



Arboricultural Method Statement

Cayton Park Ltd

**Springfield Barn,
Hatch Gate Lane,
Wargrave,
Berkshire,
RG10 8QD**

01 July 2025

Jon Hartley BSc (Hons) MArborA

Table of Contents

Introduction	4
Tree Survey	6
Arboricultural Impact Assessment	7
Trees to be Removed.....	7
Arboricultural Method Statement.....	9
Sequencing of works.....	9
Tree Work	11
Protected Species (general informative for tree works).....	13
Protective Measures.....	15
Demolition	17
Construction	18
Prohibition	19
Site Management	20
Services	21
Landscaping	23
Monitoring and Supervision	24
Appendices	26
Appendix 1: Tree Schedule.....	27
Appendix 3: Tree Protection Plan	34
Appendix 4: Tree Protection Notice	36
Appendix 5: Contact Details	38
Document Production Record	40

Table 1: Documents referred to4

Table 2: Impacts upon the RPAs of retained trees7

Table 3: Number of individual trees to be removed7

Table 4: Number of groups to be removed7

Table 5: Sequencing of works.....9

Table 6: Summary of tree works 11

Figure 1: Example of protective barrier fencing with above-ground stabilising system (BS5837) 16

Introduction

Instruction

Arbtech Consulting Limited (Arbtech) received written instruction on 26 November 2024 from Vijay Patel on behalf of client to attend Springfield Barn, Hatch Gate Lane, Wargrave, Berkshire, RG10 8QD; grid reference, SU801808 (site) to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees and Tree Constraints Plan (TCP),

A further written instruction was received on 20 June 2025 from Magrun Ltd. to produce an Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

Executive Summary

A tree survey guided by British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' ("BS5837") was carried out to include all trees within influencing distance of the proposed area for development.

This report has subsequently been produced, balancing the layout of the proposed development against the competing needs of retained trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement, and any required supporting plans.

It is the conclusion of this report that if followed, the overall quality and longevity of the amenity contribution provided for by retained trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development.

Table 1: Documents referred to

Document	Originator	Reference Number	Title
Survey base drawing		SFH.SITE.EXIST.01	
Proposed layout drawing	Magrun	SFH.BARN.PROP.PLAN.01	Barn Proposed Floor Plan
Proposed layout drawing	Magrun	SFH.BARN.PROP.ROOFPLAN.01	Barn Proposed Roof Plan
Planning Approval	Wokingham Borough Council	241686	Notification of Approval of Planning Permission
Tree Schedule (TS)	Arbtech Consulting Ltd	Arbtech TS 01	Tree Schedule
Arboricultural Impact Assessment (AIA)	Arbtech Consulting Ltd	Arbtech AIA 01	Arboricultural Impact Assessment

Document	Originator	Reference Number	Title
Tree Protection Plan (TPP)	Arbtech Consulting Ltd	Arbtech TPP 01	Tree Protection Plan

Tree Survey

An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Jim Green on 5th December 2024.

A total of 26No. individual trees, 3No. groups of trees and 4No. hedges were surveyed..

For full details of all the trees surveyed, see Appendix 1: Tree Schedule.

Survey Limitations

The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment, were not employed, though they may form part of the survey's management recommendations. Measurements were taken using specialist tapes, lasers, and GPS devices. Where this was not possible, measurements are estimated. Inaccessible trees will have the best estimates made about their location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey.

Scope

Pre-development tree surveys make arboricultural management recommendations based exclusively upon the condition of the individual tree or group of trees relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status

No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without, starting at Annex B:

The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Arboricultural Impact Assessment

An Arboricultural Impact Assessment (AIA) guided by British Standard 5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations was undertaken by Jon Hartley on 01 July 2025 to determine the potential conflicts between the proposed development scheme and existing trees located on and near the site and has subsequently produced this Arboricultural Method Statement to demonstrate how the proposed scheme can be successfully implemented without causing harm to retained trees.

Several issues may need to be addressed in an Arboricultural Impact Assessment between the trees and the proposed development; these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees and;
- The likelihood of any future remedial works to retained trees beyond those that would have been scheduled as part of usual management.

Table 2: Impacts upon the RPAs of retained trees

Tree Number	Species	Structure	Incursion	
			(m²)	(%)
N/A	N/A	N/A	N/A	N/A

Trees to be Removed

A total of 1No. individual tree will require removal as part of this proposed scheme.

A breakdown of all tree works can be seen in Table 6: Summary of tree works.

Table 3: Number of individual trees to be removed

U	A	B	C
0	0	0	1

Table 4: Number of groups to be removed

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (0)

() = partial removal of a group

Arboricultural Method Statement

This Arboricultural Method Statement (Arbtech AMS 01) demonstrates how any aspect of the development that could potentially result in tree loss or damage may be implemented and provides an adequate level of protection for trees that are to be retained during the proposed works.

Details of key site personnel, including the Site/Project Manager, will be submitted to the Council's Tree Officer before site works commence. This Arboricultural Method Statement (Arbtech AMS 01) is to be approved and agreed to in writing by all key personnel before the commencement of any site works.

No site personnel are to be present, and no demolition, site clearance, building work, or material delivery is to occur until the protective measures are in accordance with this Arboricultural Method Statement (Arbtech AMS 01) and the Tree Protection Plan (Arbtech TPP 01). Unless otherwise specified, protective measures will remain unaltered and in situ for the entire duration of the construction.

