

ARBORICULTURAL ADDENDUM

Drainage and Patio Clarification

Site	19 Salmond Road, Reading, RG2 8QN
Original AIA	Project 25_5837_11_27 - Arboricultural Impact Assessment, first issued 28 November 2025
Updated drawings	26/1938/01 - Tree Constraints Plan; 26/1938/02 - Tree Assessment Plan
Prepared by	KVL Designs Ltd
Date	17 September 2026

Document status

This document is an agent-prepared addendum and should be read alongside the original Arboricultural Impact Assessment. It clarifies the current drainage arrangement, the circumstances in which the existing storm-water drain was identified, and the proposed treatment of the patio/hard landscaping. It does not re-survey the trees or alter the tree categories, Root Protection Areas (RPAs), or other professional arboricultural data recorded in the original AIA.

1. Purpose of this Addendum

The Local Planning Authority requested further information in relation to the soakaway location, patio area and the updated Arboricultural Impact Assessment. This addendum provides a consolidated response to those matters and records the current development proposal shown on the updated drawings.

1.1 Summary of the outstanding matters

Matter raised	Clarification / response
Soakaway / drainage	No new soakaway is proposed. Surface water is to connect to and utilise the existing storm-water drainage system shown on the updated plans.
Patio / hard landscaping	Any part of the patio or hard surface falling within an RPA is to be formed using a no-dig approach at or above existing ground level, with no mechanical excavation or soil stripping within the RPA.
Updated arboricultural position	The original tree survey, tree categories and RPAs remain relied upon. This addendum clarifies the revised drainage and hard-landscaping proposals without replacing the original arboricultural survey data.

2. Existing Arboricultural Context

The original AIA identifies T1 and T2 as over-mature Common Oaks protected by Tree Preservation Orders and categorised A1. T1 has a stated RPA radius of 13.4 m and T2 a stated RPA radius of 12 m.

Those arboricultural constraints remain unchanged. The updated development information has therefore been considered against the same tree constraints and RPAs shown in the original AIA and on the updated Tree Constraints and Tree Assessment Plans.

3. Drainage Clarification

3.1 Existing buried storm-water drain

The original AIA recorded that an excavation described at the time as a "soakaway trench" had been undertaken within the vicinity of T1 and that standing water and exposed roots were observed. The applicant/agent confirms that the excavation was the point at which an existing buried storm-water drain was identified. That existing drainage infrastructure was not shown on the original base information used for preparation of the AIA.

3.2 Current drainage proposal

- No new soakaway is proposed as part of the current development.
- The current proposal is to use the existing storm-water drainage system and connect surface-water drainage to that existing system, as shown on the updated drawings 26/1938/01 and 26/1938/02.
- The updated drainage route is shown adjacent to the dwelling and away from the RPA of T1. No new soakaway excavation is proposed within the RPA.
- The reference to a soakaway trench in the original AIA should therefore be read as a description of the excavation observed during the earlier site inspection and not as a proposed soakaway forming part of the current planning scheme.

3.3 Construction precaution

If any local connection work is found on site to approach an RPA, excavation is to be undertaken carefully by hand, with significant roots retained and protected. Mechanical excavation, storage of materials, mixing of concrete and spoil deposition are to remain outside RPAs, consistent with the protective principles set out in the original AIA.

4. Patio and Hard Landscaping

The patio/hard-landscaping element is to be carried out so that tree roots are not damaged. Where any part of the patio falls within an RPA, it is to be constructed using a no-dig methodology at or above existing ground level. There is to be no conventional excavation, soil stripping or mechanical excavation within the RPA for the patio construction. Any required build-up is to be formed above existing ground level using a permeable and load-spreading construction appropriate to the final detailed design.

5. Tree Protection During Works

- Tree protection fencing and exclusion zones identified by the original AIA are to be maintained during construction where applicable.
- No plant, materials, spoil, cement washout or storage is to be placed within an RPA.
- Ground protection is to be used where construction access is unavoidable close to an RPA.
- Any unexpected significant roots encountered during excavation are to be retained where practicable and treated in accordance with the protective methodology in the original AIA.

6. Conclusion

The updated information confirms that the development does not rely on a new soakaway. Surface water is to utilise the existing storm-water drainage system identified on site and shown on the updated plans. The revised drainage arrangement avoids the need for a new soakaway excavation within the RPA of T1. The patio/hard landscaping will be undertaken using a no-dig approach wherever it falls within an RPA. Subject to the continued application of the tree-protection measures in the original AIA, the clarification does not alter the underlying tree survey, tree quality categories or RPAs.

Prepared by: KVL Designs Ltd

Date: 18 September 2026

Appendices

Appendix A - Drawing 26/1938/01, Tree Constraints Plan

Appendix B - Drawing 26/1938/02, Tree Assessment Plan

The original Arboricultural Impact Assessment should be submitted separately alongside this addendum.

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.

El Sub Sta

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H1-C2

T4-U

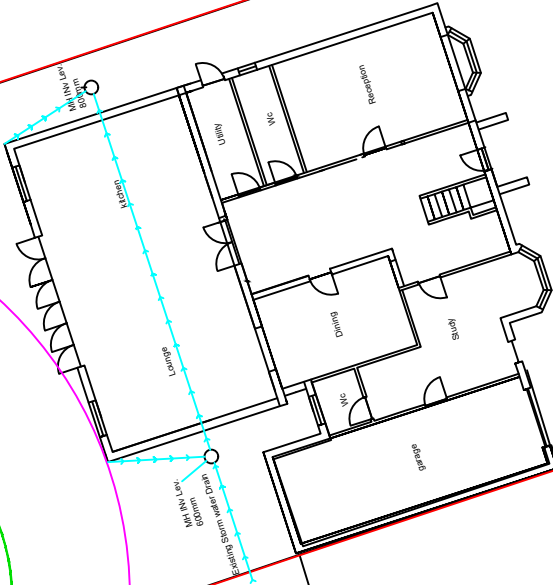
H1-C2

T3-A1

T2-A1

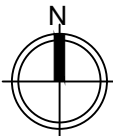
T1-A1

43



Key

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



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	Checked By
26/1938/01	1		

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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H1-C2

T4-U○

H1-C2

T3-A1●

●T2-A1

●T1-A1

43

Water Drain

Key



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



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.



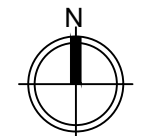
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.



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



1:250

Drawing Title

Tree Assessment Plan

Client	
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Shashi (Sammy) Sharma

Site/Project	
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19 Salmon Road, RG2 8QN

Scale/Sheet

1:250 @ A3

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09/09/2026

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