

ARBORICULTURAL METHOD STATEMENT IMPLICATIONS ASSESSMENT AND TREE PROTECTION REPORT

**Oak View
Mill Lane
Sindlesham
Berkshire
RG41 5DF**

Produced For: Mr. J. Whittingham
Prepared By: Nicholas van Pelt, Dip. Arb. (RFS), MRAC, Dip. REM (Cirencester)
Reference: NvP3600
Date: 25th July 2024

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Prepared for: Mr. J. Whittingham

Site Address: Land to the north of Oak View
Mill Lane
Sindlesham
Berkshire
RG41 5DF

Report Prepared By: Nick van Pelt

Date: 25th July 2024

▪ **Instructions**

Further to your recent instructions I have pleasure in submitting the following report.

▪ **Background**

The report concerns the above site which consists of an area of land adjacent to and north of Oak View. Currently the land is vacant except for two garden sheds, a shipping container and part of a garden planter extending from the rear garden of Oak View. The area immediately to the north of Oak View is largely flat and is currently used for occasional vehicle parking and for access from Mill Lane to a grass field to the west. To the north of the site there is an access track to the field, which runs east to west, adjacent to deciduous woodland, with the nearest feature being an oak tree standing adjacent to a seasonal pond. It is understood that this woodland is subject to a Woodland Tree Preservation Order (TPO Number: 1755/2020 Tree Reference: W1).

The site is subject to a development proposal which consists of erection of a two storey detached house, together with associated off road parking.

▪ **Scope of Report**

- a) The purpose of this report is to detail how works will be undertaken throughout the course of demolition, construction and landscaping whilst providing an adequate level of protection for the trees and hedging, which are to be retained on or adjacent to the site.
- b) Recommended Root Protection Areas for these trees are listed with reference to BS5837: 2012 "Trees in relation to design, demolition and construction –

Recommendations" and are included with the tree details in Appendix 1 and are shown on the Tree Protection Plan in Appendix 2.

- c) The assessment of the trees inspected attempts to identify any obvious arboricultural defects, which may present a hazard now or in the future. A full hazard assessment of the trees is, however, beyond the scope of this report.

▪ **Design Proposal and Tree Retention**

The nearest significant tree to the site is the oak, noted as T1, in the Tree Inspection Details (Appendix 1) and on the Tree Protection Plan (Appendix 2).

There is a small linear group of four Pussy willows, G1, in close proximity to each other that are closer to the site, but of limited significance, but would be protected by the Woodland Tree Preservation Order.

The access track from Mill Lane to the field has obviously been in use for a good number of years, certainly before the Woodland Tree Preservation Order was made. It crosses part of the Woodland Tree Preservation Order area, between T1 and G1. It is considered that this track is already thoroughly compacted and that additional protection in this zone is not necessary, under normal circumstances, however, the development of the proposal site just a few yards to the south might cause exceptional pressures should construction traffic be permitted to use the track or storage of materials on the track be considered, so it is suggested that protective fencing is used to keep construction activities away, albeit that access is likely to be required at all times to the field, where livestock are grazed and may need attention at any time on a daily basis.

No vehicular traffic or self-propelled machinery associated with demolition and construction activities is to be allowed within any Root Protection Areas without prior authorisation from the Local Planning Authority.

Care will be required to avoid any excavation or compaction of the existing soil within the Root Protection Areas.

Care will also be required to avoid chemical or toxic material spillage.

No new electricity, water, gas or other service supplies (including rainwater dispersal) will be run underground at any point within Root Protection Areas.

▪ **Protection of Trees During Construction**

General Principles

Existing trees can be easily damaged directly through root severance and other mechanical damage or inadvertently through soil compaction which disrupts the soil structure causing asphyxiation of roots and subsequent root dysfunction. The majority of a tree's roots exist in the top 60 centimetres of soil throughout the Root Protection Area. Any excavation or additional compaction, therefore, can be detrimental to a tree's health and stability.

