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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

BS5837:2012

On behalf of:

Charlie Youell

Site:

Land to the Rear of
236 Reading Road

Prepared by:

Kristian
Chesterman BSc
(Hons)

Report Reference:

AAAIA236R

Report Date:

21st July 2025

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1.0 Instruction

AllArboriculture has been instructed by Charlie Youell to undertake a tree survey in accordance with BS5837:2012 *Trees In relation to design, demolition and construction – Recommendations*, and to produce an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The instruction was received on the 14th May 2025. The tree survey was carried out on the 28th May 2025.

2.0 Statement of purpose

The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been carefully considered throughout the development process.

The report includes an arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.

3.0 Associated documents and drawings

This report should be read in conjunction with the following documents and drawings:

1. 2507-P003 - Site Layout Plan
2. British Standards Institute - BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*
3. Tree Protection Plan – AATPP236R

4.0 Site description

The site is in the urban area of Winnersh, Wokingham is land. The proposal is the erection of a residential dwelling. The site falls under the jurisdiction of Wokingham Borough Council.

5.0 Vegetation description

The site bounds a blanket Tree Preservation Order, to the rear (south boundary). Vegetation consists of 5 Category B trees, 1 Category C tree, 1 Category C group and 2 Category C hedges.

T1, T3, T4 and T8 are protected by Tree Preservation Orders. The site is not within a Conservation Area.

Some tree protection measures and working methodology (in accordance with BS 5837:2012) will ensure they are not detrimentally affected during construction.

6.0 Arboricultural impact assessment

Table 1: Summary of impacts

Tree removal	G7
Facilitation pruning	T2, T4
Demolition within RPA	None
New surfacing within RPA	None
New structures within RPA	None

Building construction in relation to tree roots: The removal of Category C G7 will be required to facilitate the development. This is to allow access and space for the bike store to be installed onto an existing concrete hard standing. The proposed works for the dwelling are outside of all of the retained trees RPA's so the development will have no impact and traditional construction methods may be used.

Building construction in relation to tree crowns: The facilitation pruning of T2 and T4 is required to prevent the potential of accidental damage from construction vehicles over the site entrance driveway. The lateral branches on the vulnerable side of the crown can be crown lifted to 4m over the driveway by tip reducing hanging branches. . It is important that sufficient growing space is allowed between the mature crown extent of each tree and the roof edge of the proposed structures. This is to reduce conflicts of interest in the future and to reduce the pressure to prune trees to keep them clear of roofs: A clearance of two metres from the mature tree crown is generally considered acceptable which is the case with this proposal.

Tree root and canopy protection: The RPA's (Root protection areas) of the retained trees should be protected during the development phase with heras fencing and ground protection to ensure heavy machinery is not operated, or materials stored within the rooting area without adequate protection. This can be detrimental to the trees, causing soil compaction and root die back. The protection of the RPA's and canopy spread is detailed in the Arboricultural Method Statement below.

Materials delivery, storage and handling: Materials should not be handled or stored within the RPA's of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

Surface drains, soakaways and services: It is important that services, surface drains and soak aways avoid the RPA's of retained trees as roots can be damaged during trench excavations.

7.0 Arboricultural method statement

Implementation and phasing of the proposed development: Prior to any works commencing on site, a meeting will be held with the tree consultant and site manager present. During the meeting details regarding the location of tree protection will be discussed and a time to reconvene in order to assess the protection will be agreed.

Tree protection barriers: Protective fencing must be installed prior to the commencement of any construction development activity and will be retained in the positions shown on the tree protection plan (AATPP236R). The fencing will be to the BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (section 6.2) i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the local planning authority.

Ground protection: Ground protection will to be installed pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.

Storage and handling of materials: This site has sufficient space for materials to be stored and handled.

Contractors parking: There is sufficient space on site and on for parking.

Welfare facilities: There is sufficient space for temporary facilities on site.

