



L I Z A R D

Landscape Design and Ecology

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

Land at 38 Finchampstead Road, Wokingham

On Behalf of: Klara Homes Limited

Client:	Klara Homes Limited			
Project:	Land at 38 Finchampstead Road, Wokingham			
Reference:	LLD3283-ARB-REP-001		Status: Planning Issue	
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1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Klara Homes Limited to undertake an Arboricultural Impact Assessment & Method Statement for the proposed development at Land at 38 Finchampstead Road, Wokingham (hereinafter referred to as the site).
- 1.2 The principal aim of this report is to detail construction control measures to protect retained trees and tree groups (including hedgerows) within, and adjacent to, the site in accordance with British Standard (BS) 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- 1.3 This report has been produced based upon a BS 5837:2012 Arboricultural Survey undertaken by this company on the 9th of July 2024– this survey information is presented in Appendix A and summarised in section 1.8 below.
- 1.4 This report, and accompanying Tree Schedule and Tree Retention and Protection Plan, sets out the arboricultural impacts of the proposals using the following considerations as a framework:
- Trees to be removed and trees to be retained.
 - Remedial tree work to retained trees to allow development to take place.
 - Suitable measures to protect retained trees.
 - Special construction or engineering measures are required to enable trees to be integrated into the proposed development where impacts are unavoidable.

Existing Site Information

- 1.5 The site is located on the South side of Wokingham, a town located on the outskirts of Reading. The urban area of this town extends out for a minimum of 1.5 kilometers (km) to the North, East and West. The site is located close to the town center on the eastern side of Finchampstead Road. It is a small site nestled in between two larger developments to the north and south. To the immediate east, there is an area of parking allocated to the small commercial building to the northeast. To the immediate west of the site is a main road the A321. To the other side of the road looking west there a large commercial complex which extends to the north. Further east and south is areas of residential housing.

Existing Site Vegetation

- 1.6 There is not any existing vegetation on site. There is however some off-site low value vegetation close to the site boundary to the east, species include Willow sp *Salix* sp, Bay laurel *Laurus nobilis*, and various mixed species shrubs.

Development Proposals

- 1.7 It is understood that the proposals are for the construction of a single dwelling with associated access, parking, and garden space.

2.0 ARBORICULTURAL IMPACT ASSESSMENT

- 2.1 This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts below have been identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.

Construction access and storage

- 2.2 In the absence of mitigation, vehicular access might compact soils, harming tree roots. To avoid these impacts, there shall be a defined access route to and from all construction areas, and ground protection areas where access over RPAs is required.
- 2.3 Inappropriate storage of liquids such as fuel, paint or cleaning chemicals might result in spillages with a significant impact upon high value and or TPO trees. All such liquids will be stored at least 5.0 m from any RPA, and outside of any RPAs. Bunded containers with spill kits will be required and used to minimise the risk of spillage. This must be present on site before any work starts including ground preparations and tree works.

Demolition within Root Protection Areas

- 2.4 The closest tree, which is off site is **T02 (C)**. There a very unlikely possibility of this being disturbed as the existing hard surfaces in the car park are being retained in full and there are no plans to alter the surfacing in this area.

New Hard Surfaces Within Root Protection Areas

- 2.5 The proposals shall not require the construction of new hard surfaces in the car park nor within the RPA of the near by trees which are off site.

Installation of services

- 2.6 There will be potential significant negative impacts to trees when it comes to the installation of services due to the proximity of the proposed dwelling and gardens to trees and shrubs. Trenching will not be possible without significant negative impacts and disturbance. All services installation will need to avoid RPAs as this normally involves an amount of trenching. Should any service installation be required in the RPA a specialist method statement would need to be provided.

