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**BS5837:2012 ARBORICULTURAL  
METHOD STATEMENT:  
Victoria Nurseries, Victoria Road, Wargrave, RG10  
8AG**

Dated: 28<sup>th</sup> November 2025

Our reference: GHA/MS/167890:25

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# Arboricultural Method Statement

Location: Victoria Nurseries, Victoria Road, Wargrave,  
RG10 8AG  
Our reference: GHA/MS/167890:25  
Client: Palatine Homes  
Dated: 28<sup>th</sup> November 2025  
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA  
Date of Inspection: 25<sup>th</sup> July 2024

*Please note that abbreviations introduced in (brackets) may be used throughout the report.*

## **Instructions**

**Issued by – Palatine Homes**

**TERMS OF REFERENCE – To survey the subject trees within Victoria Nurseries, Victoria Road, Wargrave, in order to assess their general condition and to provide an arboricultural method statement for the approved development, that safeguards the long term well being of the nearby retained trees.**

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## **Executive Summary**

The proposal for the site is to construct eight new residential units following the demolition of the existing buildings. The retained trees require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

## **Documents Supplied**

The client supplied the following documents:

- Topographical survey
- Existing layout plans
- Proposed layout plans

## **Scope of Survey**

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 The planning status of the subject property was not investigated in detail.
- 1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.4 Trees in third party ownership were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated. Where the stem location of a third party tree has been estimated, this is noted on the plan.
- 1.5 Dense vegetation or climbers (such as ivy) also prohibited full inspections for some trees; this is noted where applicable.
- 1.6 No discussions took place between the surveyor and any other party.
- 1.7 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.8 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 1.9 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

## **Survey Method**

- 2.1 The survey was conducted from ground level with the aid of binoculars if needed.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

- 2.3 No soil samples were taken.
- 2.4 The height of each subject tree was estimated using a clinometer and recorded to the nearest half metre.
- 2.5 The stem diameter for each tree was measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 2.6 The crown spreads were measured with an electronic distometer and recorded to the nearest half metre. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A) and within the tree table (Appendix B). The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.8 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.
- 2.9 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A; this plan was produced in colour and **MUST** only be scanned or reproduced in colour. The trees on this plan are categorised and shown in the following format:

#### COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

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. Colour = red crown outline on plan.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations', Table 1.

## **The Site**

- 3.1 The site is located on Victoria Road, a residential through road located to the west of Wargrave.

## **The Subject Trees**

- 4.1 The details of the subject trees are set out in the Schedule at Appendix B.
- 4.2 Of the twelve individual trees and groups of trees surveyed, two have been assessed as BS category B, with the remaining trees being assessed as BS 5837 category C.

Category B	2 trees
Category C	10 trees / groups

## **The Proposal**

- 5.1 The proposal for the site is to construct eight new residential units following the demolition of the existing buildings.
- 5.2 The proposed location of the above structures can be seen on the appended plan.

## **Method Statement and Procedures for Development Works**

### **6.1 TREE WORKS**

A list of all tree works that are required (including trees to be removed) is included in the tree table at Appendix B. Where any tree work is needed, this work **MUST** be in accordance with British Standard 3998 – 2010 (Tree Work - Recommendations).

### **6.2 TREE PROTECTION BARRIERS**

The position of the proposed protective fencing for the site is shown on the Tree Protection Plan (TPP) by a **pink** line. The fencing **MUST** be erected prior to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing **MUST** be as that shown in BS 5837 (see Appendix C). The hessian panels **MUST** be joined together using a minimum of two anti-tamper couplers which **MUST** be installed so they can only be removed from the inside of the fence. The panels **MUST** be supported by stabilizer struts, which **MUST** be installed on the inside and secured to the ground using pins or appropriate weights.

The Fence must be marked with a clear sign reading:

**“Construction Exclusion Zone – No Access”**

### **6.3 BOUNDARY TREATMENTS**

Boundary fencing installation / upgrades **MUST** be undertaken as part of the soft landscaping phase and **MUST** be installed ONLY when all machinery that is on site for the main build has permanently left the site (NB. If needed, boundary fencing can also be installed prior to the commencement of site works, i.e.. before any machinery has been brought onto the site). Where sections of new / upgraded fencing are located within the RPA of ANY tree that is to be retained, this work **MUST** be undertaken by hand using hand tools only. The locations of the new fence upright posts will be finalised following trial digs to confirm there are no major (over 25mm) roots present; if any such roots are found, the location must be altered. If any smaller roots are found, these can be cut using sharp hand tools to leave a 'clean' cut, in order to minimise the risk of infection by decay pathogens. The post holes within the RPAs should then be lined with plastic sheeting before any concrete or cement is placed into the hole, in order that there is no risk of leaching into the nearby soil as the mixture dries.

### **6.4 DELIVERY AND STORAGE OF BUILDING MATERIALS**

Storage areas **MUST** be outside of the tree protection barriers (**pink** lines); the locations for these areas can be seen on the appended TPP.