Sequencing of works

A logical sequence of events is to be observed and shall be phased as follows:

Table 5: Sequencing of works

Stage	Event
Stage 1.	Undertake and complete tree works as specified within Table 6: Summary of tree works
Stage 2.	Installation of protective measures in accordance with the approved Tree Protection Plan(s) (Arbtech TPP 01).
Stage 3.	Pre-commencement site meeting.
Stage 4.	Undertake and complete demolition of existing site features.
Stage 5.	Undertake and complete ground works.
Stage 6.	Undertake and complete construction works
Stage 7.	Undertake and complete external landscaping outside of the construction exclusion zones (CEZs).
Stage 8.	Removal of all machinery and materials from the site.
Stage 9.	Dismantle and removal of protective tree measures.

Stage 10.	Undertake and complete external landscaping within the construction exclusion zones (CEZs).
Stage 11.	Site completion and sign-off from Project Arboriculturalist.

Tree Work

For reasons of public safety, all tree works referred to herein must be carried out before site personnel commence work or building materials are delivered.

Table 6: Summary of tree works

Tree Number	Species	Works	Category
T07	Common Yew	Fell tree to ground level; remove stump.	C1

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010 - Recommendations for tree work. All arising's are to be removed, and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators, or cranes shall be parked or driven beneath the crowns of any retained trees to prevent subsequent compaction and root death.

Tree Removal

A tree should be felled in one piece only when there is no significant risk of damage to people, property, or protected species.

Where restrictions (e.g., lack of space, buildings, other features, land ownership or use, or other trees to be retained) cannot be overcome, trees should be dismantled in sections.

This also applies where a tall stump is being retained but where branches are to be removed/pruned.

Extensively decayed trees can be unpredictable when they are being felled, and special precautions should, therefore, be taken, such as the use of a winch to guide the direction of fall.

Stump Removal – Stump Grinding

Stump grinding will be to a minimum of 300mm deep or to extend through the base of the stump, leaving the major roots disconnected if the intention is to reduce the potential for the spread of Honey fungus.

The grinding residue will be treated as arising's and removed from site.

NOTE: Mechanical destruction of a stump by stump grinding is less disruptive to the site than digging out.

The hole left by stump removal will be filled with soil or other material. The filling should be appropriate for future site usage and for any surface treatment that is to be installed.

Where future plant growth is desired, the backfill material will be firmed in 150 mm layers by treading, avoiding excessive compaction and destruction of the soil structure.

Stump Removal - Digging

Stump removal by digging out will include disposal/utilisation of woody material (see Clause 13).

NOTE: Mechanical destruction of a stump by stump grinding is less disruptive to the site than digging out.

Where possible, when winching out, a stump, a ground, or other type of anchor will be used rather than a tree to be retained. If there is no alternative to using such a tree as an anchor, appropriate protective measures will be adopted.

After Stump Removal

The hole left by stump removal, whether by digging out or grinding, will be filled with soil or other material. The filling will be appropriate for future site usage and for any surface treatment that is to be installed.

Where future plant growth is desired, the back-fill material will be firmed in 150mm layers by treading, avoiding excessive compaction and destruction of the soil structure.

Protected Species (general informative for tree works)

Conservation Status of British Bats

The consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well-documented contractions in range and population size. Given this general picture of decline in the UK Government, the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's, and pipistrelle). These plans provide an action pathway for investigating the maintenance and restoration of the former populations' levels.

Legal Status of British Bats

Given the above position, all British bats, as well as their breeding sites and resting places, enjoy national and international protection. All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed in Annex IV (and some in Annex II) of the EC Habitats Directive, giving further European protection. Taken together, the Act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat unless acquired legally;
- Sell, barter or exchange bats or parts of bats

Although the legislation does not strictly protect foraging grounds, it does protect roost sites. Bat roosts are protected at all times of the year, whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, several birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate "no-go" buffer zones around such nests – typically out to 100m. Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Protective Measures

Protective measures are to be installed immediately following the completion of the tree works and sited and aligned in accordance with the Tree Protection Plan (Arbtech TPP 01) before the commencement of any works or the introduction of any machinery or material to the site.

Upon installing the protective measures around the retained trees, the client will instruct on a pre-commencement site meeting, during which the Project Arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

If the protective measures and their positions do not comply with this Arboricultural Method Statement (Arbtech AMS 01) dated: 01 July 2025 and Tree Protection Plan (Arbtech TPP 01), the Project Arboriculturist shall inform the client and Fencing Contractor so adjustments can be made.

When the protective measures comply with this Arboricultural Method Statement (Arbtech AMS 01) and Tree Protection Plan (Arbtech TPP 01), the Project Arboriculturist will sign off the protective measures in writing to the Client for which a copy can be sent to the Fencing Contractor, Site Agent, and Local Authority Tree Officer.

If the protective measures become damaged or there is an accident or emergency involving trees, these areas are to be cordoned off immediately with high-visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the Project Arboriculturist immediately after the incident. All work within this area is to cease until the Project Arboriculturist has visited the site. Any damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, the mixing of concrete or other products, the access of machinery, equipment, or pedestrians, or in any other way disturbed by construction activity.

The protective measures will remain in place until the completion of Stage 8 (see Table 5: Sequencing of works) thereafter, they will be carefully dismantled only with the agreement of the Project Arboriculturist and or the Local Authority Tree Officer.

The existing site boundary measures are to be retained for the duration of the development. If, for any reason, the existing boundary measures are not to be used, protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the Project Arboriculturist upon the completion of the development or immediately before the installation of the permanent boundary measures.

No equipment, vehicles, or plant shall operate beyond the tree protection fencing. Booms, hoists, and rigs should be kept as far away from the canopies of retained trees as possible at all times. Where it is necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banksman. Damage to trees will be considered a breach of this Tree Protection Plan and Arboricultural Method Statement, which in turn could be a breach of planning permission.

