



ARBORICULTURAL METHOD STATEMENT & TREE PROTECTION DETAILS

For

Warren Crest Farm
Wick Hill Lane
Finchampstead
Wokingham
RG40 3PY

*In accordance with Condition 7 of Planning
Permission: 251233*

Ref: G-90/AMS/0826

Prepared by:

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References

- British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- British Standards 3998:2010 Tree Work Recommendations
- Street Works UK Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. Issue 3 (2026).

Appendix 1 Tree Protection Plan

ARBORICULTURAL METHOD STATEMENT

1.0 CONTACT DETAILS

Owner & Developer	Mr and Mrs Nasser	Warren Crest Farm, RG40 3PY
Retained Project Arboriculturist	Sarah Venners MICFor	07922 087671 info@venners.org.uk 
Local Authority Case Officer	Not known at present. Wokingham Borough Council Planning Team	Wokingham Borough Council Shute End, Wokingham, Berkshire RG40 1WR Telephone: 0118 974 6000 Email: development.control@wokingham.gov.uk
Local Authority Arboricultural Officer	Wokingham Borough Council Tree Team	As above
Local Authority Building Control or Engineer	NHBC Inspector	

Please note this AMS is not a contract. The appointment and services of a project Arboriculturist for supervision and monitoring must be agreed prior to commencement of construction operations.

2.0 INTRODUCTION

- 2.1 This Arboricultural Method Statement (AMS) has been produced in line with BS 5837 2012 Trees in Relation to Design, Demolition and Construction - Recommendations to aid the successful retention of trees on the development site at Warren Crest Farm, Finchampstead. No development shall take place on the site until this document has been submitted to and approved in writing by Wokingham Borough Council.
- 2.2 Compliance with this Method Statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.
- 2.3 For details of the surveyed trees and location and types of tree protection methods, reference should be made to the Tree Protection Plan (**Appendix 1**), a copy of which should be displayed prominently on site.

3.0 PHASING OF DEVELOPMENT

It is proposed to phase tree protection through the construction processes as follows:

- | | |
|---------|---|
| Phase 1 | Pre Development Phase and installation of tree protection |
| Phase 2 | Demolition |
| Phase 3 | Construction |
| Phase 4 | Services |
| Phase 5 | Landscaping |

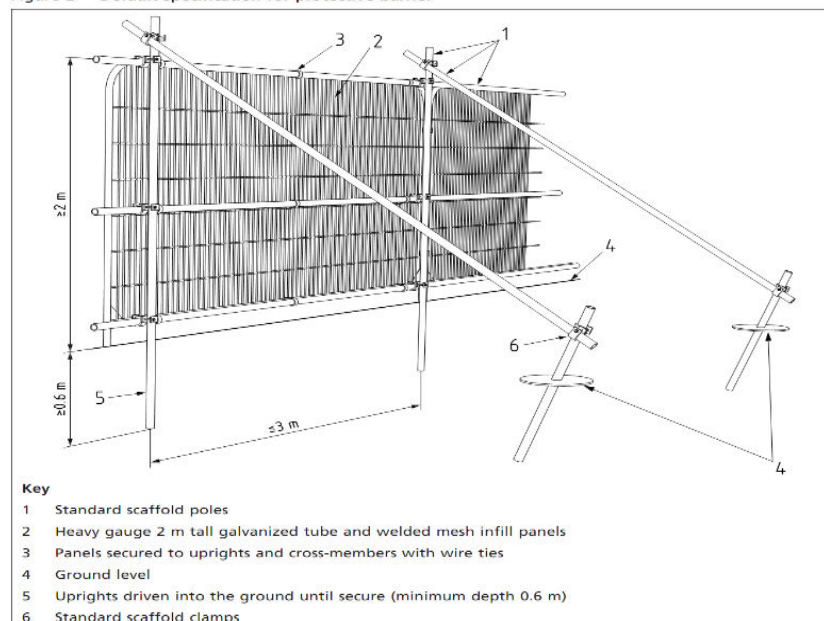
3.1 Phase 1 – Pre Development Phase – Tree Protection Measures

