



Arboricultural Method Statement, Impact Assessment and Tree Protection Plan in Accordance with BS 5837:2012

35 ROBINHOOD, WOKINGHAM, RG41 5ND

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1. Executive Summary

1.1

The proposal is for a phased redevelopment of the site with the proposed subdivision of the site and erection of 2 no. five bedroom detached dwellings with associated parking, following demolition of the existing dwelling at 35 Robinhood, Wokingham, RG41 5ND.

Arboricultural Survey

1.2

The site was inspected by Elliott Foulkes (Dip Arb L4 ABC, TechArborA) on Monday 24th March 2025. All trees with a stem diameter of over 75mm diameter measured at 1.5m from ground level were surveyed, any trees measuring below this were excluded from the survey as per BS5837:2012 guidance. There are no Tree Preservation Orders (TPO) listed and the property is not within a Conservation Area (CA) according to Wokingham Council online records. The street scene is residential in nature and is characterised by detached residential dwellings.

1.3

5 individual trees were classified within the 'B' category due to their combination of conservational, amenity value and maturity. 9 individual / group of trees were classified within the 'C' category.

Arboricultural Impact Assessment

1.4

If necessary any small trees with a diameter of below 150mm diameter may be felled to accommodate for the proposed development and improve site access. T5, T6 and G2 have been selected for removal to accommodate the proposed design. T7, T8, T10, T11 and T13 have also been selected for removal to the rear of the garden. They are all unremarkable trees of very limited merit. Their loss will be mitigated through replacement planting post construction.

1.5

If precautions are followed as per the method statement included within this report there will be minimal impact on the trees rooting system. A permeable driveway is proposed within the Root Protection Area (RPA) of T4. A cellular confinement system will be required for any proposed hard standing within RPA's. To protect the trees protection fencing must be installed as indicated within the Tree Protection Plan.

2. Introduction

2.1 Instruction

2.1.1

SouthOaks are instructed to visit and survey the trees in accordance with BS5837:2012. This includes trees that are within influencing distance of the tree Root Protection Area (RPA), and trees to be retained that may be affected by potential loss or damage within influencing distance of land rear of 35 Robinhood, Wokingham, RG41 5ND.

2.2 Background Information

2.2.1

We have been provided with a block plan and proposed site plan without precise tree locations.

2.2.2

The principle reason for this investigation is to provide professional arboricultural advice to assist in tree retention with nearby construction works. This report includes an arboricultural Impact Assessment, Tree Protection and Arboricultural Method Statement in accordance with BS5837:2012 in order to produce a BS5837 report. This report is to inform of feasibility studies and design options in regard to tree constraints.

2.2.3

Care has been taken to obtain all information from reliable sources, and all data has been verified where possible. However no guarantee can be given of the accuracy of information provided by others.

2.3 Plans and documents

2.3.1

A survey and map included in this report will include all tree numbers, specifically where it has not been possible to tag trees due to access. This document will notify of any additional trees not included in the topographical survey.

2.3.2

We have no connections with any of the parties involved in this site that could influence the opinions expressed in this report.

2.3.3

Planning permission overrides a Tree Preservation Order and Conservation Area.

3. The Site

3.1. Site Visit

3.1.1

The site was inspected by Elliott Foulkes (Dip Arb L4 ABC, TechArborA) Monday 24th March 2025, weather conditions provided good visibility of the trees. Access was not granted for neighbouring properties.

3.1.2

The information contained in this report covers the trees inspected and reflects the tree condition and site conditions at the time of inspection. Measurements were taken using a diameter tape, digital laser measure and digital clinometer.

3.1.3

The trees were inspected from ground level only, no climbing inspections were undertaken.

3.2. Site Description

3.2.1

All trees with a stem diameter of over 75mm diameter measured at 1.5m from ground level were surveyed, any trees measuring below this were excluded from the survey as per BS5837:2012 guidance. There are no Tree Preservation Orders (TPO) listed and the property is not within a Conservation Area (CA) according to Wokingham Council online records. The street scene is residential in nature and is characterised by detached residential dwellings.

