



ARBORICULTURAL ADDENDUM

Response to Wokingham Borough Council queries 1–12

Site	Conway Park (formerly Stowdes Estate)
Planning application	213610 – Estate Management Buildings
Purpose	Addendum to the approved / submitted arboricultural information
Author	Practicality Brown
Date	September 2026
Status	For submission to Wokingham Borough Council

DOCUMENT PURPOSE

This addendum addresses the eleven arboricultural matters raised by the local planning authority in relation to the effect of the approved development and associated construction activities on existing retained trees. It supplements, and should be read with, the documents listed below.

1. Scope and document status

This addendum provides the further site-wide detail requested by Wokingham Borough Council. It supplements the Arboricultural Method Statement (AMS) contained within the Consolidated Tree Report for Conway Park and the earlier Revised Tree Protection Scheme. Where this addendum introduces a more specific control, that control is to be adopted for the relevant phase of work.

2. Reference documents

Ref.	Document
R1	Revised Tree Protection Scheme – Stowdes Estate, project FDA1242.2, revision 02, dated 17 November 2022, prepared by Fulford-Dobson Associates Ltd.
R2	Tree report P 080.100 v3a – Conway Park Consolidated Tree Report, dated 9 April 2025, including the in-principle AMS and proposed TPP. Prepared by Jonathan Hazell.
R3	Updated site wide tree protection plan
R4	
R5	

3. General implementation requirements

- Protective fencing already installed on site will be supplemented in phases. Any fencing not required for the current construction phase will be installed before localised works that could affect the relevant retained trees commence.
- No access, vehicle movement, parking, turning, excavation, level change, storage or other construction activity is permitted within an RPA or construction exclusion zone unless a specific method has first been reviewed and approved by the Arboricultural Consultant.
- The site team will brief relevant operatives and subcontractors on tree protection controls before they work in the affected area. Damage, unauthorised access, unexpected roots or a proposed change in method must be reported immediately and the affected work stopped pending arboricultural advice.

4. Responses to local authority queries

1. Site-wide Tree Protection Plan

Local authority query

This condition requires an Arboricultural Method Statement to be submitted which will need to consider all possible issues that may have an impact on existing trees shown to be retained and information given as to how these issues can be addressed. Although initial tree protection measures were included as part of each application some of which were considered acceptable, we now require proposed development plans for the site as a whole to be provided showing the tree protection fencing in relation to the proposed development. Unfortunately the Fulford-Dobson TPP's did not show the proposed development

in full and now we have further information as to the site set up in the CEMP, this additional information will need to be provided.

Arboricultural Consultant for ongoing works – Adam Young Dip Arb L4, TechArborA

While some protective fencing has already been installed on site, there is a phased approach to the installation of fencing. Some areas of tree protection fencing that have not been erected within the initial installation, as there is no impact from current construction works, are to be installed prior to any localised works being undertaken.

Note S7 from summary section of Consolidated Tree Report P 080.100 v3a (09 April 2025)

S7

The tree protection plan is of necessity a snapshot and will be subject to alteration and amendment in response to circumstance, BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations acknowledges that tree protection is an iterative process that requires adaptation in reaction to events.

2. Changes to existing site levels

Local authority query

We will need to understand how changes to existing site levels will impact on existing trees. Any level changes will need to be outside the RPA's of the existing trees.

The approved landscape details (approved under DOC application 252086 in November 2025) show the location of landforms and levels changes relating to the approved 2023 Masterplan. There are no changes in levels that impact on the root protection areas (RPAs) of any trees.

Any amendments in land formation will need to be subject to further planning approvals and will be reviewed and agreed by the Arboricultural Consultant as part of an update to the Tree Protection Plan and Method Statement prior to any works that could impact on trees.

3. Temporary access, passing places and contractor parking

Local authority query

The effects of the location of some of the temporary vehicle passing places, the temporary haul road and the contractors parking on existing trees will need to be considered, as there appears there will be some conflict between these temporary features and existing trees to be retained. If there are conflicts, changes will need to be made to the site set up.