- The Client, Contractor, Engineer/Building Control and project Arboriculturalist will discuss all aspects of the development that affect the trees on the site and to ensure understanding of this document. Information on the required protection measures will be provided at site induction and made available in the site office. Following discussion, any clarifications or amendments will be copied to all site personnel. Once the project Arboriculturalist is satisfied that there is full understanding of all tree matters, they shall delegate responsibility for the day-to-day management of the tree protection to the site agent. The site agent shall be clear that their role is to ensure the retention of all tree protection and to contact the project Arboriculturalist whenever they have a query or problem pertaining to the trees on the site.
- Tree works to be undertaken by a qualified Arborist in line with BS 3998 Tree Work. See Table below for Schedule of Work and **Appendix 1** – Tree Protection Plan for location.

Tree number and species	Comments
T27 - Cherry	Remove to ground level
T28 - Plum	Remove to ground level
T29 - Apple	Remove to ground level
TG1 - Leylandii	Remove to ground level
T32 - Mulberry	Remove to ground level
T33 - Plum	Remove to ground level
T34 - Norway Maple	Remove to ground level
T35 - Norway Maple	Remove to ground level

- Tree protection measures in accordance with BS5837:2012 (barriers and high viz mesh fencing) to be put on site as shown on the Tree Protection Plan attached at **Appendix 1**, and in accordance with the diagram shown below. No work should take place on site (including the delivery of skips) until this tree protection is in place.

Figure 2 Default specification for protective barrier



The tree protection fence should ideally be a 2m tall welded mesh panels secured onto a rigid scaffold framework or mounted on rubber or concrete feet to provide an adequate level of protection from site operatives and manually operated plant. The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the couplers should be at least 1m and should be uniform throughout the fence. If they are not being secured on a scaffold framework, the panels should be supported on the inner side by stabilizer struts which should normally be attached to a base plate secured with ground pins.

High viz mesh fencing (example illustration below) should also be put round the far part of the site as shown on the Tree Protection Plan attached at **Appendix 1**, to ensure that the boundary trees are respected.



The objective is to avoid compaction or rutting of the soil within the root zone of existing trees, which would otherwise damage tree roots and which can easily arise from the single passage of a heavy vehicle or repeated pedestrian movements especially in wet conditions.

- Other than works detailed within this Method Statement and approved in writing by the LPA, no works shall take place within the RPA (CEZ - construction exclusion zones) of the retained trees. Any such works that arise during the development will be supervised by the project Arboriculturalist. The fenced area is to be considered sacrosanct and must not be removed or altered in any way without the prior approval of the Local Authority Tree Officer. A record of the position and adequacy of the fence is to be signed off by the Site manager and project Arboriculturalist.
- Notices are to be fixed to the outside of the barriers with words such as 'TREE PROTECTION AREA – NO ACCESS AND NO STORAGE OR WORKING WITHIN THIS AREA'.



- The barriers must remain in position from before site preparation, demolition and ground works until final completion or a time agreed by the LPA and Contractor. All personnel using the site including site managers, agents, supervisors, operatives and other relevant personnel are to be informed of the role of the tree protective fences and its importance.
- If 360-degree excavators are to be used during construction, at no time is the excavation arm to encroach over the position of the tree protection fence. Operation must always be in a way that avoids contact with lower branches.
- No fires are to be lit within 10m of the tree protection barriers or crown – whichever is the greater.
- Within the Construction Exclusion Zones:

No mechanical or hand excavation

No changes in soil levels

No storage of plant, equipment or materials

No vehicles

No spillage or discharge of chemical substances cement washings or other materials

No fires.

3.2 Phase 2 – Demolition

All tree protection (fencing, ground protection, existing hard standing) to remain in situ. See Tree Protection Plan attached at **Appendix 1**.

The demolition of the existing dilapidated buildings close to T36, T44 – T47 will be inwards within the building's footprint (top down demolition) and pulled back away from the trees to prevent any mechanical damage to them.

Once demolition is complete, the removal of the ground slabs will be carefully carried out in order not to disturb tree roots that may be present below them. Hand tools or appropriate lightweight machinery will be used for this. All surfacing should be pulled away from the RPA's. Any exposed tree roots will be wrapped in dry, clean Hessian cloth to prevent desiccation and to protect from rapid temperature changes. Any necessary root pruning – under the supervision of the project Arboriculturalist will be carried out to side branches using proprietary cutting tools.