Surface drains, soakaways and services: I have not been provided with details of any new services. Any new services should be routed to avoid the RPA's of retained trees. If this is not possible, special techniques must be employed to place the services within the RPA of the trees. The British Standard suggests a range of trenchless methods suitable for various applications including micro tunnelling, surface launched directional drilling, Pipe ramming and Impact Moleing/thrust boring. It is important common ducts should be used where it is not possible to avoid the RPA. Further guidance on installing underground services adjacent to trees can be found in the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Volume 4 Issue 2). This document outlines a number of techniques that may be used for trenching near trees, including trenchless techniques, discontinuous trenching and hand digging. Supervision: The project arboriculturalist will attend the site to inspect the tree protection and ensure that it has been laid out as prescribed in the method statement and meets the requirements of BS5837:12 and also the installation of foundations. It is the responsibility of the site manager to inform the arboricultural consultant when inspections are required.

Special surfacing: It is unclear what is proposed to the rear of the proposed dwelling but as this is within the RPA of T8, special surfacing will be required. For the permeable surfacing, the existing ground will be graded up to form a no dig surface utilising a 3D load spreader, a no-fines aggregate and permeable finish. All works close to and within the RPA's will need to be carried out strictly by hand.

Supervision: The project arboriculturalist will attend the site to inspect all tree protection and ensure that it has been laid out as prescribed in the method statement and meets the requirements of BS5837:12. Any excavations close to the RPA of retained trees will be overseen by the project arboriculturalist. It is the responsibility of the site manager to inform the arboricultural consultant when inspections are required for example, when heras fencing and ground protection is ready to be inspected.

Tree works: The removal of G7 will be required and the facilitation pruning of T2 and T4 will be required to 4m to avoid accidental damage from construction vehicles. The lateral branches on the vulnerable side of the crown can be crown lifted to 4m over the driveway by tip reducing hanging branches. All tree work shall be carried out in accordance with BS 3998:2010 Tree Work – Recommendations by suitably qualified personnel.

Sequencing of works

1. Tree works
2. Installation of tree protective fencing and ground protection as shown on the TPP.
3. Arboricultural Consultant to check tree protection at this stage.
4. Main construction phase
5. Remove tree protection when all construction activity has ended.
6. Landscaping works
7. Completion

Contacts

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APPENDIX 1 - Tree Schedule Schedule



Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground (m)	Life stage	General observations	BS 5837 cat	Root protection area (m)
1	Oak <i>Quercus robur</i>	10	60	5	6	4	Early Mature	Off site tree. No significant defects.	B	7.2
				5	5					
2	Yew <i>Taxus baccata</i>	7	30	3	2	2	Early Mature	Off site tree. Slightly suppressed.	B	3.6
				2	3					
3	Oak <i>Quercus robur</i>	10	40	4	5	4	Early Mature	Off site tree. No significant defects.	B	4.8
				5	4					
4	Oak <i>Quercus robur</i>	10	60	5	5	2.5	Early Mature	Off site tree. No significant defects.	B	7.2
				5	5					
H5	Hazel and Holly Hedging	2	20	0.5	0.5	<1	Early Mature	Boundary hedging.	C	2.4
				0.5	0.5					
H6	Privet Hedge	2	20	0.5	0.5	<1	Early Mature	Boundary hedging.	C	2.4
				0.5	0.5					
G7	Laurel and Cypress group	5-7	40	4	4	<1	Early Mature	Ivy clad group. Poor form.	C	3.6
				4	4					

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground (m)	Life stage	General observations	BS 5837 cat	Root protection area (m)
8	Monterey Cypress <i>Cupressus macrocarpa</i>	16	89	5	5	4	Early Mature	Off site tree. No significant defects.	B	10.68
				5	5					
9	Lawsons Cypress <i>Chamaecyparis lawsoniana</i>	6	28	1	2	<1	Early Mature	Co dominant.	C	3.3
				2	1					
10	Cherry <i>Prunus Avium</i>	8	32	3	4	3	Early Mature	Off site tree. Lean to the NE.	C	3.8
				4	2					

APPENDIX 1 - Tree Schedule Schedule

Survey Key

Diameter (mm)

Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS:5837 Annex

C. RPA - Root Protection Area

RPA circle radius is determined from Annex D of BS:5837. R- Radius

A – Area

Branch Spread (m)

Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk. Low branches

N E
W S

Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Age class

(NP) Newly planted – a tree within 3 years after planting

(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature – a tree within its second third of life expectancy

(M) Mature – a tree in its final one third of life expectancy

(OM) Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including; hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

Physiological Condition

GOOD – a tree in a healthy condition with no significant problems

FAIR – a tree generally in good health with some problems that can be remediated POOR – a tree in poor health with significant problems that can't be remediated DEAD – a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD – a tree in a safe condition with no significant defects

FAIR – a tree in a safe condition at present but with defects or with significant defects that can be remediated POOR – a tree with significant defects that can't be remediated.