Construction Exclusion Zone

A construction exclusion zone (CEZ), as designated by the protective barrier fencing, is an area where there is to be no construction activity. Access to the area for construction personnel or machinery is strictly prohibited unless detailed in the tree protection plan, and there is no scope for materials or waste storage, welfare facilities, etc. There may be some construction activities planned for these areas (e.g. the installation of service trenches) these activities will be undertaken under the direct supervision of the Project Arboriculturalist.

Protective Barrier Fencing

Protective barrier fencing should be appropriate for the intensity and proximity of the development to protect trees where development activity is nearby.

The protective barrier fencing will be fixed with signage denoting the words “tree protection area” at 5.0m intervals. See Appendix 4: Tree Protection Notice

The fence will comprise 2m tall welded mesh panels on rubber or concrete feet. The panels are to be joined together using a minimum of two anti-tamper couplers installed so that they can only be removed from inside the fence. The panels will be supported on the inner side by stabiliser struts, which will be attached to a base plate and secured with ground pins.

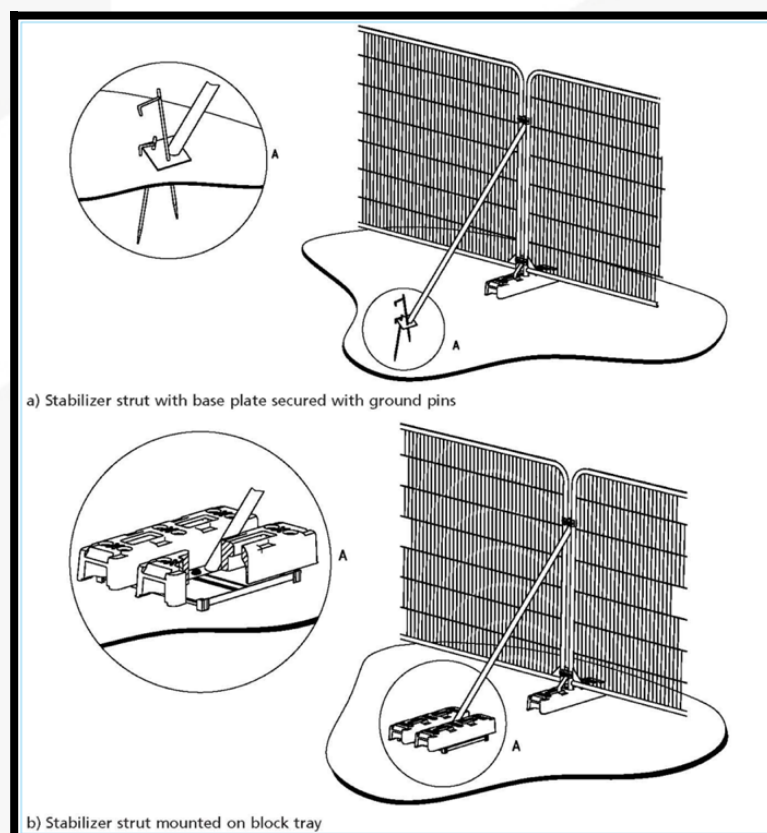


Figure 1: Example of protective barrier fencing with above-ground stabilising system (BS5837)

Demolition

Before the demolition of the existing site features, all tree works are to have been completed, tree protection measures are to be in place as per Tree Protection Plan document (Arbtech TPP 01) and have been signed-off, and a copy of the demolition method statement submitted and approved by the Project Arboriculturist to ensure that there is no conflict with this Arboricultural Method statement.

All demolition work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct supervision of the Project Arboriculturist.

Existing Underground Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs of retained trees require upgrading, the utmost care must be taken to minimise disturbance. Trenchless techniques should be employed where feasible, and open excavations should be considered only where necessary.

Construction

Before the proposed development is constructed, a copy of the construction method statement will be submitted and approved by the Project Arboriculturist to ensure that it does not conflict with this Arboricultural Method Statement.

All excavations and construction work within or immediately adjacent to the RPAs or canopies of retained trees is to be undertaken under the direct supervision of the Project Arboriculturist.

Foundations Design

There are no new foundations proposed within or adjacent to retained trees; as such, there is no specialist arboricultural methodology required for the installation of the proposed foundations.

Prohibition

- Mechanical digging or scraping is not permitted within a defined root protection area or areas cordoned off by protective barrier fencing.
- No access will be permitted within the protected areas;
- No materials, equipment or debris will be stored within any of the fenced areas or against the fencing;
- Fires are not permitted within 10m of any vegetation.
- Leaning objects against or attaching objects to a tree is not permitted.
- Machinery, plant, and vehicles are not permitted to be washed down within 10m of vegetation.
- Chemicals and materials are not to be transported, stored, used, or mixed within a root protection area or areas cordoned off by protective barrier fencing.
- Cement silos and mixing sites are to be situated within a bunded area to prevent spillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.
- Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.
- An allowance must be made for sloping ground so that damaging materials such as concrete washings, mortar, or diesel oil cannot run towards trees.
- Where machinery is to be used within 5m of retained tree canopies, a banks man will be required at all times while setting up, moving, or operating within this distance of retained tree canopies.
- All caustic material and chemicals must be stored well clear of protected areas and preferably on lower ground if slopes are present or within a bonded area to prevent spills or leaks from entering the ground.

Site Management

The Site Manager will be responsible for briefing and inducting all personnel who will be working on any stage of this development, especially those who will be working within or adjacent to the canopies or RPAs of retained trees, and will make them aware of and provide a copy of this Arboricultural Method Statement (Arbtech AMS 01) and Tree Protection Plan (Arbtech TPP 01); this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing and or pouring of cement and concrete.

