



RH TREE CONSULTANTS LTD
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510 Oracle Parkway – Arboricultural Conditions Confirmation Statement

Client: Oracle Corporation

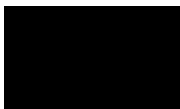
June 2025

RH Tree Consultants Ltd

Statement to: Tara Mills, EMEA Programme Governance
Director, Oracle Real Estate & Facilities,
Oracle Parkway, Thames Valley Park,
Reading, RG6 1RA

Statement Title: BS/403 510 Oracle Parkway Condition Confirmation Statement

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Originated By: 
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V1.0	RH	Preliminary draft for client appraisal	20/06/2025
V1.1	RH	Final Draft	26/06/2025

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Confirmation Statement

On behalf of the Oracle Corporation (the Client), RH Tree Consultants Limited (RH Trees) has been authorised to prepare a cover letter as an addendum to the AIA submitted with the previous planning application which confirms that conditions 4,5 and 6 of the planning decision notice (ref 212071 Notification of Approval of Planning Permission) were complied with, and confirmation that the existing and replacement trees are in good health.

The proposal was a full application for a temporary change of use of the Car Paring are (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated cabins, Structures, Wind Turbine and EV Charging Point.

The proposal was completed within the requested 3-year timeframe.

The survey recorded 204 individual trees. 13 trees had subsequently been removed to facilitate the proposal as per planning confirmation. These trees were largely located within the carpark facility within tree planters. New tree planting had been undertaken. At the time of the inspection, all these trees (planted as heavy standards in raise planting beds) were in good health and clearly showed good watering management.

No damage was noted to any retained trees from construction works. All trees were noted to be in good health at the time of the inspection.

The method statement was available to contractors during the construction operations.

At the time of the inspection, all conditions of the planning approval related to conditions 4, 5 and 6 had been adhered to.

A future requirement for ongoing monitoring of the tree stock on site is required to ensure that the replacement trees do not die within a period of 5 years. It is suggested that this be undertaken annually so as to identify any risk to the trees such as drought fatigue.

1.1 Site survey

- 1.1.1 RH Tree Consultants Ltd have undertaken the tree survey in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed and independent arboricultural advice in the context of potential development. The survey was a ground based visual inspection carried out by a suitably qualified arboriculturist. No trees were tagged as part of the survey.
- 1.1.2 The tree inspection was carried out in June 2025 by Rory Hobbs, Senior Arboricultural Consultant, when the deciduous trees were generally in leaf.
- 1.1.3 The weather on the day of the survey was clear, dry and with a light breeze following a period of drought. This allowed for a thorough inspection of all trees included in the survey.
- 1.1.4 The inspection recorded all trees included in the pervious schedule as well as all replacement trees.
- 2.1.2 The following characteristics were recorded:
- Species
 - Stem diameter at 1.5 m above ground level (mm)
 - Estimated height (m)
 - Approximate crown spread (m) in North, East, South and West directions
 - Estimate of the number of years that the tree is likely to remain suitable for retention
 - Age class
 - Condition category in accordance with BS 5837:2012. The categories are defined as:
 - 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
 - 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
 - Value subcategories where appropriate in accordance with BS 5837:2012. These are defined as:
 - 1 = Mainly arboricultural qualities
 - 2 = Mainly landscape qualities
 - 3 = Mainly cultural values, including conservation
 - General notes about physiological and structural condition and any management recommendations
- 1.1.5 All survey data has been based on a topographical survey where possible, supplied by the client. Where topographical information has not identified tree positions or Ordnance Survey mapping has been utilised, trees and hedgerows have been positioned using GPS and aerial photography to provide approximate locations in relation to existing surrounding features. Further confirmation of tree locations through a topographical survey of the site is recommended to ensure future design accuracy.
- 1.1.6 Some measurements for trees with limited accessibility may have been estimated. This is highlighted with a hash (#) symbol in the Tree Survey Schedule at Appendix 1.

- 1.1.7 Where trees formed a contiguous canopy, they may have been grouped, in line with the guidance of BS 5837:2012. If densely wooded areas are not expected to be directly affected by development proposals only the significant trees at the woodland perimeter will have been surveyed.
- 1.1.8 Trees are living organisms that change over time. A re-survey of all trees should be carried out if there have been any significant storm events or more than 12 months have passed since the survey was carried out.

2. Tree Survey Results

2.1 Results of Tree Survey

- 2.1.1 The Tree Survey Schedule at Appendix 1 details the results of the tree survey and includes any management recommendations. The schedule should be read in conjunction with the tree plans at Appendix 3 which show the location of each tree surveyed and the extent of their canopies and RPA.
- 2.1.2 159 individual trees, 0 tree groups, 0 woodlands and 0 hedgerows have been recorded during the survey. A summary of the tree survey findings is shown in Table 1. 13 trees were newly planted to replace trees removed to facilitate the proposals. These trees were recorded as category C trees currently due to their age.

Table 1: Summary of Tree Survey Findings

Category A	Category B	Category C	Category U
Trees: 0	Trees: 8	Trees: 151	Trees: 151
Groups: 0	Groups: 0	Groups: 0	Groups: 0
Woodlands: 0	Woodlands: 0	Woodlands: 0	Woodlands: 0
Hedgerows: 0	Hedgerows: 0	Hedgerows: 0	Hedgerows: 0

- 2.1.3 13 trees were newly planted to replace trees removed to facilitate the proposals. These trees were recorded as category C trees currently due to their age.
- 2.1.4 All proposed tree removal had been undertaken.
- 2.1.5 All trees on site were noted to be of good or fair condition.
- 2.1.6 Many trees were subject to growth restrictions from planting pits (large) or raised planting beds (pots). The species of trees located in restricted positions (London Plane) are suitable to tolerate reduced access to required soil volumes, compaction and drought.
- 2.1.7 All tree planting conformed to planning conditions in terms size (>18cm girth) and planting specification (within BS8545:2014 – Trees: from Nursery to Independence) guidance.

2.2 Mitigation and Protection

- 2.2.1 The retained trees will need protecting ongoing site risks such as compaction.
- 2.2.2 Where existing hard surfaces are present within the RPA of retained trees, they should be watered and biodegradable mulch applied when appropriate.
- 2.2.3 Regular raising of the canopies of trees within the carpark for pedestrian and vehicle clearance should be undertaken. It is recommended that a canopy clearance of 3.5m be maintained.

3. Confirmation

I hereby confirm that all conditions within sections 4,5 and 6 of the Notification of Approval of Planning Permission (ref 212071) have been adhered to as per BS5837 guidance.

Signed:

A black rectangular box redacting the signature of the consultant.

Rory Hobbs

Senior Arboricultural Consultant

RH Tree Consultants Ltd.

Date: 20th June 2025

4. References

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- Boddy, L (2021) – *Fungi and Trees, Their complex relationships*.

Appendix 1: Tree Survey Schedule

See attached

Appendix 2: Site Photographs



Plate 1: Newly planted trees in close proximity to the scheme location.



Plate 2: Retained trees in close proximity to scheme.



Plate 3: Detail of newly planted trees.



Plate 4: Retained trees outside of the proposal area showing good vitality.

Appendix 3: Figures – See Attached



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Specialist support across:

- Trees, Planning & Construction
- Tree Health Diagnosis
- Tree Protection and the Law
- Tree Safety & Risk Management
- Subsidence, Mortgage & Insurance Reports
- Veteran Tree Surveys
- Tree Policy Writing
- Woodland Management
- Tree Selection and Planting
- Biodiversity Net Gain Assessment
- Bats in Trees