

*Details Pursuant to British Standard 5837:2012,
Trees in relation to design, demolition &
construction.*

*BS5837:2012 Tree Protection Report
149 Victoria Road, Wargrave, Reading*

November 2025

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APPENDICIES

AT/1	Protective Barrier
AT/2	AT-078-P26 – Tree Protection Plan

1.0 INTRODUCTION

- 1.1 The following tree protection plan has been prepared for Mr & Mrs Maning to support a full planning application for the proposed development at 149 Victoria Road.
- 1.2 The purpose of this document is to set out the Tree Protection Plan in pursuant to the ***British Standard 5837: Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837:2012)***, for the construction of a new self-build residential dwelling and garage in support of the planning process.
- 1.3 149 Victoria Road is located within a residential street in the village of Wargrave, which lies in the civil parish of Wargrave, Wokingham Borough, Berkshire.
- 1.4 The project criteria is for the construction of a detached single storey dwelling, double garage & associated works.
- 1.5 This statement sets out proposed measures to ensure that trees, shrubs, and other natural features to be retained are adequately protected from damage to health and stability.
- 1.6 Assessment is based on knowledge, published professional guidance/recommendations and legislation.
- 1.7 This plan will be progressively refined and developed as specialists are appointed, and more specific and detailed methods, techniques and requirements are established.

Legal Considerations/Risk Assessment

- 1.8 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular use on a year-round basis, such as pedestrian and vehicular highways and amenity areas.
- 1.9 Where static structures exist, the risks become constant, and an assessment is made as to whether complete or partial failure of a tree could cause damage to such structures.
- 1.10 The laying of utilities, new surfacing and locating new amenities within tree rhizospheres and canopies, should be carefully considered due to the

potential significant resulting damage to roots, tree physiological function and/or to the new development additions and amenities.

- 1.11 Within the scope of any tree survey, it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even trees of a sound condition can be the subject of structural failure. Trees also have the rare propensity to drop limbs that appear to be in an acceptable condition. Those rare occasions have been known to occur in spring and summer on calm days.
- 1.12 Although rare, trees shedding limbs should be acknowledged as a risk that cannot be entirely mitigated.
- 1.13 The law requires that properties are retained safely for residents, visitors, and neighbours (Occupiers Liability Act, 1957/84, Defective Premise Act, 1972 and as Common Law Duty of Care) this includes reasonable care of trees.
- 1.14 This plan will be progressively refined and developed as specialists are appointed, and more specific and detailed methods, techniques and requirements are established.

Rationale

- 1.15 To provide sustainable solutions for trees and the proposed development which takes appropriate account of tree amenity value, tree condition requirements and the area's character.

2.0 SITE DETAILS

LPA Planning reference number

2.1 Application Number: 252259

Development site address

2.2 149 Victoria Road, Wargrave, Reading, RG10 8AG

Scope of the Work

2.3 The works comprises the following. Hereafter referred to as the works;

- (a) Erection of single storey dwelling
- (b) Erection of double garage
- (b) Landscaping and associated works

Area Character Assessment

2.4 Victoria Road is characterised by residential development, with a mixture of detached and semi-detached properties generally set back from the street. The area forms part of a well-established settlement pattern, where dwellings are of a comparable scale and contribute to a coherent residential environment.

2.5 Arboricultural interest in the main consists of a Hazel tree (T1) on the northern boundary of the site and a Walnut tree (T2) located towards the south eastern boundary.

Site Character Assessment

2.6 149 Victoria Road is located within a residential street in the village of Wargrave, which lies in the civil parish of Wargrave, Wokingham Borough, Berkshire. The site is situated to the east of the village centre, accessed from Victoria Road, and benefits from close proximity to a range of local services and facilities including shops, schools, and community amenities.

2.7 The property is located within Wargrave, which is identified by Wokingham Borough Council as a *Modest Development Location*. This designation supports small-scale, sustainable growth within established settlements.