3.3 Phase 3 - Construction Phase

All tree protection (fencing, existing hard standing) to remain in situ. The location of this is shown on the Tree Protection Plan at **Appendix 1**.

Access

Delivery Lorries and construction site parking will utilise the existing access and will remain outside the construction exclusion zones at all times. The existing access is formed from heavily consolidated tarmac, areas of concrete paving and gravel, thereby limiting additional impacts, as the surrounding trees have already adapted to and are tolerating its current use. No ground protection therefore is required, but some clean stone will be spread to provide an even surface for construction traffic during the works.

Foundations

Conventional foundations suitable to the design and soil type will be used as the buildings are outside the Root Protection Areas of the trees to be retained.

3.4 Phase 4 – Services

Existing electricity services will be utilised for the new dwellings using a route outside the construction exclusion zones of trees shown to be retained.

3.5 Phase 5 – Landscaping

Preparation of ground for soft landscaping will be carried out under the supervision of the retained Landscape Consultant. Landscaping will only commence after completion of the building phase. Areas under the trees will remain as soft landscaped areas comprising mulch and grass. The quality of all plant material and all soft landscape work will be compatible with BS8545 'Code of Practice for trees from nursery to landscape'.

4.0 GENERAL PRECAUTIONS

- 4.1 The fencing will remain in place until completion of the main construction phase and shall not be altered in any way without the prior agreement of the project Arboriculturalist and Local Authority. It shall only be removed at the completion of the construction operations.
- 4.2 No materials, chemicals, machinery or vehicles or site huts must be stored within the fenced off areas (CEZ) as shown on the Tree Protection Plan attached at **Appendix 1** and identified on site by protective fencing.
- 4.3 Damage caused to protective fencing must be reported to the site supervisor and the project Arboriculturalist to ensure appropriate repair.
- 4.4 Any damage to the existing trees must be reported without delay to the site supervisor, the project Arboriculturalist and the Local Planning Authority so that appropriate remedial work can take place without delay.
- 4.5 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of the retained trees. In the event of spillage, the area is to be secured with sandbags on the line of the tree protection area and measures taken to drain/soak any spillage away from the protected area.
- 4.6 No fires will be lit within the fenced off areas as shown on the Tree Protection Plan attached at **Appendix 1**. Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.
- 4.7 Site huts, toilets etc can define part of the protective fencing where adequate space allows. Where they are proposed in this manner, their location is to be agreed with the retained Arboriculturist.

5.0 SUPERVISION AND MONITORING/ARBORICULTURAL WATCHING BRIEF

- 5.1 The Arboricultural watching brief is to be printed out and displayed in a prominent place on site/in the site office (see following page). To summarise, a project Arboriculturalist shall be responsible for supervising the following works:
 - Meet with all site operatives to discuss Arboricultural matters.
 - Installation of protective fencing.
 - Assessment of the trees post construction following the removal of the temporary protective fencing and a specification for remedial tree works compiled and submitted to the Local Planning Authority for their written agreement if necessary.
- 5.2 In addition, a project Arboriculturalist will be responsible for periodic monitoring. Monitoring visits shall be undertaken at key stages of development or as required by the project Arboriculturist. A record of site visits (including photos) will be maintained for inspection on site and copies forwarded to the agent and planning authority within 7 days when requested.

ARBORICULTURAL WATCHING BRIEF: Warren Crest Farm, Finchampstead

Remove this sheet from the report, copy it, and retain a copy on site within the site cabin. Each item shall be initialled and dated as the works progress. The Site Agent shall remain in close communication with the project Arboriculturalist.

No.	Job	Date	Site Agent	Arboriculturist
1.	Site meeting with all parties to review and ensure understanding of Arb Method Statement. Tree Protection Plan and Arb Method Statement to be available for inspection by any persons involved with the development. This 'Watching brief' to be signed and dated by all parties.			
2.	Tree Protection Fencing to be installed in accordance with the Tree Protection Plan.			
3.	Designate material storage area, contractor parking and areas for site cabins. Tree Protection Plan to be pinned up in site office.			
4.	Site agent to inform all contractors and sub-contractors about the role of the protective fencing and to ensure they understand its importance.			
5.	Demolition phase: All fencing to remain in place and in good condition – report any damage to fencing. Any damage to trees to be reported to enable remedial works to be carried out.			
6.	Construction phase: All fencing to remain in place and in good condition – report any damage to fencing. Any damage to trees to be reported to enable remedial works to be carried out.			
7.	Installation of services			
8.	Landscaping phase			
9.	Removal of protective fencing.			
10.	End of Project. Assessment of the trees post construction and a specification for remedial tree works compiled and submitted to the Client and for their written agreement if necessary.			