These queries have been previously raised in relation to the Construction Method Statement Condition – and drawings were amended to remove the temp haul road along the eastern boundary that went through protected trees, and amend the layout of the contractor parking which conflicted with ancient woodland. A review of the temp passing places was also undertaken to ensure that they avoided existing trees/RPAs. The CMS was approved under application 250918 in November 2025

We can confirm that Tree protection fencing has and will be installed around trees impacted by the construction activities before they commence. Tree protection fencing defines areas that cannot be accessed by vehicles.

4. Eastern tree belt and Estate Management Building

Local authority query

Full tree protection fencing will need to be indicated for the existing tree belt to the east of the proposed estate building as shown on the Fulford-Dobson drawing

Tree protection fencing is to be installed in this area as set out within the original FDA specification (attached to this addendum). This shows a protection zone (shaded purple) between the development site and the existing tree belt and hedge to the east.

The FDA plan also specifies a no-dig construction zone (shaded brown) to cover construction of the access track surfacing and the single storey open fronted car-port building. This is to ensure that the root protection areas of principally T32 (Cat A) large Oak, and also T25 and 26 (Cat C) are treated sensitively.

In order to ensure this, the No-Dig Zone, would be undertaken under supervision using Cellweb for surfacing and RADIX ground screws for the building structure. Further detail is provided under point 7 below.

It should also be noted that while this information relates to the originally EMB approved proposal and associated Estate wide landscape masterplan, there is also a current Section 73 application that seeks to move the building complex west, further from the trees, which will provide a larger protective buffer to the existing trees. The tree protection plan and method statement will be updated in future to reflect any changes to the approved position, as necessary.

5. Perimeter maintenance track

Local authority query

It is not clear if all sections of the maintenance track around the perimeter of the site are existing or not. Clearly if some stretches are proposed then these will need to fully be considered in relation to existing trees and their RPA's.

The updated Tree Protection Plan uses the approved landscaping / hard surfacing plan as a base, showing the approved new section of the Maintenance twin track. These are currently informal grass tracks, and are intended to be installed as simple low-intervention tracks to protect the ground in these areas.

The majority of the proposed new sections of the route is outside RPAs and construction methodology detailed below will not impact on the trees.

On site marking out of exact route is to be agreed with the Arboricultural Consultant prior to construction to minimise any arboricultural impact, and additional protective fencing will be installed prior to this phase of works commencing

Where unavoidable, and there is a potential that the track may impact on RPAs. 'cell web' non dig ground protection system will need to be used to protect the retained trees.

For clarity, based on the approved landscape scheme and specification documents, this is a simple twin track (1. Description:

1. 2 lines of 500mm width type 1 MOT laid to the width of a vehicle tyres
2. Base: Compacted ground
 - 2.1. Preparation: Remove soil and compact base
3. Gravel: Loose laid and compacted

3.1. Type: Type 1 MOT or 4/20 clean stone

3.2. Thickness: 150mm to Civil Engineers specification

See documents 'PC-BHS-ZZ-XX-DR-L-0201 rev B-Wider site roads', '0772-Landscape specification-2025-03-19' (p18 part 170), and '0772 2-02 250324 Summary Report' approved under DOC application 252086 in November 2025



6. Ground protection and transplanted lime trees

Local authority query

Is ground protection required for any parts of the site, in particular the double avenue of limes where specific tree spade equipment to transplant the trees in temporary locations during the development works may cause some compaction to the RPA's of trees being transplanted

Ground protection is to be used where required. No works are to be carried out in RPAs without agreement and methodology approved by the Arboricultural Consultant.

Lime tree transplanting was completed in 2025.

Lifting completed by suitably sized tree spade (optimal 300 capable of digging a 3 m wide root ball) Trees individual lifted and moved to receptor (nursery) areas on site. 5 m x 1 m hardwood bog mats were used to protect the ground and provide access whilst lifting and moving. Vehicles/machinery did not travel on or over root plate area of any tree when moving or replanting.



