

Arboricultural Method Statement

To support the discharge of Pre-Commencement Planning Conditions under two Planning Application approvals as noted below.

Planning reference:

1. WBC Planning Application **251036** (approval received 2 July 2025) regarding Condition 4 (Retention of Trees and Shrubs) and Condition 5 (Protection of Trees)
2. WBC Planning Application **242506** (approval received 3 December 2024) regarding Condition 3 (Protection of Trees) and Condition 9 (Retention of Trees and Shrubs)

Site address: Aston Rise, Remenham Lane, Aston, Henley-on-Thames, RG9 3DE.

Applicant: Josh Lewsey and Katie Hudson

Introduction

This Arboricultural Method Statement is submitted to Wokingham Borough Council in support of discharging the above pre-commencement planning conditions for the proposed development at Aston Rise, Remenham Lane, Aston, Henley-on-Thames, RG9 3DE.

The purpose of this statement is to outline the comprehensive tree enhancement and replacement scheme that the owners intend to implement. It will also provide evidence to show that the tree planting scheme adds significant enhancement to the grounds of the property, and provide rationale as to why the tree replacement scheme implementation has begun, with the intention of securing approval from Wokingham Borough Council to continue.

Background

The owners purchased the property in June 2024 with the intention of significantly enhancing the site with sympathetic building works within the residential curtilage (red outlined area on drawing 20.828 PL.2000) as well as improving the biodiversity and health of the non-residential curtilage (blue outlined area on drawing 20.828 PL.2000). Throughout, the owners have consulted and received support from the National Trust, neighbours, qualified professional advisors, authorities and relevant stakeholders. Whilst commencement of the trees works within the residential curtilage have yet to begin, tree works within the non-residential curtilage (and specifically woodland, that is not under the terms of the planning consent) started in the early summer of 2025.

A preliminary tree survey was undertaken by Sylva Consultancy in February 2024, prior to the clients' acquisition of the site in June 2024. A follow-up survey was subsequently

carried out in August 2024 to inform ongoing site assessments. In preparation for works to the non-residential curtilage and under professional guidance, it became apparent that it was necessary to undertake regenerative works to improve the health of this area based on a number of trees exhibiting poor quality, disease and a lack of structural integrity. Some trees were also highlighted as presenting an immediate safety concern and either needing removal or pruning. A felling licence was subsequently attained from the Forestry Commission in February 2025, and work began during the early summer of 2025 to address these matters within the woodland.

During the initial works (to the non-residential curtilage), the owners were made aware that immediate work was also required to a small number of trees, close to, on the boundary of, or within the residential curtilage. None of which were close to the buildings nor would be impacted by the planned building works, but because of their condition (classified as U or C2) and their proximity to public footpaths (thereby creating a safety concern), the owners decided to follow the advice and undertake routine maintenance or removal.

This decision was made based on:

1. The distance of the trees from the buildings and any planned works.
2. The condition of the trees – some of which were causing an immediate safety concern and/or of limited environmental value (as highlighted by the arboricultural survey)
3. It wasn't at the time clear when works to either the outbuilding or main house would actually begin and they felt it irresponsible to wait indefinitely to undertake safety or routine maintenance tree works.

The tree felling licence (Application Ref: 019/129/2025) was obtained from the Forestry Commission by Wessex Woodland Management Ltd on behalf of Mr Lewsey and Miss Hudson. Wessex Woodland are a specialist firm who have also been retained to provide professional guidance and to implement the replanting enhancement programme. A copy of the Forestry Commission Tree Felling Licence is included, as is the proposed replanting scheme, and the arboricultural survey relating to both the residential and non-residential curtilage. The felling licence was granted on 18 February 2025, and pruning and felling works took place during early summer 2025, with the planned replanting due to take place in November 2025.

Tree Felling Justification

The felled trees exhibited poor vitality and structural integrity, posing an elevated risk. Removal was therefore immediately necessary to ensure safety and facilitate the approved development works. All works were undertaken in accordance with best practice guidelines, including British Standard BS3998:2010 “Tree Work – Recommendations”, and with due regard to local authority requirements.

Tree Replacement and Enhancement Scheme

In recognition of the ecological and aesthetic value of trees, and to mitigate the loss of canopy cover resulting from the felling of the trees, Mr Lewsey and Miss Hudson have committed to a substantive tree planting scheme. This scheme will significantly enhance the site's arboricultural and environmental value, contributing to local biodiversity and amenity.

