



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

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1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by Wokingham Borough Council to provide an arboricultural impact assessment and arboricultural method statement to support a full application for demolition of existing structures and buildings, retention and recladding of existing warehouse, reconfiguration of existing yard to provide parking, external storage including three covered storage areas, fuel pump, washdown facilities and hot box, along with fencing, vehicle barrier, landscaping, access and associated works.

1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
- To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
- To provide information relating to planning constraints that may restrict works to trees at the site.
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

1.3.1 This report includes:

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
- An arboricultural impact assessment at section 3 and a tree retention plan at Appendix 3.
- An arboricultural method statement at section 4 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

1.4.1 The following documents were used to aid the preparation of this report:

- HLM Architects Hard Landscape Plan Sheet 1 ref: TOU-HLM-00-00-DR-L-30001 P01
- HLM Architects Hard Landscape Plan Sheet 2 ref: TOU-HLM-00-00-DR-L-30002 P01
- HLM Architects Hard Landscape Plan Sheet 3 ref: TOU-HLM-00-00-DR-L-30003 P01
- HLM Architects Hard Landscape Plan Sheet 4 ref: TOU-HLM-00-00-DR-L-30004 P01
- ElliottWood Below Ground Drainage Layout ref: 2250437-EWP-ZZ-XX-DR-C-100000 p01



1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.
- 1.5.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.
- 1.5.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.
- 1.5.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.



2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

- Tree reference number. (T=tree, G=group, H=hedgerow, W=woodland). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m²).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development, but should not be considered a constraint to development.



2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree's root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.

2.4 Site visit

2.4.1 A site visit was carried out on 18th February 2026. The weather conditions at the time were cloudy with light rain showers. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were not in leaf.



2.5 Findings

2.5.1 A total of 15 individual trees, seven tree groups and one hedgerow were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

2.5.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

Tree category	Individual tree	Tree group	Hedgerow
A	-	-	-
B	2	3	-
C	11	3	1
U	2	1	-
Total	15	7	1

2.5.3 None of the trees surveyed for this report were assessed to be ancient or veteran specimens.

2.5.4 A check of 'MAGIC'¹ map showed there to be no woodland within/adjacent to the site that is designated as ancient woodland. Ancient woodland is any area that's been continuously wooded since at least 1600 AD.

2.6 Statutory tree protection

2.6.1 Wokingham Borough Council's online mapping tool was used on 19th February 2026 to check whether there are any tree preservation orders (TPOs) within the site. Tree preservation Order No. 1436/2012 was shown to protect several of the trees surveyed for this report. Trees covered by the TPO are highlighted on the tree constraints plan and noted in the tree survey schedule.

2.6.2 Failure to adhere to TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable.

2.6.3 The site is not in a Conservation Area.

¹ The DEFRA MAGIC map website provides authoritative geographic information about the natural environment across government: www.magic.defra.gov.uk



3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

- 3.1.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3 and the protection plan at Appendix 4.

3.2 Tree removals

- 3.2.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 3 below.

Table 3: Tree removals summary

Tree number	Species	Category	Reason for tree removal
G7 (TPO)	Hawthorn	C	One hawthorn tree from G7 will be removed to enable installation of new 2.4m palisade fence.
G9	Cherry laurel	C	G9 will be removed to facilitate the proposed soft landscaping.
T10	Ash	C	T10 conflicts with a proposed 2.4m palisade fence and the proposed soft landscaping.
T11	Ash	U	T11 directly conflicts with a proposed footpath.
T12	Ash	C	T12 will be removed to facilitate construction of a new footpath.
G13	Goat willow	U	G13 directly conflicts with proposed hard standing.

- 3.2.2 A total of three trees and on shrub group categorised as C and two trees categorised as U will be removed to facilitate the proposals. These are all small and/or of poor condition and their removal will not have a significant impact on local visual amenity, particularly when taking into consideration the proposed soft landscaping including tree planting that will occur with the development.

- 3.2.3 Of the trees to be removed, only the single hawthorn from G7 is covered by the TPO. It is located within area A1 of the TPO schedule. This is not a significant tree and its removal will not have a notable impact on local visual amenity as it located within a small copse and is not a key tree in the group.