The Site Manager will be responsible for the day-to-day running and protection of all retained trees and for liaising with the Project Arboriculturalist about any tree-related matters and before any works that may or will affect the RPAs or canopies of retained trees; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing, pouring and storage of all caustic materials that may cause harm to retained trees.

The Site Manager will document any incidents of damage to retained trees or tree protection measures. Then, the Site Manager will report these incidents to the Project Arboriculturalist immediately and ensure that works within this area cease until the Project Arboriculturalist has had an opportunity to inspect the damage and, where appropriate, agree on a mitigation plan with the Local Planning Authority Tree Officer.

The Site Manager may designate another person to take charge of the briefing and inducting process of new site personnel or visitors in his absence.

If the Site Manager is replaced or is absent from the site for more than three consecutive working days, the Project Arboriculturalist will be informed, and a new pre-start meeting will be held with the new or acting Site Manager.

It is the responsibility of the Site Manager to ensure that the planning conditions attached to any granted planning consent are adhered to at all times and that a monitoring regime and supervision of any works within or adjacent to the RPAs are adopted.

If pruning works other than those previously approved are required at any time, permission must be sought from the Local Authority Tree Officer. Once permission is granted, they are to be carried out by a suitably qualified person in accordance with BS3998:2010 Tree work—Recommendations.

Services

Existing services within the site will be retained wherever possible. Where existing services within RPAs require upgrading, the utmost care must be taken to minimise disturbance. Where feasible, trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Where new services are to be introduced into the site, they will be located outside of RPAs so that they do not interfere with tree roots. If any excavations are required within the RPAs, all trenches are to be excavated by hand radially to the tree trunks under the direct supervision of the Project Arboriculturalist and carried out under NJUG guidelines.

The final positions of any proposed services will be verified and approved by the Project Arboriculturalist and Local Authority Tree Officer before implementation.

New Underground services

Trenching for the installation of underground services and drainage routes could sever any roots that may be present and, as such, adversely affect the tree's health. For this reason, particular care will be taken in routing and installation methods of all underground services. All underground services and drainage routes will be located so that no excavations are required within RPAs.

Where underground services have been impossible to prevent from passing through RPAs or within proximity to trees, these sections are to be installed in one of three ways and under the direct supervision of the Project Arboriculturalist and in accordance with the National Joint Utilities Group guidelines (NJUG 4).

Trenchless Techniques

There are three main types of trenchless techniques: guided and unguided boring and pipe replacement by lining or bursting. These techniques allow for the installation, maintenance, or renewal of underground services without disturbing soil in which roots are likely to grow. Starting and receiving pits for the boring machinery are to be located outside of the RPAs of any retained trees, with the bore depth maintained at a minimum depth of 600mm below the existing ground level. Techniques involving external lubrication of the equipment shall use only water, as other lubricants (e.g., oil, bentonite, etc.) could contaminate the soil.

Broken Trench – Hand Dug

This technique combines both trenchless techniques and manual excavation, where excavation is unavoidable. Excavations will be limited to where there is clear access around and below the roots. All trenches shall be excavated by hand with the same precautions taken as for manual excavation. The open section of the trench will only be large enough to allow access for linking to the next section.

Manual Excavation

Excavation within RPAs will be undertaken by hand under the direct supervision of the Project Arboriculturalist to the required depth of the foundations or to a minimum of 600mm deep of any excavation, whether for proposed foundations, hard surfacing, or underground services. The Project Arboriculturalist will determine the total depth of the manual excavation while on site.

The soil is to be loosened with a fork or pickaxe and then cleared with an air spade, air vac, or shovel. The Project Arboriculturalist will cleanly sever any roots found with either a hand saw or secateurs.

The Project Arboriculturalist shall cleanly sever any roots found with a diameter of less than 25mm. Roots of 25mm and above shall be excavated around without damaging them; the Project Arboriculturalist shall decide if it is feasible or necessary to retain the root; if not, it shall be severed.

The edge of the excavation closest to the trees will be covered with damp hessian to prevent soil collapse or contamination by concrete.

The soil beneath the depth may be sheet piled, regular piled, or excavated deeper. Machinery may be used for this, provided that it is situated outside of the RPAs of retained trees or has appropriate ground protection in place to move around and work upon.

Landscaping

Landscaping, such as planting, turfing, fencing, etc., around retained trees may only be carried out once all tree protection measures have been removed.

All excavations within the RPAs of retained trees shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the Local Planning Authority. At no time is the use of a rotavator permitted within the RPAs of retained trees.

Any tree roots discovered will be left in situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the RPA shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is at a level where soil compaction may be likely. Should the soil become compacted or have a poor structure that would hinder the development of the existing trees and plants or any new plantings, the arboriculturist will be consulted about soil decompaction techniques.

Monitoring and Supervision

Where trees have been identified within this Arboricultural Method Statement (Arbtech AMS 01) and Tree Protection Plan (Arbtech TPP 01) for retention, there will be an auditable system of arboricultural monitoring. This is to extend to arboricultural supervision whenever demolition or construction activity is to take place within or adjacent to any canopy or RPA.

The development's tree protection measures are to be monitored, and all demolition and construction works are to be undertaken within or adjacent to the RPAs of retained trees. The Project Arboriculturist will supervise the work and record and report observations to the Council at appropriate intervals.

Pre-commencement site meeting

Before the commencement of any works or machinery and materials arriving on site, a pre-commencement site meeting involving the Project Arboriculturalist, Landowner or Agent, Site Manager, contractors and Engineer (as appropriate) and the relevant Local Planning Authority Officers will be held to ensure that all aspects of the Arboricultural Method Statement and Tree Protection Plan are understood and for all parties to swap contact details. See Appendix 5: Contact Details.