- Species Selection: Replacement planting will adhere to the conditions of the felling licence and comprise a selection of mixed native broadleaf as selected for resilience, wildlife value, and landscape character. Species to include, amongst others Common Oak, Whitebeam, Hornbeam, Beech, Bird Cherry.
- Planting Density: Over 200 new trees will be planted as guided by the felling licence, some of which will already be 'standard' and semi-mature. This density is a high multiple of the number of trees removed and will be distributed to optimise site conditions and visual impact.
- Biodiversity: Mr Lewsey and Miss Hudson are committed to increasing the overall biodiversity within the grounds and have, (in consultation with the National Trust) already made significant investments in support of this. (Other examples being the introduction of bees, wildflower meadows and mixed native hedgerows).
- Planting Methodology: All trees will be sourced from certified nurseries and planted in accordance with BS8545:2014 "Trees: from nursery to independence in the landscape – Recommendations". Planting will occur during the next suitable season (autumn/winter), with appropriate soil preparation, staking, and mulching.
- Aftercare and Maintenance: A ten-year maintenance plan will be implemented, including regular watering, formative pruning, and monitoring for pests and diseases. Failed specimens will be replaced to ensure the long-term success of the scheme.

Conclusion

The felling of the diseased or structurally impaired trees was unavoidable due to their declining condition, and all works were carried out in accordance with professional standards, by appropriate qualified professionals and adhered to national authority guidance. The proposed tree planting scheme will not only compensate for the loss of the removed trees but will also deliver a significant net gain in biodiversity, landscape quality, and enhance the natural beauty of the site and surrounding area.

Whilst we acknowledge that the conditions of the planning stated that no works (within the residential curtilage) should be initiated before pre-commencement planning conditions had been met, we hope that we have acted in good faith and in the spirit of

the conditions and provide an explanation with supporting evidence to explain the rationale for our actions and our planned efforts to enhance the site.

We therefore respectfully request that this statement be accepted in support of discharging the relevant pre-commencement planning considerations. Our intention is to ensure compliance with the approved scheme and enhance the value of the site. We look forward to working collaboratively with the council to deliver an improved and sustainable landscape and welcome the chance to demonstrate the progress related to the above.

Contact Details

For further information or clarification regarding this method statement or the tree replacement scheme, please contact:

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Appendix A

Loss Replacement Planting Proposals



Loss Replacement Planting Proposals.

for

Aston Rise. Aston. Henley on Thames.

2025/26

7th November 2025



Planting Proposals – Aston Rise.

Date: 7th November 2025

FAO: Josh Lewsey and Katie Hudson

Client: As above.

1. Loss Replacement Planting Proposal.

Beech Hedge – (Gapping up).

To:

Supply and plant Beech hedging to replace losses and gap up boundary hedge.

80/100cm in height, bare-rooted tree stock.

Total length to be planted: 115m.

Total no. of trees planted at 3 trees/m: 300. – to be supplied at 50% of total cost.

Total Cost: £405.00 +VAT.

Native Hedge Planting – (The Orchard): (Option 1).

To:

Supply and plant mixed native hedging.

Species incl: Hawthorn (50%)/Blackthorn (10%)/Dogwood (10%)/Field Maple (10%)/Hazel (10%).

80/100cm in height, bare-rooted tree stock.

Total length of hedge to be planted: 202m

Planted at 4 trees/m. (25cm x 25cm centres in a staggered row). – To be supplied at 50% of total cost).

Total Cost: £1,160.00 +VAT.

Native Hedge - Option 2

To:

Supply and plant mixed native hedging.

Species incl: Hawthorn (50%)/Blackthorn (10%)/Dogwood (10%)/Field Maple (10%)/Hazel (10%).

120/150cm in height, bare-rooted tree stock.

Total length of hedge to be planted: 202m

Planted at 4 trees/m. (25cm x 25cm centres in a staggered row). – To be supplied at 25% of total cost).

Total Cost: £3,296.30p +VAT.



2. Southern Boundary Hedge Gapping up.

Laurel Hedge – (Garden, Southern Boundary): (Option 1).

To:

Supply and plant Laurel hedge plants to enhance boundary hedge-line.
1.2/1.5m container grown plants.

Total no. of shrub plants required: 20

Total Cost: £1,020.00 +VAT.

Laurel Hedge – (Option 2).

To:

Supply and plant Laurel hedge plants to enhance boundary hedge-line.
2.5/3m shrubs root-balls.

Total no. of shrub plants required: 15

Total Cost: £3,425.00 +VAT.

3. Woodland Restocking:

To:

Supply and plant 34 x semi standard trees to form screening from neighbouring property.
6/8cm girth light standards. Bare-root and container grown. (1.8/2.5m in height).
Supported with treated round tree stake/buckle and tie. Protected using 1.2m "Netlon" mesh tree guard.
Species incl: Wild cherry. Common oak. Field maple. Beech. Hornbeam. Crab apple. Whitebeam. Scot's pine.

Total Cost: £4,136.80p +VAT.

To:

Supply and plant mixed native broadleaves as per the felling licence condition.
80/100cm bare-rooted tree stock + cell grown.
Protected using a 1.2m tree shelter + treated tree stake. Planted at 3m x 3m spacing.
Species incl: Common oak. Whitebeam. Hornbeam. Beech. Bird cherry. (+/- 200 trees).