3.3 Access facilitation pruning

- 3.3.1 A summary of the proposed pruning required to enable the proposals is shown at Table 4 below.

Table 4: Summary of access facilitation pruning

Tree number	Species	Works required
G1	Mixed	Prune to site boundary to enable construction of 2.4m palisade fence.
G16	Crack willow	Prune to site boundary to avoid conflict with new parking bays.

- 3.3.2 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

- 3.3.3 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.



3.3.4 No works may be carried out on protected trees (trees covered by the TPO) without prior permission from the local authority.

3.3.5 All tree works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.4 Hard standing in proximity to trees

3.4.1 An existing tarmac surface is to be removed from the root protection area of mature crack willow T6 and be replaced with new soft landscaping. Similarly, an existing concrete surface will be removed from within the root protection areas of crack willows T20 and T21 and replaced with soft landscaping. Removal of these surfaces from root protection areas must occur sensitively as described in the arboricultural method statement.

3.4.2 A proposed macadam parking area will partially encroach the root protection area of T6 in the area hatched cyan on the root protection area incursions plan. The new surface encroaches the root protection area by 12.9m² or 2% of the total root protection area.

3.4.3 Due to the existing levels at the site, it is not anticipated that the new hard standing within the root protection area of T6 will be of a completely no-dig specification (although this should be achieved if possible) and some soil stripping will occur. This must occur sensitively with arboricultural supervision as described in the arboricultural method statement.

3.4.4 It is proposed to replace the existing hard standing within the root protection areas of T14-G16 with a new macadam surface, which will utilise the existing sub-base already present at the site. This must occur sensitively as described within the arboricultural method statement.

3.5 Services

3.5.1 The proposed drainage layout is shown on the tree retention plan. This fully respects the root protection areas of all retained trees.

3.5.2 Details of the routing of utilities for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

3.5.3 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

3.6 Landscaping in proximity to trees

3.6.1 The specification for soft landscaping includes tree/shrub planting and seeding within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.



3.7 Post development tree management

- 3.7.1 A Ganoderma sp. bracket was observed on the base of T6 (large crack willow). T6 has a high-risk target area both in the current context of the site and with the site layout as proposed. For there to be confidence in the relative safety of this tree, it is recommended that a decay detection investigation is undertaken.
- 3.7.2 Many of the trees located to the south of the depot (TPO oak T14 and several crack willow) are exhibiting poor form and/or crown dieback. Post development it is recommended that these trees are regularly inspected as they are in many cases in falling distance of the development, and that consideration be given to ameliorating the root protection area of T14.



4 ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

- 4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 4.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

4.2 Phasing of works

- 4.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 5: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment.
2	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. The tree protection fencing adjacent to T20/T21 shall be moved to the secondary location when the existing concrete surface is removed from the root protection areas. The tree protection fencing adjacent to G1/G4 shall be removed when it is replaced with the permanent palisade fence.
5	Soft landscaping phase.	The remaining tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

4.3 Initial tree works

- 4.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be agreed to the local authority arboricultural officer. Works to protect 3d trees cannot occur without the permission of the local authority.



- 4.3.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.
- 4.3.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.
- 4.3.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.
- 4.3.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.
- 4.3.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

4.4 Tree protection barriers

- 4.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of the installation of tree protection fencing.
- 4.4.2 The tree protection fencing shall be installed and signed off by the project arboriculturist before any plant activity, ground works or demolition/construction activities commence at the site.
- 4.4.3 The tree protection fencing adjacent to G1/G4 shall be removed when it is replaced with permanent fencing. The fencing adjacent to T20/T21 shall be moved to the secondary location shown on the tree protection plan when the concrete hard standing is removed from the root protection areas. The remaining tree protection barriers shall then be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site.
- 4.4.4 Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 4.4.5 The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 5). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed with the local authority arboricultural officer.
- 4.4.6 Signs shall be affixed to the fencing as shown in Appendix 6 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.
- 4.4.7 The areas protected by tree protection fencing shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:



- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

4.5 Storage and handling of harmful chemicals

- 4.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 4.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities and site set up

- 4.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.
- 4.6.2 Care must be taken when unloading materials from flatbed lorries in proximity to retained trees to avoid damage to the crowns. A designated banksman must be utilised to ensure the crowns are not contacted when unloading with a vehicle mounted crane.