Future Pressures to Retained Trees and Hedges

- 2.7 The resulting proximity of the new structures to retained trees and hedgerows may result in the following pressures;
- the ongoing need to prune the canopy back to prevent damage to the building and facilitate maintenance of the building façade and glazing;
 - altered soil conditions including access to water and gas exchange, resulting from proposed surfacing and construction of foundations;
 - shading of the canopy of existing trees.
- 2.8 The majority of future pressures have been avoided through the layout of the scheme. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces (such as gardens). This has been achieved by suitable development buffers from retained trees which also allows for future canopy development. Retained trees will not be located within private gardens to ensure that their long-term management remains favourable.
- 2.9 **SH01 - *Laurus nobilis*; C, RPA min. 1.2 m** – will likely require ongoing pruning to the western aspect of the crown. This will be minimal and can be achieved through yearly grounds maintenance.

Conclusion

- 2.10 Due to the lack of trees and vegetation on site there is only the off site vegetation to be considered. All of this off site vegetation will be adequately protected to ensure the ongoing favourable status of retained trees and vegetation, and the species which use these. Additionally, adherence to the methods detailed will ensure that all works accord with the relevant wildlife legislation and planning conditions.

3.0 ARBORICULTURAL METHOD STATEMENT

Pre-Construction Meeting

- 3.1 A pre-construction meeting will take place between the Construction Manager and Project Arboriculturalist to discuss the programme of works and the timing and implementation of control measures.

Phasing of Operations

- 3.2 Implementation of tree protection shall be carried out as follows:
- 1) Tree protection fencing set out by the surveyor in accordance with approved plans.
 - 2) Tree protective fencing installed, and any ground protection installed as required.
 - 3) Fencing and ground protection are to be inspected by the project arboriculturist.
 - 4) Site set up including haulage routes and site compound.
 - 5) Demolition / Site clearance followed by construction.
 - 6) Inspection of any areas of construction within RPA's by project arboriculturist.
 - 7) Removal of tree protective fencing.

Contractor Induction

- 3.3 The key requirements of this method statement will be explained during site inductions for contractors. Trees and tree groups that are to be retained and protected will be identified before works commence. A copy of the AMS and TTP will be retained in the site offices for reference.

