Arboricultural Method Statement

relating to development at land off Watmore Lane, Winnersh Phase 1

Client

Taylor Wimpey West London

May 2026

1894-KC-PH1-YTREE-MethodStatement-RevC

The Studio, Timbers, Gables Road, Church Crookham, Fleet, Hampshire, GU52 6QY
Telephone +44(0)1252 850096 | Email: admin@keenconsultants.co.uk

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Registered office: 4 Sudley Road, Bognor Regis, West Sussex, PO21 1EU

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Document history

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WARNING

Existing trees adjoining these works are protected by Tree Preservation Order 1773/2021

That Order protects all parts of the tree, whether above or below ground, and failure to comply with this method statement that results in damage to trees can result in prosecution resulting in a criminal record and substantial fine.

Within a Woodland classification of Tree Preservation Order the protection extends to all trees from the smallest sapling to the largest specimen.

ABSTRACT

Protective barriers and ground protection are required throughout the construction process to protect the retained trees on the site.

Tree removal and pruning are required.

Trees identified as veteran on the Wokingham District Veteran Tree Association register are afforded a buffer zone that will be protected during the works. Management of those trees identified as veteran is set out in a separate Veteran Tree Management Plan.

No utility installation is required within root protection areas.

1.0 Statement of purpose

1.1 The purpose of this method statement is to demonstrate how works will be undertaken at Land at Watmore Lane, Winnersh., to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees that are to be retained.

1.2 This method statement has been produced for Taylor Wimpey in order to inform the construction team and satisfy the requirements of the Local Planning Authority (LPA), Wokingham Borough Council The works are the subject of a reserved matters application and this arboricultural method statement has been prepared to support the discharge of condition 10.

1.3 This method statement merely considers the systems of work in relation to the health and safety of retained trees. It does not address requirements of the Health and Safety Executive that should be considered in detail by those parties involved.

2.0 Related documents and drawings

2.1 This method statement should be read in conjunction with the documents in Table 1 below.

Table 1: Documents referred to

Originator	Title/Reference
British Standards Institute	*BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*
Keen Consultants	*Veteran Tree Management Plan*

and the following drawings in Table 2

Table 2: Drawings referred to

Originator	Drg No	Title
ECE Architecture	7135A/PL-103 Rev F	Proposed Site Plan
Keen Consultants	1894-KC-XX-YTREE-TCP01RevE	Tree Constraints Plan
Keen Consultants	1894-KC-PH1-YTREE-TPP02RevB	Tree Protection Plan

3.0 Arboricultural issues & implications

3.1 Detail of the trees and their protection are discussed and detailed in the documents, and shown on the drawings, listed above and should be read in conjunction with this method statement.

3.2 The buildings are located outside the root protection areas of all retained trees and can therefore be constructed conventionally.

3.3 Tree removal and pruning work are required.

3.4 The layout has provided separation to those trees on the western boundary. At the northern end of the western boundary the proposed gardens are separated from the trees. This retains a section of land, containing the trees, that will be managed by the management company and so retain control over their retention and wellbeing. Midway along the western boundary the inboard scrub and vegetation will be removed to create garden spaces but the trees along the boundary are retained unaffected by the proposals. These trees on the western boundary are protected by tree preservation order so providing a measure of control over works to them.

3.5 Trees identified as veteran on the Wokingham District Veteran Tree Association register are afforded a buffer zone that will be protected during the works. Management of those trees identified as veteran is set out in a separate Veteran Tree Management Plan.

3.6 Utility provision can be accommodated remote from the root protection area of retained trees and can be installed conventionally.

