

Arboricultural Method Statement (AMS) Addendum

Project: Nigra House, Fishponds Road, Wokingham, RG41 2GY

Original AMS Reference: 318_T_RP_PL_AMS_V4

Planning Application Ref: 242136 (Approved 21/08/2024)

Discharge of Condition Ref: 251658 (Submitted 15/07/2025, pending decision)

Prepared By: Wilson Scott *BSc Hons, MArborA*, Arboriculturist at BLADE.

Date: 9th September 2025

1. Introduction

This addendum statement has been prepared by BLADE following a pre-start site meeting held on 05/08/2025 with Magrock Ltd (the Principal Contractor). The meeting focused on arboricultural matters in preparation for the forthcoming demolition and construction works scheduled for later this year, subject to final planning approval.

This document supplements the previously submitted Arboricultural Method Statement (AMS) Ref 318_T_RP_PL_AMS_V4) intended to discharge Planning Condition No.5 attached to planning approval ref. 242136. The discharge application is currently under review by Wokingham Borough Council.

2. Planning History

Wokingham Borough Council granted planning permission on 24th June 2024 for a *"Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping."* (application Ref:240575).

This permission has been varied by a Section 73 Application for *"Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces, and entrance access gates."* (application Ref: 242136).

Condition No.5 states:

5 "a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. Public: Information that can be seen and used by everyone inside and outside the Council. inside and outside the Council.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)".

3. Site Visit Findings

During the recent site meeting on 05/08/2025 and subsequent inspection, it was identified that a single ash tree part of the retained tree group G4 requires removal due to site constraints arising from revised design requirements. The tree is of low quality within the development context (category C retention value). Photographs of the tree are included at Appendix D.

Specifically, site levels need to be lowered adjacent to this tree to facilitate construction of the proposed parking bays. This ground level reduction negates the feasibility of the originally proposed 'no-dig' construction method, as such works would cause direct physical damage to the tree roots and significantly compromise the tree's structural integrity.

Additionally, planned drainage installation works immediately adjacent to the tree will require excavation within the root protection area (RPA), further exacerbating root damage risk and threatening overall tree health and stability.

4. Implications and Mitigation Measures

Given the combined arboricultural and engineering constraints, retention of this single ash tree is no longer feasible without unacceptable risk to its health and long-term viability.

The additional loss of this semi-mature ash tree is not considered to be of a detrimental impact to the site or the wider built-up area. The category C tree is of low quality and it is not afforded statutory protection by way of a Tree Preservation Order (TPO) or Conservation Area.

Tree removal will be undertaken by suitably qualified arboricultural contractors, following BS3998:2010 recommendations for tree work.

Removal will be scheduled prior to the commencement of groundworks associated with parking bays and drainage construction to minimise disturbance.

Tree protection measures for all retained trees will continue to be implemented as per the original AMS and updated Tree Protection Plan.

Replacement planting with appropriate species is proposed within the available greenspace, in accordance with BS8545 and planning requirements, to mitigate the loss. It is proposed that 2no. new trees are planted to offset the loss of this ash. These are to be two whitebeam (*Sorbus aria*) specimens situated within the grassed verge adjacent to the proposed parking bays.

Regular arboricultural supervision will be maintained throughout the construction phase to monitor tree protection compliance and manage any unforeseen tree-related issues.

The updated Tree Protection Plan (Appendix C) will reflect the removal and revised protection zones to ensure clarity for site personnel and Local Planning Authority review.

This addendum is to be submitted to the Local Planning Authority alongside updated plans as part of ongoing condition discharge.

All other provisions and recommendations within the original AMS remain unchanged and applicable.