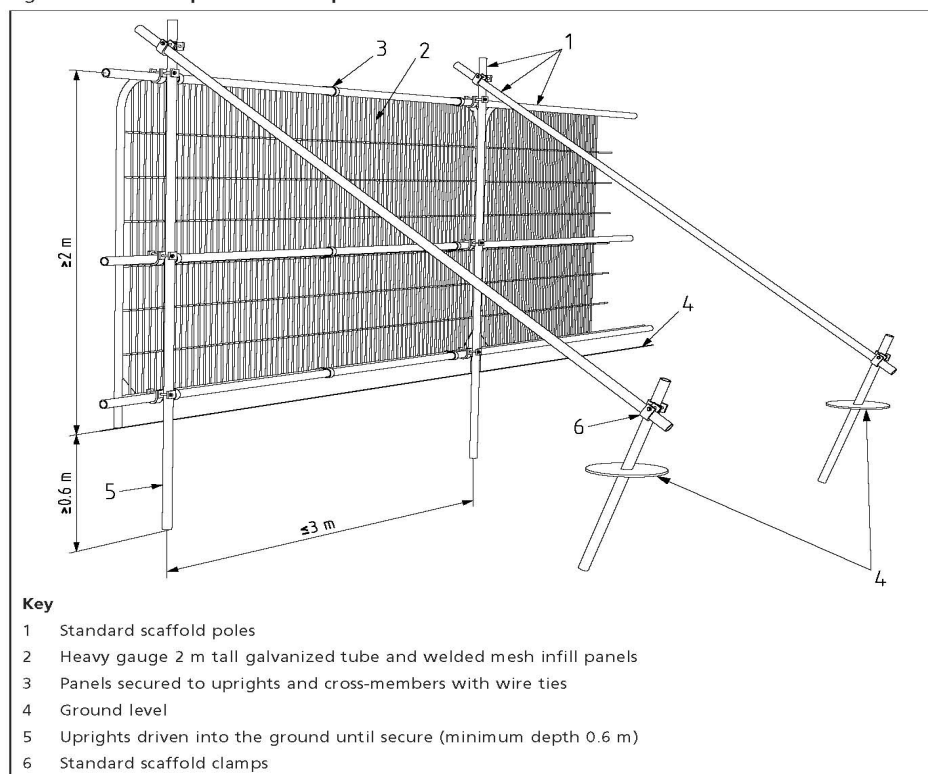
Tree Protection Fencing

- 3.4 All trees to be retained on or around the site shall be protected with barriers installed at the location as shown in the TRPP in Appendix B. The barrier shall be installed, protected and maintained during the main works by the appointed contractor.
- 3.5 The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. Where

existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins, and positioned as specified. The barrier should be strained, and fixed to fences, walls, and knee rails where possible to provide a completely protected area (refer to Figure 2 and Figure 3 below; © British Standards Institute 2012). All tree protection is to be in accordance with BS 5837: 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

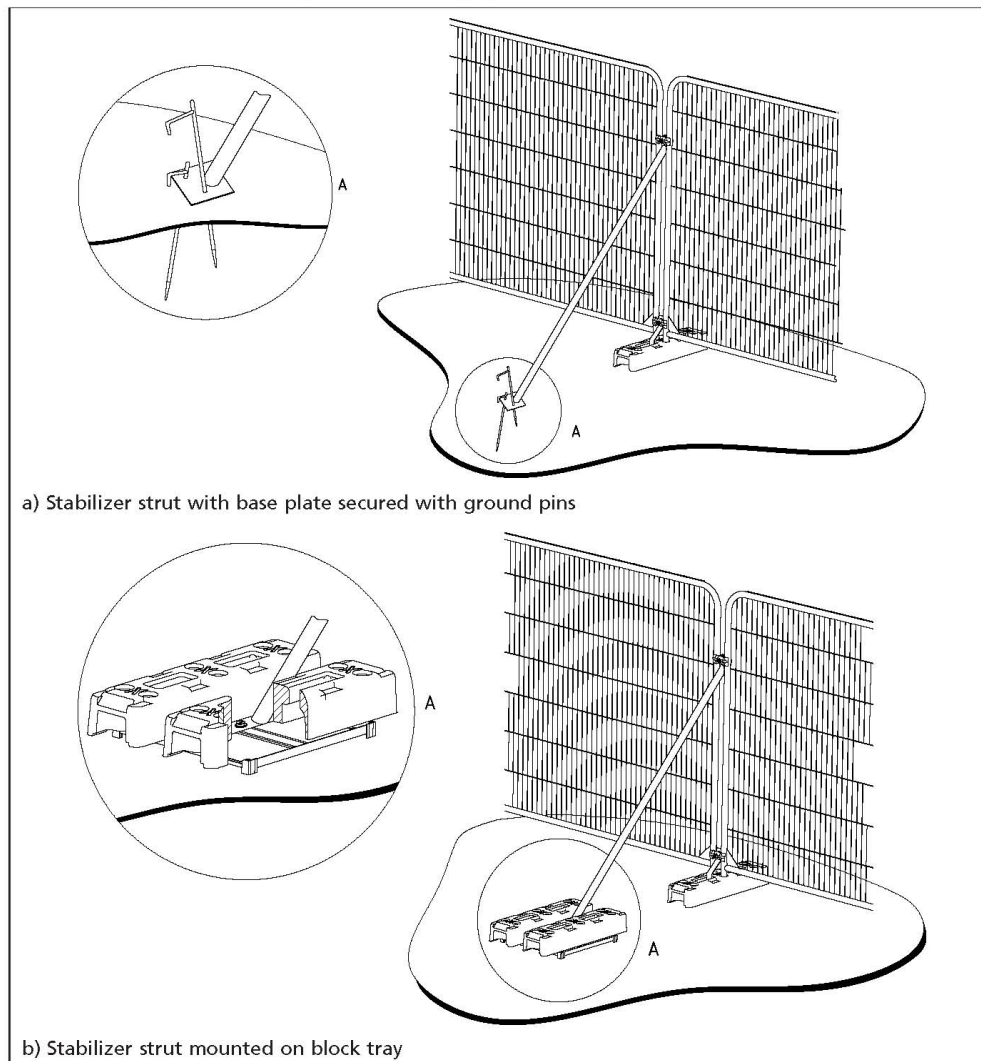
- 3.6 Any requirement for modifications to the prescribed protection fencing specification, for example where installation space is restricted, will be discussed and agreed upon with the Project Arboriculturist before being implemented.

