

1 ARBORICULTURAL METHOD STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at Wokingham Theatre on the 4th September 2024. Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 1.2 A tree survey schedule and survey plan are in appendix 1.
- 1.3 A tree protection plan is in appendix 2. The site proposals are in appendix 3. A site monitoring form is in appendix 4.
- 1.4 The relevant trees were surveyed and a tree survey and protection plan produced.

Arboricultural Resource

- 1.5 The site relates to the land associated with the existing theatre. The area of interest is located to the east of the building and therefore all the trees and vegetation were surveyed in full along the eastern boundary. The existing trees and boundary vegetation to the north-west and western boundaries aren't part of the application nor near the area of activity, but were noted for completeness.
- 1.6 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Statutory Tree Protection

- 1.7 The Wokingham Council protected tree map (accessed 05.09.24) shows the site is not within a conservation area and none of the trees are subject to a TPO.

Proposals (Appendix 3)

- 1.8 The proposals are to extend the existing building to the north eastern aspect and build a new car park and access, as shown on the site plan.

Tree Works and Removals

- 1.9 The proposals do not require any tree removals and no works to retained trees.

Tree Protection (Appendix 2)

- 1.10 The proposals for built form are well away from and outside of any trees.
- 1.11 Comments received from the tree and landscape officer dated 21.1.25 requested that an AMS be produced and that the car park surfacing be specified, and that Cellweb be used.
- 1.12 The new car parking area encroaches the very outer edge of the RPA of T1-B1 by 2.4 sq m, which equates to 1.47% of the total RPA. The encroachment is so very minor and wont impact the tree. In this area, the turf layer will be carefully scraped back and the car park installed on top of the existing ground level. An area of green wash has been shown on the protection plan to denote the area of sensitive working in this regard. Given that the incursion is so minor, it is not practicable, nor feasible nor required to use Cellweb as the tree officer has suggested. The surfacing will be permeable block paving.
- 1.13 Heras barriers will be installed prior to any site works commencing, on the alignments shown on the protection plan, and remain in situ until all site works are complete.

Overbearing Effects

- 1.14 None anticipated.

General Rules

- 1.15 The following list of activities that must not occur within RPAs of retained trees.
- No raising/lowering of ground levels, deposit or excavation of soil or rubble.
 - Storage of materials.
 - Machinery fuel, chemicals or other materials of any other description must be safely stored if required to be brought to site. There must be equipment to help clean up any spillages that occur, with any chemicals placed on plywood, ground guards or non-permeable sheeting.
 - No parking/use of tracked or wheeled machinery.
 - No fixtures or fittings such as signs, cables or the like being attached to any part of a retained tree;
 - No mixing of cement within RPAs or soft landscape areas.
- 1.16 The methods of construction set out above are proportionate to the proposals.
- 1.17 Provided the measures suggested are implemented, the proposals can be installed without impact to retained trees.

Arboricultural Method Statement (AMS) and Monitoring

- 1.18 At the time of writing, it is not known who the main contractor overseeing the construction works will be. The applicant will appoint a suitably certified, experienced and qualified contractor to carry out the site clearance and subsequent construction.
- 1.19 They will be referred to as the 'appointed contractor' within this AMS.
- 1.20 The development will be built out in a single phase, given the small scale, nature and extent of the proposals.

- 1.21 Heras barriers will be installed to provide site wide protection during site construction. This site wide protection will keep areas of activity away from trees and avoid potential damage.
- 1.22 Heras barriers will remain in place as shown on the protection plan until all works are completed.

APPENDIX 2 – TREE PROTECTION PLAN

How the AMS must be used

- 1.23 The AMS must be used as a reference source for site operatives in order to guide tree-related aspects of construction process. A precautionary approach is required.
- 1.24 The AMS must be referred to by the applicant and their appointed contractor and any other site operatives during the construction process itself. A copy of this document must therefore be kept available for quick and easy reference.