4.7 Removing existing hard standing from root protection areas

- 4.7.1 The existing tarmac surface within the root protection areas of T6 and the concrete surface in the root protection areas of T20/T21 shall provide ground protection for construction traffic. Vehicular access across the root protection areas shall be prohibited when the surfaces have been removed, therefore the tree protection fencing shall be moved to the secondary location shown on the tree protection plan immediately after the surface is lifted.



4.7.2 The existing wearing course and binding layer shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection area by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand. If roots are exposed, they shall be covered with a layer of topsoil to prevent desiccation or frost damage.

4.7.3 To minimise the chance of encountering tree roots, as much of the sub-base shall be retained below ground level as is feasible, with a layer of topsoil imported to enable soft landscaping. If it is deemed necessary to remove the sub-base to allow sufficient soil volume to be imported for the proposed soft landscaping, the sub-base shall be removed carefully in shallow increments following the same methodology required for removing the wearing course.

4.8 Replacing existing surface within root protection areas of T14-G16

4.8.1 The existing hard standing within the root protection areas of T14-G16 shall provide ground protection for construction traffic. Vehicular access across the root protection areas shall be prohibited between the time the existing surface is removed and the new macadam surface is installed.

4.8.2 The existing wearing course and binding layer shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.

4.8.3 The existing sub-base shall be reused (augmented as necessary) for the new macadam surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course. Where the existing surface is removed from within the root protection area and replaced with soft landscaping, as much of the sub-base shall be retained below ground level as is feasible with a layer of topsoil imported.

4.9 Constructing new hard standing within root protection area of T6

4.9.1 A new macadam parking area partially encroaches the root protection area of T6 in the area hatched pink on the tree protection plan. It is not anticipated that this will be a fully no-dig surface. The excavation in this area shall occur by hand and under the supervision of an arboriculturist. Roots revealed shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens.

4.10 Installing new permanent fencing within root protection areas

4.10.1 New palisade fencing will be installed within the root protection areas of numerous trees throughout the site. Installation of fencing within the root protection areas of retained trees will require access into the construction exclusion zones. Only pedestrian access will be permitted into the construction exclusion zones and scaffold board pathways shall be used



in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.

- 4.10.2 The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.

4.11 Soft landscaping within root protection areas

- 4.11.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The specification for soft landscaping includes seeding and tree/shrub planting within root protection areas.
- 4.11.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.
- 4.11.3 Where new turf or seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.
- 4.11.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.
- 4.11.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

4.12 Pre-commencement arboricultural consultancy input

- 4.12.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:
1. The construction management plan.
 2. The routing of utility services.
 3. Final levels based on the detailed design.
- 4.12.2 If these aspects of the project have a material impact on the guidance in this method statement, the arboricultural method statement shall be updated and the revised information submitted to the local authority tree officer for approval.

4.13 Pre-commencement meeting

- 4.13.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:
1. To clarify the tree protection methodology with the site manager.



2. To explain the implications of the tree preservation order.
3. To discuss the chronology and phasing of the project with the site manager.
4. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
5. To sign off that the tree protection fencing has been installed in the correct locations and to the agreed specification.
6. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

4.13.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

4.14 Arboricultural monitoring

4.14.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

4.14.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.

4.15 Process if an unforeseen issue relating to trees arises

4.15.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

4.15.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

4.15.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.