3.3. The soil

3.3.1

Although believed to be loamy soil with naturally high groundwater (www.landis.org.uk), we are unable to provide exact details of soil structure. If the soil is shrinkable the trees and other vegetation have the potential to cause indirect damage to structures. If there is a requirement to assess subsidence damage further research from a soil engineer would be advised.

4. Tree Survey Parameters

4.1 Parameters

4.1.1

Trees growing as groups have been identified and assessed as such where we have determined it appropriate.

4.1.2

Trees have been categorized using the criteria shown in table 1 in accordance with BS5837:2012. This is used to identify the quality and value of the existing tree stock allowing informed decisions to be made concerning which trees should be removed or retained in the event of development. BS5837 requires retention of better quality trees where possible (category A and B). Only trees with a stem diameter of 75mm or more measured at 1.5m above highest adjacent ground level are included as per BS5837:2012 guidance

4.1.3

Trees that require immediate attention, either due to serious hazard to life or property, or trees affected by pests or pathogens that may cause widespread or serious damage unless controlled or eradicated should be brought to the attention of the relevant person or organisation (including statutory authorities where applicable).

5. Tree Survey and analysis

5.1 Species

Common name	Scientific name
Apple	<i>Malus</i> sp.
Beech	<i>Fagus</i> sp.
Birch	<i>Betula</i> sp.
Cypress	<i>Cupressus</i> sp.
Eucalyptus	<i>Eucalyptus</i> sp.
Holly	<i>Ilex</i> sp.
Oak	<i>Quercus</i> sp.

5.2 Distribution of categories

BS5837 Category	Number of trees	Percent of trees
B1	5	35.7%
C1	8	57.2%
C2	1	7.1%
Total	14	100%

5.3 Key to survey

5.3.1

Ref – Reference number allocated to the tree or group of trees:

T = Single tree

G= Group of trees

DBH – Diameter at Breast Height. The tree diameter measured at 4.5 feet above the ground. Where the level of the ground is uneven measurements are taken above the upper side of the slope.

RPA – Root Protection Area. RPA's for single stem trees should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem one of two calculations are formulated in accordance with BS5837:2012.

Branch spread – The longest branches measured to the North, East, South and West

Height of first branch – First significant branch from ground level measured from the main stem

Height of canopy - First significant branch from ground level measured from the branch tip

ERC – Estimated Remaining Contribution.

0-10 = Unsuitable for retaining

20+ = Short term retention potential

30+ = Mid to long term retention potential

40+ = Long term retention potential

Age – Categorised into the following:

Y = Young

SM = Semi-mature

EM = Early-mature

M = Mature

OM = Over-mature

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

Ref	Height (metres)	Common name	Stem Diameter (mm)	Branch Spread (metres)				Height of first branch (metres)	Height of canopy (metres)	Age	Remaining life span	General observations	Category	RPA (metres)
				North	East	South	West							
T1	15	Oak	920	14	13	10	11	3	4	M	30+	Limited visibility due to access	B1	11.0
T2	15	Oak	640	14	13	10	11	3	4	M	30+	Limited visibility due to access	B1	7.7
T3	6	Holly	360	2.5	2.5	4	4	3	3	M	20+	Ivy clad, suppressed by neighbouring canopy	C1	4.3
T4	15	Oak	940	6	6	6	6	2	1.5	M	30+	Limited visibility due to access	B1	11.3
T5	8.5	Eucalyptus	350	5	4	2	5	2	2	Y	20+	Ivy clad, minor dead wood, one-sided crown	C1	4.2
T6	7	Beech	120	1.5	1.5	1.5	1.5	2.5	2.5	Y	20+	Co-dominant stems	C1	1.4
T7	3.5	Plum	170	3.5	3	3	0	2	2	Y	20+	Co-dominant stems, poor past management	C1	2.0
T8	4.5	Apple	360	4	5	5	5	2.5	2.5	M	20+	Twin stem, minor dead wood	C1	4.3
T9	10	Birch	460	2.5	2.5	2.5	2.5	3	4.5	M	30+	Limited visibility due to access	B1	5.5
T10	5	Cypress	170	1.5	1.5	1.5	1.5	0.5	0.5	Y	20+	Suppressed by neighbouring canopy	C1	2.0
T11	5	Apple	390	4	4	4	4	3	4	M	20+	Co-dominant stems, sparse crown, suppressed by neighbouring canopy	C1	4.7
T12	5.5	Holly	170	1.5	1.5	1.5	1.5	1	1	Y	30+	Limited visibility due to access	B1	2.0
T13	4.5	Cypress	180	1.5	1.5	1.5	1.5	0.5	0.5	Y	20+	No notable observations	C1	2.2
G2	3	Mixed	100	0.5	0.5	0.5	0.5	0.5	0.5	SM	20+	Maintained as a hedge	C2	1.2