Spillage of toxic materials can also cause root death. Protection for selected trees for retention is essential to ensure their lasting effect on the proposed scheme, which will include a proportion of the tree soil zone.

Damage to trees is quite commonly caused by careless positioning and delivery of site huts, materials and machinery.

It is equally important therefore to ensure the protection of trees both above and below ground. Guidance is provided in BS5837: 2012 "Trees in relation to design, demolition and construction – Recommendations" as to the protection of existing trees before, during and after development.

Additionally, guidance is given specifically with respect to driveways in the publication Arboricultural Association Guidance Note 12; 2020 'The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice'.

Trenching and excavation close to trees can have a serious detrimental effect on tree physiology and stability. It will be necessary to consider alternatives to open trenching near trees in order to avoid damage.

Landscaping is often carried out after all the tree protection has been removed. After the trees have been protected all through the main development they can quickly be damaged by poor practice during the landscaping process. To ensure that any such damage is kept to a minimum, the landscape operatives should have a copy of this report available to them at all times. In addition a meeting between the landscape contractor and the Local Planning Authority Tree Officer should be held prior to the commencement of any works.

Protective Distances and Fencing

With reference to BS5837: 2012, recommendations for Root Protection Area for the trees inspected for this report has been included within the tree details in Appendix 1.

These Root Protection Areas are included on the drawing in Appendix 2 as part of the tree protection plan. The Root Protection Areas where possible and appropriate should be enforced by the use of robust protective fencing as outlined in BS5837: 2012 for those trees which are to be retained.

In this instance the Root Protection Areas of the trees that are individually assessed in this report are such that they extend beyond the proposed northern boundary of the site by about 56cm in the case of T1 and by about 40cm in the case of the nearest of the six trees in G1 and that tree is smaller than the average of the group. Oak tree T1 is also separated from the site by the field access track, the compaction of which over many years of use is likely to have restricted root growth to the south to a certain extent.

Therefore it is considered that the trees could be adequately protected from construction operations by either placing a temporary protective barrier similar to that set out in B.S.5837:2012 "Trees in relation to design, demolition and construction – Recommendations" (Appendix 3 Protective Barriers) or by installing the final fence line as proposed. I will assume that a temporary fence is the more desirable of the two, in order to avoid possible damage to a permanent solution.

An openable but lockable gate or mesh barrier will be required at the edge of Mill Lane where the field access track meets the lane. This is to allow access to the field for the sake of the livestock, but no access is to be allowed to construction traffic. Protected by fencing should be a minimum of 2 metres high consisting of a scaffold framework supporting weld mesh panels (fig. 2, BS5837: 2012, see Appendix 3), which is to be erected prior to any demolition and construction activities.

No construction processes are to be carried out within Root Protection Areas, without prior written consent from the Local Planning Authority. If such consent is given by the Local Planning Authority, any bare ground exposed by the removal of any of the protective fencing is to be protected by suitable ground protection (Appendix 4).

Protective areas should be identified by high visibility tapes or signs bearing the inscription "Tree Protection Area - Keep Out" or similar wording.

Protection from Construction Processes

There does not appear to be any significant construction processes required within the Root Protection Areas of any of the trees inspected for this report.

Ground protection during demolition and construction

For the sake of clarity, I think it is worth setting out the recommendations for ground protection as it is written in B.S.5837:2012 .

Taken from section 6.2.3 BS5837: 2012 "Trees in relation to design, demolition and construction – Recommendations"

Where access is required within Root Protection Areas consideration must be given to protecting the soil against compaction.

Where there is no existing suitable hard surfacing that can be retained temporarily or permanently any unmade ground that is exposed within a Root Protection Area should be protected by the installation of new temporary ground protection.

- For pedestrian movements only a single thickness of scaffold boards placed on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane.
- For pedestrian-operated plant up to a gross weight of 2 tons, proprietary, interlinked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.
- For wheeled or tracked construction traffic exceeding 2 tons gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

Serious root damage can occur from a single passage of a heavy vehicle, especially in wet conditions.