- 2.8 Victoria Road is characterised by residential development, with a mixture of detached and semi-detached properties generally set back from the street. The area forms part of a well-established settlement pattern, where dwellings are of a comparable scale and contribute to a coherent residential environment.
- 2.9 The prevailing character of the built form is defined by traditional brick properties dating from the late Victorian and early Edwardian periods. However, more recent infill and replacement development is also evident, which has introduced a variety of architectural styles into the street scene while maintaining its overall residential character.
- 2.10 Arboricultural interest in the main consists of a Hazel tree (T1) on the northern boundary of the site and a Walnut tree (T2) located towards the south eastern boundary.
- 2.11 There is the possibility that the Walnut tree (T2) will require removal to facilitate the development, however it is believed that this is unlikely due to natural protection from existing and proposed site levels, construction techniques and the likely RPA's given the existing developed surrounding landscape. This will not affect any natural screening.

Proposed Development Description

- 2.12 Full planning permission is sought for:

“Demolition of existing 2-storey 3 bedroom dwelling and associated outbuildings and erection of a detached single storey dwelling and garage with new hardstanding, landscaping, and associated works.”

- 2.13 The proposal comprises the following elements:

- Erection of new single storey dwelling;
- New hardstanding;
- Cycle storage provision for 2+ cycle spaces;
- Provision of parking spaces for 6+ vehicles with one Electric Vehicle Charging Point and electric bicycle charging point;
- New bin storage area;
- Associated landscaping.

- 2.14 The proposed development will have a negligible arboricultural impact with proposed tree removals limited to trees of minimal amenity and arboricultural value.

3.0 ARBORICULTURAL IMPACT ASSESSMENT

- 3.1 The proposed development for the erection of a single storey dwelling, double garage, landscaping and associated works will have minimal arboricultural impact to both 149 Victoria Road and the wider Wargrave area.
- 3.2 Proposed tree removal to facilitate development is thought highly unlikely, however if required is limited to trees of low arboricultural and amenity value (T2 – Walnut). The trees cannot be seen from publicly accessed areas external to the site and accordingly the impact of their removal will be negligible.
- 3.3 Access to the new dwelling would be via existing established entrances from Victoria Road. The Walnut tree (T2) adjacent to the driveway should provide good clearance for any construction vehicles with only some minor pruning required where necessary to facilitate access.
- 3.4 All retained trees within the influence of the proposed development can be adequately protected by standard BS5837 (2012) protection measures.

4.0 ARBORICULTURAL PROTECTION

- 4.1 In accordance with BS5837 (2012) effective tree protection would be achieved through the provision of construction exclusion zones (CEZs) protected by the erection of appropriate barriers (Appendix AT/1) and limiting demolition and construction activities to specific demolition and construction operation areas (DCOAs).
- 4.2 The CEZs are sacrosanct areas that usually should not be the subject of any disturbance, including the staking of materials.
- 4.3 The site foreman and arboriculturist (if appointed) should ensure that the barriers are not breached and the CEZs remain sacrosanct tree protection areas.
- 4.4 All retained trees on site would be the subject of protection through the erection of appropriately signed barriers ***'Construction Exclusion Zone – Keep Clear'***.
- 4.5 Utility services should be laid outside the CEZs where possible, CEZs including protective fencing locations are found within Appendix AT/2 of this report.

Demolition and Construction Operation Areas (DCOAs)

- 4.6 The DCOAs are areas where all construction activities are carried out including logistics/material storage, construction worker facilities, mixing of construction materials and fuels etc. without detrimentally impacting on retained trees on and adjacent to the site.
- 4.7 It should be the responsibility of the site foreman to plan DCOAs for each phase of development appropriately taking trees into account and to ensure that all development associated activities remain within the DCOAs and building footprints.
- 4.8 DCOA locations are found within Appendix AT/2 of this report.

5.0 ARBORICULTURAL METHOD STATEMENT (AMS)

- 5.1 The implementation of specified protective fencing and adherence to specified DCOAs and CEZs will provide effective protection for all trees within influence of the proposed development.