Trees were translocated to several locations around the site (identified on plan as 'Nursery') and are being maintained to ensure successful reestablishment. Tree protection fencing has been erected, watered weekly between April and October and have been fed annually using appropriate fertiliser.

7. No-dig surfacing and foundations

Local authority query

Details of no-dig surfacing is required within the AMS, whether it is provided by the Arb Consultant or Engineer.

Where hard surfacing is required within an RPA, including the Estate Management Building car-port access, a no-dig cellular confinement system such as Cellweb TRP will be used. The final system depth, infill, edge restraint and surface finish must be designed for the anticipated loading and ground conditions and installed in accordance with the manufacturer's site-specific recommendation.

The installation principles are:

- retain the existing ground level and vegetation cover so far as practicable; do not strip topsoil or excavate within the RPA;
- remove projecting obstructions only where agreed and without severing roots;
- lay an approved geotextile separation layer directly over the prepared ground;
- install and pin the cellular confinement panels without excavation, fill with the specified clean, angular, no-fines material and place the approved wearing course;
- use edge restraints that do not require continuous trench foundations within the RPA; and
- keep plant on existing hardstanding or completed ground protection; no trafficking is permitted on unprotected soil within the RPA.

Where conventional concrete foundations would otherwise be required within an RPA, a low-impact ground-screw system such as RADIX may be used, subject to structural design. Before screw locations are fixed, the positions will be investigated using an air spade under arboricultural supervision. Locations will be adjusted to avoid significant roots. The precise alignment and specification of both surfacing and foundations must be agreed by the Arboricultural Consultant before installation.

The Cellweb TRP installation guide is contained in Appendix V of the Fulford-Dobson report (R1).

See link for further details of RADIX ground screws <https://nomoredigging.co.uk/the-benefits-of-using-ground-screws-in-tree-protection-areas-tpo-rpa/>

8. Open-ended fencing

Local authority query

It is not clear why some of the fencing shown on the TPP's are open ended (i.e. for group T015) as access can be gained into this area where there is no fencing proposed.

Early works information provided did not show the full extent of proposed earthworks/construction activities. Arboricultural Consultant reviewed works information and determine where fencing was required and specification of fencing. Additional fencing to be installed as required. See note S7 from summary section of Consolidated Tree Report P 080.100 v3a (09 April 2025)

S7

The tree protection plan is of necessity a snapshot and will be subject to alteration and amendment in response to circumstance, BS 5837:2012 Trees in relation to design, demolition and construction –Recommendations acknowledges that tree protection is an iterative process that requires adaptation in reaction to events..

9. Tree pruning and crown lifting

Local authority query

Is there any planned tree work (pruning or crown lifting) proposed? This will need to be indicated and specified in the AMS.

No tree work is currently required to facilitate construction of the Estate Management Buildings. Before construction close to retained trees, particularly T32, T25 and T26, the Arboricultural Consultant will review working clearances and confirm whether limited access-facilitation pruning is necessary.

No pruning is to be undertaken without prior arboricultural instruction and any required consent. If needed, the work will be specified by tree reference and carried out by a competent, suitably insured arboricultural contractor in accordance with BS 3998:2010. Unauthorised cutting or breakage of branches is prohibited.

10. Arboricultural attendance, monitoring and reporting

Local authority query

Details of specific site visits and monitoring visits by the Arb Consultant will need to be detailed in the AMS. Any site visit reports (and photos) will need to be provided to Wokingham Borough Council.

Follows is an indicative timetable for Arboricultural Consultant Attendance..