Demolition

There was not any apparent demolition required within any of the Root Protection Areas.

Bonfires

No bonfires should be lit within 10m of the canopy spread of any tree, shrub or hedging that is to be retained.

Site Access for Demolition and Construction Traffic

The proposed access for the building site will be located entirely outside the Root Protection Areas for all the trees inspected.

Tree Protection and Utilities

The location and siting of all utilities are to be outside of the minimum Root Protection Areas of trees to be retained. This also applies to rainwater handling systems including soakaways.

In this instance, there appears to be ample access available outside Root Protection Areas for the installation of these services.

Existing services are to be used wherever possible.

Tree Protection and Storage of Materials

All materials for construction purposes should be carefully stored outside of the enforced root protection areas. All toxic substances such as oils, bitumen and residues from concrete mixing should be retained by effective catchment areas.

Furthermore, materials toxic to trees will be stored at least 10m away from any Root Protection Areas and with specialist considerations as follows:

- Diesel: To be held on site in bunded tanks, which are double insulated tanks, i.e. if a puncture occurs it leaks into a secondary skin.
- Bitumen: Will not be stored on site. Only used by specially qualified contractors and only delivered to site when and in the amounts required.

- Cement: Will be stored on pallets on raised hard standing to avoid any contact with the ground, using plastic cement bags which are more durable, i.e. they don't split, get damp etc... Concrete wash waters will be dealt with as required by The Environmental Permitting Regulations (EPR) 2010.
- All other materials are dealt with by the COSHH Assessment, which will be kept on site.

Landscaping Works

No landscaping details were available at the time of preparing this report and there is no indication that any landscaping will be necessary within any of the Root Protection Areas.

Grade Changes

There are to be no grade change alterations within the Root Protection Areas of any trees.

Direct Damage to Roots and Foundation Design

The design proposal does not include the construction of foundations within the Root Protection Areas of any trees.

Therefore, traditional foundation design and construction methods can be employed.

Remedial Tree Works

Various tree works are recommended for some of the retained trees for purely arboricultural reasons. These works are outlined in detail in Appendix 1.

Site Inspections

Site inspections to ensure that protective measures are employed and protective distances are strictly enforced should be carried out by the Local Authority arboriculturalists as part of their Statutory Duties. This can include regular visits during demolition and construction and a final visit on completion, as well as unannounced spot checks.

Although I don't think this site warrants it, a site supervision procedure, with a suitably qualified and experienced independent arboricultural consultant may be required by the Local Planning Authority. I think the costs of such visits, financially and from a carbon footprint standpoint do not warrant such an arrangement, when the Local Planning Authority Tree Officers will be close to the site on a regular basis and such checks can be carried out in minutes by them, for free, whilst passing by.

Sequence of Events

A simple schedule of the sequence of events could be drawn up to ensure all protective measures are adhered to. All relevant construction and development personnel should be informed with respect to Tree Protection and a copy of this report including the Tree Protection Plan in Appendix 1, should be made available to them at all times.

Here is a suggested sequence of events schedule:

- | | |
|---------|--|
| Stage 1 | Erect protective fencing |
| Stage 2 | Pre-commencement site meeting with Local Planning Authority Tree Officer to ensure that all protection is adequate and in place. |
| Stage 3 | Demolition and construction. |
| Stage 4 | Site meeting with Local Planning Authority Tree Officer before moving or removal of any tree protection. |
| Stage 5 | Only with expressed approval of the Local Planning Authority Tree Officer, dismantle tree protection. |

Tree Protection and Site Personnel

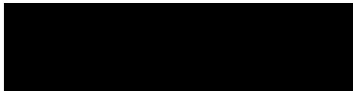
All relevant demolition, construction and landscape personnel will be informed with respect to this report and tree protection and a copy will be made available to them on site at all times.

The site foreman and landscape contractor should familiarise themselves with the requirements for tree protection at all stages of the development and landscaping processes. All relevant personnel who require access into Root Protection Areas should be instructed by the site foreman and landscape contractor on the requirements for maintaining suitable tree protection at all times.