Pruning to Facilitate Construction Access

- 5.2 Access for construction traffic to implement the proposed development will be along the existing access road along the south-western boundary of the site.
- 5.3 The crown spreads and first significant branches of the majority of trees adjacent to this access route allow easy access to the property. However, there are some small diameter primary branches over the access route that are low enough to impede construction vehicle access.
- 5.4 Removal of these branches to origin at the main stem will facilitate construction vehicle access and will not impact the tree's form or vitality, branches are of small diameter that will completely occlude if pruned correctly.
- 5.5 Facilitation pruning of trees must be undertaken under BS3998 (2010) Tree Work Recommendations.

Soil Amelioration for Retained Trees

- 5.6 Some trees on the site would benefit from soil amelioration due to compaction within their rooting areas, soil can be easily de-compacted by:

Inserting a garden fork into the ground every 2 meters width and length wise within the RPAs of compacted trees, lever the fork back and forth to loosen the soil (no digging/turning soil over should take place), adding an inert soil conditioner such as well rotted manure or compost will also improve soil structure. Care should be taken with soil conditioners, fresh manure, and green waste as they can cause root damage and nutrient burn to trees.

- 5.7 Soil amelioration will improve both rhizosphere condition and gaseous exchange for tree roots and accordingly improve physiological condition for these trees.

Responsible Stewardship of Retained Trees

- 5.8 A prudent approach to all mature tree management especially with trees adjacent to buildings, roads and new developments is to carry out regular visual tree assessments to help inform future tree management and safety.
- 5.9 Retained trees should be included in any future tree inspections for 149 Victoria Road, for their size, structural condition, and proximity to domestic dwellings.
- 5.10 Sympathetic future management as informed by regular inspections will ensure a long-term sustainable relationship between the property and trees on site.

Planting Recommendations

- 5.11 149 Victoria Road currently has limited arboricultural value consisting of a Hazel (T1) and Walnut (T2) tree.
- 5.12 Arboricultural and ecological interest can be improved with sensitive planting post development by planting native hedgerow species interspersed with smaller native standards as crab apple and field maple along the property boundaries.
- 5.13 Species selection and siting should be carefully planned to avoid any future tree and property conflict, for example mature tree heights and lateral spread should be factored in to allow adequate space for newly planted stock.
- 5.14 The implementation of planting post development will provide a net arboricultural improvement for the site.
- 5.15 Any trees removed will be replaced on a scale of 2:1.

Utilities

- 5.16 Any utility services into the new development which are required to be laid, should be located outside of retained tree RPAs or specialist engineering solutions (SEs) should be utilised such as impact moling and pipe ramming.
- 5.17 Services laid by SES should optimally pass under tree RPAs at a depth of 1m however, 700mm may also be acceptable.

- 5.18 Inspection chambers should be located outside of tree RPAs.

Implementation Timetable

- 5.19 In order to ensure effective protection of trees and woody plants, protection measures must be integrated into the development timetable (Table 1).

Phase	Activity
1	Remove and prune trees to facilitate development.
2	Set out demolition and construction operations areas and construction exclusion zones.
3	Implementation of protection barriers.
4	Commencement of development with arboricultural input where required.
5	Completion of development including planting and soil amelioration.

8.0 CONCLUSION

- 8.1 This report provides information which will help ensure the effective protection of retained trees, the appropriate management of trees and help implement a development scheme appropriate to the local area's character.