Construction stage	Arboricultural Consultant attendance
Pre-commencement	Site meeting to review the AMS, retained trees, Root Protection Areas (RPAs) and proposed protection measures.
Installation of protection	Inspect and approve tree protection fencing/barriers before construction works commence.
Works within or adjacent to RPAs	Attend and supervise initial excavation, groundworks or other potentially damaging activities where identified within the AMS.
Changes to protection or method	Attend prior to any agreed alteration to tree protection measures or works within protected areas.
Construction monitoring	Ad hoc monitoring at agreed intervals, while works with potential to affect retained trees are ongoing.
Incident or unforeseen roots	Additional attendance as required following accidental damage, unexpected roots or changes to the approved methodology.
Completion of relevant works	Final inspection to confirm the condition of retained trees and appropriate removal of protection measures.

Each Arboricultural Consultant visit will be recorded in a dated report or site log, supported by photographs where appropriate. Records will identify the area inspected, work observed, compliance status, instructions and outstanding actions. Reports will be issued to the project team and provided to Wokingham Borough Council as required.

11. TPP key plan and drawing navigation

Local authority query

The TPP's should have a key drawing at a scale which is easier to work out where each drawing is located. This could be achieved if all plans are indicated on the key drawing with the specific plan highlighted

An updated TPP is provided as an appendix that shows the approved proposals and landscape scheme (Estate Road, ponds etc) in the context of tree protection measures..

12. AMS in accordance with BS 5837:2012

Local authority query

In summary we require an AMS in accordance with BS 5837:2012 and which will need to show detailed TPP's that also include the proposed development not just the existing site arrangements.

This document is an addendum to the AMS. The AMS was submitted as part of the Consolidated Tree Report for Conway Park (P 080.100 v3a) in 2025