Appendices

Appendix A: Tree Schedule

Appendix B: Arboricultural Impact Plan

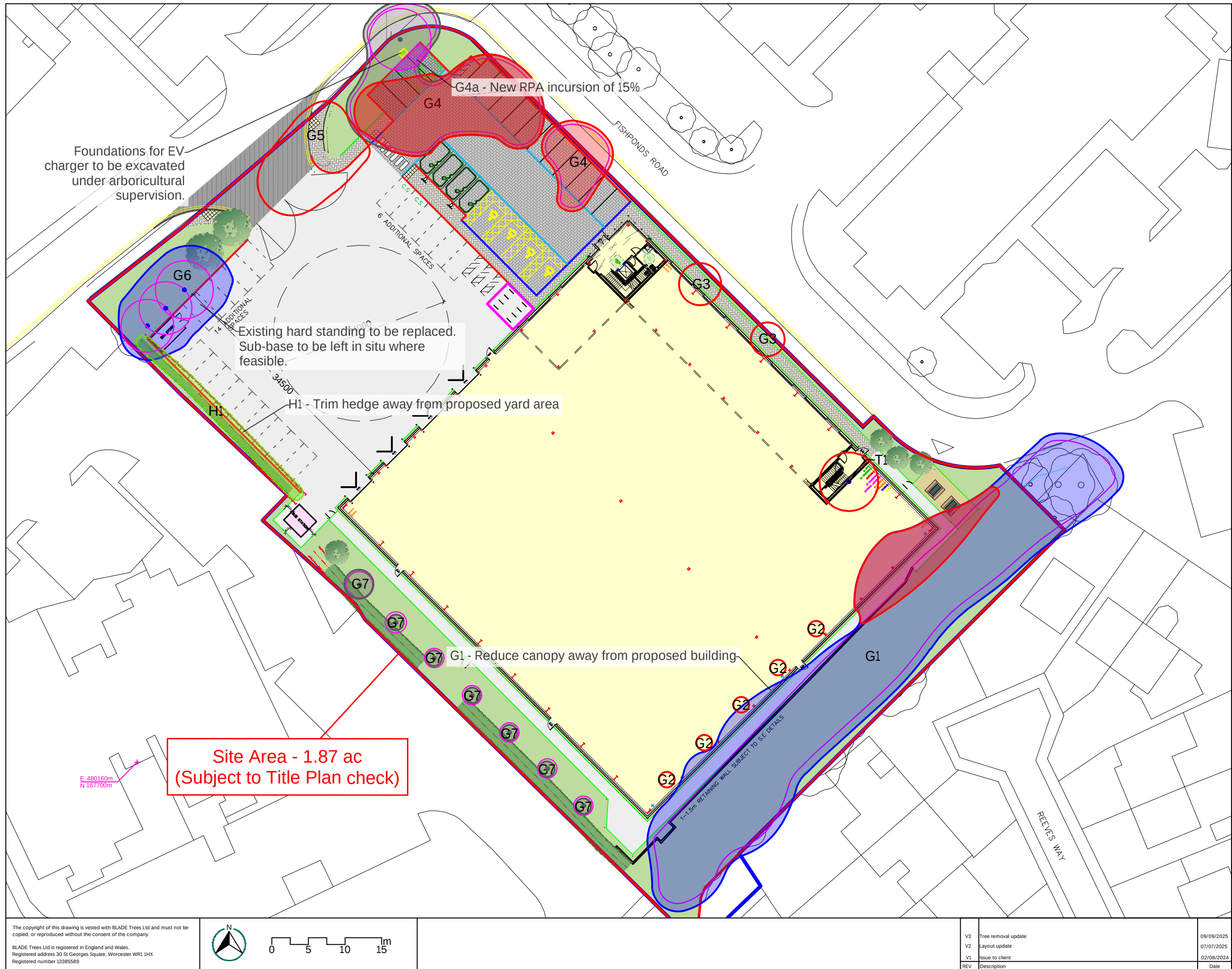
Appendix C: Tree Protection Plan

Appendix D: Site Photographs

Appendix A: Tree Schedule

Client:	Tungsten Properties										Site:	Nigra House, Wokingham														
Date of Survey:	31/07/2024										Consultants:	George Pickering														
Tagged	N/A																									
Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Management Recommendations (Priority)	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)	TPO Present									
				North	East	South	West																			
T1	Norway maple	6	210	4	4	4	4	2.5	S/Mat	Good	Good	Stands within planting pit. Black paving to south and hard standing to west of tree. Tree is well established. Good radial canopy.	Remove tree to facilitate proposed development	40+ years	B1	2.4	None									
G1	Sycamore, Silver birch, Common hazel, Common ash, Pedunculate oak, Goat willow	Ave 15	Min 90 - Max 330	See associated plans				1.5	Mat	Good	Fair	Located to east of site. Trees are grown densely together with dense ivy throughout. Some ash associated with group showing some signs of dieback. One branch to west of group has failed into site. Offers good screening value.	Partial removal of trees to facilitate proposed development	10 to 20 years	B2	See associated plans	None									
G2	Norway maple	Ave 5	Min 120 - Max 140	See associated plans				2	S/Mat	Fair	Fair	Part of the landscaping on site. Trees are generally low quality with one dead tree located within group. Limited Arboricultural merit and easily replaced.	Remove trees to facilitate proposed development	10 to 20 years	C1	See associated plans	None									
G3	Grey alder	Min 5 - Max 8	Min 230 - Max 350	See associated plans				1.5	E/Mat	Poor	Poor	Located on site boundary. One tree has a severely reduced canopy with minor deadwood associated. Both trees are in poor quality. dense ivy associated with main stems.	Remove trees to facilitate proposed development	<10 years	U	See associated plans	None									