3.7 Monitoring of works is required.

4.0 Facilitation tree works

4.1 Tree pruning and removal are required to accommodate the proposed development.

4.2 Details of the tree work are given in the schedule on the Tree Protection Plan referred to in Table 2 above.

4.3 All tree work shall be undertaken in accordance with *BS3998:2010:Tree Work – Recommendations.*

5.0 General site care

5.1 To ensure that the trees to be retained are afforded an adequate degree of protection during the works, the following general precautions will be observed:

5.1.1 No fires will be lit on site

5.1.2 No access will be permitted within the temporarily barriered areas, unless and only where otherwise approved herein. Ground levels will not be changed within them and existing vegetation and topsoil will be left undisturbed but may be treated with approved herbicides if eradication is required.

5.1.3 No materials, equipment or debris will be stored within any of the barriered areas and no chemicals, petrol or diesel will be allowed to spill where they may contaminate the root protection areas of retained trees.

5.1.4 All heavy plant, machinery, cranes and delivery vehicles shall be excluded from the areas demarcated for protection on the Tree Protection Plan.

6.0 Sequencing of works

6.1 A logical sequence of events is to be observed as follows:

Stage 1 Pre-commencement site meeting (See Section 12).

Stage 2 Undertake tree works.

Stage 3 Erect protective barriers and lay ground protection as shown on the drawing in Table 2 (specifications given in Section 7).

Stage 4 Implement development construction.

Stage 5 Take down protective barriers, uplift ground protection and complete soft landscape works.

7.0 Protective barriers and ground protection

7.1 Temporary barriers will be erected as indicated on the Tree Protection Plan listed in Table 2. The specification for this barriers will be in accordance with the recommendations given in *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations* Section 6.2 and will comprise 2.0m mesh barriers (Heras type panels are a simple, readily available solution) attached to a scaffold framework. Support scaffolds will be attached to the scaffold framework as necessary at an angle of 45 degrees on the side of the trees and anchored by further scaffold poles carefully firmed into the ground. Alternatively, the alternative specification of Heras type panels, fitted with stabiliser struts as per Figure 3 of BS5837, may be used. Clear signs will be attached at 6 metre intervals along the line of barriers stating 'Tree Protection Area – No Access'.

7.2 The barriers shall remain in place until soft landscape operations require its full or partial removal (see section 11). No other construction activity will take place within those areas formerly protected by the barriers (see Section 5).

7.3 The scheme of barriers is designed to safeguard the buffer zone around trees identified as veteran on the Wokingham District Veteran Tree Association register. The area within the protective barriers is identified for minimum-intervention to safeguard the trees. Only the works set out in the Veteran Tree Management Plan and Landscape Plan may be undertaken within the buffer zone.

7.4 Ground protection in the form of robust timber sheeting (or steel road plates) under which a geotextile membrane (e.g. Terram 1000) is laid shall be placed prior to construction phase to ensure that the rooting environment of the associated trees is protected from contamination or compaction.

7.5 Ground protection shall remain in place throughout the construction process only to be removed to facilitate soft landscape works (Stage 7)

7.6 Areas outside the ones protected by temporary barriers and ground protection may be used to site temporary site offices, welfare units, materials storage or parking.

8.0 Treatment of existing hard surfaces

8.1 Where existing hard surfaces are present within the root protection area they shall be broken up and removed by hand.

8.2 Roots often exist in the substrate below hard surfaces and extreme care must be taken to avoid damage to them.

8.3 Immediately after, the void left as a consequence of their removal shall be filled with good quality topsoil as a prelude to soft landscape unless a replacement hard surface is proposed whereupon it shall be completed in accordance with the instruction contained herein.

9.0 Creation of new hard surfacing within root protection areas

9.1 No new areas of hard surface are proposed within root protection areas of retained trees.

10.0 Excavations proximate to root protection areas

10.1 No excavations are proposed proximate to the root protection area of retained trees.

10.2 All utilities are planned to be installed outside of the root protection area of retained trees. If it is necessary to install them through root protection areas specialist installation techniques shall be used. Such techniques include:

- Excavation with hand tools
- Air spade
- Vacuum excavation
- Thrust boring
- Directional drilling
- Any other trenchless installation system

11.0 Reinstatement and landscaping

11.1 Final grading to marry in new levels with existing ground will be achieved by importing topsoil and spreading by hand equipment only. The newly graded areas will be grass seeded or turfed by hand.