Figure 2 Default specification for protective barrier



© The British Standards Institution 2012

Figure 3 Examples of above-ground stabilizing systems



- 3.7 Day-Glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the barrier to ensure that the fencing is clearly visible during the works. The tree protection barrier shall display all-weather notices starting '*Construction Exclusion Zone – NO ACCESS*'.
- 3.8 Once installed the protection fencing will be inspected by the Project Arboriculturalist before any construction works begin;
- 3.9 All such barriers shall be maintained for the full contract period. The Construction Manager will be directly responsible for ensuring the protection fencing remains rigid and complete during the entire works programme. Repairs will be acted upon immediately to ensure continued protection.

3.10 Within the protected areas the following activities must not take place;

- No vehicles are to be used in the fenced-off areas;
- No materials are to be stockpiled or stored;
- No chemicals are to be stored;
- No excavation or increase in the soil level shall occur;
- No fires shall be lit on site.

Site Compound, Haulage Routes and Car Parking

3.11 All site compounds, car parking and haul routes will be located outside of tree protection fencing. The compound area shall be located to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site, in accordance with BS 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction – Recommendations’. All site operations associated with the usage of the compound area shall be undertaken with due care and attention to negate damage to the surrounding environment.

Protection and Retention of Existing Trees and Habitats

3.12 The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches.

3.13 The Contractor shall train all members of the construction workforce operating within the proximity of valued habitats and make such persons aware that there shall not be, without having sought prior notification, the following operations undertaken within the protected areas:

- Dumping of spoil or rubbish, excavation or disturbance of topsoil, parking of vehicles or plant, storing of materials or placing of temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk, and within the specified Root Protection Areas;
- Severance of roots exceeding 25 mm in diameter. If unintentionally severed; notice shall be given, and specialist arboricultural advice sought;
- Changes to the level of the ground within the specified Root Protection Areas;

- Vegetation clearance to site boundaries during the bird nesting season (nesting season: March-September inclusive). Any clearance must be undertaken outside nesting season or alternatively under a watching brief from a suitability-qualified ecologist.

Manual Excavation

- 3.14 Where the development proposals necessitate the tying in and re-grading of existing and proposed levels for vehicular access or include the implementation of underground services such as services, cables, and pipe work; a '*Manual Excavation Method*' must be assumed using handheld tools to minimise the impact on existing trees. The excavation should be executed with due care and attention not to disturb exposed unmade ground and any existing tree roots present within it.
- 3.15 Roots over 25mm in diameter or those occurring in clumps must not be severed without Arboricultural advice. Tree roots below such size should be cut cleanly using specialised hand tools only and to the minimum extent to allow provision. All exposed roots should be immediately wrapped in dry Hessian to avoid drying. On completion of the excavation and at the earliest opportunity the wrapping should be removed, and the roots surrounded and protected with a loose granular fill (clean washed sharp sand or topsoil free of contaminants or matter injurious to rooting systems) prior to backfilling the excavation to the desired levels.