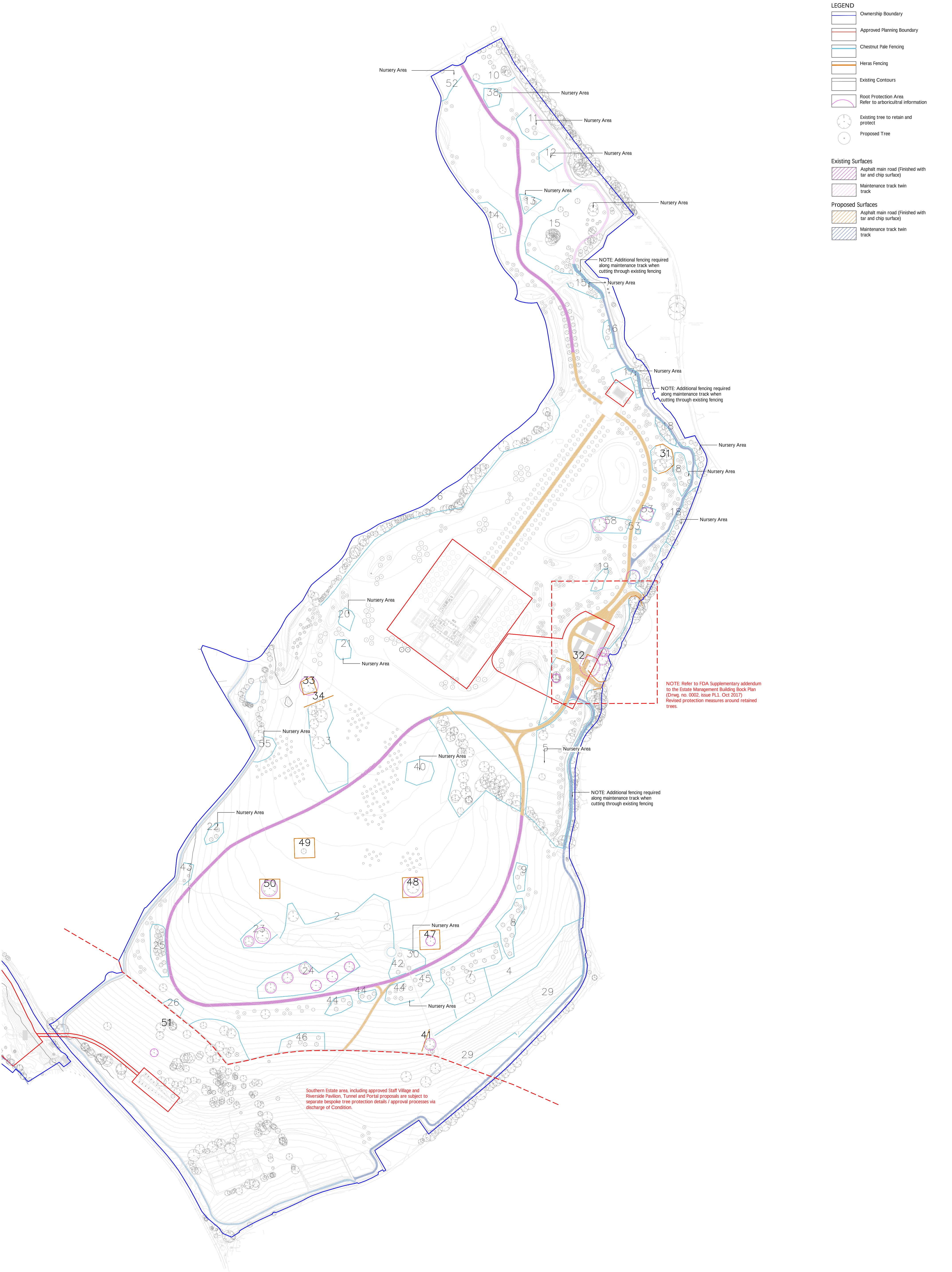
5. Conclusion

This addendum provides the additional detail requested in relation to queries 1–12 and forms part of the site-wide arboricultural controls for Conway Park. Together with R1, R2 and the updated TPP, it defines the measures required to avoid foreseeable damage to retained trees during the relevant construction activities.

Where final design or construction information is not yet available, the affected work is subject to an arboricultural hold point: the detail must be reviewed, the required protection or method confirmed, and the Arboricultural Consultant's approval recorded before work proceeds. This maintains the iterative approach required by the Consolidated Tree Report and BS 5837:2012.

Appendix register

Appendix	Document	Submission status
A	Updated site-wide Tree Protection Plan	To be appended or issued as a separate controlled drawing with this addendum



Supplementary addendum to the Estate Management Building Block Plan (Drwg no. 0002, issue PL1. Oct 2017)
Revised protection measures around retained trees.



Cellweb® TRP

Tree Root Protection

Cellweb® TRP is a 3D cellular confinement tree root protection system. The system provides a 'no dig' solution for the construction of new hard surfaces within root protection areas (RPAs). Cellweb® TRP has been designed and independently tested to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction.



Cellweb® TRP Key Functions

Cellweb® is a 'no dig' solution which is constructed directly on the existing ground surface. This eliminates the requirement for excavation, preventing root severance.

Cellweb® is a completely porous system allowing continued water permeation and gas exchange between the rooting environment and atmosphere.

Cellweb® spreads point loads, minimising increases in soil compaction within the rooting environment. This maintains an open graded soil structure allowing continued root growth, water, gas and nutrient migration.

The Cellweb® TRP system comprises the following three components

Treetex™ Geotextile. Following minimal ground preparation the Treetex™ is laid onto the existing ground and top soil. This acts as a separation layer, separating the system above from the soil and rooting environment below. Treetex™ performs as a hydrocarbon pollution control measure in accordance with BS5837, holding 1.7lt of oil per square meter.

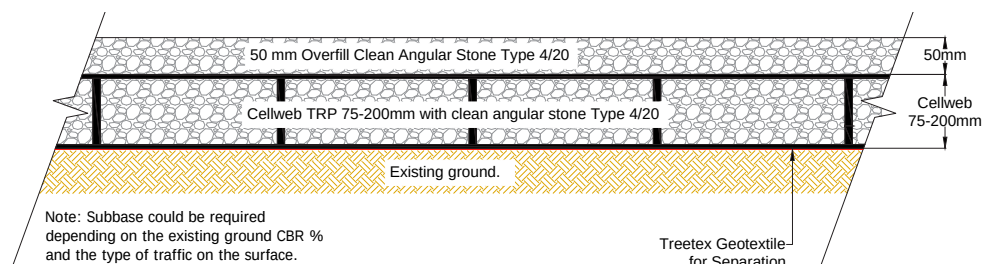
Cellweb® 3D Cellular Confinement. The Cellweb® is installed on top of the Treetex™ layer. This is fixed to the ground using ten steel J pins per panel. The panels can be cut to the required shape and adjoining panels can be connected using heavy duty staples or cell ties.