6. Arboricultural Impact Assessment

6.1 Introduction

6.1.1

It is our duty to evaluate and provide a methodology on the direct and indirect effects of the proposed design on trees above and below ground implementing constraints where necessary and recommend mitigation strategies on and adjacent to the site in accordance to BS5837:2012.

6.1.2

Site access for construction traffic is from the front of the property via Robin Hood.

6.2 Observations

Trees selected for removal

6.2.1

Ref	Description of tree work
T5, T6, T7, T8, T10, T11, T13, G2	Fell to ground level and remove stumps

Loss of trees

6.2.2

If necessary any small trees with a diameter of below 150mm diameter may be felled to accommodate for the proposed development and improve site access. T5, T6 and G2 have been selected for removal to accommodate the proposed design. T7, T8, T10, T11 and T13 have also been selected for removal to the rear of the garden. They are all unremarkable trees of very limited merit. Their loss will be mitigated through replacement planting post construction.

Tree surgery

6.2.3

Tree work may be required prior to the commencement to allow for the construction and to avoid damage during construction by machinery or vehicles. All work should be carried out by a competent and fully qualified arborist with liability insurance in accordance with British Standard 3998:2010

“Recommendations for Tree Work”.

Ref	Description of tree work	Justification
N/A	N/A	N/A

Areas designated for structural landscaping**6.2.4**

We have not been made aware of any plans for any alterations of soil levels within RPA's.

Above ground constraints**6.2.5**

Delivery of building materials should be off-loaded on existing hard standing and away from the Root Protection Area (RPA) of the trees. Any movement of materials within the RPA are to be transported by foot on existing hard standing areas or where sufficient ground protection has been installed. Equipment using hydraulic arms need to stay out of striking distance of trees and their branches.