Monitoring and supervision schedule

The initial monitoring visit will check that the tree protection measures are in the correct location and as specified within the approved Arboricultural Method Statement, and if so, to sign off on their installation.

Thereafter, monitoring visits are to take place at regular intervals to ensure that tree protection measures are in place and are functioning as designed or whenever necessary to undertake works to be carried out under arboricultural supervision. The frequency of the monitoring visits is to be agreed upon with the Local Authority Tree Officer at the pre-commencement site meeting.

A record of all arboricultural monitoring and supervision visits will be kept, and any faults will be logged; this will then be copied to the Site Agent, Developer, and Local Planning Authority in a digital format.

If areas must be redesigned during the development so that they would require changes to the approved Arboricultural Method Statement or Tree Protection Plan and so affect retained trees, the Project Arboriculturalist and Local Authority Tree Officer will be invited to attend a site meeting with all relevant parties. Before any changes are implemented, they must have been approved in writing by the Local Authority Tree Officer.

Supervision

The Project Arboriculturist will be required to attend the site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the RPAs of all retained trees and will be advised a minimum of 72 hours before the commencement of any works that require his attendance; these will include:

1. Pre-commencement site meeting.
2. Location of protective measures.
3. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).
4. Arboricultural sign off and removal of protective measures.

Completion meeting

Once all construction works have been completed and all materials and machinery have been removed from the site, the Project Arboriculturalist shall be informed and will invite the Local Authority Tree Officer to meet on-site to discuss the process, final remedial works that may be required and sign the development off so that the protective measures may be removed.

Appendices

The following documents were released to the Client as appendices to this report:

- Appendix 1: Tree Schedule
- Error! Reference source not found.
- Appendix 3: Tree Protection Plan
- Appendix 4: Tree Protection Notice
- Appendix 5: Contact Details

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Jon Hartley BSc(Hons) MArborA
Principal Arboricultural Consultant
07860951396
Jh@arbtech.co.uk

A large, light gray, stylized graphic of a house roof with a chimney, spanning the width of the page and partially behind the text.

Appendix 1: Tree Schedule

BS5837:2012 Tree Survey

Arbtech Consulting Ltd

Client: Cayton Park Ltd
 Project: Springfield Barn
 Survey Date: 05/12/2024
 Surveyor: Jim Green



Unit 3, Well House Barns
 Chester Road
 Chester
 Cheshire
 CH4 0DH
 Phone: 01244661170

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
G01														
A Group <i>See comments for details</i>		17	1	790	N	6	2	SM	A: 282.4 R: 9.48	Good	C: Good S: Good B: Good	Group of two Leyland cypress. Dimensions recorded for largest member of group.	B.1.2 20+ yrs	
					E	4	2							
					S	6	2							
					W	6	2							
G02														
A Group <i>See comments for details</i>		13	1	340	N	2	6	SM	A: 52.3 R: 4.08	Good	C: Good S: Fair B: Good	Off site linear group of hornbeam. Stem diameters from 200-340mm. Penultimate stem to north standing-dead. Dimensions recorded for largest member of group.	C.1.2 10+ yrs	
					E	4	2							
					S	2	2							
					W	3	3							
G03														
A Group <i>See comments for details</i>		13	2	480 (Eq)	N	6	4	SM	A: 104.3 R: 5.76	Good	C: Good S: Fair B: Good	Group of two hornbeam. Open cavities to lower stem, necrotic timber visible, adaptive/reactive growth. Dimensions recorded for largest member of group.	B.1.2 20+ yrs	
					E	6	3							
					S	5	3							
					W	6	3							
H01														
A Hedge <i>See comments for details</i>		1.5	1	30	N	0.5	0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Good	Mixed species formal, linear boundary hedge. Dimensions recorded for typical member of hedge.	C.1.2 10+ yrs	
					E	0.5	0							
					S	0.5	0							
					W	0.5	0							
Age Classifications:		N	Newly planted	EM	Early Mature		Condition:		C	Crown	Stems:		Ø	Diameter
		Y	Young	M	Mature				S	Stem			(Eq)	Equivalent stem diameter using BS5837:2012 definition
		SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contribution	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
H02														
A Hedge	2	1	120	N	1	0	SM	A: 6.5	Good	C: Good	Formal, curvilinear screening hedge of cypress. Dimensions recorded for typical member of hedge.			C.1
See comments for details										S: Good				10+ yrs
										B: Good				
H03														
A Hedge	2	1	30	N	0.5	0	SM	A: 0.4	Good	C: Good	Mixed species formal, screening hedge. Dimensions recorded for typical member of hedge.			C.1.2
See comments for details										S: Good				10+ yrs
										B: Good				
H04														
A Hedge	2	1	30	N	0.5	0	SM	A: 0.4	Good	C: Good	Mixed species formal, screening hedge. Dimensions recorded for typical member of hedge.			C.1.2
See comments for details										S: Good				10+ yrs
										B: Good				
T01														
											Estimated Measurements			
Austrian Pine	19	1	650	N	8	2	SM	A: 191.2	Good	C: Good	Off site tree viewed over boundary fence.			B.1.2
Pinus nigra ssp. Nigra										S: Not visible				20+ yrs
										B: Not visible				
T02														
											Estimated Measurements			
Cider Gum	18	1	380	N	8	8	SM	A: 65.3	Good	C: Good	Off site tree viewed over boundary fence. Heavy stem and crown bias to north.			B.1.2
Eucalyptus gunnii										S: Not visible				20+ yrs
										B: Not visible				
T03														
											Estimated Measurements			
Cider Gum	18	1	680	N	8	6	SM	A: 209.2	Good	C: Good	Off site tree viewed over boundary fence.			B.1.2
Eucalyptus gunnii										S: Not visible				20+ yrs
										B: Not visible				
Age Classifications: N Newly planted EM Early Mature Condition: C Crown Stems: Ø Diameter														
Y Young M Mature S Stem (Eq) Equivalent stem diameter using BS5837:2012 definition														
SM Semi-mature OM Over Mature B Basal area ERC: Estimated Remaining Contribution														