4-20mm Clean Angular Stone. The expanded Cellweb® is infilled with a 4-20mm clean angular stone. The confined angular stone locks together to produce a rigid stone mattress, while maintaining air pockets for continued water permeation and gas exchange. The low fines content of the stone prevents the Treetex™ layer from becoming blocked over time.

Which depth of Cellweb® TRP?

The Cellweb® System is provided in four different depths; 200mm, 150mm, 100mm and 75mm. The depth required is determined by the proposed traffic loadings and the site ground conditions. Geosynthetics in house engineering department can provide a free site specific technical recommendation. For free technical and engineering support please contact Geosynthetics Ltd 01455 617139 or the full installation guide can be found on our website www.geosyn.co.uk.

Indicative Cellweb with overfill



Cellweb[®] TRP Installation Guide

Cellweb[®] TRP is a NO DIG tree root protection measure and it is recommended that no excavation be performed without prior approval and guidance from the Local Authority Arboricultural Officer.

Soil compaction from vehicles, machinery and materials is to be strictly prohibited during construction within Root Protection Areas (RPAs).

Approval must be obtained from the Local Authority that the design and the method of construction is acceptable.

Further information is available from the following two documents;

- British Standard BS5837: 'Trees in Relation to Design, Demolition and Construction' (2012).
- Arboricultural Advisory and Information Service: Practice note 12 – 'Through the Trees to Development' (APN12).

Installation Method

1. Prepare the Surface

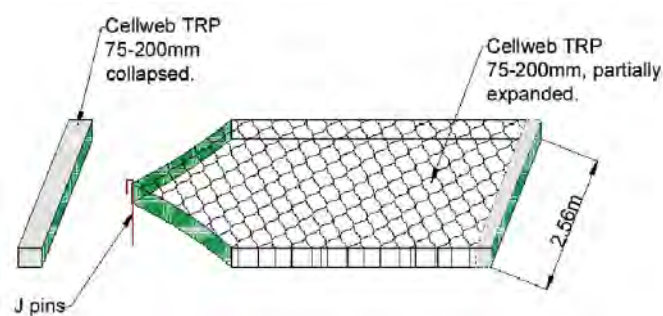
- Remove the surface vegetation using appropriate hand held tools or herbicide (see Note 1).
- Remove any surface rocks, debris and organic material.
- Create a level surface by filling any hollows with clean angular stone or sharp sand.
- Do not level off high spots or compact the soil through rolling.

2. Lay the Treetex[®] T-300 Non-Woven Geotextile

- Lay the Treetex[®] T-300 over the prepared area, overlaying the edges of the required area by 300mm.
- Overlap any joins by 300mm minimum or more, depending on soil structure (see Note 2).

3. Lay the Cellweb[®] TRP Cellular Confinement System

- Lay the collapsed Cellweb[®] TRP on-top of the Treetex[®] T-300.
- Place one of the supplied J pins into the centre cell at the end of the panel and secure into the ground.