11.2 All tree and shrub planting pits will be dug by hand within the root protection areas of existing trees.

11.3 No cultivation works will occur within the veteran tree buffer zones.

12.0 Planning, communication and supervision

12.1 A list of useful contacts is attached at Appendix 1.

12.2 A pre-commencement meeting will take place on site attended by the appointed arboricultural consultant, the tree contractor and the site manager. The purpose of this meeting is to ensure that everyone fully understands the implications of the arboricultural method statement and to agree on finer points of detail prior to any works commencing.

12.3 The appointed arboricultural consultant shall monitor the works at the following key stages:

12.3.1 Confirmation that protective measures are in place.

12.4 It shall be the duty of the client to notify the arboricultural consultant when the works are ready for inspection.

12.5 At the completion of each monitoring visit the appointed arboricultural consultant will circulate a short monitoring report to the client, site and the local authority arboricultural officer to confirm that works are progressing satisfactorily.

12.6 Monitoring visits will be undertaken by the arboricultural consultant at monthly intervals commensurate with site progress, and as notified by the client, to make sure that all tree protection measures are in place. A record of these visits will be kept and maintained for inspection on site.

12.7 Should any problems arise on site, the site manager will immediately inform the appointed arboricultural consultant who will assess the situation and make recommendations accordingly. If any modifications to the method statement are proposed, the arboricultural consultant will immediately advise the local authority arboricultural officer.

12.8 The site manager will brief all site personnel on the implications of the arboricultural method statement. A copy of this method statement will be available on site at all times. The progress reports detailed in Section 12.5 will be kept with the method statement so that both are readily available for inspection.

13.0 Transgression

13.1 Failure to adhere to the requirements in this method statement may result in a Stop Notice being issued by the local authority. This will bring all operations at the site to a halt until the local authority permits resumption.

13.2 Failure to adhere to the requirements of this method statement that results in damage to a tree subject to a Tree Preservation Order may result in prosecution of the individual, the contractor and the client.

13.3 The following measures will be required, but do not absolve the perpetrator from action, if the identified transgression occurs:

a) Breakage of branches – the damaged shall be assessed by an arboriculturist, they shall advise on requirements and any pruning shall be undertaken in accordance with BS3998:2010 to remove the damaged section.

b) Damage to bark – the damage shall be assessed by an arboriculturist and they shall advise on the measures that can be taken to optimise the reparation of the damage. Some paring back of damage may be required.

c) Damage to roots – the damage shall be assessed by an arboriculturist and they shall advise on the pruning or reparation required.

d) Compaction of soil – where machinery operates outside of ground protection and hard surfaces, leading to the compaction of soil, the compaction shall be alleviated by using compressed air injected to circa 1m deep to create fissures in the ground and lift the compacted areas. The compaction shall be assessed by an arboriculturist. A specialist company (for example Terrain Aeration Ltd) shall be appointed by the contractor to undertake the work.

13.4 All items of transgression shall be reported to the Local Authority tree officer to consider if action should be taken.

14.0 Conclusion

14.1 If the provisions of this arboricultural method statement are complied with in full, the proposed works will be able to proceed without detrimental impact to retained trees.

Appendix 1

List of contacts

List of contacts

Site Address:	Land off Watmore Lane, Winnersh – Phase 1	
Site Manager:	To be decided (TBD)	Tele No:
Builder:	TBD	
Address:		
Contact Name:	TBD	
Arboricultural Consultant:	Jago Keen	
Address:	Keen Consultants The Studio Timbers Gables Road Church Crookham Fleet Hampshire GU52 6QY	
Tele No:	01252 850096 (office)	(mobile) 07836 279935
Local Authority	Wokingham Borough Council	
Email address:	customerservice@wokingham.gov.uk	
Telephone No.:	0118 974 6000	