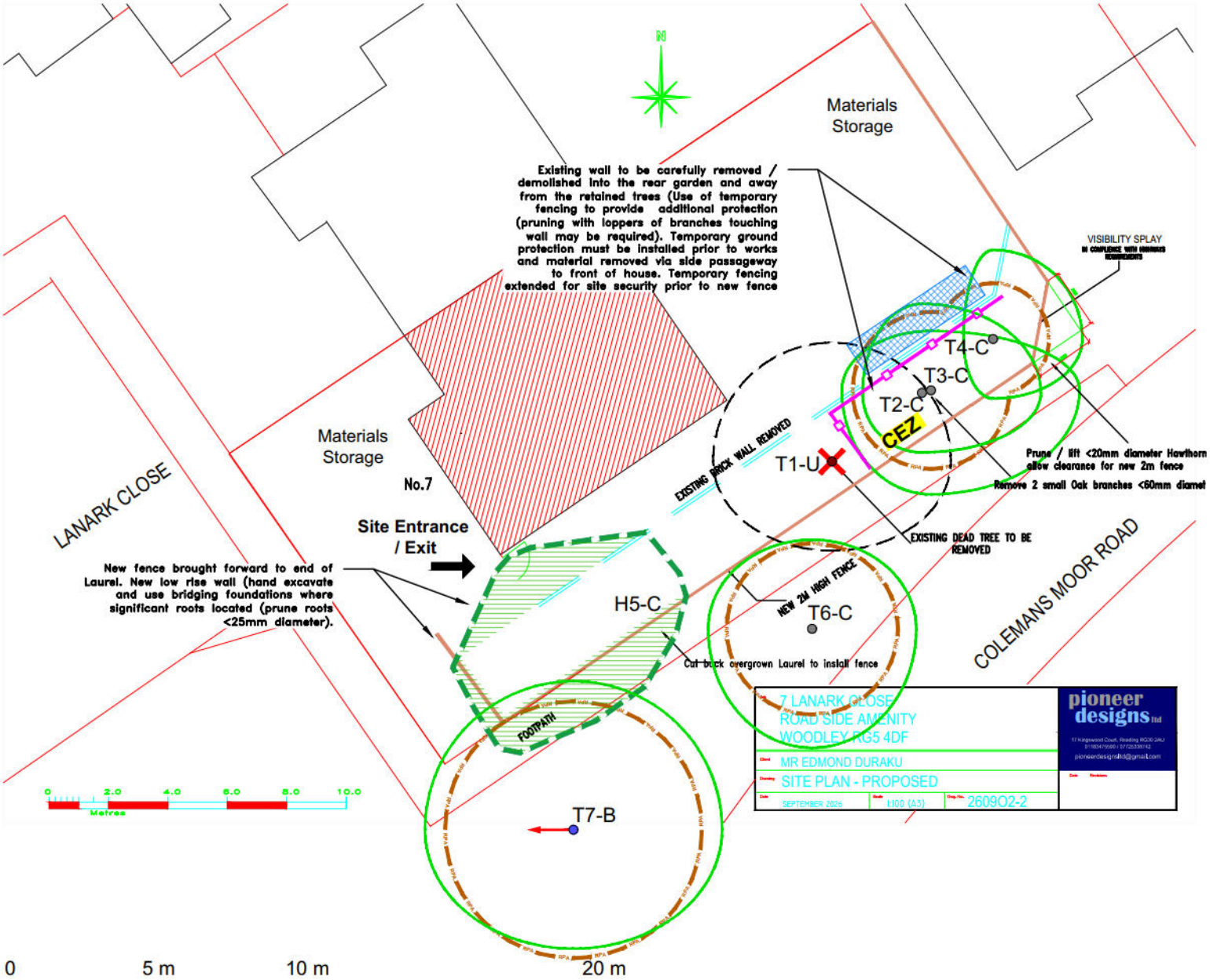
Project: 7 Lanark CLose, Woodley, Reading , RG5 4DF

Title: TREE SURVEY & CONSTRAINTS PLAN

Date: 06/11/26 Scale: 1:200 Original Paper Size: A4

Drawn: JWH Checked: Y Job Ref: PDL/7LC/26

Drawing Number: TSCP Rev: A



7 LANARK CLOSE
ROAD SIDE AMENITY
WOODLEY RG5 4DF

Client: MR EDMOND DURAKU

Drawing: SITE PLAN - PROPOSED

Date: SEPTEMBER 2026 Scale: 1:200 (A3) Dwg No: 2609O2-2

pioneer designs ltd
17 Kingswood Court, Reading RG30 2WJ
01189475560 / 07725339743
pioneerdesignsltd@gmail.com

Legend:

- CATEGORY A TREE
- CATEGORY B TREE
- CATEGORY C TREE
- CATEGORY U TREE
- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- HEDGE / GROUP
- SHADE AREA
- FIRST SIGNIFICANT BRANCH
- PROTECTIVE FENCING (may be incorporated as part of site hoarding)
- TEMPORARY GROUND PROTECTION
- ACCESS FACILITATION PRUNING
- CEZ CONSTRUCTION EXCLUSION ZONE
- NEW FENCE

Notes:

1) To be reproduced in colour only

2) Do not scale from this plan - refer to Architect's drawings for all measurements

3) Refer to Arboricultural Method Statement for additional details

4) Site includes trees protected by **Tree Preservation Order** TPO 1708/2020

A	Trees plotted using Existing Site Plan PDL	Sept '26

Hedges Tree Consultants Ltd

23 Elmlee Close, Chislehurst, Kent, BR7 5DU
T 020 8467 8029 M 07976 627575
E james_hedges_ctc@hotmail.com

Client: c/o Pioneer Designs Ltd

Project: 7 Lanark CLose, Woodley, Reading , RG5 4DF

Title: TREE PROTECTION PLAN

Date: 06/11/26 Scale: 1:200 Original Paper Size: A4

Drawn: JWH Checked: Y Job Ref: PDL/7LC/26

Drawing Number: TPP Rev: A