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Arboricultural Impact Assessment/Statements and Tree Protection Plan for Proposal 'Billingbear Lodge', Maidenhead Road, Wokingham.

Contents

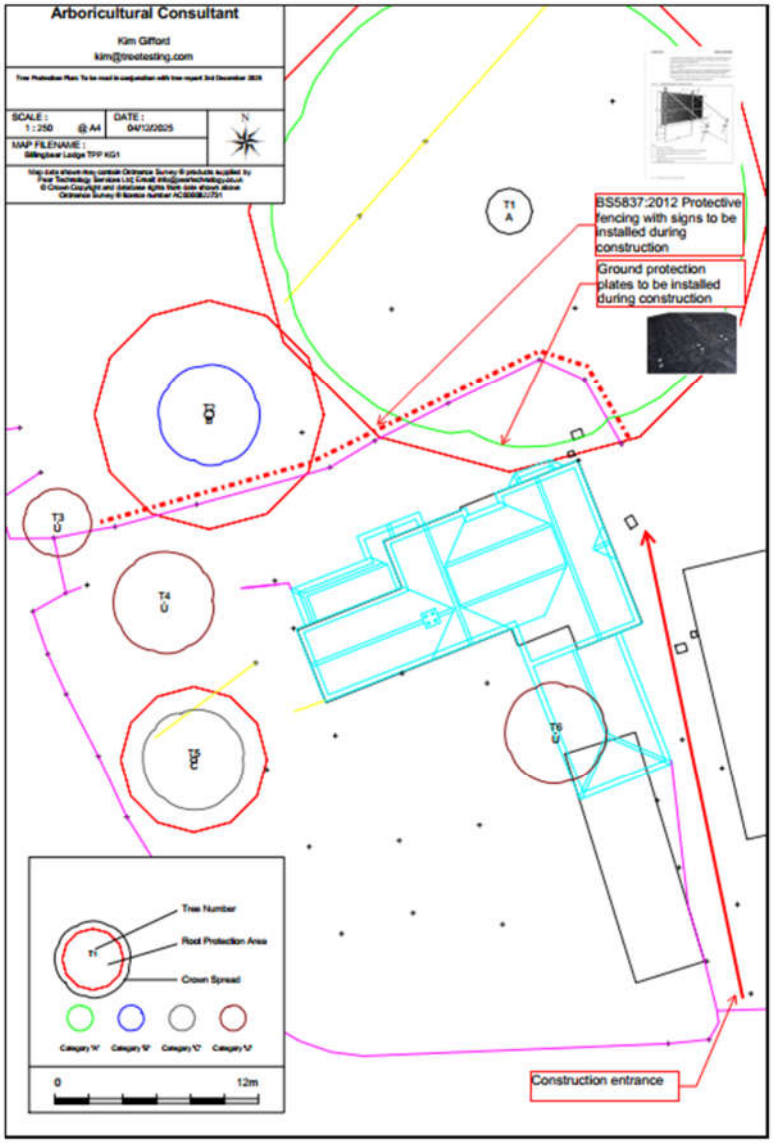


Figure 1 - Tree Protection Plan Screen shot only

Prepared by Kim Gifford 3rd December 2025.

1. Arboricultural Method Statement and Impact Assessment

‘Billingbear’ Lodge, Maidenhead Road, Wokingham – Project Summary

This Arboricultural Method Statement sets out the required tree protection measures for all trees adjacent to the proposed development. The accompanying Tree Protection Plan (TPP) defines the exact area covered by this assessment.

The survey highlights a very mature, Category A Atlas Cedar (T1) that must be retained and fully protected during construction.

A nearby Category B Oak (T2) also requires protection. Trees T3 (Acacia sucker), T4 (Douglas Fir), and T6 (Magnolia) are recommended for removal. Category C Malus T5 and Laurel T7 trees will remain.

Key requirements:

a) No excavation is permitted within any Root Protection Area (RPA).

b) BS5837:2012-compliant protective fencing must be installed and maintained for the entire construction phase.

c) Ground protection plates must be installed and maintained throughout construction.