Total Cost: £1,496.00 +VAT.



4. Front Garden Trees:

To:

Supply and plant 6 x standard trees.

12/14cm girth clear stemmed standard trees. (3.5/4m in height). Root-balled stock.

Supported using 2 x semi-round stakes with a cross member + strapping.

Species incl: Flowering cherry "Kanzan". Himalayan birch "Jacquemontii". Maple "Freemanii".

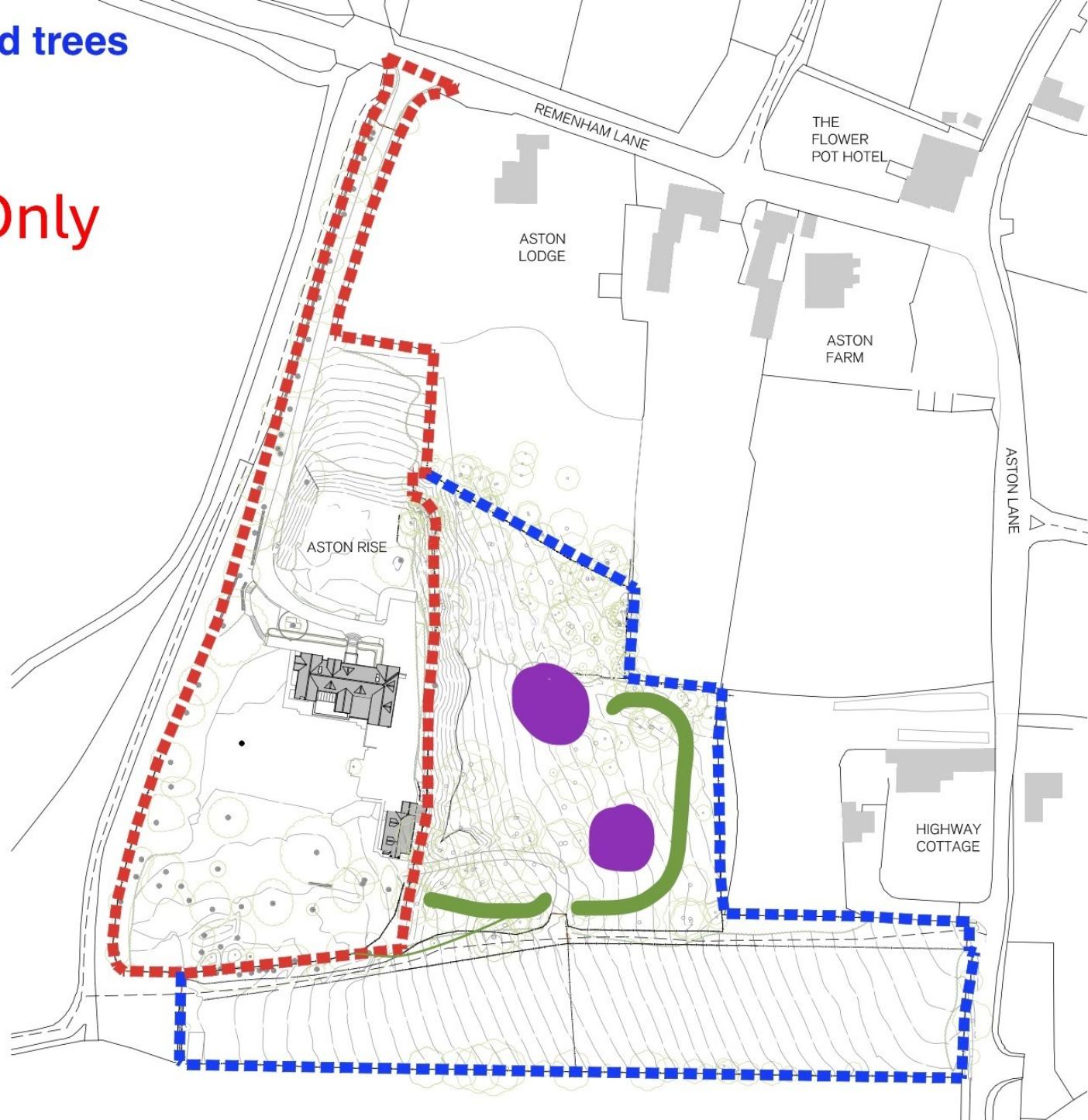
Total Cost: **£3,490.50p +VAT.**

(All prices include handling and delivery charges).

 34 semi standard trees

 200 x whips

For Illustration Only



 RESIDENTIAL CURTILAGE OF PROPERTY

 OTHER LAND UNDER SAME TITLE OWNERSHIP

REV. ISSUED

DESCRIPTION

DRAWN CHECKED

PROJECT /DESCRIPTION

Aston Rise
Remenham Lane
PGO 3DF

DA