Appendix 1: Tree Constraints Plan



Key:

- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Canopy of tree with TPO
- Canopy of tree without TPO

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/7095/26/A **Rev:** - **Sheet number:** 1 of 1

Client and site:
Wokingham Borough Council

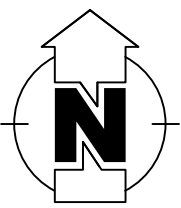
Toutley Depot
Old Forest Road
Wokingham, RG40 5QS

Drawing title: Tree Constraints Plan

Date drawn: 19/02/2026

Scale: 1:500 at A2

Drawn by: PD **Checked by:** LW



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Appendix 2: Tree Survey Schedule

Site: Toutley Depot, Wokingham

Survey date: 18/02/2026

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G1	Mixed, ash, oak, field maple, blackthorn, hawthorn, hazel, goat willow)	1-8 average	Up to 150-adjacent to site boundary	0-2 over boundary fence	0-2 over site	Young-early mature	Fair	Fair	Third party trees on highway verge.	Reduce to site boundary to enable replacement boundary fence to be installed.	B2	10.2 average	1.8 average
H2	Mixed (blackthorn, hawthorn, willow, field maple, elder, bramble)	1-6 (1 average)	Up to 150 (under 75 average)	1-3 average	0 average	Young-semi mature	Fair	Fair	Informal hedgerow with large sparse areas formed of bramble.	No action required.	C1	2.5 average	0.9 average
T3	Pedunculate oak (Quercus robur)	8	200, 200 est	N: 5 E: 5 S: 5 W: 5	Crown: 2 average Branch: 2 average	Semi mature	Good	Fair	Located on steep sided ditch. Dual stemmed.	No action required.	C1	36.2	3.4
G4	Mixed (oak, field maple, hawthorn, willow, hazel, ash, European pine)	2-14 average	Up to 600 (under 300 average) est	1-8 average	0-4 average	Young-mature	Good	Fair	Mixed woodland area. Small dead trees, dead wood, several trees of poor condition. Trees appear to have low frequency of access in target area.	TPO - No action required.	B1	40.7 average	3.6 average
T5	Ash (Fraxinus excelsior)	15	660	N: 7 E: 7 S: 8 W: 7	Crown: 2.5 average Branch: 2.5 average	Mature	Good	Good	Open grown habit. No major visible defects.	TPO - Reduce crown clear of street lamp. No action required for development.	B1	197.1	7.9
T6	Crack willow (Salix fragilis)	18	450 average x7 stems	N: 5 E: 5 S: 6 W: 6	Crown: 2 south Branch: 4 west	Mature	Fair	Poor	Multi-stemmed. Ganoderma sp. Bracket on buttress. High risk target zone.	TPO - Undertake decay detection investigation.	C1	641.3	14.3

Site: Toutley Depot, Wokingham

Survey date: 18/02/2026

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G7	Mixed (hawthorn x5, apple x1)	4-7 average	Up to 250 average est	3-4 average	0-1 average	Mature	Fair	Fair	Small trees growing beneath Crack willow.	TPO - Remove 1x hawthorn to enable installation of 2.4m high palisade fence.	C1	28.3 average	3.0 average
T8	Field maple (Acer campestre)	11	440	N: 4 E: 5 S: 5 W: 0	Crown: 2 south Branch: 2 south	Mature	Good	Fair	One sided crown due to suppression from crack willow.	TPO - No action required.	B1	87.6	5.3
G9	Cherry laurel (Prunus laurocerasus)	1-3 average	Up to 100 average est	1-3 average	0 average	Semi mature	Good	Fair	Shrub group, heavily clad with bramble.	Remove to enable new soft landscaping.	C1	4.5 average	1.2 average
T10	Ash (Fraxinus excelsior)	9	100, 100	N: 2 E: 2 S: 2 W: 2	Crown: 1.5 south Branch: 2 south	Semi mature	Good	Fair	Likely self seeded. Dual stemmed from base.	Remove to enable installation of palisade fence.	C1	9.0	1.7
T11	Ash (Fraxinus excelsior)	5	50, 40, 30	N: 1 E: 0 S: 0 W: 1	Crown: 2 average Branch: 2 average	Young	Poor	Poor	Small tree exhibiting crown dieback.	Remove due to direct conflict with proposed pavement.	U	2.3	0.9
T12	Ash (Fraxinus excelsior)	12	220, 240	N: 3 E: 3 S: 3 W: 3	Crown: 2 east Branch: 2 east	Semi mature	Good	Good	Co-dominant stems from base. No major visible defects.	Remove to enable bank to be regraded.	C1	48.0	3.9