Root Protection Area (RPA)**6.2.6**

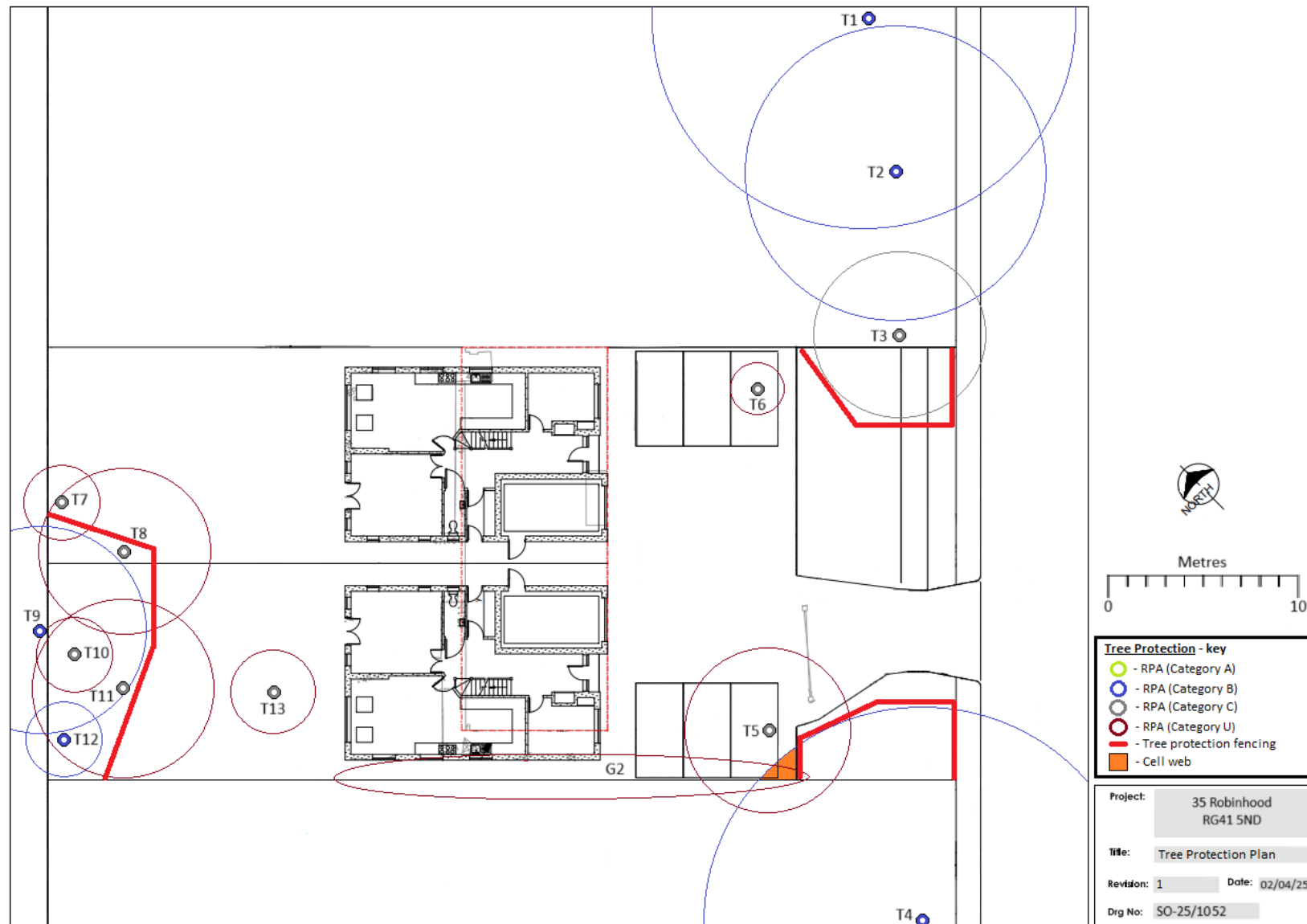
Access within the root protection area must be confined to existing hard standing. It is not permitted to dig within the RPA's unless it is outlined in this report and supervised by a competent arboricultural consultant. If digging is required within the RPA it must be completed by use of hand tools and gentle soil displacement methods (e.g. air spade) that avoid potential damage to tree roots, a professional arboriculturist must be present to supervise this type of work. If it is visualised that underground utility services are to be installed within any RPA an additional method statement must be requested from us.

Impact Summary**6.2.7**

If precautions are followed as per the method statement included within this report there will be minimal impact on the trees rooting system. A permeable driveway is proposed within the Root Protection Area (RPA) of T4. A cellular confinement system will be required for any proposed hard standing within RPA's. To protect the trees protection fencing must be installed as indicated within the Tree Protection Plan.

Issues to be addressed by an arboricultural method statement**6.2.8**

Method
Tree protection fencing
Cellular confinement system



7. Tree Protection Plan

7.1 Introduction

Circulation

7.1.1

It is vital that all parties involved in the planning of the development are privy to the information of this report. Copies of the report should be circulated to all individuals as soon as it is made available.