Site Notes/Any other business (Unforeseen issues etc. with the trees):

No.	Details	Date and signature (and print name)
1.		
2.		
3.		
4.		

Please continue on a separate sheet if necessary.

Glossary

Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of the project.
Root Protection Area (m2)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority.
Services	Any above ground or below ground structure or apparatus required for utility provision. E.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural components of a tree that supports its branches.
Tree Protection Plan	Scale drawing informed by descriptive text where necessary, based upon the finalized proposal showing trees for retention and illustrating the tree and landscape protection measures.

IMPORTANT NOTES

All rights in this report are reserved. Its content and format are for the use of Mr T Wasser and his agents and the Local Authority in dealing with this site. No part of it may be reproduced, edited or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without our written permission. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Venners Arboriculture.

The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Venners Arboriculture cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after one year from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s), whichever is the sooner.

CREDENTIALS OF THE AUTHOR

Sarah Venners has worked in the arboricultural profession for twenty-nine years. Her experience has been gained from both the public and private sector. She was the Tree Officer for Tunbridge Wells Borough Council and for South Oxfordshire District Council and was a consultant for Marishal Thompson & Co of Alnwick Northumberland until March 2006. In addition to her experience, she holds the following qualifications:

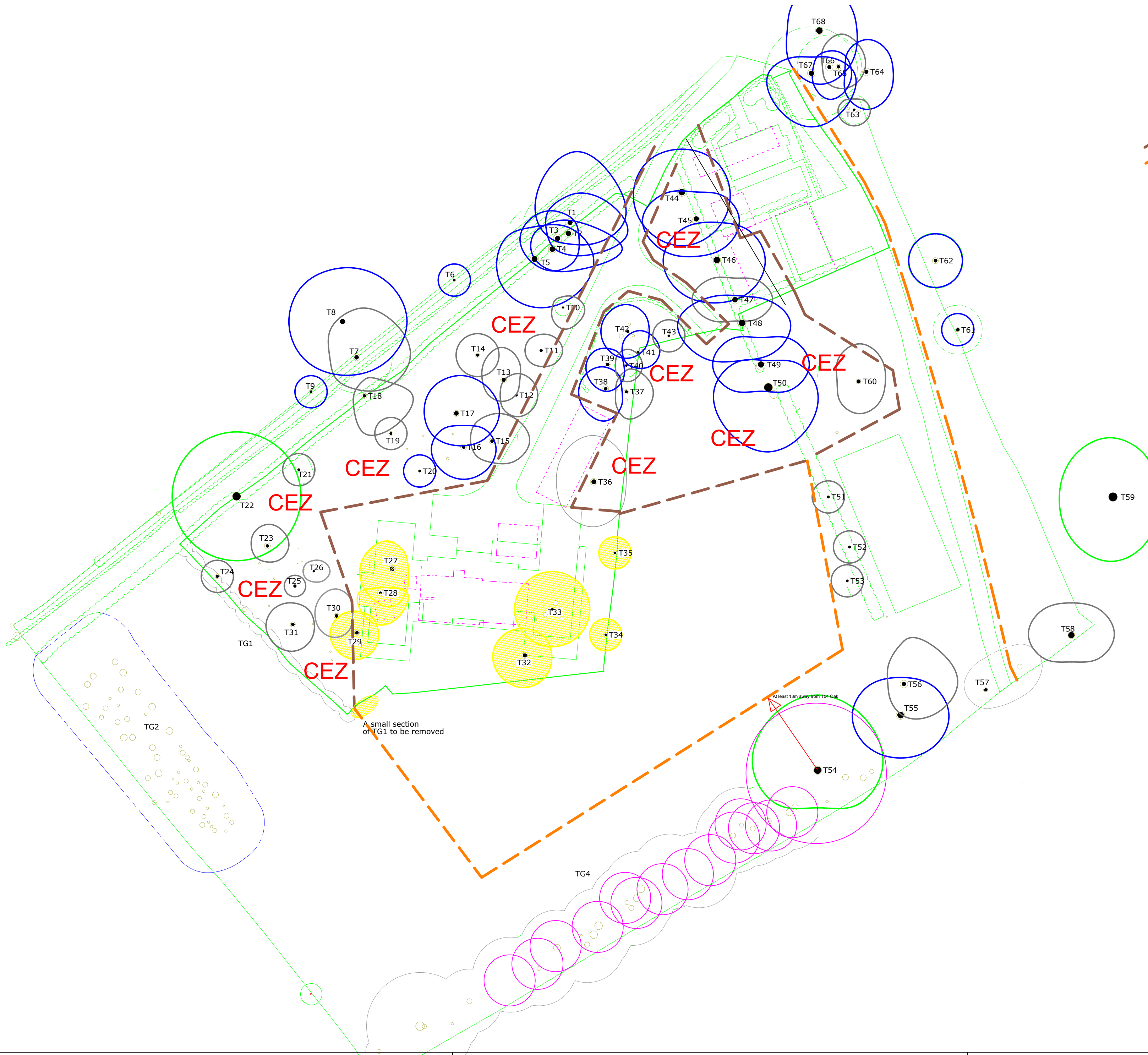
Master's Degree in Forestry from The Oxford Forestry Institute, Oxford University. (MSc For.Oxon)