Contacts and Responsibilities

- 1.25 Main Contractor

TBC
- 1.26 Wokingham Council –Arboricultural Officer

0118 974 6000
development.control@wokingham.gov.uk
- 1.27 Project Arboriculturist – Landarb Solutions
- 1.28 David Paginton - D.paginton@landarbsolutions.co.uk 07988 849412
- 1.29 The applicant shall hold overall responsibility for the project and shall appoint professionals and delegate responsibility in relation to the scheme of Tree Protection as follows:
- 1.30 Applicant - shall hold responsibility to ensure that any contractors or subcontractors employed to assist on the project have a responsibility to be aware of trees and to abide by tree protection procedures set out within the Scheme of Tree Protection and the Arboricultural Method Statement.

- 1.31 The applicant has responsibility for overseeing all contractor's operations to ensure they are compatible with the agreed method statement and with all project requirements and specifications.
- 1.32 It will be the responsibility of the applicant and the appointed contractors to ensure that this method statement for tree protection measures is adhered to at all times and that a monitoring regime with regards to tree protection is adopted on site.
- 1.33 The applicant and the appointed contractor shall be jointly responsible for contacting the project arboriculturist and Local Planning Authority at any time should issues arise related to the trees on site.
- 1.34 The applicant and the appointed contractor shall ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Heras barriers will remain in position until completion of all construction works on the site.
- 1.35 The Heras barriers must be maintained in position at all times and checked on a regular basis by an onsite person designated that responsibility.
- 1.36 The applicant and the appointed contractor shall also be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.
- 1.37 Project Arboriculturist - shall be responsible for independently monitoring/supervising the effectiveness of tree protection at regular intervals and report all findings in writing back to the applicant, the appointed contractors and the local planning authority. They shall also be instructed to provide additional advice should unforeseen circumstances develop. They must hold a recognised qualification in arboriculture to NQF Level 4 or higher.

APPENDIX 4 – SITE MONITORING FORM

Site Induction and Pre-Commencement Site Meeting

1.38 A pre-commencement site meeting is required. This meeting provides an opportunity for all relevant parties within the development team to meet, to become aware of and become familiar with the requirements of the AMS, and to agree a co-ordinated approach to the project and during the demolition/clearance and construction process.

1.39 Relevant parties are;

- LPA (should they wish to attend) Council Tree Officer
- Project arboriculturist
- Contractor – As appointed by the applicant
- Any additional contractors
- Other relevant parties

1.40 Prior to the commencement of works on site, the applicant and the appointed contractor (and any additional site operatives) will be briefed by the project arboriculturist, in relation to site procedures and rules that relate to retained trees as well as the content of the AMS. The applicant and the appointed contractor (and any additional site operatives) will sign to confirm that they have understood the content of the AMS and that they will abide by the requirements of the AMS.

1.41 Work phases and order of site operations

1.42 Site operations must be sequenced in accordance with the timetable of work stages set out within this AMS. The Project Arboriculturist must be consulted should any change to the sequence of operations be necessary, or if any other incidents occur. The Project Arboriculturist will then evaluate any potential arboricultural impacts that could arise and specify additional tree protection/remediation measures as required. Confirmation that the proposed changes are acceptable within the context of relevant

planning permission must be obtained in writing from the local planning authority prior to any new operations on site.

1.43 Where site operations have potential to result in more substantial impacts on retained and protected trees, an arboricultural watching brief shall be required.

1.44 Work Stages

1.45 The table below lists the sequence of works that must be followed in order to minimise damage to retained trees.

Work stage	Job description	Project Arboriculturist Action
1	Pre-commencement site meeting	Notify LPA of meeting for agreement in writing prior to the meeting. Meet with LPA, arboriculturist and Client/Contractor and address any specified matters.
2	Installation of Heras barriers in advance of construction phase	Attend site to check and confirm the set-out positions of Heras in advance of site activities. Report to LPA that tree protection is in place according to the Tree Protection Plan (appendix 2)
3	Check scraping back of turf layer in respect of T1.	Project Arboriculturist to confirm. Reports to LPA to confirm.
4	Removal of tree protection measures	Project Arboriculturist to assess site conditions prior to decision to remove Heras barriers. Gives required notice to LPA. Reports to LPA to confirm correct removal.