Accountabilities

7.1.2

Tree protection measures should be implemented for the short and long term in co-ordination with the client and all personnel involved in the development

7.1.3

It is the responsibility of the client and agent to hand a copy of this report to the site manager and to ensure that the compliance of the tree protection scheme is followed. The client and agent must make sure the site manager is updated on any authorised changes to this document. They must also ensure all planning conditions in relation to trees, underground works, services and landscaping have been approved before work begins.

7.1.4

It is the responsibility of the client and site manager to make available this report to personnel prior to and during site construction. Personnel must be briefed on the tree protection plan and arboricultural method statement and its importance. The client and site manager must make sure that personnel are updated on any authorised changes to this document.

7.1.5

Compliance of this document and any variations of this document is compulsory.

Schedule of works**7.1.6**

Arboricultural work and tree protection installation should be carried out in the following order. Any deviation from this order should be approved by the Local Planning Authority:

1. Tree Protection fencing and ground protection to be installed by a competent contractor and approved by a competent arboricultural consultant.
2. Cellular confinement system to be installed and approved by a competent arboricultural consultant.
3. Tree protection fencing and ground protection to be removed post construction after approval of a competent arboricultural consultant.
4. Construction and arboricultural site monitoring by a competent arboricultural consultant at agreed intervals.

7.1.7

Site prohibitions

1. Contractor's car parking on site is confined to existing hard standing or outside of any RPA.
2. Root Protection Areas are no-dig zones unless supervised by a competent arboricultural consultant.
3. Fires are prohibited on site.
4. Storing of materials, spoil, fuel and mixing of cement and concrete must be confined to hard standing in a zone outside of the Root Protection Areas. The slope of the ground must be taken into account to avoid harmful liquid spills to protected areas.
5. Felling, cutting, or damaging any retained trees is not allowed. This includes attaching signs or using trees as structural support
6. Equipment using hydraulic arms stay out of striking distance of trees and their branches

Compliance

7.1.8

Non-compliance of the tree protection plan means work must be halted immediately and instantly reported to the site manager. This will then need to be reported to the Local Planning Authority tree officer and SouthOaks.

7.3 Arboricultural Method Statement

Ground protection

7.2.1

Where construction working has been allowed within the RPA existing hard surfacing should be retained to act as temporary ground protection. If no hard surfacing is present at the time of construction new temporary ground protection that is capable of supporting any traffic entering the site should be installed prior to the work starting.

The primary method of protecting the ground when erecting scaffolding within RPA's is by installing geotextile fabric and side butting scaffolding boards on a compressible layer such as bark chippings on a geotextile membrane.

7.2.2

Ground protection might comprise of the following:

1. Pedestrian movements only – A suspended walkway consisting of single thickness scaffold boards on top of either a driven scaffold frame, or on top of a compression resistant layer (e.g. woodchip).
2. Plant up to a weight of 2 ton – Inter-linked ground protection boards placed on top of a compression resistant layer (e.g. woodchip), laid onto a geotextile membrane.
3. Construction traffic exceeding 2 ton – Proprietary systems or pre-cast reinforced concrete slabs or other engineering specification in conjunction with arboricultural advice. .

7.2.3

Tree protection fencing is to be installed according to the schedule of works before any materials or machinery are brought onto the site. It should be confirmed by a competent arboricultural consultant that the fencing has been correctly set out on site prior to the commencement of any other operations. Fencing should be fit for purpose of excluding construction activity around trees, they should be maintained to remain structurally sound.

7.2.4

The default barrier specification should consist of vertical and horizontal scaffold framework, the verticals should be spaced at a maximum of 3 meters apart (see figure 1) with mesh panels welded onto the framework. The uprights driven into the ground should not make contact with structural roots or underground services.