Demolition in Proximity to Trees

- 3.16 Sensitive demolition of buildings and structures within RPA's will occur under supervision from the project arboriculturist. Any existing tree protection fencing shall be removed to allow access to the demolition area. Buildings shall be demolished in such a way that the building folds in on itself. Debris may be removed by plant machinery provided appropriate ground protection is in place and no incursion into unprotected soft ground occurs.
- 3.17 The floor of the building / surrounding hard standing is to be broken up and carefully removed from the RPA. Underlying ground levels are to be retained, and any exposed roots and newly exposed areas of soft ground are to be covered with up to 100mm of topsoil (to BS3882:2015). Soil must be spread by hand to avoid compaction of the RPA. Tree protection fencing must be re-installed at the agreed location on completion of demolition works.

- 3.18 Best practice must be adhered to at all times to avoid any contamination of the soil by fuel or other chemicals. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

New Hard surfacing within Root Protection Areas

- 3.19 Where new surfacing and means of access within Root Protection Areas have been proposed, the construction method should be implemented to avoid intrusion into or change of existing ground levels within the tree Root Protection Areas of existing trees.
- 3.20 Ground levels should not be raised or lowered within the existing tree Root Protection Areas. A permeable surface treatment should be laid over the existing ground allowing water to permeate and allow for nutrient access and gaseous exchange.
- 3.21 The construction area / existing ground within the existing tree RPA is to be overlain with a geo-membrane and covered with a granular fill of no fines - open-graded aggregate incorporated within a 3-dimensional cellular confinement system. This should ensure a minimum supportive depth of 200mm for vehicular access/ 100mm for pedestrian footpaths, above which a permeable surface treatment should be laid. The pH of the aggregate must be near neutral to avoid damage to pH-sensitive tree species.
- 3.22 Existing paving material overlying the RPA of existing trees should be left undisturbed during the construction period in order to protect the Root Protection Area of the tree to be retained. The existing paving/ hard standing can then be reused as a base for the proposed surfacing, subject to the Engineer's specification.
- 3.23 All retaining kerb restraints/edge supports are to be secured above ground and no general excavation within existing tree RPAs should be permitted.
- 3.24 Where stepped or ramped access has been proposed within the RPAs of existing trees, this should be constructed with limited disturbance to the existing ground. A raised frame supported upon posts concreted in the ground is recommended. The holes for footing to posts should be dug out using handheld tools. The sides of the holes should be lined with an impermeable membrane to prevent the caustic and toxic effects of wet cement in the concrete from damaging tree roots.

Services in Proximity to Existing Trees

- 3.25 The location and direction of new services should be designed to allow for services to be routed away from the RPAs of existing trees. Existing service runs should always be used wherever possible.
- 3.26 Where the proposed routing of services impinges upon the tree RPA of any existing tree to be retained; the routing should be undertaken as a minimum standard in accordance with *NJUG Volume 4, issue 2: 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'*.
- 3.27 A 'Manual Excavation Method' is to be followed to carefully hand-dug and route the apparatus most directly to and from the exterior of the RPA radius.
- 3.28 Services are to be routed together wherever possible to create the minimum impact upon the roots of the existing trees to be retained. Trench excavation across the tree Root Protection Area radius beside an existing tree should be avoided, whereby tree roots would become severed. Where services are to cross the edge of an existing RPA, they should be routed via a hand-dug ducting sleeve, avoiding damage to roots.

Installation of Fencing

- 3.29 Proposed new fencing to residential gardens shall be installed following the removal of tree-protective fencing and ground protection measures. Post holes within the RPAs shall be manually dug and shall not sever any major roots. Roots over 25mm in diameter or those occurring in clumps must not be severed without Arboricultural advice. Where absolutely necessary, tree roots below such size should be cut cleanly to the minimum extent to allow works to proceed.

Hard and Soft Landscaping

- 3.30 The Arboricultural Consultant should review any landscape operations that involve any work within the RPAs of retained trees and input additional site-specific methodology where necessary.
- 3.31 The existing ground levels within the RPA of the retained trees must be retained and incorporated into the finished landscaped development. Where changes in level occur, these are to be either graded into the finished levels starting outside the RPA or alternatively, retaining wall structures are to be used to differentiate between the different levels.