Tree Survey: Schedule

Method: Visual Tree inspection references, Principles of Tree Hazard Assessment and Management by David Lonsdale and The body language of trees by Claus Mattheck and Helge Breoer. The Arboricultural Association guidance note 7 tree surveys a guide to good practice. Lantra award Professional tree inspection. BS5837: 2012 Tree in relation to design, demolition, and construction recommendations.

Note: The author shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time. Healthy trees, or parts of healthy trees, may fail when affected by unusually high winds, drought, land slip, subsidence, heave or storms and as such the consequences of such conditions cannot be accounted for in the scope of this report. No soil analysis was undertaken, any possible underground conditions or conflict were investigated as far as a surface visual inspection would allow. Detailed background information concerning the past history of the location, its hydrology or geology was not known at the time of the inspection. Note: Consult with 'Structural Engineer' with regard to adjacent structures.

- Tree Number: T1
- Species: Atlas Cedar (Cedrus atlantica).
- Height: 20m
- Stem diameter: 2700mm
- Crown spread: N12m E12m S12m W12m
- Clearance: 3m>
- Root Protection Radius: 15m
- RPA m2 = 707
- Age Class: Very Mature
- Physiological Condition: Fair
- Structural Condition: Fair
- Estimate Life expectancy: 40>
- BS5837 Category: A

Recommendation: a) No excavation is permitted within any Root Protection Area (RPA).

b) BS5837:2012-compliant protective fencing must be installed and maintained for the entire construction phase.

c) Ground protection plates must be installed and maintained throughout construction.

Tree Number: T2

- Species: Oak (Quercus robur)
- Height: 15m
- Stem diameter: 550mm
- Crown spread: N3m E3m S3m W3m
- Clearance: 2.5m>
- Root Protection Radius: 6.6m
- RPA m2 = 137
- Age Class: Mature
- Physiological Condition: Normal
- Structural Condition: Normal
- Estimate Life expectancy: 40>
- BS5837 Category: B

Recommendation: Root protection area to be protected as TPP.

Tree Number: T3

- Species: Acacia
- Height: 12m
- Stem diameter: 300mm
- Crown spread: 2m
- Clearance: 2m>
- Root Protection Radius: N/A
- RPA m2 = N/A
- Age Class: Early Mature
- Physiological Condition: Poor
- Structural Condition: Poor
- Estimate Life expectancy: N/A
- BS5837 Category: U

Recommendation: Remove/ Mitigate by replanting

Tree Number: T4

- Species: Douglas Fir
- Height: 16m
- Stem diameter: 400mm
- Crown spread: 3m
- Clearance: 2m>
- Root Protection Radius: N/A
- RPA m2 = N/A
- Age Class: Mature
- Physiological Condition: Normal
- Structural Condition: Normal
- Estimate Life expectancy: N/A
- BS5837 Category: U

Recommendation: Remove/ Mitigate by replanting

Tree Number: T5

- Species: Malus
- Height: 9m
- Stem diameter: 350mm
- Crown spread: 4m
- Clearance: 2m>
- Root Protection Radius: 4.2m
- RPA m2 = 55m
- Age Class: Mature
- Physiological Condition: Normal
- Structural Condition: Normal
- Estimate Life expectancy: 20>
- BS5837 Category: C

Recommendation: Protect RPA with BS5837:2012 Fencing as TPP.

Tree Number: T6

- Species: Magnolia
- Height: 12m
- Stem diameter: 200mm x4
- Crown spread: 3m
- Clearance: 2m>
- Root Protection Radius: N/A
- RPA m2 = N/A
- Age Class: Mature
- Physiological Condition: Normal
- Structural Condition: Normal
- Estimate Life expectancy: N/A
- BS5837 Category: U

Recommendation: Remove/ Mitigate by replanting

Tree Number: T7

- Species: Laurel
- Height: 8m
- Stem diameter: 200mm
- Crown spread: 2m
- Clearance: 1m>
- Root Protection Radius: 2.2m
- RPA m2 = 18
- Age Class: Mature
- Physiological Condition: Normal
- Structural Condition: Normal
- Estimate Life expectancy: 20>
- BS5837 Category: C

Recommendation: Protect RPA with BS5837:2012 Fencing as TPP.

Contacts

1. Local Authority Arboricultural Officer
2. Construction Contractors
3. Arboricultural Consultant

Any required changes to the protection plans or method statements must be approved in writing by the LPA **before** work begins.