Figure 1 – Default specification for protective barrier

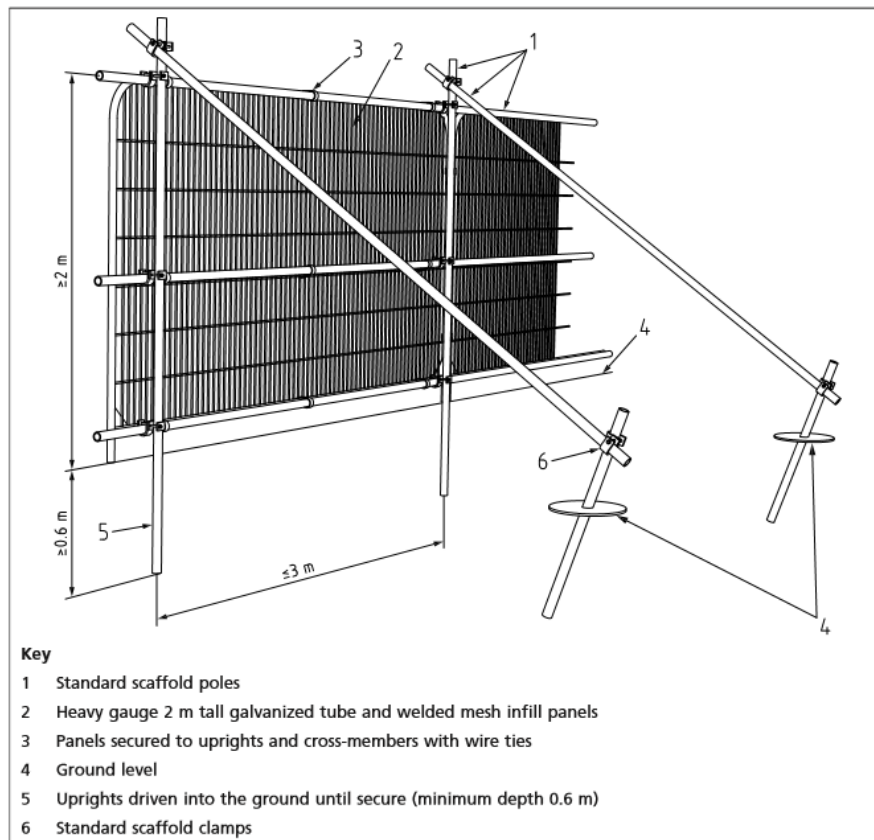
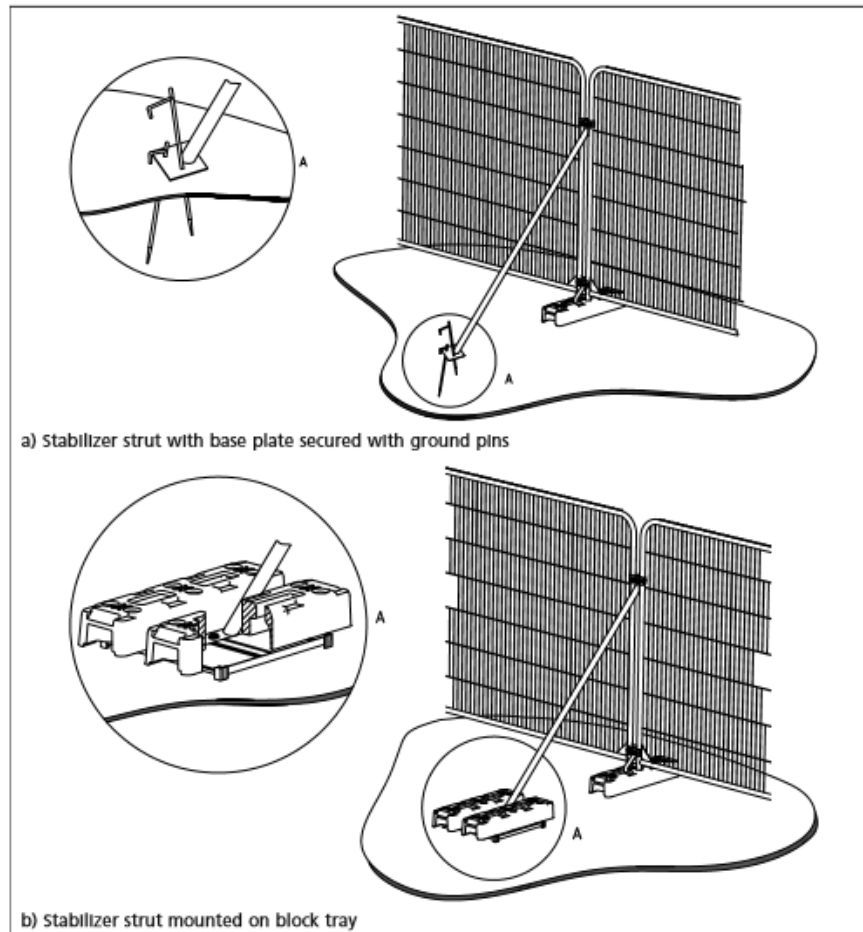