- 3.32 All soft and hard landscaping within the RPAs must be carried out manually and the soil levels must not be lowered or raised resulting in root damage to the trees. All finished surfaces are to be porous to allow the free movement of water and gaseous exchange to the roots.

Ongoing Management of Tree, Hedges and Native shrubs

- 3.33 To ensure the trees and/ or hedges continue to be a useful ecological feature, they shall not be cut overly frequently and shall be allowed to become relatively dense and tall. Any hedges on site shall be cut outside of the bird nesting season (which generally runs March-August inclusive) and not more than once every three years. Minor trimming of stray branches over paths etc. can be carried out more regularly if required.
- 3.34 Any sections of new planting or failed newly planted trees will need to be replaced and species and sizes will have to be matched with what has been lost.

4.0 SCHEDULE OF SUPERVISION

- 4.1 To ensure works accord with the recommendations and the British Standard, works shall proceed as per the below schedule of supervision. Photographic evidence shall be taken at each stage such that a final completion report can be provided.

Table No. 05 – Schedule of Supervision

Works	Responsibility	Notes	Sign off & Date
Pre-commencement Meeting	Construction Manager and Project Arboriculturist	To discuss the programme of works, the timing and implementation of the tree works and the tree protection measures.	
Installation of tree protective fencing and ground protection	Construction Manager and Project Arboriculturist	Set out as per TRPP. Fencing and ground protection measures are to be inspected by the project arboriculturalist.	
Monthly inspection of protective fencing	Construction Manager	Construction manager to inspect fencing. Any issues are to be reported to the project arboriculturalist.	
Trial Pits	Construction Manager and Project Arboriculturist	Trail pits are to be dug at an agreed location under arboricultural supervision.	
Manual excavation within RPA's	Construction Manager	Works undertaken in accordance method statement. Project arboriculturalist to be contacted should roots larger than 25mm diameter be encountered.	
Installation of hard surfaces within RPA's.	Construction Manager, Engineer and Project Arboriculturist	All works are conducted as per the method statement. Specification of no-dig construction is to be agreed upon with the engineer and arboriculturalist. Photographic record to be sent to project arboriculturalist to evidence works.	

Building Construction within RPA's	Construction Manager, Engineer and Project Arboriculturist	All works are conducted as per the method statement. Specification of foundation design to be agreed with engineer and arboriculturalist. Photographic record to be sent to project arboriculturalist to evidence works.	
Removal of tree protective fencing	Construction Manager and Project Arboriculturist	Only to be removed at the end of the construction period and following authorisation from the project arboriculturalist.	

Appendix A – Tree Survey Schedule



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EXISTING TREE SCHEDULE

Land at 38 Finchampstead Road, Wokingham

Klara Homes Limited

Prepared	BW
Approved	GO
Date	10/09/2024
Project Reference	LLD-3283-ARB-SCH
Revision	1
Status	PLANNING

Sep-24

Tree No.	Species	Diameter @1.5m	Height (approx.)	Spread (approx.)	Age	Condition/Preliminary Recommendations	Category	Status
SH 01	<i>Laurus nobilis</i> (Bay Laurel); (1.2m Radius of nominal circle; RPA 5m²)	95 mm (Estimated)	3.5 m Clear Stem Height 0.0 m	N: 2.0 m E: 3.0 m S: 2.0 m W: 3.0 m	Early Mature Estimated Remaining Contribution 10 + Years	Offsite shrub. Behind close panel fence - hindering inspection. Normal vitality.	C 2	Retain
T 02	<i>Salix sp.</i> (Willow sp.); (4.8m Radius of nominal circle; RPA 72m²)	382 mm (Estimated)	6.0 m Clear Stem Height 0.0 m	N: 3.0 m E: 4.5 m S: 3.0 m W: 4.5 m	Early Mature Estimated Remaining Contribution 10 + Years	Offsite tree. Behind close panel fence - hindering inspection. Normal vitality. Minor deadwood on tips of crown.	C 1	Retain
SH 03	Mixed Species Native Shrubs; (1.2m Radius of nominal circle; RPA 5m²)	95 mm	3.5 m Clear Stem Height 0.0 m	N: 1.5 m E: 1.5 m S: 1.5 m W: 1.5 m	Early Mature Estimated Remaining Contribution 10 + Years	Offsite shrubs. Behind close panel fence - hindering inspection. Normal vitality.	C 2	Retain