G4	Norway maple, Cherry plum, Common ash	Min 5 - Max 12	Min 150 - Max 300	See associated plans				2	E/Mat	Good	Fair	Part of the landscaping on site. Trees form the boundary screening with adjacent industrial units. Ash associated with group showing signs of minor dieback.	Partial removal of trees to facilitate proposed development	10 to 20 years	C1, 2	See associated plans	None									
G5	Norway maple	Ave 12	Min 210 - Max 300	See associated plans				3	E/Mat	Good	Good	Part of the landscaping on site. Trees form a mutual canopy. Good aesthetic value to site. Tree has previously been canopy raised with some occlusion associated.	Remove trees to facilitate proposed development	20 to 40 years	B1	See associated plans	None									
G6	Norway maple	Ave 12	Ave 300	See associated plans				2	E/Mat	Good	Good	Part of the landscaping on site. Trees form a mutual canopy. Good aesthetic value to site. Tree has previously been canopy raised with some occlusion associated.	No work recommended at time of survey.	20 to 40 years	B1	See associated plans	None									
G7	Norway maple	Ave 4	Ave 110	See associated plans				2	S/Mat	Fair	Fair	Part of the landscaping planting. Trees are in moderate health with some dieback associated. Trees have neighbouring development storage around base. Limited Arboricultural merit.	No work recommended at time of survey.	10 to 20 years	C1, 2	See associated plans	None									
H1	Butterfly bush species, Silver birch, Sycamore, Firethorn	Ave 1	Ave 70	See associated plans				0	S/Mat	Fair	Fair	Ornamental boundary hedge. Maintained at approx. 1m.	No work recommended at time of survey.	10 to 20 years	-	See associated plans	None									

Appendix B: Arboricultural Impact Plan (AIP)



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area (RPA)
- Veteran Tree RPA

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

Arboricultural Impact

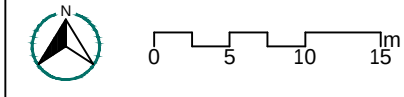
- Tree / Group to be REMOVED
- Group to be PART-REMOVED
- New RPA incursion
- Sensitive excavation within RPAs



30 St Georges Square, Worcester, WR1 1HX 01905 947558 www.weareblade.co.uk				
CLIENT Tungsten Properties				
PROJECT Nigra House, Wokingham				
DRAWING TITLE Arboricultural Impact Plan				
DRAWING STATUS Planning				
DRAWING NO. 318-T-D-PL-AIP				REVISION V3
DRAWN GP/WS	CHECKED SH	SCALE 1:500	PAPER SIZE A3	DATE SEP-2025