All personnel will be made aware that irregular visits by Local Planning Authority Officers are likely and that any breach of the agreed tree protection guidelines may result in Stop Notices being served on the site and possible legal action being taken by the Local Planning Authority. Legal action can be pursued against individuals found to be in breach of planning conditions or other relevant tree legislation. Such actions can often result in site management and personnel responsible for site logistics, being found jointly responsible for any such breaches.

This Arboricultural Implications Assessment, Method Statement and Tree Protection Report can be endorsed by Planning Conditions, agreement or obligations as appropriate by arrangement between the developer and the Local Planning Authority. Further discussion between these parties might, therefore, be necessary in order to finalise the document.

This concludes my report but if I can be of any further assistance, or should you require any further information, please do not hesitate to contact me.



Nick van Pelt
Honey Arboricultural Consultancy

APPENDICES

Appendix 1	Tree Inspection Details
Appendix 2	Tree Protection Plan
Appendix 3	Protective Barriers
Appendix 4	Ground Protection

Appendix 1

Tree Inspection Details

TREE INSPECTION DETAILS

Inspection date: 16th July 2024
Client: Mr. J. Whittingham
Site: Land to the north of Oak View, Mill Lane, Sindlesham, Berks. RG41 5DF

REF: NvP3600
Surveyor: Nick van Pelt
Weather: Overcast, still, with light drizzle.