Figure 2



7.2.5

Cell web

The proposed driveway impedes on to T4's Root Protection Area, therefore it is necessary to mitigate damage to these trees. The following measures must be followed to ensure the protection of the tree:

1. Temporary ground protection must be set up within the area prior to the installation of the cellular confinement system.
2. The soil below must be manually de-compacted through use of an Airspade or garden fork before laying new screened topsoil.
3. No other excavation below the existing soil level is permitted.
4. The ground surface of the driveway must be protected by a geotextile needle punched fleece, each fleece will overlap another by 300mm.
5. On top of the fleece a 100mm cell web to be installed and stapled to one another.
6. Each cell web must be stretched to the correct diameter of 259mm by 224mm.
7. The infill material must be a clean angular stone, Type 4/20mm or Type 20/40mm
8. Do not use M.O.T type 1 or crushed stone with fines for tree root protection.
9. Infill the cells with the clean angular stone, working towards the tree and using the infilled panels as a platform.
10. No compaction is required of the infill. Do not use a whacker plate or other means of compaction.
11. The surface may only be topped with a permeable material.
12. The whole process must be supervised by a competent arboricultural consultant to ensure correct installation and root protection.

Site monitoring and pre-commencement meeting

7.2.6

An auditable system of arboricultural site monitoring is in place according to the schedule of works. A competent arboricultural consultant should monitor site activity at intervals throughout the project and should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to an RPA.

The final details of supervision and the frequency of inspection visits will be agreed at the pre-commencement meeting. The supervision arrangement will be sufficiently flexible to allow the supervision of all sensitive works as they occur.

A pre-commencement site meeting involving the land owner, representative of the Client, arboricultural consultant, contractors and engineers (as appropriate), and relevant LPA officers will be held to ensure that all aspects of the tree protection processes are understood and agreed. The meeting is where the details of the program of tree protection will be agreed and finalised, which will then form the basis of any supervision arrangements between the arboricultural consultant and the developer.

PRODUCT DATA SHEET

Geosynthetics Limited Tel: 01455 617 139 Fax: 01455 617 140 Email: sales@geosyn.co.uk

Cellweb® TRP Installation Guide



Step 1: Prepare Surface



Step 2: Lay out Treetex™



Step 3: Lay out Cellweb® TRP

- Cellweb® TRP is a NO DIG tree root protection measure and it is recommended that no excavation be performed without prior approval and guidance from the Local Authority Arboricultural Officer.
- Soil compaction from vehicles, machinery and materials is to be strictly prohibited during construction within Root Protection Areas (RPAs).
- Approval must be obtained from the Local Authority that the design and the method of construction is acceptable.
- Further information is available from the following two documents;
 - British Standard BS5837: 'Trees in Relation to Design, Demolition and Construction' (2012).
 - Arboricultural Advisory and Information Service: Practice note 12 – 'Through the Trees to Development' (APN12).

Installation Method**1. Prepare the Surface**

- Remove the surface vegetation using appropriate hand held tools or herbicide (see Note 1).
- Remove any surface rocks, debris and organic material.
- Create a level surface by filling any hollows with clean angular stone or sharp sand.
- Do not level off high spots or compact the soil through rolling.