1.1 Methods for All Operations

See Tree Protection Plan (TPP) for details.

1.1.1

Tree protection follows a strict sequence. Any variation may reduce effectiveness and must be reviewed by the appointed arboriculturist and/or LPA Arboricultural Officer **before** implementation.

1.1.2

The LPA will receive written notice **5 working days** before development begins to verify all protection measures.

1.1.3

All work must follow this Arboricultural Method Statement.

1.1.4

Any agreed work within the RPA must be carried out only with arboricultural advice. The client must seek this advice before starting work.

1.1.5

A schedule identifies activities requiring Arboricultural input at key stages.

1.1.6

Periodic reports with supporting evidence will be submitted to the LPA on all protection measures and any activity within RPAs.

1.2 Preliminary Tree Maintenance

1.2.1

All trees to be worked on or removed must be checked for nests. No work may proceed until trees are free of nesting birds, per the Wildlife & Countryside Act 1981 and Countryside & Rights of Way Act 2000.

1.2.2

All tree work will comply with BS3998:2010 and be completed without harming adjacent trees. (None required.)

1.3 Preliminary Vegetation Control

- Clear vegetation using an appropriate systemic herbicide.

- Avoid herbicides that could harm tree roots.
- Work must be carried out by a trained operative.

1.4 Preliminary Tree Protection Measures

1.4.1

Install protection as shown in the Tree Protection Plan.

1.4.2

No preliminary tree work is recommended.

1.4.3

Install BS5837:2012-compliant protective fencing as indicated.

1.4.4

Where needed, install the specified ground protection according to the expected load.

1.4.5

All site staff will receive a briefing on tree protection measures before work begins.

1.5 Methods and Restrictions During Development

1.5.1

Construction exclusion zones must remain in place except where noted on the TPP. All staff must adhere to fencing, ground protection, and designated access routes.

1.5.2

The site manager will inspect protection measures weekly and record findings.

1.5.3

Any accidental damage must be reported immediately. Work will pause until protection is reinstated. Damage will be recorded and remedial actions agreed with the arboriculturist.

1.5.4

No storage of materials, plant, or liquids is permitted within RPAs or exclusion zones. Liquid storage must be placed where spills cannot reach RPAs.

1.5.5

Concrete or mortar mixing must take place outside RPAs, with spills directed away from roots or contained.

1.5.6

Cranes, diggers, and delivery booms must operate without touching retained trees.

1.5.7

Dry materials may not be stored within RPAs unless approved ground protection is installed.

1.5.8

No soil, debris, or other arisings may be stored within the RPA or canopy area.

1.5.9

Ground levels must not be altered within RPAs unless approved by the LPA and supervised by an arboriculturist.

1.5.10

No additional tree work may occur without written LPA consent.

1.5.11

Site welfare and storage areas must be located outside canopies and RPAs.

1.5.12

No fires within 20 m of any RPA or canopy.

1.5.13–1.5.14

Significant roots (25mm+) or dense fibrous roots will be assessed by the arboriculturist.

- Roots ≤20mm: cut cleanly and cover with damp Hessian/soil.
- Roots ≥25mm or large numbers of small roots: cover immediately and seek arboricultural advice before treatment.

1.6 Preparation

1.6.1

Hold a pre-commencement meeting with all contractors and the arboriculturist.

1.6.2

Install all protection before site preparation begins.

1.6.3

No plant may enter RPAs unless ground protection is installed and canopy/stems cannot be struck.

1.6.4

These precautions remain in place until landscaping begins.

1.6.5

No preparation debris may be stored within RPAs.

1.7 Construction

1.7.1

Tree protection must remain in place throughout construction.

Foundations (1.7.3–1.7.4)

- Proposed foundations do not enter RPAs.
- Any roots encountered will be cut cleanly under arboricultural supervision.
- Use impermeable membranes when pouring concrete to avoid contamination.

Underground Services (1.7.5–1.7.7)

- Services will be routed outside RPAs where possible.
- If unavoidable, excavation will be by hand or air-spade.
- Exposed roots will be protected with damp Hessian.
- Backfill within RPAs will match the existing soil profile; compaction requires CU structural soil.
- Roots must not remain exposed for more than 24 hours. (None required.)