### **6.5 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS**

All site huts **MUST** be positioned outside of tree RPAs and the tree protection barriers (**pink** lines); the locations for these areas can be seen on the appended TPP.

#### 6.6 MIXING OF CONCRETE

All mixing of cement / concrete **MUST** be undertaken outside of the RPA of all of the retained trees.

#### 6.7 INCOMING SERVICES, DRAINAGE AND SOAKAWAYS

New services **MUST** be routed to avoid all RPAs of retained trees on site and within nearby sites. From an assessment of the subject site, undertaken in conjunction with the project architect, there is no reason to assume this isn't possible. Inspection chambers **MUST** be sited outside the RPA.

#### 6.8 ON SITE SUPERVISION

**Regular site supervision is essential to ensure all potentially damaging activities near to trees are properly supervised.** A pre start site meeting **MUST** occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this **MUST** include a site induction for key personnel.

Key personnel:

Name	Position	Contact number / email:
Glen Harding	Retained arboriculturalist	07884 056 025 Or <a href="mailto:info@ghatrees.co.uk">info@ghatrees.co.uk</a>
TBC	Site manager	TBC

After this pre start meeting, day-to-day responsibility for tree protection will be devolved to the site manager who will make contact with the retained arboriculturalist as needed.

#### **Critical phases to be supervised / inspected on site by the retained Arboriculturalist:**

**NOTE: THE RESPONSIBILITY TO ENSURE THESE ARE SCHEDULED APPROPRIATELY IN LINE WITH THE BUILD PROGRAMME IS WITH THE SITE MANAGER.**

- Prior to tree removal to ensure work is correctly identified. **Date and time to be confirmed.**
- Following completion of the erection of protective fencing to ensure it is constructed to the correct specification at the required proximity to ensure the healthy retention of the trees. **Date and time to be confirmed.**

#### 6.9 OTHER TREE PROTECTION PRECAUTIONS

- **NO** level alterations will occur within the RPA of any tree to be retained.
- **NO** fires lit on site within 20 metres of any tree to be retained.
- **NO** fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.
- **NO** storage of any materials within the root protection zone.

#### 6.10 HARD / SOFT LANDSCAPING NEAR RETAINED TREES

All new pathways and hard landscaping areas within the Root Protection Areas (RPAs) of the retained trees **MUST** be designed using no-dig, up and over construction techniques, and be specified in close co-ordination with the retained



Arboriculturalist. Porous materials **MUST** also be used when surfacing near the trees. No machinery will be used for this work, which **MUST** all be done by hand.

#### 6.11 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site.

### **Conclusion**

7.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.

7.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

### **Recommendations**

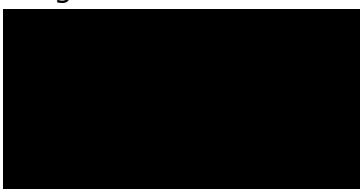
8.2 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

- a. Be present on the site the majority of the time.
- b. Be aware of the arboricultural responsibilities.
- c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
- d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

8.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

28<sup>th</sup> November 2025

Signed:



Glen Harding MICFor, MSc (Forestry), MARborA  
For and on behalf of GHA Trees

**Appendix A**  
**TREE PROTECTION PLAN**  
**(see separate PDF)**

## **Appendix B**

### **TREE TABLE**



Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Catalpa	3.5	90	1	1.08	2	2	1	0	Y	2	10-20	C1	Small tree of limited value in the wider landscape. Recommend: to be removed.
T2	Oak	6	110	1	1.32	2	2	2	1	Y	2	10-20	C1	Small tree of limited value in the wider landscape. Recommend: to be removed.
T3	Birch	5	156	2	1.87	1.5	1	0	0.5	Y	2	10-20	C1	Small tree of limited value in the wider landscape. Recommend: to be removed.
T4	Willow	8	469	4	5.62	5	6	6	6	M	1 over site	20-40	B1	Off site - full inspection not possible. Some measurements estimated.
T5	Apple	11	200	1	2.40	0	3	3	2	M	1	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape. Recommend: to be removed.
T6	Lawson cypress	5.5	250	1	3.00	2.5	2.5	2.5	2.5	M	5	10-20	C1	Off site - full inspection not possible. Some measurements estimated.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T7	Apple	13	280	1	3.36	3	3	3	3	M	1	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape. Recommend: to be removed.
T8	Spruce	5	80	1	0.96	1.2	1.2	1.2	1.2	MA	0	10-20	C1	Small tree of limited value in the wider landscape. Recommend: to be removed.
G9	Spruce	7	220	1	2.64	2	2	2	2	MA	1.5	10-20	C2	Smalls tree of limited value in the wider landscape. Recommend: to be removed.
T10	Spruce	7	240	1	2.88	2.4	2.4	2.4	2.4	MA	1.5	10-20	C1	Small tree of limited value in the wider landscape. Recommend: to be removed.
T11	Plum	8	200	1	2.40	3	3	3	3	M	2	10-20	C1	Off site - full inspection not possible. Some measurements estimated.
T12	Lombardy poplar	24	600	1	7.20	2.5	2.5	2.5	2.5	M	4	20-40	B1	Off site - full inspection not possible. Some measurements estimated.

