



MARK WELBY
CONSULTING ARBORISTS

Arboricultural Method Statement

Compliant with condition 15 of Wokingham Borough Council's planning
decision reference 232595

6 Johnson Dr, Finchampstead, Wokingham RG40 3NW

Reference: MW.2602.JDF.AMS
Client: KB and Sons Ltd
Date: 9 July 2026
Revision: A (issued 18 August 2026)



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1. Instructions and Terms of Reference

1.1. In February 2026, I was instructed by Paul Edwards of Paul Edwards Architecture, acting on behalf of the client Mr Kevin Brant (KB and Sons Ltd), to produce this Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) specifically to discharge Condition 15 – Protection of Trees attached to Planning Permission 232595 for the proposed development at 6 Johnson Drive, Finchampstead.

1.2. A BS5837:2012-compliant appraisal confirms that no trees are to be removed, there are no trees of significant arboricultural or landscape value within the construction footprint or planning red-line boundary, and only minor vegetation (a short section of boundary hedge and a recently planted willow) requires protective measures. The enclosed AMS and TPP therefore provide a proportionate and compliant tree protection strategy for the site.

Condition 15 – Protection of Trees

15. Protection of trees

a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

1.3. Documents Supplied

- Proposed: 2657-02D.pdf
- Decision Notice: Wokingham Borough Council Reference 232595

2. Survey Scope & Methodology

- 2.1. Tree survey data can be found on the appended plan.
- 2.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 2.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment¹ (VTA) method.
- 2.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 2.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 2.7. Tree heights were measured with a clinometer or estimated in relation to those measured.
- 2.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.
- 2.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 2.10. All estimated dimensions are noted in the data.

¹ Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London: H.M.S.O.

3. Arboricultural Method Statement

- 3.1. The tree protection on this site is subject to implementation as detailed in the following sections.
- 3.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.
- 3.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.
- 3.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.
- 3.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.
- 3.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Phasing

- 3.7. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

1	Installation of protection barriers (Appendix i: TPF 2 or 3)
2	Confirmation that tree protection barriers are installed to be sent to LPA
3	Construction Phase
4	Removal of tree protection barriers upon completion of work

Table 1: Timing of operations in relation to trees

- 3.9. The above has been drafted at the planning stage. Shall any of the protection measures prove incompatible with elements of the build program, contact the project arboriculturist to discuss options.

Pre-start Confirmation

- 3.10. The most important step in the tree protection process: confirmation that the tree protection barriers are in place must be forwarded to the LPA before any external work starts. This may be a photographic record sent via email.

Construction Exclusion Zone (CEZ)

- 3.11. The CEZ is a root-sensitive area where construction activities are to be excluded. The default method of doing so is through the installation of tree protection barriers. If construction access is required in the CEZ then ground protection can be used to facilitate this.
- 3.12. Everyone engaged in the construction process is responsible for respecting the tree protection measures and observing the necessary precautions within and adjacent to them.
- 3.13. Inside the exclusion zone, the following shall apply:
- No mechanical excavation whatsoever;
 - No excavation by any other means without arboricultural site supervision;
 - No hand digging without a written method statement having first been approved by the project arboriculturist;
 - No lowering of levels for any purpose (except removal of grass sward using hand tools);
 - No storage of plant or materials;
 - No storage or handling of any chemical including cement washings;
 - No vehicular access (unless ground protection is installed);
 - No fire lighting.
- 3.14. In addition to the above, further precautions are necessary adjacent to trees:
- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
 - No fire shall be lit such that flames come within 5m of tree foliage.
- 3.15. Variations from the above may be specified in the following sections of this method statement. This is only acceptable where detailed and will typically be subject to supervision by the arboriculturist.

Protection Barriers

- 3.16. Barriers must be fit to exclude construction activity and appropriate to the degree and proximity of work around the retained tree(s). Barriers shall be maintained to ensure that they remain rigid and complete.
- 3.17. See Appendix i for barrier specifications.
- 3.18. On this project, types TPF 2 or TPF 3 are to be used.

Ground Protection

3.19. If required to facilitate access within the CEZ (or as shown on the appended tree protection plan), ground protection is to be installed. If not already included on the tree protection plan, it must be approved in writing by the local planning authority before implementation. The ground protection must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.