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T04													
Downy Birch <i>Betula pubescens</i>	15	1	330	N	3	4	SM	A: 49.3 R: 3.96	Good	C: Good S: Good B: Good	No significant features.	C.1.2 10+ yrs	
T05													
Downy Birch <i>Betula pubescens</i>	15	1	350	N	2	6	SM	A: 55.4 R: 4.19	Good	C: Good S: Fair B: Good	Large historic flush-cut wound to lower stem to east, partial occlusion, necrotic timber visible, pronounced fluting and buttressing to lower stem and base.	C.1.2 10+ yrs	
T06											Estimated Measurements		
Common Holly <i>Ilex aquifolium</i>	8	1	280	N	2	1	SM	A: 35.5 R: 3.36	Good	C: Good S: Not visible B: Not visible	Off site tree viewed over boundary fence.	C.1 10+ yrs	
T07													
Common Yew <i>Taxus baccata</i>	4	4	115	(Eq) N	1	1	SM	A: 6 R: 1.38	Good	C: Good S: Good B: Good	Formal topiary standard.	C.1	
T08													
Cherry Laurel <i>Prunus laurocerasus</i>	6	4	177	(Eq) N	1	0	SM	A: 14.2 R: 2.12	Good	C: Good S: Fair B: Good	No significant features.	C.1 10+ yrs	
T09													
Myrobalan Plum 'Nigra' <i>Prunus cerasifera 'Nigra'</i>	7	2	212	(Eq) N	2	2	SM	A: 20.3 R: 2.54	Good	C: Good S: Good B: Good	No significant features.	C.1 10+ yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:	Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	ERC:	Estimated Remaining Contribution