General Site Rules

- 1.46 Root Protection Areas essentially become 'Construction Exclusion Zones (CEZ)' in which there must not be any construction activities without prior liaison with the project arboriculturist and written consent from the local planning authority.
- 1.47 The Heras barriers should be set out as shown on the protection plan. No works shall be undertaken within any CEZ. The CEZ's are to be afforded protection at all times. The Heras barriers shall be erected prior to the commencement of any site works e.g. before site clearance, and any materials or machinery are brought on site, development or the stripping of soil commences. The Heras barriers may only be removed following completion of all construction works.
- 1.48 Any activities that are at odds with the scheme of tree protection measures as set out in this AMS must be avoided.
- 1.49 The list below is non-exhaustive, providing examples of activities that must not occur within the CEZ.
- No excavations for services or installation of services);
 - No soil/turf stripping (apart from in respect of T1), raising/lowering of ground levels, deposit or excavation of soil or rubble;
 - No storage of materials, machinery fuel, chemicals or other materials of any other description;
 - No parking/use of tracked or wheeled machinery;
 - No siting of temporary structures including hard standing areas, portaloos, site huts;
 - No fixtures or fittings such as signs, cables or the like being attached to any part of a retained tree;
 - No mixing of cement.

- 1.50 Contractors' car parking and access storage space
- 1.51 Construction access to the site will make use of existing access point into the site.
- 1.52 All storage of materials shall be outside of any CEZ.
- 1.53 Given the nature of the scheme, there is plenty of space available for storage of any materials or machinery that will not cause impact to any retained trees.

APPENDIX 2 –PROTECTION PLAN

Monitoring

- 1.54 Day to day monitoring
- 1.55 The monitoring for the project will require photographic evidence to be gathered regularly by applicant and/or the appointed contractor (in addition to project arboriculturist pre-programmed site visits) to ensure the quality of the project delivery in accordance with this arboricultural method statement. In some weeks, activity on site will vary to a greater or lesser degree to the next. It is proposed that the applicant and/or the appointed contractor will keep in regular contact with the project arboriculturist and make use of digital cameras/smart phones to take regular progress photos which will be stored as record of site progress. The applicant and/or the appointed contractor will provide regular photo updates by taking photos.
- 1.56 The applicant and/or the appointed contractor will update the project arboriculturist by telephone and email as appropriate on a regular basis, at a minimum of twice a month and report any issues relating to trees. The project arboriculturist will update the LPA once every month in addition to coinciding with planned site construction activities. The project arboriculturist will be available to attend site as and when required and as advised by the applicant and/or the appointed contractor if any situations change for any reason and the project arboriculturists presence on site becomes necessary.

1.57 Pre-programmed site monitoring schedule

1.58 Below are the anticipated site visits required to monitor the progress of protection implementation as the site clearance and construction phases of the build program progress;

- Installation of Heras barriers in advance of construction activities.
- Scraping back of turf layer and car park installation in respect of T1.
- Removal of Heras barriers (to be carried out once site construction activities are completed).

1.59 In addition to the above pre-programmed site visits, there is an anticipation that there may well be a requirement for additional visits, largely dictated by the build program.

1.60 The AMS schedule of monitoring sets out a pre-programmed sequence of visits which will evolve as the build program progresses, allowing for an element of monitoring and reviewing of the build program and an allowance for any issues which may potentially arise. The LPA will be updated throughout the process.