1.8 Landscaping

1.8.1

Begin landscaping only after construction is complete. Remove protective measures immediately before starting.

1.8.2

No lowering of soil levels within RPAs.

1.8.3

Raise soil levels within RPAs by no more than 150mm.

1.8.4–1.8.5

All planting, topsoil placement, and mulching within RPAs must be done by hand.

Footpaths/Hard Surfaces (1.8.6–1.8.8)

- Cover exposed roots with damp Hessian.
- Remove excavation debris immediately.
- Proposed works do not impact RPAs (see TPP).

Boundary Treatments (1.8.9)

Fence posts in RPAs must be installed using hand tools only. If significant roots are found, adjust the post location.

1.9 Post-Development Tree Care

1.9.1

Remove all fencing and ground protection after construction and landscaping.

1.9.2

Conduct a visual inspection of retained trees and RPAs for damage. Recommend remedial tree/soil works as needed.

1.9.3

Prune damaged branches cleanly in accordance with BS3998:2010. Carry out any further remedial work as required.

1.9.4

Implement a post-development tree inspection regime for an agreed period. Reports will be provided to the client and LPA as necessary.

End of Method Statement
Kim Gifford – Arboricultural Consultant

Ground Protection Specifications:

To install ground protection for trees, either use a temporary system like wood or mats with woodchips for light traffic, or a permanent system like a root barrier for root control. Temporary protection involves creating a stable, protected area by laying down materials like geo-grid or mats with woodchips or planks over the root zone to support weight and protect the soil underneath. Permanent root barriers require digging a trench and installing a physical barrier, like plastic or geomembrane, to direct root growth downward and away from structures.

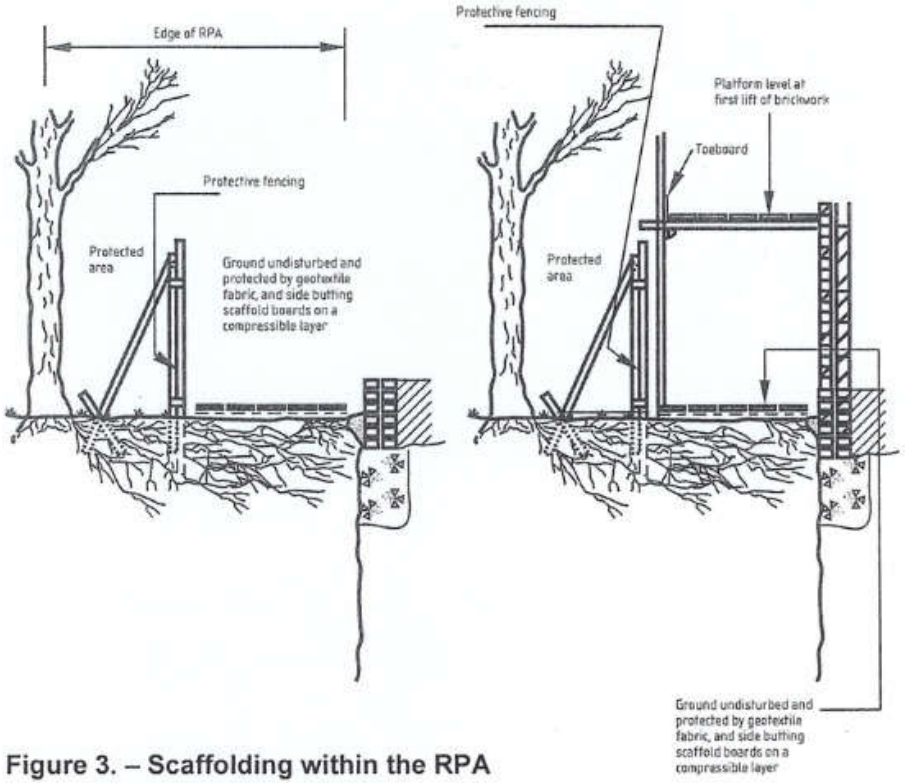


Figure 3. – Scaffolding within the RPA

on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).