EC - Estimated remaining contribution in years (based on the species and its current condition)

<10 Up to 10 years

10+ 10 years or more

20+ 20 years or more

40+ 40 years or more

Category (Tree quality assessment)

Category U – Tree in poor condition that cannot realistically be retained for

longer than 10 years Category A – Trees of high quality

Category B – Trees of moderate quality Category

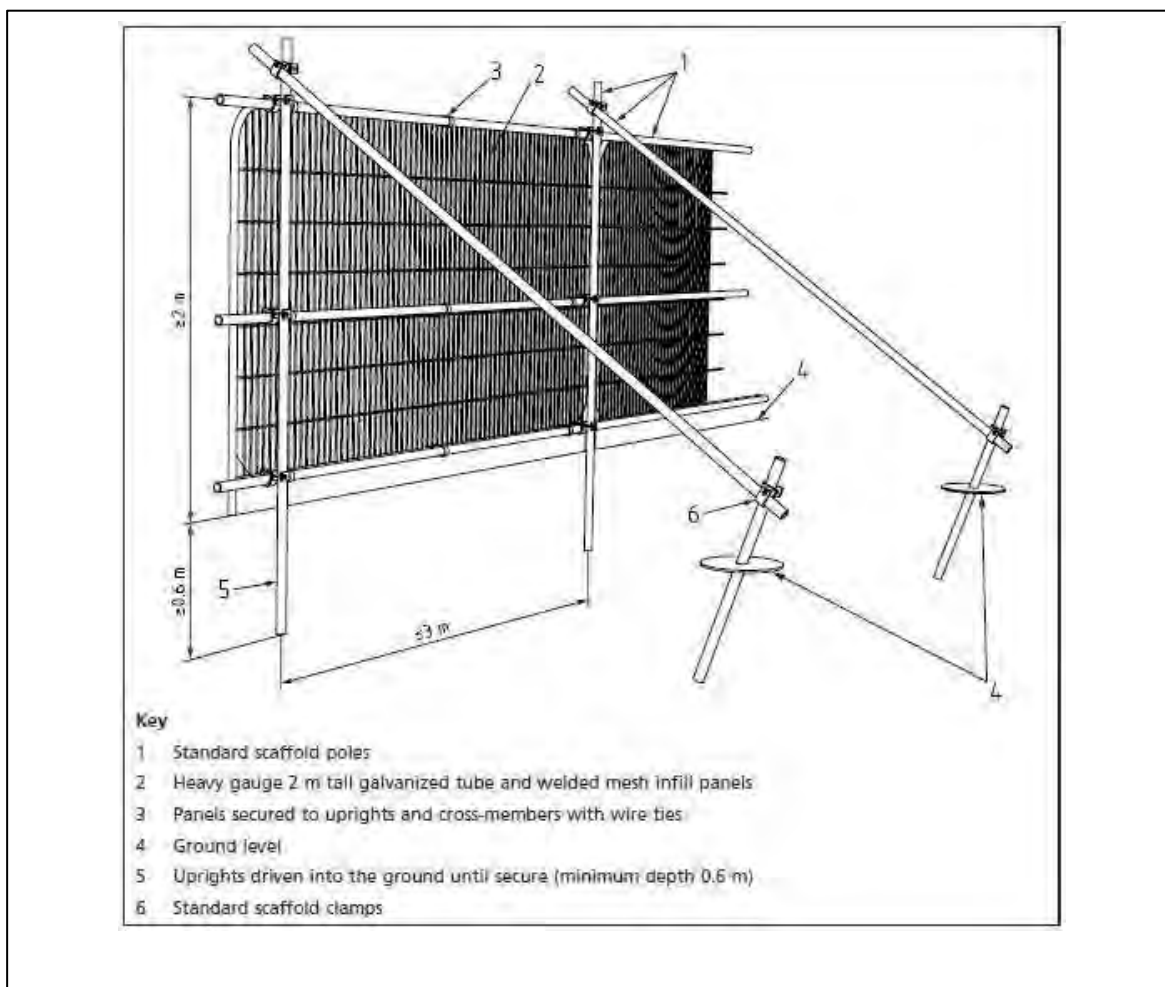
C – Trees of low quality