GP1: Tree protection barriers and scaffold ground protection



GP2: Tree protection barriers & trackmat ground protection

3.20. Stages of ground protection installation:

1. If required, dismantle barriers and re-erect them to protect any newly exposed CEZ not to be covered by ground protection;
2. Any shrubs, saplings or trees to be removed, are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage the roots of retained trees;
3. Lay woven geotextile over the existing ground surface by hand;
4. Cover the area with a compressible layer (200mm of woodchip, for example), using hand tools only;
5. Cover compressible layer with side butting scaffold boards, plywood boards of proprietary trackway/trackmats;
6. Confirm surface is acceptable for use with the project arboriculturist;
7. Area ready for construction access;
8. Any scaffolding required within the area will be erected with the uprights placed on spreader boards;
9. The boarding will be left in place until the construction works are finished.

- 3.21. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the RPA, ground protection will involve the use of temporary geocell/cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.
- 3.22. Track-boards can be sourced from Trakmats, 0800 622 6838, www.trakmats.co.uk, or GroundGuards, 0113 209 3685, www.ground-guards.co.uk.
- 3.23. There is to be no excavation within the ground protection area whatsoever. This includes the installation of services and associated utilities, without prior approval.

Site Induction

- 3.24. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.
- 3.25. In general, this will include the following:
1. Explanation of the purpose of the tree protection barriers and any ground protection
 2. Explanation of the demolition procedures near trees
 3. Explanation of the sensitive/supervised excavation areas
 4. What to do if access is needed within a protected area for any reason
 5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

4. Limitations of Use and Copyright.

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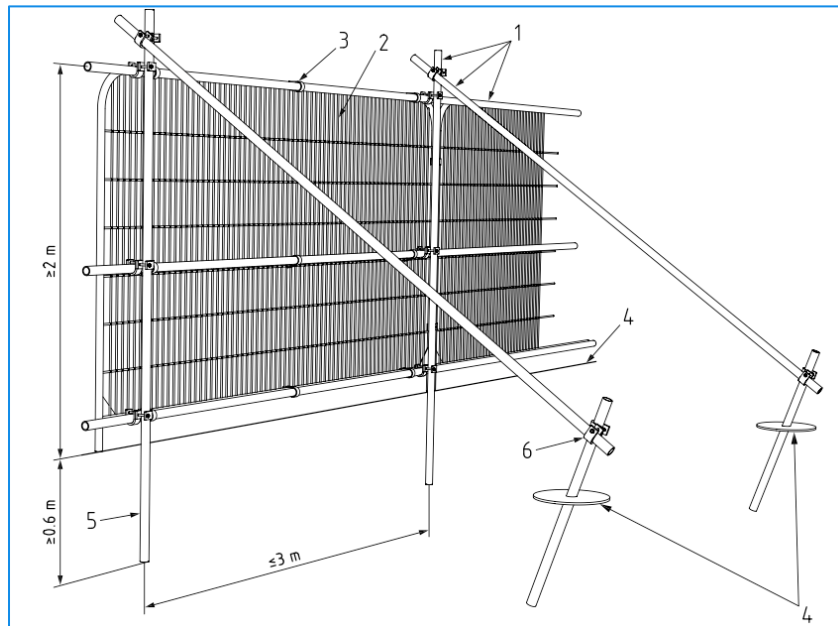
Appendix





i.

Tree Protection Barriers



1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels

3 panels secured to up rights 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

TPF1: Default specification for protective barrier (Fig 2 from BS5837:2012)



TPF 2: Alternative fencing option: scaffold uprights with backstay



TPF 3: Alternative fencing option: on boots with backstay



TPF 4: Plastic barrier for low intensity areas of construction



TPF 5: Chain-link for low intensity areas on large projects

ii.

Tree Categories Explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
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 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 150mm	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



iii.