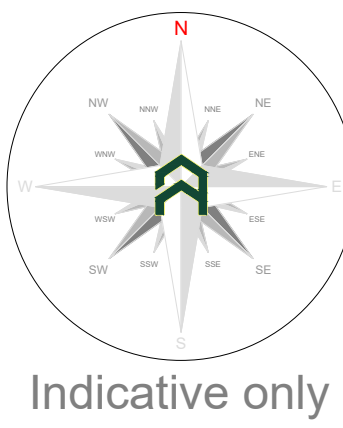
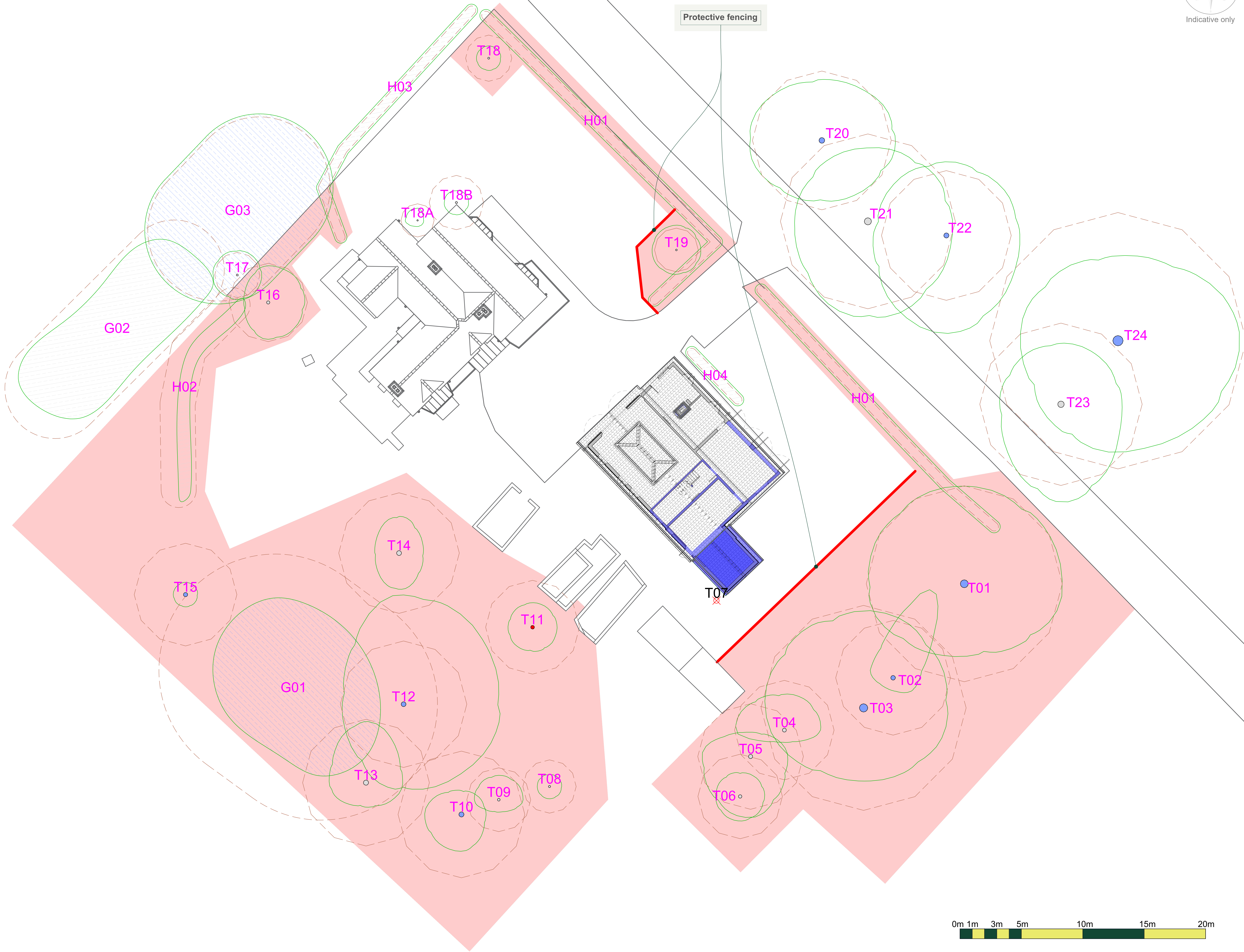
Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
T10												
Norway Spruce <i>Picea abies</i>	16	1	420	N	2	3	SM	A: 79.8 R: 5.03	Good	C: Good S: Good B: Good	No significant features.	B.1.2 20+ yrs
T11												
Common Holly <i>Ilex aquifolium</i>	5	2	311 (Eq)	N	2	2	SM	A: 43.9 R: 3.73	Poor	C: Poor S: Poor B: Poor	Degraded fungal fruiting bodies (FFB's) and necrotic lesions to base and lower stem. Historic flush-cut wounds to stem, poor-partial occlusion. Crown sparse, remaining foliage chlorotic.	U <10 yrs
T12												
Indian Bean Tree <i>Catalpa bignonioides</i>	10	2	419 (Eq)	N	9	2	M	A: 79.3 R: 5.02	Good	C: Good S: Good B: Good	No significant features.	B.1 20+ yrs
T13												
Cultivated Apple <i>Malus domestica</i>	8	1	420	N	5	3	M	A: 79.8 R: 5.03	Good	C: Good S: Fair B: Fair	Stem sway to north before correcting phototropically at 1.6m. Historic flush-cut wounds to lower stem up to 350mm diameter, poor occlusion, necrotic timber visible.	C.1 10+ yrs
T14												
Common Pear <i>Pyrus communis</i>	12	1	400	N	3	4	SM	A: 72.4 R: 4.8	Fair	C: Fair S: Fair B: Fair	Historic mechanical damage to buttress roots and lower stem. Woodpecker	C.1.2 10+ yrs
T15												
Lawson Cypress <i>Chamaecyparis lawsoniana</i>	13	1	340	N	1	1	SM	A: 52.3 R: 4.08	Good	C: Good S: Good B: Good	Pronounced buttress roots.	B.1.2 20+ yrs
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	ERC:	Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T16													
Common Ash <i>Fraxinus excelsior</i>	14	1	260	N	3	2	SM	A: 30.6 R: 3.12	Good	C: Good S: Good B: Good	No significant features.	C.1.2 10+ yrs	
T17													
Prunus <i>Prunus sp.</i>	4	1	150	N	2	0	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	Portuguese laurel, screening oil tank.	C.1 10+ yrs	
T18													
Corkscrew Hazel <i>Corylus contorta</i>	4	5	153 (Eq)	N	1	0	SM	A: 10.5 R: 1.82	Good	C: Good S: Good B: Good	No significant features.	C.1 10+ yrs	
T18A													
Cherry Laurel <i>Prunus laurocerasus</i>	3	1	110	N	1	0	SM	A: 5.5 R: 1.32	Good	C: Good S: Good B: Good	Historically cut to 1m and resprouted to current dimensions. Clipped and maintained as formal standard.	C.1 10+ yrs	
T18B													
Prunus <i>Prunus sp.</i>	3	1	180	N	1	0	SM	A: 14.7 R: 2.16	Good	C: Good S: Good B: Good	Historically cut to 1m and resprouted to current dimensions. Clipped and maintained as formal standard.	C.1 10+ yrs	
T19													
Snowy Mespilus <i>Amelanchier laevis</i>	5	3	145 (Eq)	N	2	2	SM	A: 9.5 R: 1.73	Good	C: Good S: Good B: Good	No significant features.	C.1.2 10+ yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	ERC:	Estimated Remaining Contribution	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T20													
Common Oak <i>Quercus robur</i>	11	1	460	N	5	2	SM	A: 95.7 R: 5.51	Good	C: Good S: Good B: Good	Off site tree to far side of highway.	B.1.2 20+ yrs	
T21													
Common Ash <i>Fraxinus excelsior</i>	15	1	580	N	6	9	SM	A: 152.2 R: 6.96	Fair	C: Fair S: Good B: Good	Off site tree to far side of highway. Crown sparse.	C.1.2 10+ yrs	
T22													
Common Oak <i>Quercus robur</i>	12	1	430	N	6	3	SM	A: 83.7 R: 5.16	Good	C: Good S: Good B: Good	Off site tree to far side of highway.	B.1.2 20+ yrs	
T23													
Common Ash <i>Fraxinus excelsior</i>	16	2	538	(Eq) N	5	6	SM	A: 130.8 R: 6.45	Fair	C: Fair S: Good B: Good	Off site tree to far side of highway. Crown sparse.	C.1.2 10+ yrs	
T24											Estimated Measurements		
Common Oak <i>Quercus robur</i>	14	1	850	N	7	9	M	A: 326.9 R: 10.2	Good	C: Good S: Not visible B: Not visible	Off site tree to far side of highway verge and ditch. Access restricted for detailed inspection. FFB of Ganoderma sp. visible through hedge to base to south. Apparent mixture of natural and artificial crown retrenchment.	B.1.2 40+ yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:	Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	ERC:	Estimated Remaining Contribution

A large, light gray, stylized house icon that serves as a background for the central section of the page. It is composed of several geometric shapes forming a roof and walls.