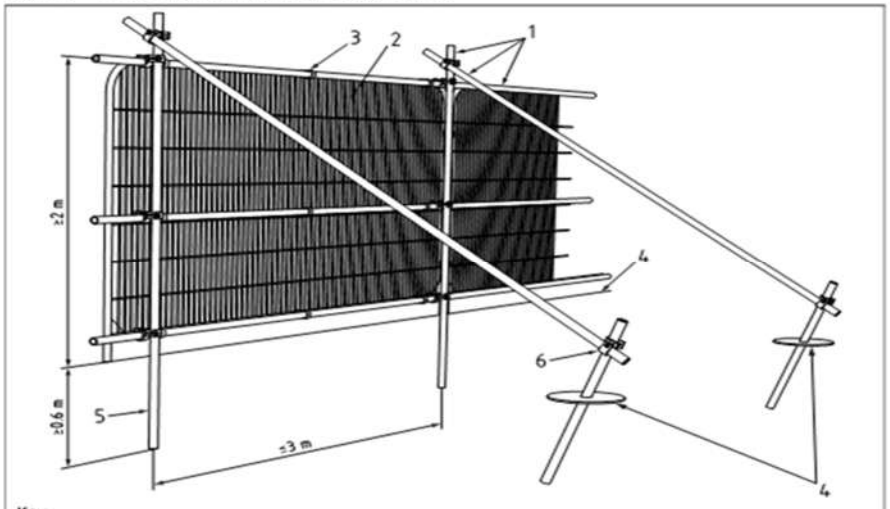
NOTE 1 Examples of configurations for steel mesh perimeter fencing systems are given in BS 1722-18.

NOTE 2 It might be feasible on some sites to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment.

6.2.2.4 All-weather notices should be attached to the barrier with words such as:

"CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

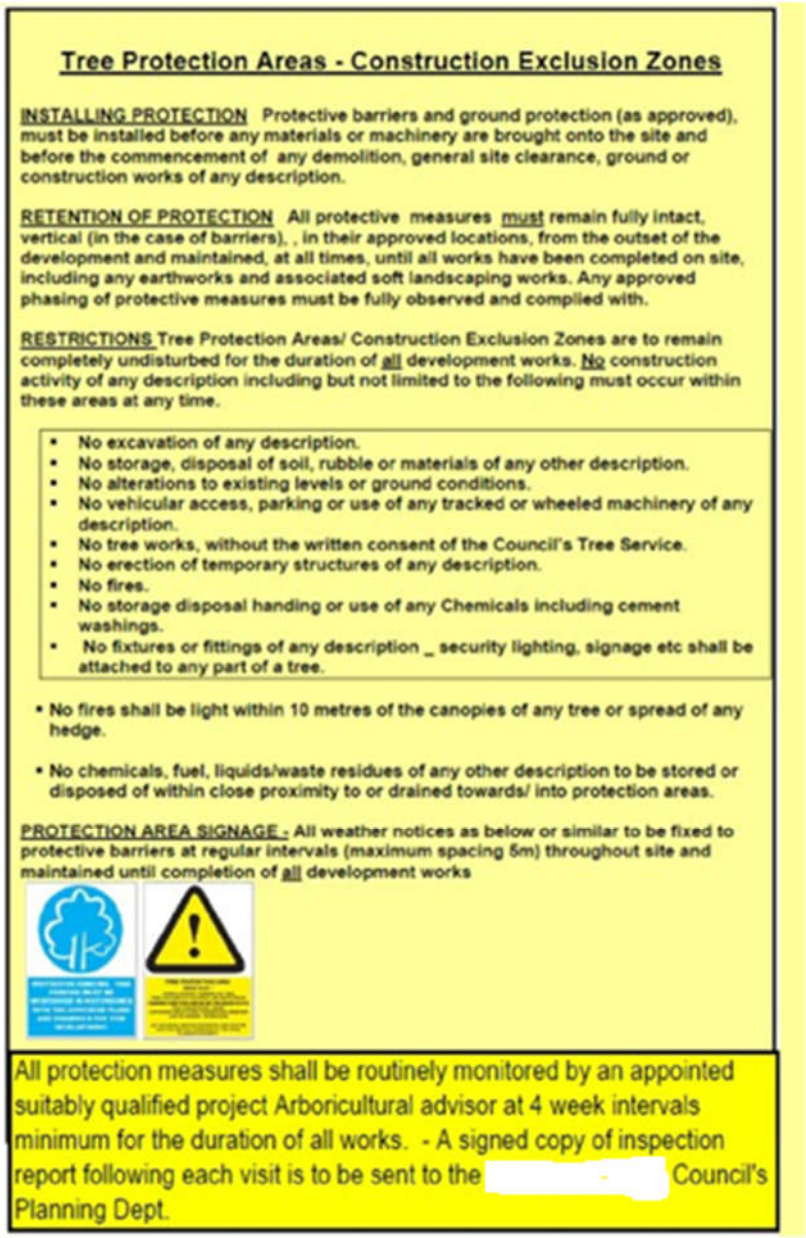
Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights 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