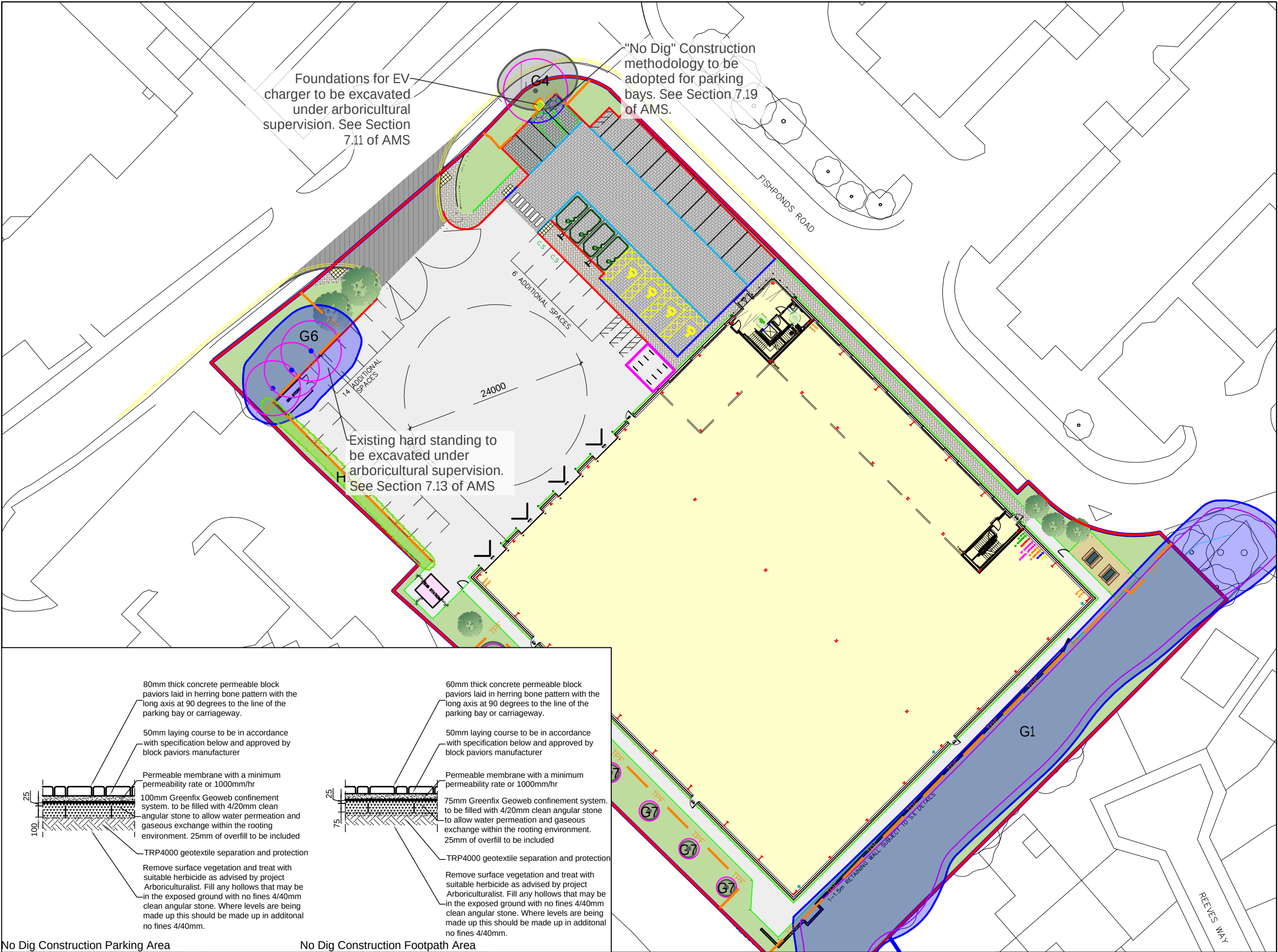
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Registered number 13385589



V3	Tree removal update	09/09/2025
V2	Layout update	07/07/2025
V1	Issue to client	02/08/2024
REV	Description	Date

Appendix C: Tree Protection Plan (TPP)



KEY.

- Trees / Groups
- Canopy Spread
 - Tree Stem
 - Root Protection Area (RPA)
 - Veteran Tree RPA
- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)
- Tree Protection
- Tree Protection Fencing
 - No dig tree root protection
 - Sensitive excavation within RPAs



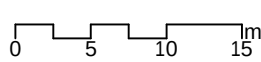
30 St Georges Square, Worcester, WR1 1HX 01905 947558 www.weareblade.co.uk				
CLIENT Tungsten Properties				
PROJECT Nigra House, Wokingham				
DRAWING TITLE Tree Protection Plan				
DRAWING STATUS Planning				
DRAWING NO. 318-T-D-PL-TTP				REVISION V3
DRAWN GP	CHECKED SH	SCALE 1:500	PAPER SIZE A3	DATE SEP-2025

No Dig Construction Parking Area

No Dig Construction Footpath Area

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Appendix D: Site Photographs