Site: Toutley Depot, Wokingham

Survey date: 18/02/2026

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G13	Goat willow (Salix caprea)	4-5 average	Up to 100 average est	1-2 average	0-2 average	Young	Good	Poor	Self seeded trees growing through chain link fence. Will require removal to repair/remove fence.	Remove due to direct conflict with new hard standing.	U	4.5 average	1.2 average
T14	Pedunculate oak (Quercus robur)	15	860	N: 8 E: 5 S: 5 W: 5	Crown: 5 east Branch: 2 north	Over mature	Poor	Fair	Offsite tree exhibiting extensive crown dieback. Large dead wood. Stem leans towards site.	TPO - Monitor annually and consider ameliorating rooting area to see if tree can be salvaged. No action required for development.	C1+3	334.6	10.3
T15	Crack willow (Salix fragilis)	7	420	N: 6 E: 2 S: 5 W: 4	Crown: 0 north Branch: 1.5 average	Semi mature	Fair	Poor	Multi-stemmed from 1.5m. Previously reduced from road. Growing from side of concrete drainage channel. Secondary stem growth will likely damage channel in the future.	No action required.	C1	79.8	5.0
G16	Crack willow (Salix fragilis)	6-10 average	Up to 350 average est	0-3 over site	2-3 over site	Semi-early mature	Good	Fair	Offsite trees. Some partially overhang site.	Reduce to site boundary.	C2	55.4 average	4.2 average
T17	Crack willow (Salix fragilis)	9	370	N: 7 E: 5 S: 0 W: 4	Crown: 1 north Branch: 2 north	Early mature	Good	Poor	Offsite tree. Strong lean over site.	Consider pruning over site to help redress unbalanced form. No action required for development.	C2	61.9	4.4
T18	Crack willow (Salix fragilis)	11	150 average x16 stems	N: 8 E: 8 S: 4 W: 7	Crown: 1 north Branch: 0 average	Over mature	Fair	poor	Offsite tree. Regrowth from collapsed multi-stemmed tree. Some stems partially overhang site.	No action required.	C2	162.9	7.2