2. Lay out the Treetex™ Non-Woven Geotextile

- Lay out the Treetex™ over the prepared area, overlaying the edges of the required area by 300mm.
- Overlap any joins by 300mm minimum or more, depending on soil structure (see Note 2).

3. Lay out the Cellweb® TRP Cellular Confinement System

- Lay out the collapsed Cellweb® TRP on-top of the Treetex™.
- Place one of the supplied J pins into the centre cell at the end of the panel and secure into the ground.





Step 3: Pinning Cellweb® TRP



Step 3: Stapling Cellweb® TRP

- Pull out the Cellweb® TRP to its full 8.1m length and secure its length with another J pin.



- Now measure its width to 2.56m and secure in each of the corners with the J pins.
- Use 10 pins per panel to create a panel measuring 8.1m x 2.56m.



- This will produce a cell size of 259mm x 224mm which is the required cell diameter. Each cell must be fully extended and under tension.
- Staple adjacent panels together at each cell (see Note 3).
- If a curved path or shape is required, this should be cut when the Cellweb® TRP panel is pinned out to 8.1 x 2.56m, ensuring complete cells remain. Do not try to curve or bend the Cellweb® TRP panels into place.
- All cells must be fully opened to the required diameter.



Cellweb® TRP - Installation Guide



Step 4: Clean Angular Stone



Step 5: Edge Restraints



Step 6: Surface Options

4. Infill the Clean Angular Stone

- The infill material must be a clean angular stone, Type 4/20mm or Type 20/40mm (see Note 4).
- Do not use M.O.T type 1 or crushed stone with fines for tree root protection.
- Infill the Cellweb® TRP cells with the clean angular stone, working towards the tree and using the infilled panels as a platform.
- Minimum 25mm overfill of clean angular stone when used in conjunction with a hard surface.
- No compaction is required of the infill. Do not use a whacker plate or other means of compaction.
- Encourage settlement of the stone with the use of a light roller or with 2-3 passes of the construction plant used for installation.
- If the clean angular stone is being used as the final surface; regular maintenance will be required to ensure a minimum overfill of 50mm.

5. Edge restraints

- Excavations for kerbs and edgings should be avoided within the RPAs.
- Where edging is required for footpath and light structures, a peg and treated timber board edging is acceptable
- Other options include wooden sleepers, kerb edging constructed on-top of the Cellweb® TRP system, plastic and metal edging etc.

6. Surface options

- All surfaces in Root Protection Areas must be porous. Surfaces can include block paving, asphalt, loose gravel, grass and gravel retention systems (e.g Golpla), resin bound gravel, concrete etc.

NOTES

1. **Herbicide:** According to BS5837:2012 "The use of herbicides in the vicinity of existing trees should be appropriate for the type of vegetation to be killed, and all instructions, warnings and other relevant information from the manufacturers should be strictly observed and followed. Care should be taken to avoid any damaging effects upon existing plants and trees to be retained, species to be introduced, and existing sensitive habitats, particularly those associated with aquatic or drainage features."
2. **Geotextile:** We recommend the installation of a Treetex™ under the Cellweb® TRP, or under the sub-base, if installed. The overlapping between adjacent rolls of Geotextile should be: CBR > 3%: 300mm minimum, CBR between 1% and 3%: 500mm minimum. CBR ≤ 1%: 750mm minimum.
3. **Staples:** Number of staples per joint: 200mm: 5 staples. 150mm: 4 staples. 100mm: 3 staples. 75mm: 3 staples.
4. **Granular Fill:** Open graded sub-base, clean angular stone Type 4/20 or Type 20/40. Please refer to BS7533-13:2009 and to the Design Manual for Roads and Bridges (DMRB), Volume 4 Geotechnics and Drainage, Section 1 Earthworks, HA44/91, Volume 7 – IAN 73/06 Design Guidance for road pavement foundations and Manual of Contract Documents for Highway Works (MCHW), Volume 1 Specification for Highway Works for the construction and maintenance of the fill material.