Protection Plan



See the following page

BS5837 Tree Survey: Trees & Groups

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
T2	Quercus robur	Common Oak	17m	600#mm	6m	Mature	Fair condition		40+ Years	25/2/2026	B2	7.2m	163m²	1
T3	Quercus robur	Common Oak	16m	600#mm	6m	Mature	Fair condition		40+ Years	25/2/2026	B2	7.2m	163m²	1
T4	Quercus pbrur	Common Oak	16m	600#mm	6m	Mature	Fair condition		40+ Years	25/2/2026	B2	7.2m	163m²	1
T6	Salix babylonica	Weeping willow	4m	90mm		Young	Small tree			25/2/2026	C1	1.2m	5m²	1
														Total

Surveyed Groups

Ref	Species	Common Name	Average Height	Average Stem Diameter	Observations	Tree Surgery	Date Surveyed	BS Cat	No.
G1	Cupressocypariss leylandii	Leyland Cypress	8m	400mm	Screen. Topped. Separated from site by road		25/2/2026	C2	1
G5	Photinia	Photinia	1.5m	50mm	Formal hedge		26/2/2026		1
G7	Group of Birch		6m	150mm	Recently planted. Hedge understorey		18/8/2026	C1	1
Total: 3									

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

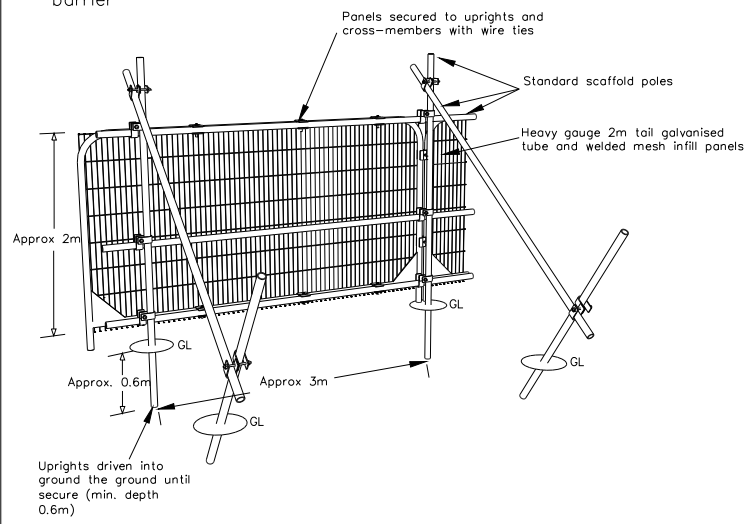
denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).



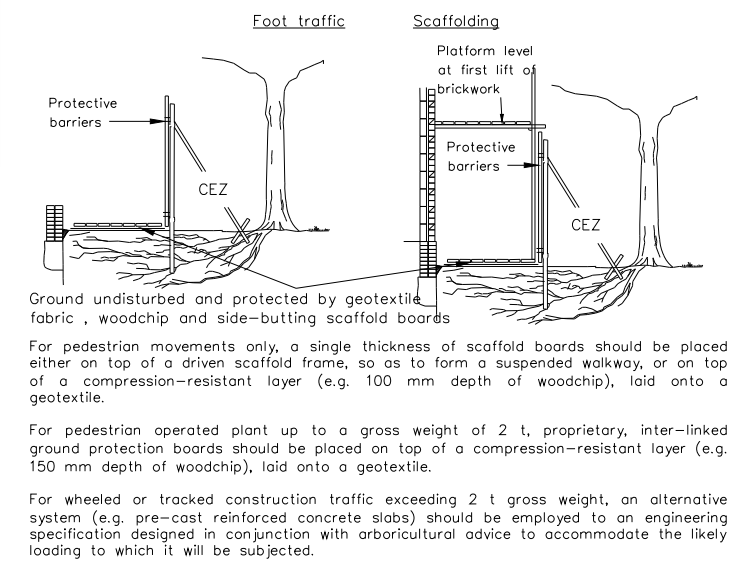
TREE PROTECTION AREA
KEEP OUT!

(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
THIS FENCING MUST NOT BE REMOVED WITHOUT
PERMISSION FROM THE LOCAL PLANNING AUTHORITY