APPENDIX 2 – Protective Fencing

Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

Protective fencing should stay in position until all construction activity has finished.

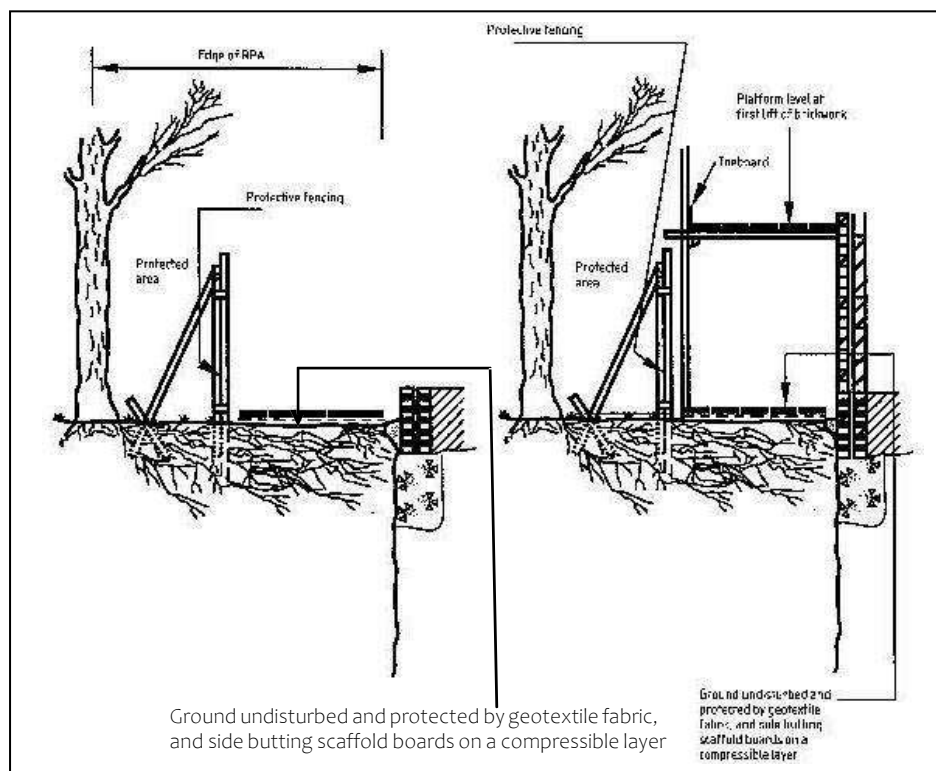
‘Fencing should be established at the minimum distance set out in British Standard 5837:2012 *‘Trees in relation to design, demolition and construction - Recommendations’*. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.