1.61 Removal of Heras barriers

1.62 All construction site operations other than final landscaping must be completed prior to the commencement of the removal of Hera barriers. The construction protection plan identifies Heras barriers locations which allow for final landscaping to be undertaken.

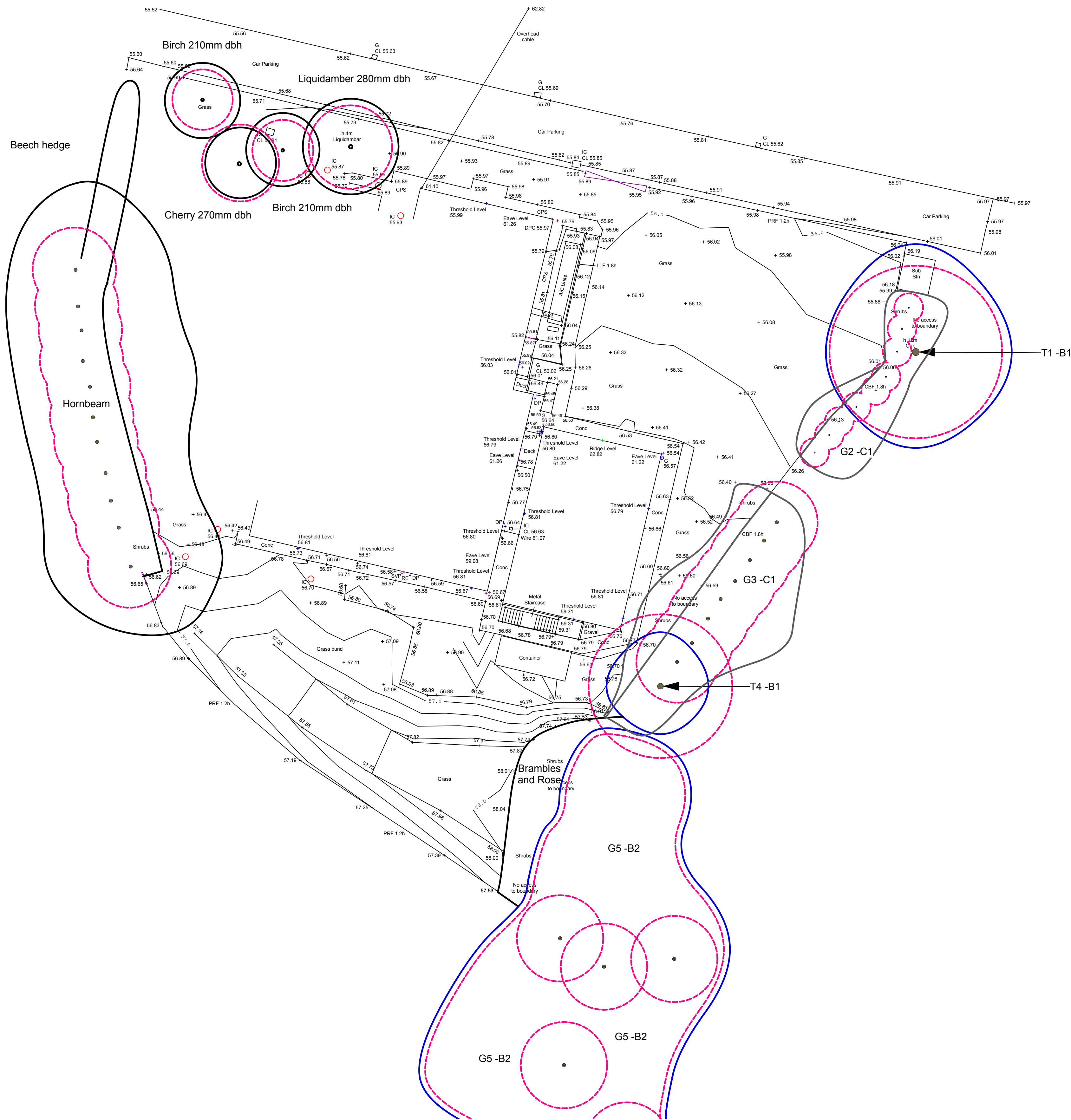
1.63 The Project Arboriculturist shall be briefed so as to be able to provide the LPA with 5 working days' notice of commencement of tree protection removal.

APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Oak	15.0	1	600	7.2	163	B1	9.0	8.0	8.0	7.5	N/A		0.5	M	20+	Fair	Fair	Minor deadwood, abscised branches, thinning canopy, fencing close to base, laurel at base, wide spreading.	None at time of survey.
G2	Laurel	6.0	1	100	1.2	5	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Off site, overhangs site, typical of age and species.	None at time of survey.
G3	Holly, yew	8.0	1	280	3.4	35	C1	As shown				N/A		1.8	M	10+	Fair	Fair	Off site, overhangs site, typical of age and species.	None at time of survey.
T4	Oak	15.0	1	500	6.0	113	B1	4.5	4.0	4.0	4.5	N/A		5.0	M	20+	Fair	Fair	Off site, Minor deadwood, drawn up, high canopy.	None at time of survey.
G5	Oak, cedar, beech, holm oak	17.0	1	300	3.6	41	B2	As shown				N/A		0.0	M	20+	Fair	Fair	Mixed group, set back off site, smaller self set species and more mature stems much further back off site.	None at time of survey.

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	5/9/24

LANDARB SOLUTIONS

Project:
Wokingham Theatre, Twyford Road, Wokingham

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:
1:200 @A1

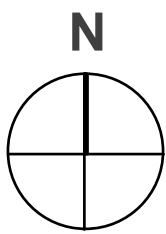
Job Number:
LAS 844

Drawn I Checked
DP MP

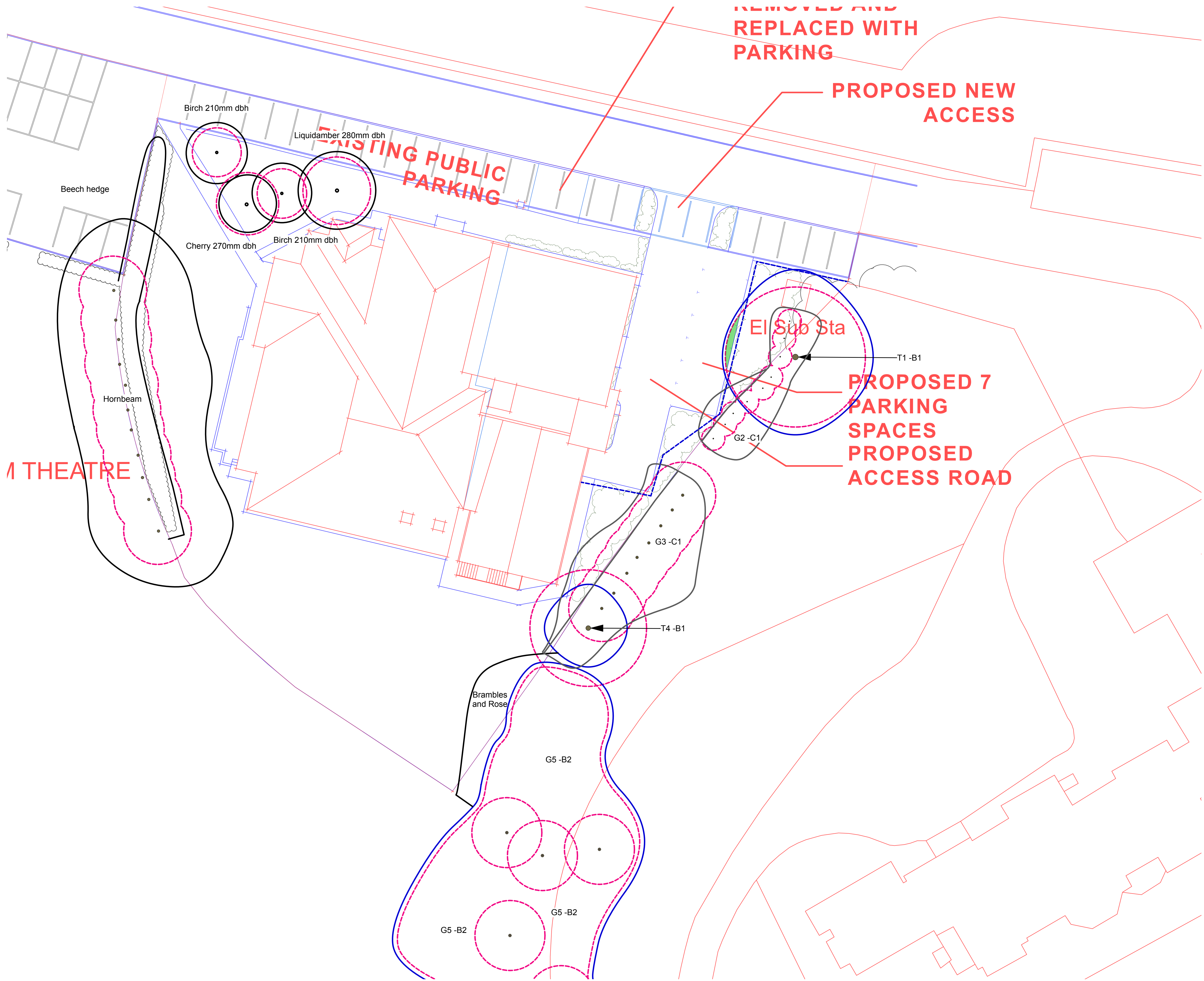
Drawing Number:
01

Date:
05/09/2024

Revision:
-



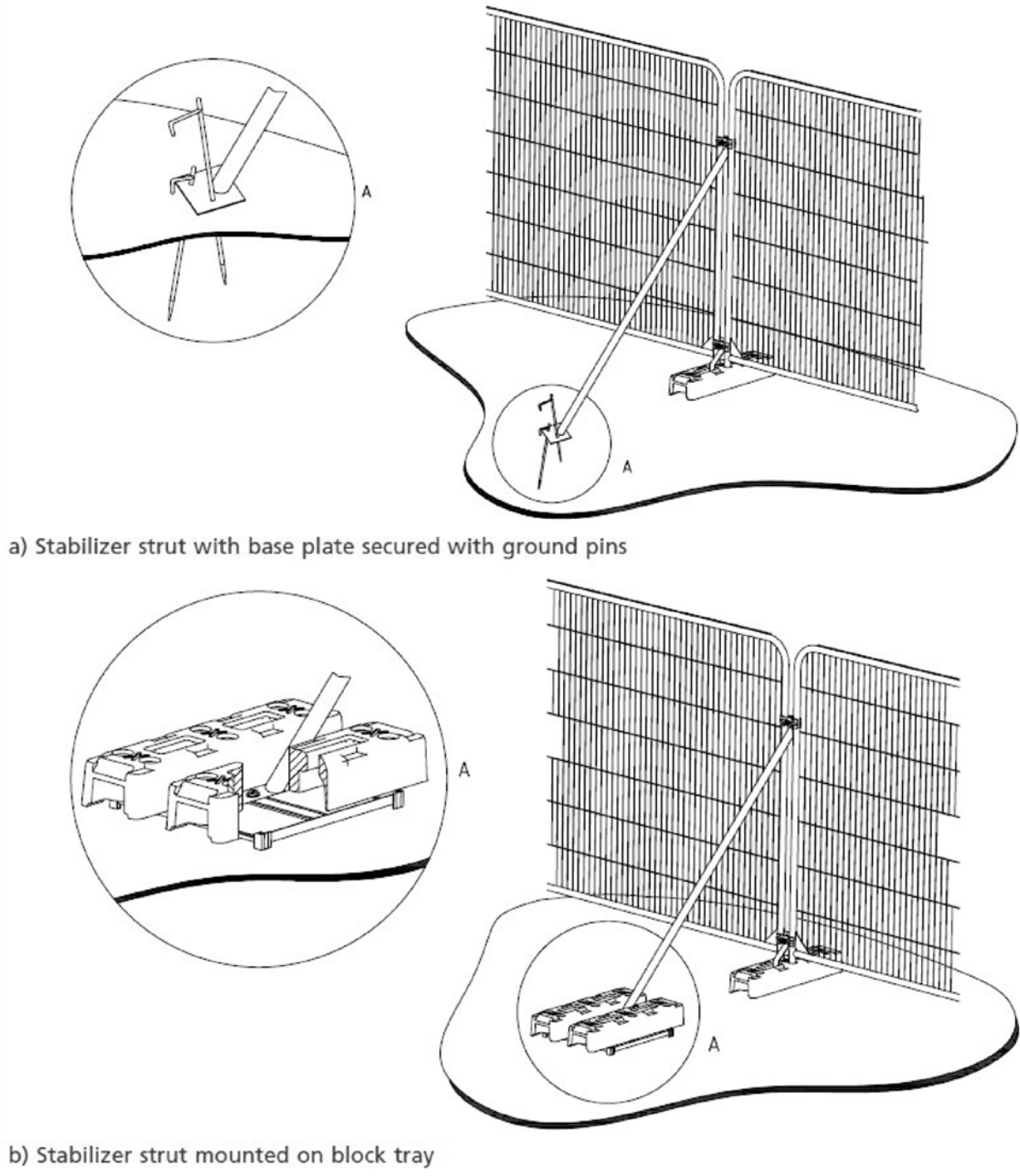
APPENDIX 2: TREE PROTECTION PLAN



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
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- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Area of sensitive working

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	15/10/24
A	Second issue	10/10/25