CATEGORY DIVISION - BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'

Trees to be considered for retention

Category A

- Trees whose retention is most desirable to include; trees of high quality having an estimated longevity of over 40 years;

Category B

- Trees where retention is desirable to include; trees of moderate quality having an estimated longevity of over 20 years;

Category C

- Trees of low quality having an estimated longevity of over 10 year, or young trees with a stem diameter below 150mm;

1. Mainly Arboricultural Qualities

- Trees that are particularly good examples of their species, especially if rare or unusual

- Trees that might be included in the higher category, but because of significant impaired but remediable condition are downgraded

- Trees in adequate or impaired condition, or those which can be retained with minimal tree surgery, but not worthy for inclusion in the high or moderate category

2. Mainly Landscape Qualities

- Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features

- Trees present in numbers offering a higher collective categorisation than as individually rated; trees occurring in groups but due to situation, offering little contribution in the context of the wider locality

- Trees present in numbers without having significant landscape value

3. Mainly cultural values, including conservation

- Trees of significant historical, commemorative or other value, or good specimens of rare or unusual species

- Trees having some material conservation or cultural value

- Trees having no material conservation or other cultural value

Trees unsuitable for retention

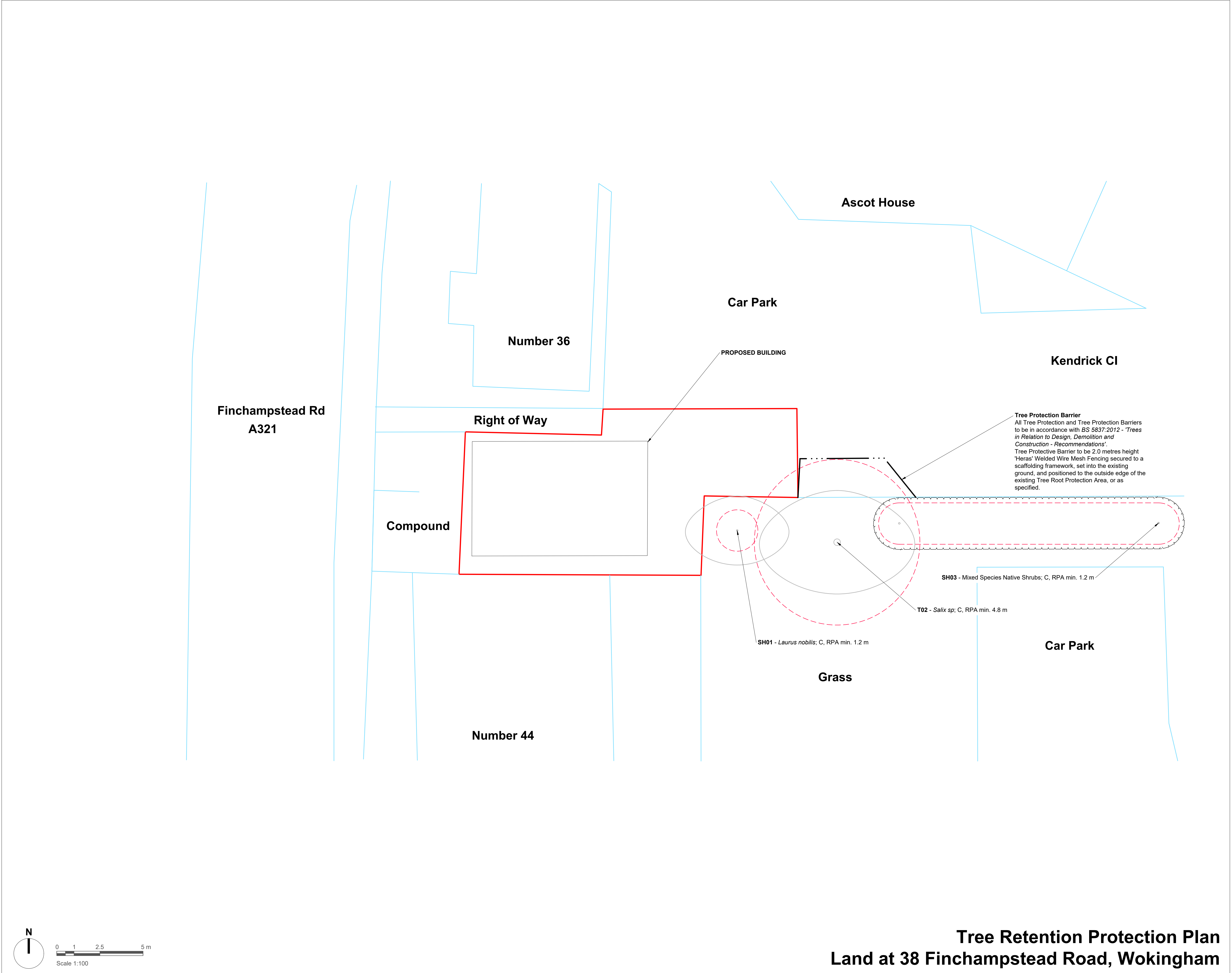
Category U - Trees not for retention within the context of existing land use;