BSc (Hons) Degree in Agriculture and The Environment, Wye College, London University. (BSc Hons Agric)

She is also a Professional Member of the Institute of Chartered Foresters (MICFor) and the Arboricultural Association (M.Arbor.A.).

 Institute of
Chartered Foresters
Registered Consultant


Arboricultural
ASSOCIATION
Professional Member

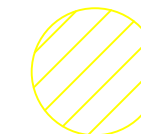


Key

CEZ - Construction Exclusion Zone. No construction operations of any kind to take place within the fenced off area. No vehicular or pedestrian traffic. No storage of materials. No raising or lowering of soil levels. No cement mixing or washings. No fires.

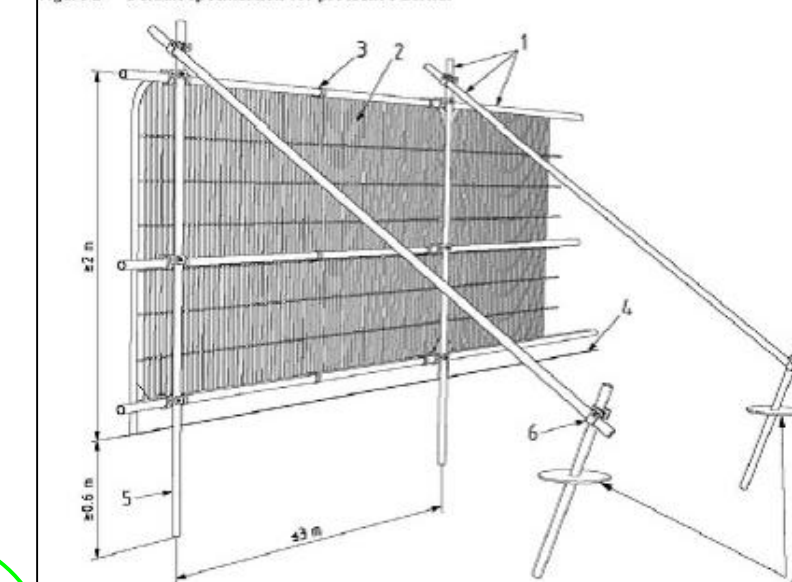
CEZ

Tree Protection Fencing in accordance with BS5837:2012 (see example illustrations below)



Trees to be removed

Figure 2 Default specification for protective barrier



- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
 - 6 Standard scaffold clamps



Scale: 1:500

Warren Crest Farm, Finchampstead

Appendix 1 Tree Protection Plan

August 2026 Ref G-90/AMS/TPP

Sheet:	Rev.
	1
Size:	A2