LANDARB SOLUTIONS

Project:
Wokingham Theatre, Twyford Road, Wokingham

Description:
Tree Protection Plan

Status:
For Planning

Scale:
1:200 @A1

Job Number:
LAS 844

Drawn I Checked
DP MP

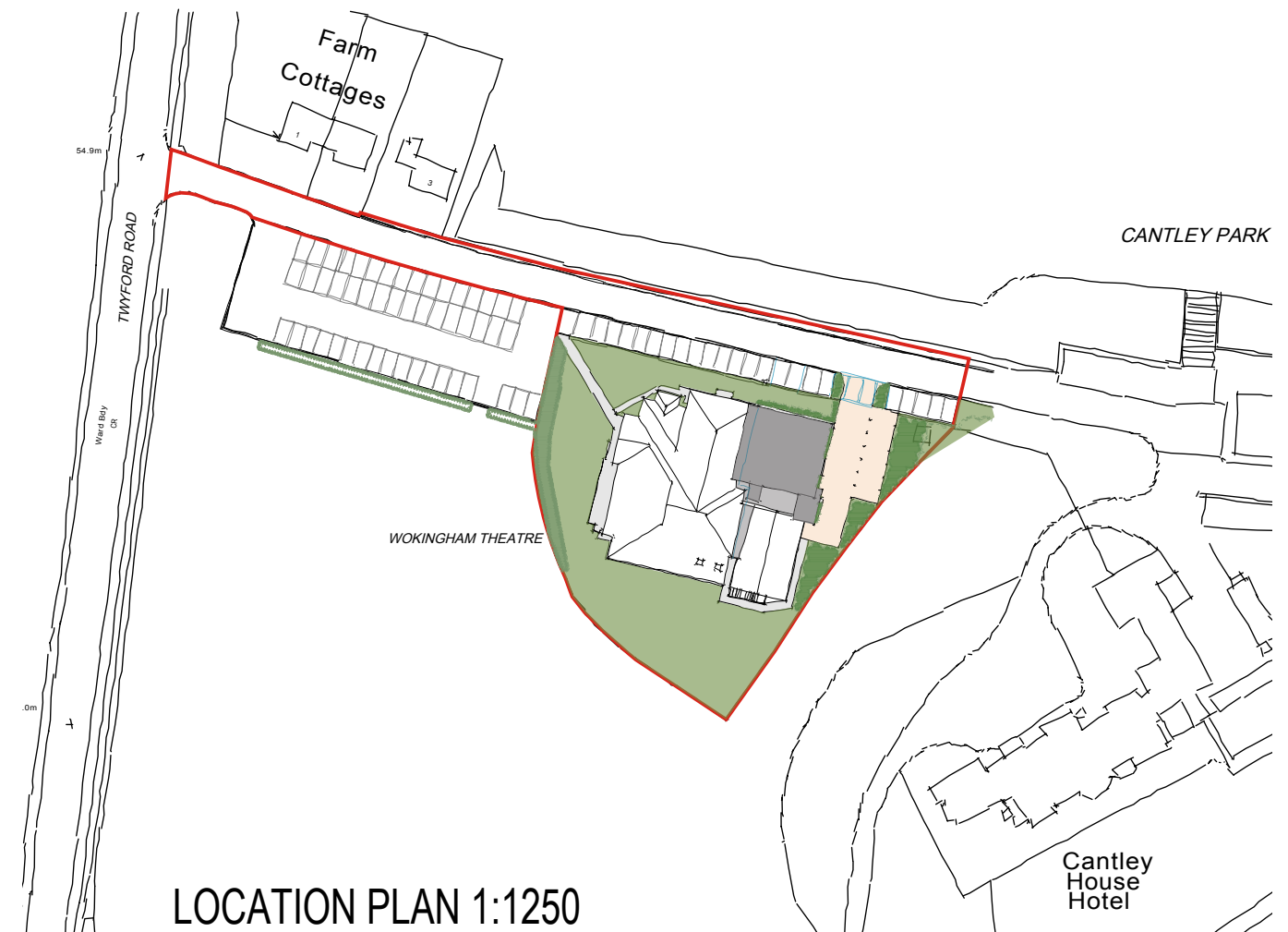
Drawing Number:
02

Date:
10/10/2025

Revision:
A



APPENDIX 3: SITE PROPOSALS



1:500 scale Bar
This Drawing has been produced for printing onto A3 size paper,



REV	COMMENTS	DATE

TCB

TC Biggin Architecture
 ARCHITECTURE & PLANNING
www.tcbarchitecture.co.uk • info@tcbarchitecture.co.uk • 07889 218936

CLIENT Wokingham Theatre

PROJECT Wokingham Theatre, Twyford, Road, Wokingham, RG40 5TU

DRAWING PROPOSED PHASE AND LOCATION PLAN

DATE Dec 23 **DWG SCALE** 1:500/1250 **DRAWN** TB **DWG No.** 142/206 **REV** B

VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR PRODUCTION OF FABRICATION DRAWINGS. REPORT ANY DISCREPANCIES TO THE SITE SUPERVISOR IMMEDIATELY. ©

APPENDIX 4: SITE MONITORING FORM

Tree Protection Site Monitoring Form

Client and site name:		LandArb ref:
Date:	Inspector:	Site manager:
Tree protection barriers in locations as shown on approved details? Yes / No Notes:		
Tree protection barriers constructed in accordance with approved details? Yes / No Notes:		
Details of any incursions into Root Protection Areas (RPAs)? Yes / No Notes:		

LANDARB SOLUTIONS

Condition of retained trees?

Notes:

Actions. Details of any remedial action required?

Other comments

Next inspection due date

Email copies to Tree Officer, Site manager?