- Trees that are unviable due to serious, irremediable structural defect; early loss is expected due to collapse;
- Trees that are dead or showing signs of significant, immediate, irreversible decline;
- Trees infected with pathogens of significance to health and subsequent safety, and threat thereof to trees nearby;
- Trees of very low quality suppressing the development of those of greater quality;
- Trees that will become unviable after the removal of other trees for reasons above.

CSD – Combined Stem Diameter;

- Root Protection Areas calculated for multiple stemmed trees based upon a combined stem diameter in accordance with BS 5837:2012.

Appendix B – Tree Retention and Protection Plan



Legend

T02

Tree and Shrub Numbers.

Tree Root Protection Areas
Tree Root Protection Areas calculated and specified in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Category C Trees
Trees of Low Quality and Value.

Existing Shrub Vegetation

Redline Boundary

Tree Protection Zone - Manual Excavation / Demolition
Limited Manual Excavation / Demolition Zone shall be implemented, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction'. If the current surface is to be changed then this shall be undertaken with due care with hand held tools under *Arboricultural Supervision* only. A trial pit is recommended to assess the potential tree roots in the area.

Tree Protection Barrier
All Tree Protection and Tree Protection Barriers to be in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'. Tree Protective Barrier to be 2.0 metres height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area, or as specified.

- Notes:
- Drawing to be read in colour.
 - For details of existing trees and vegetation refer to: LLD3283-ARB-SCH-001 - *Existing Tree Schedule*;
 - For assessment of effects of the proposed development on existing trees refer to LLD3283-ARB-REP-001- *Arboricultural Impact Assessment and Method Statement*.

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Rev	Description	Date	Initials
01	Planning Issue	10.09.24	GO
00	Draft Issue	04.09.24	BW

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Client
Klara Homes Limited

Project Title and Location
Land at 38 Finchampstead Road
Wokingham

Drawing Title
Tree Retention Protection Plan

Scale
1:100 @ A1

Drawn
BW

Approved
GO

Date
04.09.2024

Drawing No
LLD3283-ARB-DWG-020-TRPP

Revision
01



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