Figure 2- BS5837:2012 Fencing for RPA



Tree Protection Areas - Construction Exclusion Zones

INSTALLING PROTECTION Protective barriers and ground protection (as approved), must be installed before any materials or machinery are brought onto the site and before the commencement of any demolition, general site clearance, ground or construction works of any description.

RETENTION OF PROTECTION All protective measures must remain fully intact, vertical (in the case of barriers), , in their approved locations, from the outset of the development and maintained, at all times, until all works have been completed on site, including any earthworks and associated soft landscaping works. Any approved phasing of protective measures must be fully observed and complied with.

RESTRICTIONS Tree Protection Areas/ Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including but not limited to the following must occur within these areas at any time.

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No fires.
- No storage disposal handing or use of any Chemicals including cement washings.
- No fixtures or fittings of any description _ security lighting, signage etc shall be attached to any part of a tree.

- No fires shall be light within 10 metres of the canopies of any tree or spread of any hedge.

- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/ into protection areas.

PROTECTION AREA SIGNAGE - All weather notices as below or similar to be fixed to protective barriers at regular intervals (maximum spacing 5m) throughout site and maintained until completion of all development works

All protection measures shall be routinely monitored by an appointed suitably qualified project Arboricultural advisor at 4 week intervals minimum for the duration of all works. - A signed copy of inspection report following each visit is to be sent to the [redacted] Council's Planning Dept.

Figure 3 - Signage to be put on fencing

Consultant Mr Kim Gifford: Profile

Prior to starting GTS Kim Gifford completed a 4-year apprenticeship in 1972 with the Royal Parks at Hampton Court Palace acquired City and Guilds Horticulture and Arboriculture. In addition to these qualifications Kim Gifford continued his professional development by attending seminars, conferences, studying for the professional diploma and foundation degree in Arboriculture. Further work experience during pre-business period included sub-contracting for Arb. Companies. Work as a lead Arborist for London Borough of Ealing and Arborist in Berlin Germany.

Kim Gifford t/a Gifford Tree Service started trading as a sole trader in 1980 and in 1985 became a partnership. The company specialises in all aspects of Arboriculture. From 2007 Kim Gifford now again trades as a sole trader in his own right. In 1988 Kim Gifford became an approved contractor with Arboricultural Association after a comprehensive assessment and reassessments in 2002/2007 Kim Gifford served on committees of the Arboricultural Association for 10 years and became the National Chairman of the Arboricultural Association in 2001. Kim Gifford is now an honorary member of the Arboricultural Association.

Kim Gifford personally undertakes Picus sonic decay tests for local authorities and other Arboricultural contractors all over the Southern area of England. Kim Gifford owns the Picus equipment treetesting.com for 17 years and completed over 3000 tests, so he has considerable experience in the analysis of tomographic images. He provides this service to complement other consultant reports; this is combined with my 48 years' knowledge in Arboriculture.

The whole Picus system has been updated and maintained to the recent Picus manufacture improvements. 2020 Upgraded to Picus 3 & Q74 Expert software plus Resistograph Micro drill IML Resi PD400 Pro software.

Kim Gifford has undertaken many Tree Surveys including Mortgage reports and BS5837 surveys to meet planning authorities' requirements during development proposals plus Tree Preservation applications and planning inspectorate appeals.

Kim Gifford was certificated recently by Lantra training awards with Professional Tree Inspection Certificate 30th November 2013 and Arboricultural Association Certificate BS5837 – Advanced Tree Assessment for Planning 4th May 2016.

Kim Gifford also provides quotations for recommended works, Risk Methods Statements, Health & Safety Policies, Site Specific procedures operation supervision and management services.