Site: Toutley Depot, Wokingham

Survey date: 18/02/2026

Surveyor: Peter Davies

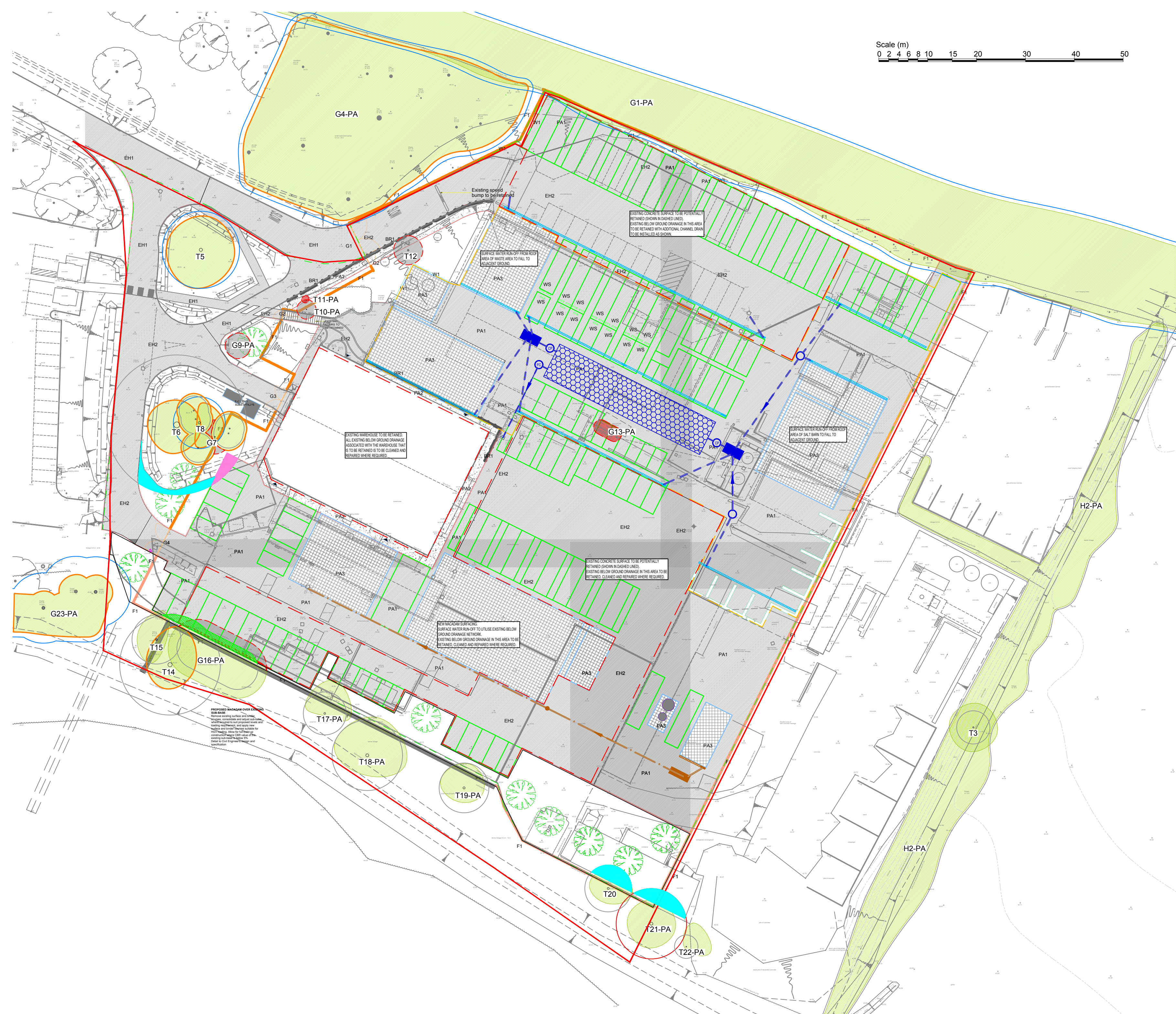
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T19	Crack willow (Salix fragilis)	10	340, 260	N: 5 E: 4 S: 3 W: 5	Crown: 2 north Branch: 2 average	Early mature	Good	Fair	Offsite tree. Multi-stemmed. Partially overhangs site.	No action required.	C2	82.9	5.1
T20	Crack willow (Salix fragilis)	8	400 est	N: 4 E: 5 S: 3 W: 4	Crown: 1 east Branch: 0 average	Early mature	Good	Fair	Multi-stemmed. Growing through boundary chain link fence. Will need to be felled to replace or remove fence.	No action required.	C2	72.4	4.8
T21	Crack willow (Salix fragilis)	11	600 est	N: 5 E: 5 S: 5 W: 5	Crown: 2 average Branch: 1 average	Early mature	Poor	Poor	Offsite tree. No direct access. Extensive crown dieback. Short potential only.	No action required.	U	162.9	7.2
T22	Crack willow (Salix fragilis)	9	200 est	N: 5 E: 5 S: 0 W: 0	Crown: 2 north-east Branch: 2 north-east	Early mature	Good	Poor	Offsite tree. No direct access. Strong north-east lean. Regrowth from collapsed tree.	No action required.	C2	18.1	2.4
G23	Mixed (Lombardy poplar, crack willow, hawthorn, hazel, elder, ash)	Up to 25 average	Up to 600 average est	1-5	0-7 average	Mature	Fair	Fair	Group of large poplars with mixed, scrubby under-storey.	TPO - No action required.	B2	162.9 average	7.2 average



Appendix 3: Tree Retention Plan



- Key:**
- Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree with TPO to be retained
 - Canopy of tree without TPO to be retained
 - Canopy of category C* tree to be removed
 - Canopy of category U* tree to be removed
 - Soil stripping required within root protection area
 - Replacement hard standing within root protection area
 - Existing hard standing removed from root protection area

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
Tree survey schedule contains further information for each tree.
This drawing should be viewed in colour.
Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/7095/26/B Rev: - Sheet number: 1 of 1
Client and site:
Wokingham Borough Council
Toutley Depot
Old Forest Road
Wokingham, RG40 5QS
Drawing title: Tree Retention Plan
Date drawn: 25/02/2026
Scale: 1:500 at A2
Drawn by: PD Checked by: LW