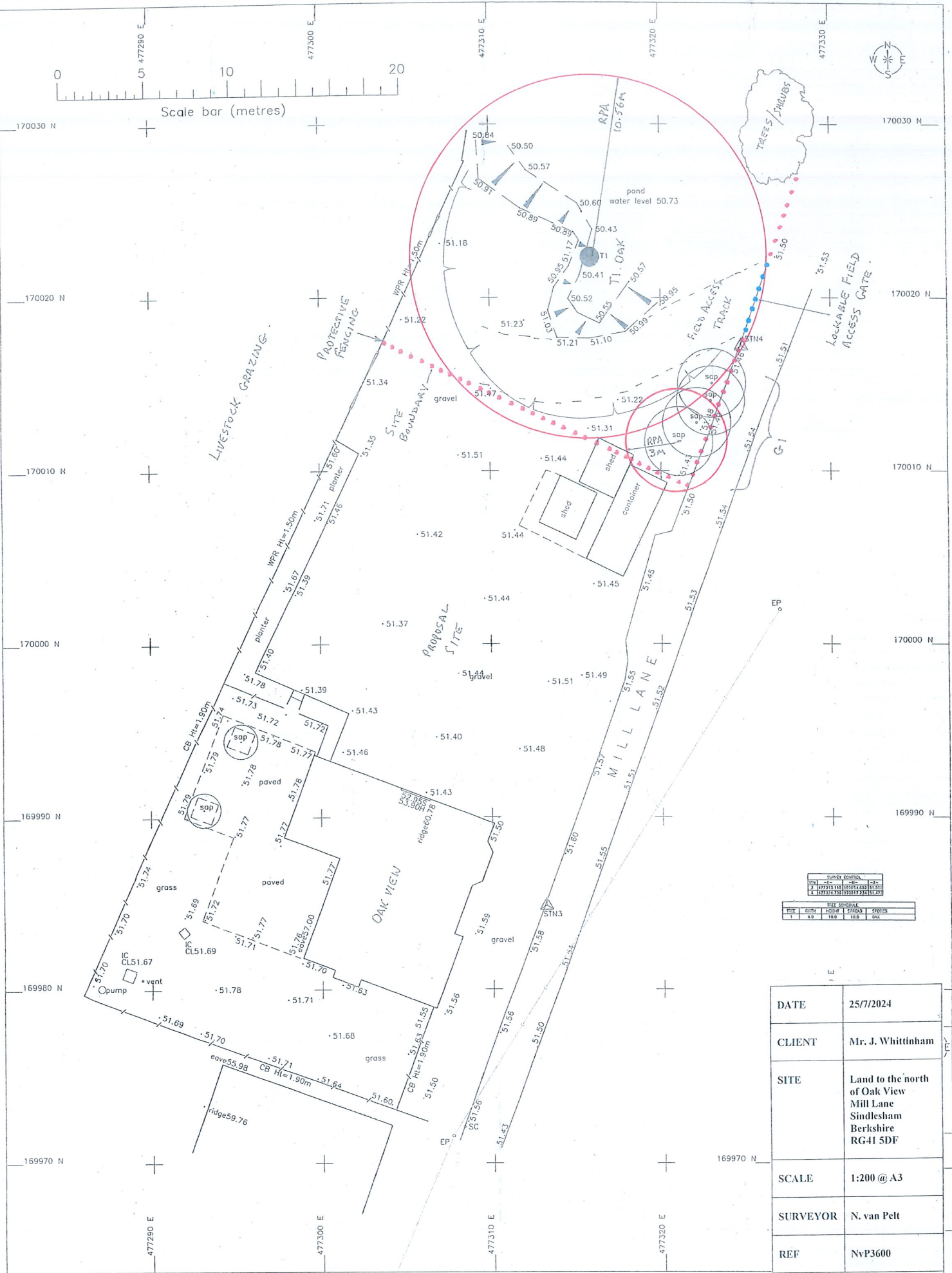
Tree No	English Name	Height m	DBH cm	Spread m	Age	Vig	BS Cat 2012	BS RPA 2012	Comments	Work
T1	Oak	18	88	N8 S9 E9 W7	M	N	B	10.56 m	Stands outside the proposal site in an area subject to a Woodland Tree Preservation Order.	No work required.
Well balanced canopy with some light to medium deadwood throughout the canopy. Canopy down to 2 m to south and east and 1.2m to the west. The tree stand on the edge of a seasonal pond, which only had a little water in it after a very wet winter, spring & early summer. A field access track passes by the south side of the tree, inside the Root Protection Area. The track is well worn and has been compacted over many years, which is likely to have restricted root spread to the south to a certain extent. The surface of the track is covered in a layer of wood chips.										
G1	Group of 6 Pussy willows	≈ 5	≈ 10 to 25	N4 S4 E4 W4	SM	N	C	Max 3m	Stands outside the proposal site in an area subject to a Woodland Tree Preservation Order. A group of self-sown trees of limited amenity value or future potential, growing at the edge of Mill lane.	Monitor branch growth, consider pollarding or hedge cutting
No significant abnormalities visible at time of inspection. This species tends to be invasive and forms a brittle tree structure which commonly grows at an angle due to excess top weight. It would be recommended that these trees are cut back regularly as pollards or treated as hedging.										

Notes:

- As per BS5837: 2012 "Trees in relation to design, demolition and construction – Recommendations"
- Height describes the height of the tree from ground level.
 - DBH is the diameter of the trunk at 1.5m from ground level or as defined in the text. arf is the stem diameter for trees measured above root flare
 - Spread refers to the crown radius from the trunk centre and is expressed as an average or NSEW aspect, as appropriate. LB is lowest branch details and compass point, if appropriate to site.
 - Age range is represented as Y-young, SM-Semi mature, M-mature, OM-over mature.
 - Vigour is described as N- Normal, INT- Intermediate, L- Low or D-Dead and refers to the general condition of the tree.
 - BS Cat. refers to BS5837: 2012 retention category table¹, where A category retention most desirable (life expectancy 40 yrs +) B retention desirable (20 yrs +) C could be retained (min. 10 yrs) and U (undesirable).
Colours:- A=LIGHT GREEN B=MID BLUE C=GREY U=DARK RED where indicated on plans.
 - BS RPA is BS5837: 2012 recommended Root Protection Area given as the radius in metres of a circle equal to that area; The final RPA may not be represented by a circle within tree protection drawings.
- * RPA based upon canopy spread rather than BS5837: 2012