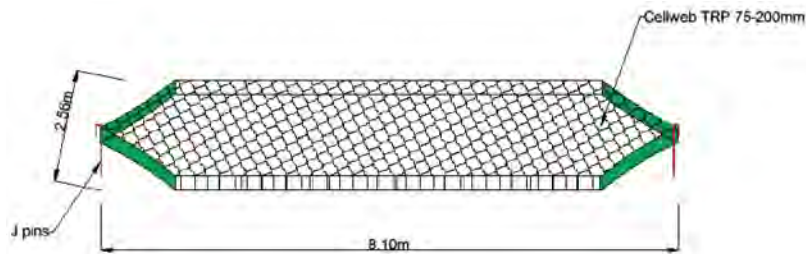


Step 3: Pinning Cellweb® TRP

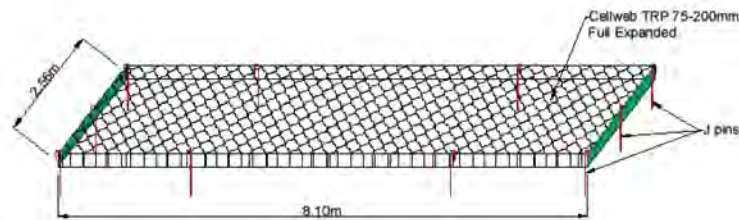


Step 3: Stapling Cellweb® TRP

- Pull out the Cellweb® TRP to its full 8.1m length and secure its length with another J pin.



- Now measure its width to 2.56m and secure in each of the corners with the J pins.
- Use 10 pins per panel to create a panel measuring 8.1m x 2.56m.



- This will produce a cell size of 259mm x 224mm which is the required cell diameter. Each cell must be fully extended and under tension.
- Staple adjacent panels together at each cell (see Note 3).
- If a curved path or shape is required, this should be cut when the Cellweb® TRP panel is pinned out to 8.1 x 2.56m, ensuring complete cells remain. Do not try to curve or bend the Cellweb® TRP panels into place.
- All cells must be fully opened to the required diameter.



Step 4: Clean Angular Stone



Step 5: Edge Restraints



Step 6: Surface Options

4. Infill the Clean Angular Stone

- The infill material must be a clean angular stone, Type 4/20mm or Type 20/40mm (see Note 4).
- Do not use M.O.T type 1 or crushed stone with fines for tree root protection.
- Infill the Cellweb® TRP cells with the clean angular stone, working towards the tree and using the infilled panels as a platform.
- No compaction is required of the infill. Do not use a whacker plate or other means of compaction.

5. Edge restraints

- Excavations for kerbs and edgings should be avoided within the RPAs.
- Where edging is required for footpath and light structures, a peg and treated timber board edging is acceptable
- Other options include wooden sleepers, kerb edging constructed on-top of the Cellweb® TRP system, plastic and metal edging etc.

6. Surface options

- Surfaces can include block paving, asphalt, loose gravel, grass and gravel retention systems (eg Golpla), resin bound gravel, concrete etc.
- For Root Protection Areas this surface must be porous.

NOTES

Herbicide: According to BS5837:2012 “The use of herbicides in the vicinity of existing trees should be appropriate for the type of vegetation to be killed, and all instructions, warnings and other relevant information from the manufacturers should be strictly observed and followed. Care should be taken to avoid any damaging effects upon existing plants and trees to be retained, species to be introduced, and existing sensitive habitats, particularly those associated with aquatic or drainage features.”

Geotextile: We recommend the installation of a Non-Woven Geotextile T300 under the Cellweb, or under the sub-base, if installed. The overlapping between adjacent rolls of Geotextile should be: CBR > 3%: 300mm minimum, CBR between 1% and 3%: 500mm minimum. CBR ≤ 1%: 750mm minimum. Staples: Number of staples per join: 200mm: 5 staples. 150mm: 4 staples. 100mm: 3 staples. 75mm: 3 staples.

Granular Fill: Open graded sub-base, clean angular stone Type 4/20 or Type 20/40. Please refer to BS7533-13:2009 and to the Design Manual for Roads and Bridges (DMRB), Volume 4 Geotechnics and Drainage, Section 1 Earthworks, HA44/91, Volume 7 – IAN 73/06 Design Guidance for road pavement foundations and Manual of Contract Documents for Highway Works (MCHW), Volume 1 Specification for Highway Works for the construction and maintenance of the fill material.