KEY :

Tree No: (T= individual tree, G= group of trees, W= woodland)

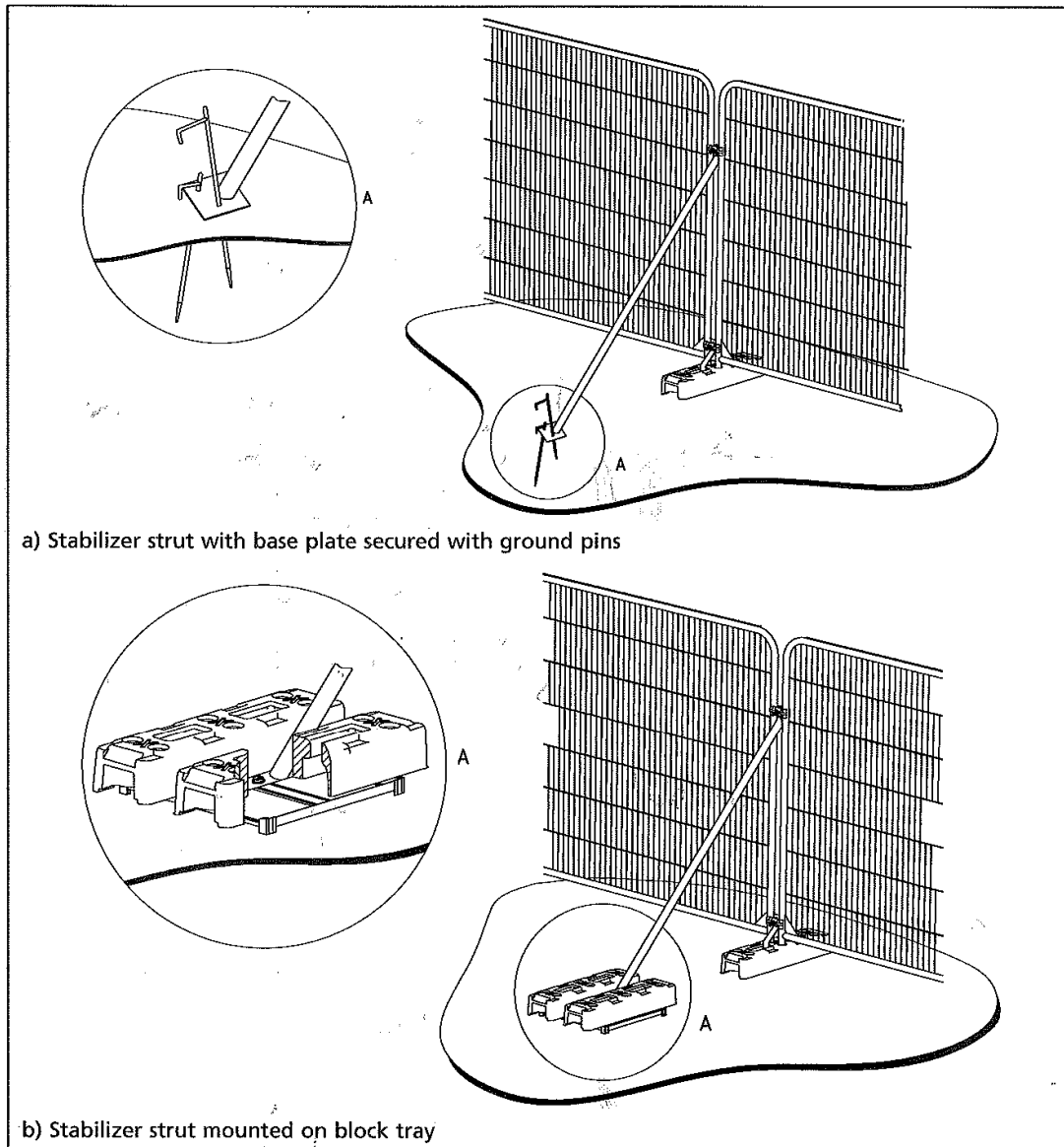
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),  
Veteran (V)

Height (Ht): Measured in metres +/- 1m

**Appendix C**  
**TREE FENCING DETAIL**



Figure 3 Examples of above-ground stabilizing systems



## **Appendix D**

# Site Monitoring Sheet

<b>Site:</b>			
<b>Project:</b>			
<b>Client:</b>		<b>Contact:</b>	
Site monitoring inspection date:			Name of inspector:
Notes:			
Action required to rectify any issues:			
Date Action taken:			
Site monitoring inspection date:			Name of inspector:
Notes:			
Action required to rectify any issues:			
Date Action taken:			
Site monitoring inspection date:			Name of inspector:
Notes:			
Action required to rectify any issues:			
Date Action taken:			