Default specification for protective
barrier



Ground Protection



Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

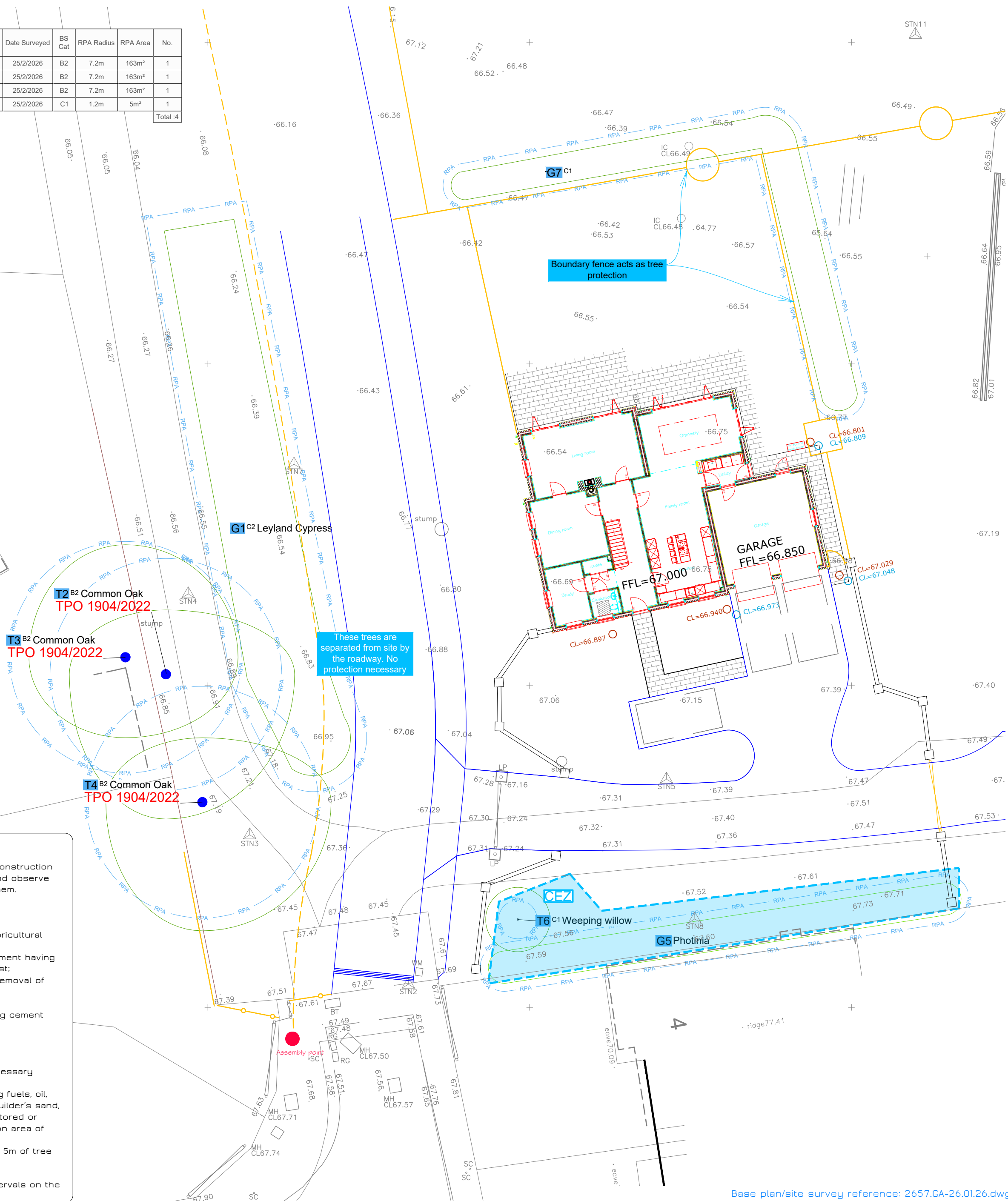
Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset



NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.
• The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only.
• The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
• Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
• Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
• Height dimensions are estimated and are given in metres.
• Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
• Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

REV	DATE	UPDATE	DRAWN
A	18.08.2026	Layout revised	MW
1:200	2.0	4.0	6.0
8.0	10.0	12.0m	

Tree ref/category/species
& TPO ref

Root protection area

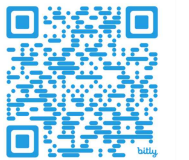
Crown spread

CEZ extent. To be protected with temporary protective barriers or ground protection to allow construction access. See insets and method statement for details.

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: <https://bit.ly/5837FAQ>
Or scan this QR code:



This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

6 Johnson Drive,
Finchampstead, Wokingham
RG40 3NW

Date: 09/07/2026 Drawn by: MW Scale: 1:200 @A2

DWG Ref: MW.2602.JDF.TPP.RevA

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Base plan/site survey reference: 2657.GA-26.01.26.dwg