Appendix 2

Tree Protection Plans



SUNNY EDITION				
FILE	DATE	USER	PROJECT	STATUS
1	4.3	16.2	16.2	0.0

DATE	25/7/2024
CLIENT	Mr. J. Whittinham
SITE	Land to the north of Oak View Mill Lane Sindlesham Berkshire RG41 5DF
SCALE	1:200 @ A3
SURVEYOR	N. van Pelt
REF	NvP3600

NOTES
Survey boundaries are not necessarily the site legal boundaries. Client should refer to the relevant land supply document for confirmation of this.
Drainage and service covers that are buried, assumed or not visible at the time of the survey should be shown. Survey locations of these manholes are assumed to be straight and only given visible from the cover are shown.
The survey material values are marked as maximum figures.
Tree species are assumed to be as indicated by an arboriculturist.

BATON
GRID - ORDNANCE SURVEY NATIONAL GRID (OSN19)
LEVELS - ORDNANCE SURVEY (OSM19)

LEGEND		FEATURE ABBREVIATIONS	
FEATURE STYLES		FE Fence	FE Fence
SURVEY CONTROL		FE Fence	FE Fence
FENCE		FE Fence	FE Fence
HEDGE		FE Fence	FE Fence
FWS		FE Fence	FE Fence
SWS		FE Fence	FE Fence

Tree Protection Plan
Honey Arboricultural Consultancy,

Appendix 3

Protective Barriers

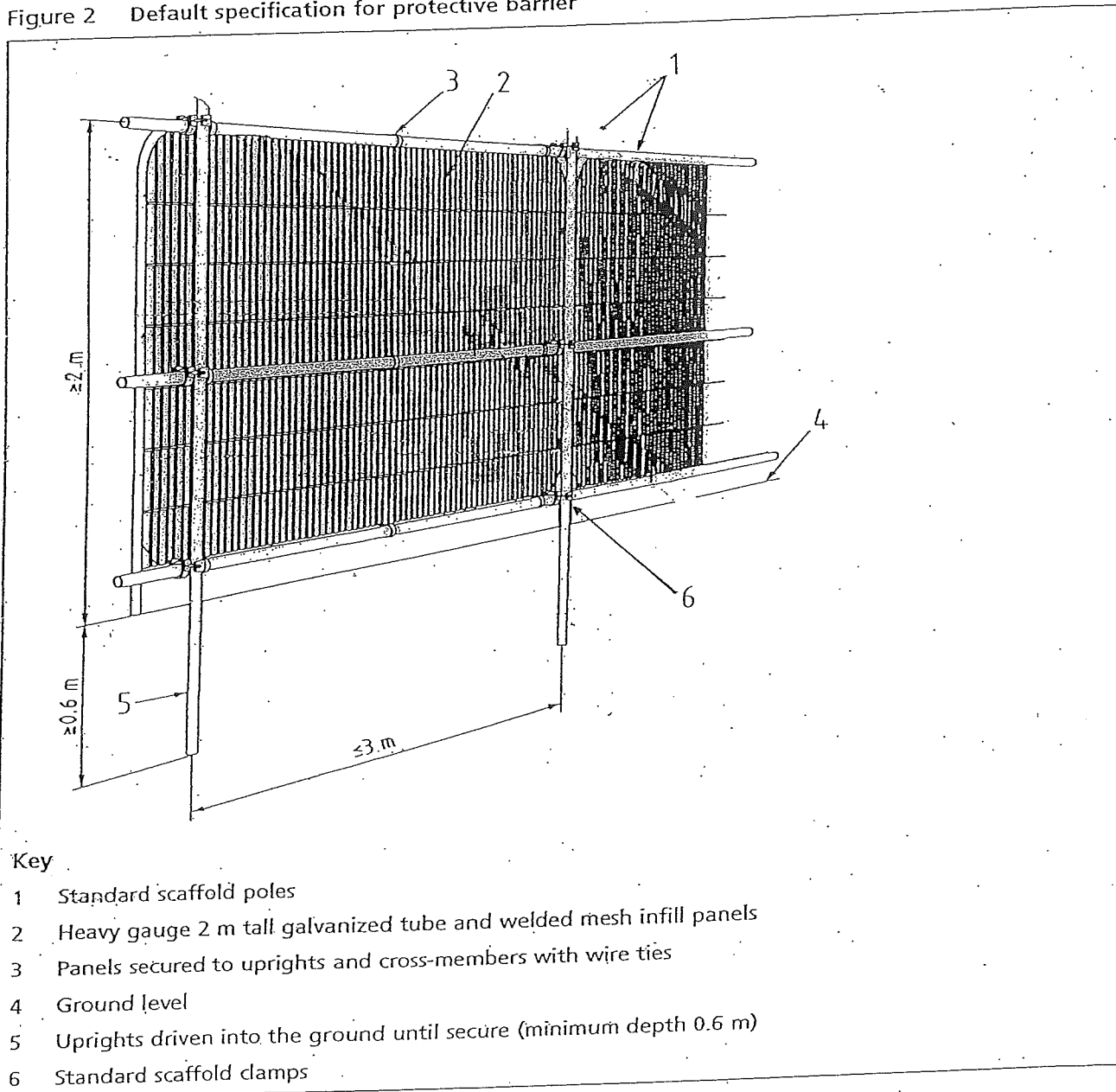
on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer-struts should be mounted on a block tray (Figure 3b).

NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

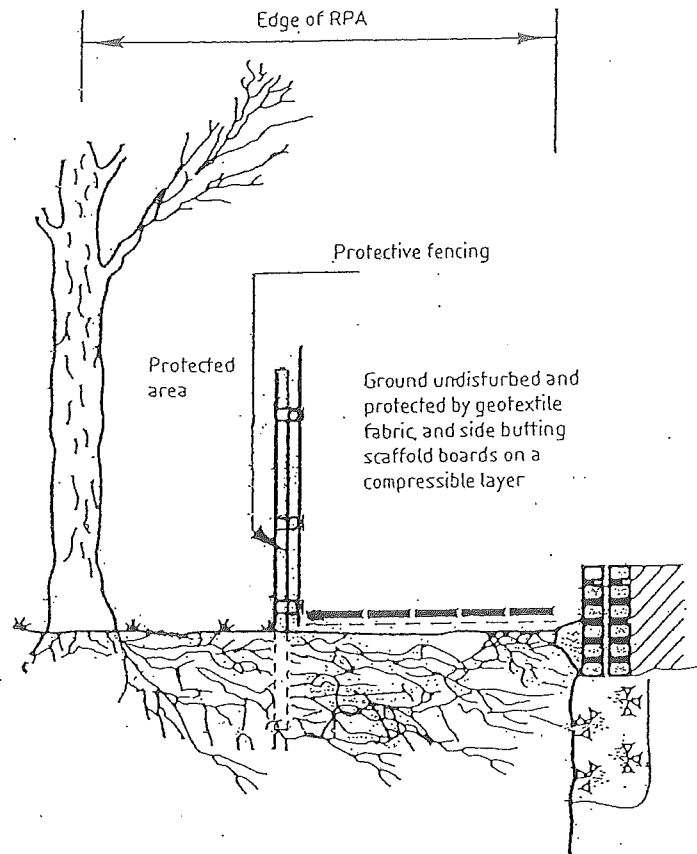
6.2.2.4 All-weather notices should be attached to the barrier with words such as: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

Figure 2 Default specification for protective barrier



Appendix 4

Ground Protection



Illustrative cross section of anti-compaction protection for pedestrian movements.

Ground protection during demolition and construction

Taken from section 6.2.3 BS5837: 2012 "Trees in relation to design, demolition and construction – Recommendations"

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Serious root damage can occur from a single passage of a heavy vehicle, especially in wet conditions.