Appendix 3: Tree Protection Plan



Tree Work Schedule

No.	Species	Tree to be removed	Remove stump	Category
T07	Common tree	Tree to be removed	Remove stump	C1

All tree work is to be undertaken in accordance with British Standard BS 3998:2010 Tree work - Recommendations. All works are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber trailers, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction.

To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-lamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabilizer brags, which should be attached to a base plate and secured with ground pins. All weather notices should be erected at regular intervals on the weld mesh panels with words such as "Tree Protection Area - Keep Out".

Tree Protection Area

KEEP OUT

Do not move this fence

Trees included in this schedule are protected by planning conditions and/or are the subject of a tree preservation order. Contravention of a tree preservation order may lead to criminal prosecution.

Any acquisition into the protected zone must be with the written permission of the local planning authority.

Construction Exclusion Zone

A construction exclusion zone (CEZ), as designated by the protective barrier fencing, is an area where there is to be no construction activity. Access to the area for construction personnel or machinery is strictly prohibited unless detailed in the tree protection plan, and there is no scope for materials or waste storage, welfare facilities, etc. There may be some construction activities planned for these areas (e.g. the installation of service trenches) these activities will be undertaken under the direct supervision of the Project Arboriculturalist.

Arboricultural Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that have to be undertaken within the root protection areas. This will include:

- Pre-commencement site meeting.
- Location of protective measures.
- Any demolition and/or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).
- Arboricultural sign off and removal of protective measures.

Arboricultural Method Statement

Please refer to Arbrech Consulting Ltd. Tree Schedule and Arboricultural Method Statement, for full details on all surveyed trees and how all aspects of the development may be implemented without detriment to retained trees.

Rev: Date: Notes:


Unit 3, Well House Barns, Chester, CH4 0DH
<https://arbtech.co.uk> 01244 661170

Project: Springfield Barn, Hatch Gate Lane, Wargrave, Berkshire, RG10 8QD

Client: Cayton Park Ltd

Drawing: Tree Protection Plan

Based on: SFH.BARN.PROP.PLAN.01; SFH.BARN.PROP.ROOFPAN.01

Drawing No: Arbtech TPP 01

Date: June 2025 Scale: 1:100 @ A0 Drawn: JCH

Key:	Tree	Tree	Tree	Tree
	T01	Category 'A' trees	Category 'B' trees	Category 'C' trees
	T02	Category 'D' trees	Category 'E' trees	Category 'F' trees
	T03	Category 'G' trees	Category 'H' trees	Category 'I' trees
	T04	Category 'J' trees	Category 'K' trees	Category 'L' trees
	T05	Category 'M' trees	Category 'N' trees	Category 'O' trees
	T06	Category 'P' trees	Category 'Q' trees	Category 'R' trees
	T07	Category 'S' trees	Category 'T' trees	Category 'U' trees
	T08	Category 'V' trees	Category 'W' trees	Category 'X' trees
	T09	Category 'Y' trees	Category 'Z' trees	Category 'AA' trees
	T10	Category 'AB' trees	Category 'AC' trees	Category 'AD' trees
	T11	Category 'AE' trees	Category 'AF' trees	Category 'AG' trees
	T12	Category 'AH' trees	Category 'AI' trees	Category 'AJ' trees
	T13	Category 'AK' trees	Category 'AL' trees	Category 'AM' trees
	T14	Category 'AN' trees	Category 'AO' trees	Category 'AP' trees
	T15	Category 'AQ' trees	Category 'AR' trees	Category 'AS' trees
	T16	Category 'AT' trees	Category 'AU' trees	Category 'AV' trees
	T17	Category 'AW' trees	Category 'AX' trees	Category 'AY' trees
	T18	Category 'AZ' trees	Category 'BA' trees	Category 'BB' trees
	T19	Category 'BC' trees	Category 'BD' trees	Category 'BE' trees
	T20	Category 'BF' trees	Category 'BG' trees	Category 'BH' trees
	T21	Category 'BI' trees	Category 'BJ' trees	Category 'BK' trees
	T22	Category 'BL' trees	Category 'BM' trees	Category 'BN' trees
	T23	Category 'BO' trees	Category 'BP' trees	Category 'BQ' trees
	T24	Category 'BR' trees	Category 'BS' trees	Category 'BT' trees

0m 1m 3m 5m 10m 15m 20m

© Arbrech Consulting Ltd. 2021

A large, light gray, stylized house icon that serves as a background for the central section of the page. It is composed of several geometric shapes forming a roof and walls.

Appendix 4: Tree Protection Notice

Tree Protection Area

KEEP OUT

Do not move this fence

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR
ARE THE SUBJECT OF A TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL
PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION
OF THE LOCAL PLANNING AUTHORITY**



Arbtech Consulting Limited.
Unit 3, Well House Barn, Chester Road, Chester, CH4 0DH
<https://arbtech.co.uk> - 01244 661170

A large, light grey, stylized house icon that serves as a background for the central part of the page. It has a wide base, a steeply pitched roof, and a chimney on the left side.

Appendix 5: Contact Details

Name	Position	Company	Contact
	Client		
	Agent / Project Manager		
	Tree Officer		
	Project Arboriculturist	Arbtech Consulting Ltd.	01244 661170 https://arbtech.co.uk
	Site Manager		
	Main contractor		

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AMS 01	Jon Hartley		Principal Arboricultural Consultant	01	01/07/25

Report Limitations

Arbtech Consulting Ltd has prepared this report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.