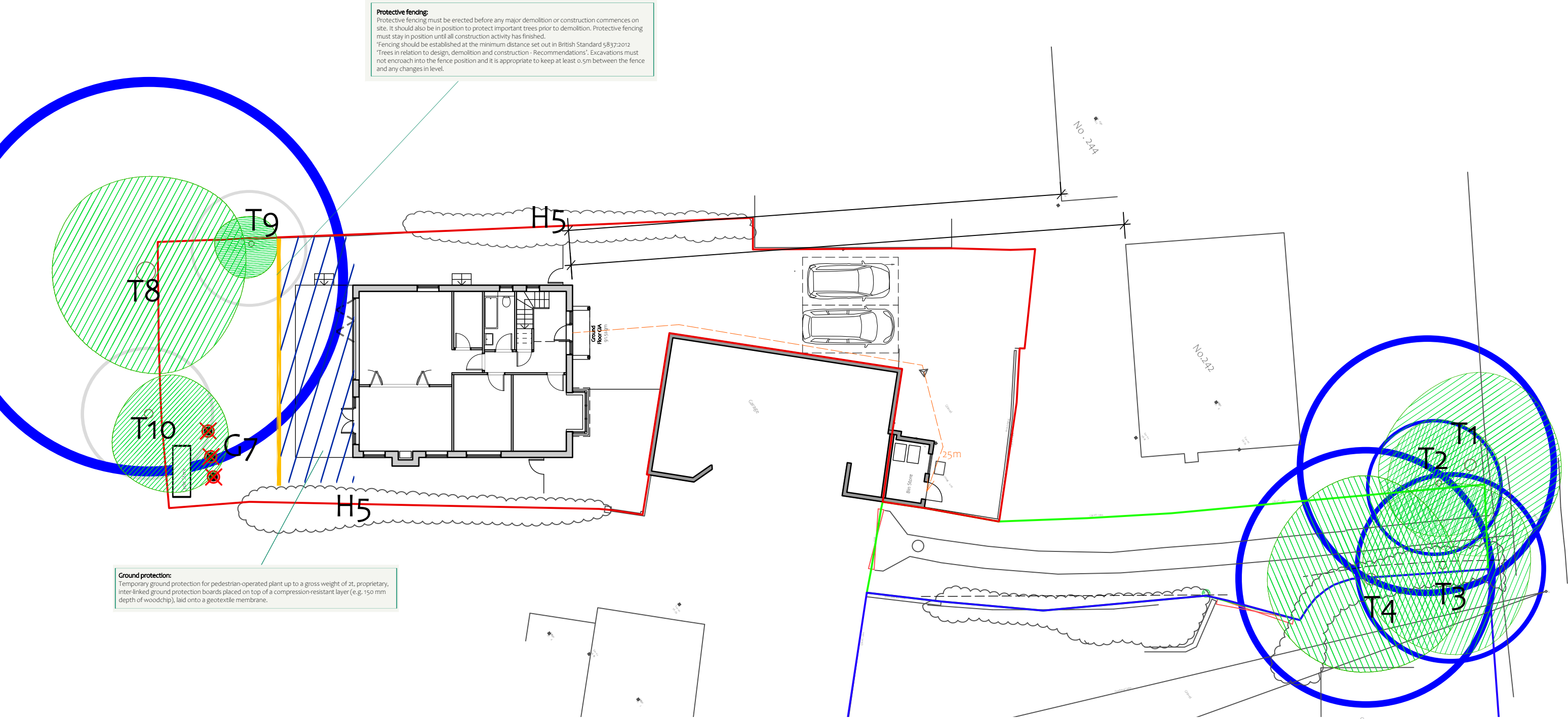


APPENDIX 2 – Ground Protection

Where ground protection measures are necessary, they can be provided by laying a geotextile mat onto the existing ground level and adding to this compressible materials, such as bark mulch or sharp sand to form a safe, level surface. Onto this surface is laid scaffold boards which become the working surface for the duration of the construction phase.

Where scaffolding is proposed above the area requiring protection the footway can be suspended above ground level using the upright scaffold poles onto which horizontal supports can be attached and then boards used to form the footway surface. A geotextile mat should be laid on the ground beneath to prevent contamination from materials dropped through the footway.





Protective fencing:
Protective fencing must be erected before any major demolition or construction commences on site. It should also be in position to protect important trees prior to demolition. Protective fencing must stay in position until all construction activity has finished.
‘Fencing should be established at the minimum distance set out in British Standard S837:2012
‘Trees in relation to design, demolition and construction - Recommendations’. Excavations must not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.

Ground protection:
Temporary ground protection for pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.

RPA for Cat A* tree

RPA for Cat B* tree

RPA for Cat C* tree

RPA for Cat U* tree

Tree Canopy

Tree Removal

Heras Fencing

Ground Protection

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Bristol
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Client: Charlie Youell
Consultant: Kristian Chesterman

Site: Land to the Rear of 236 Reading Road	Document Ref. AATPP236R	
Title: Tree Protection Plan	Date: 21/07/2025	
Scale at A3: 1:100		