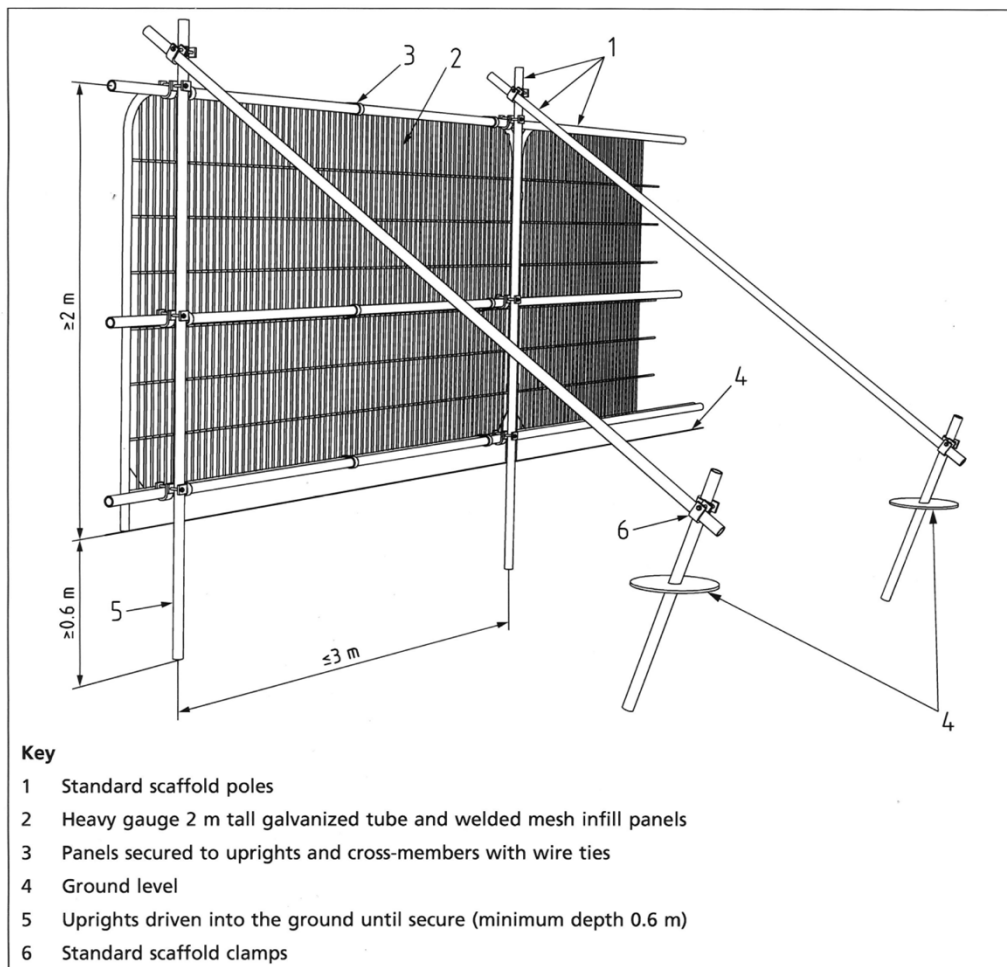
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Appendix AT/1*

November 2025

1.0 PROTECTIVE BARRIER

- 1.1 The protective barrier will be installed in accordance with BS5837:2012. The default specification of BS5837:2012 (pictured below for reference) recommends a vertical and horizontal, scaffold framework, well braced to resist impacts, with vertical tubes at no more than 3m intervals. These should be driven into the ground. Weld mesh panels should be affixed to this framework with scaffold clamps.

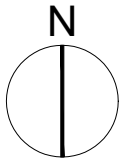
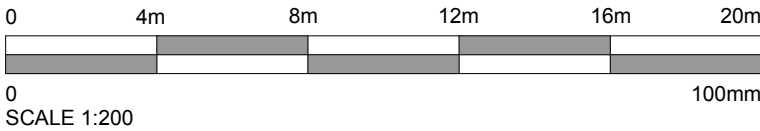


Protective Barrier to BS5837:2012. To be used situated in open ground.

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Appendix AT/2*

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Proposed Notes:

- Root Protection Area - - - - -
- Protective Fencing — — — — —
- Demolition & Construction Area DCOA
- Construction Exclusion Zone CEZ

Rev.	Date	Detail
-	-	-

Status **PLANNING**



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Client
MR & MRS MANNING

Project Title
**149 VICTORIA ROAD,
WARGRAVE,
READING, RG10 8AG**

Drawing Title
TREE PROTECTION PLAN

Scale: 1:200 A2	Date: Nov 2025	Drawn: TMA
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Drawing No. AT - 078 - P26	Rev. -
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