Appendix 4: Tree Protection Plan



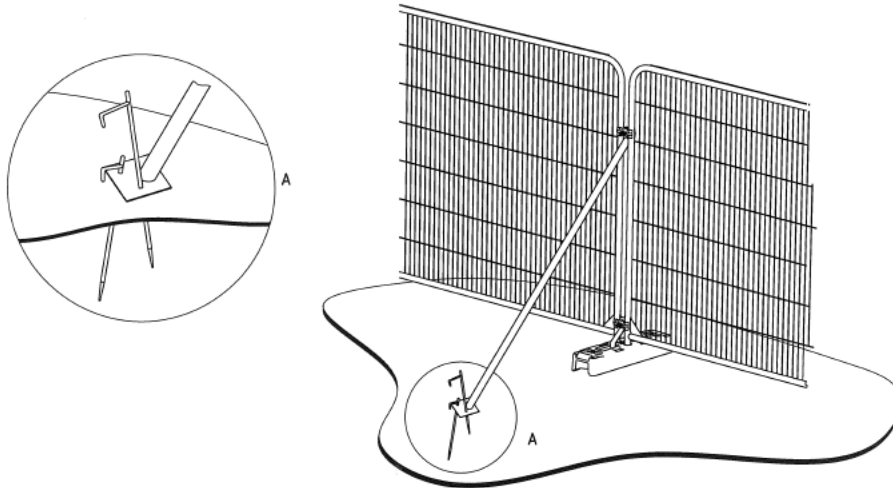
- Key:**
- Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree with TPO to be retained
 - Canopy of tree without TPO to be retained
 - Soil stripping required within root protection area
 - Replacement hard standing within root protection area
 - Existing hard standing removed from root protection area
 - Tree protection fencing - primary location
 - Tree protection fencing - secondary location

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
Tree survey schedule contains further information for each tree.
This drawing should be viewed in colour.
Tree numbers suffixed with PA indicate the tree position is approximate.

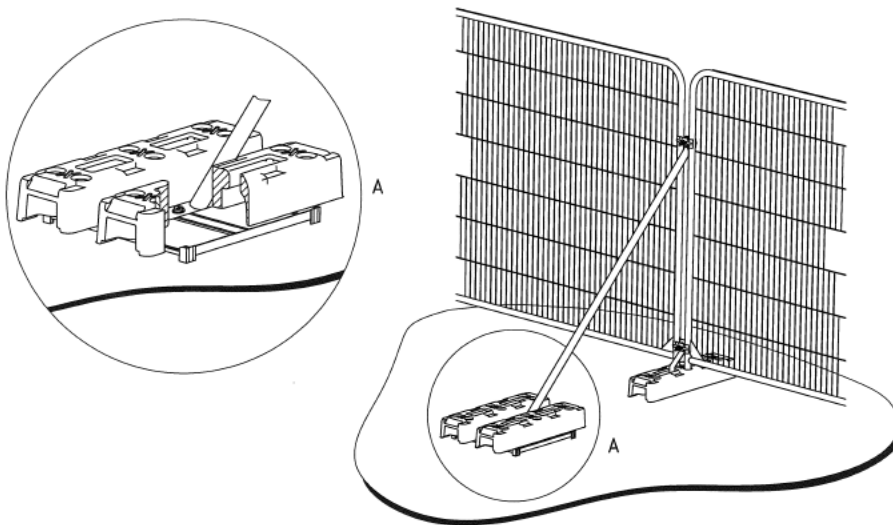
Drawing no: PJC/7095/26/C	Rev: -	Sheet number: 1 of 1
Client and site: Wokingham Borough Council		
Toutley Depot Old Forest Road Wokingham, RG40 5QS		
Drawing title: Tree Protection Plan		
Date drawn: 27/02/2026		
Scale: 1:500 at A2		
Drawn by: PD	Checked by: LW	



Appendix 5: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 6: Example Protective Fencing Sign





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Date: 27th February 2026

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