



Arboricultural Method Statement

Site:

White House Farm
White House Lane
Spencer's Wood
Berkshire
RG7 1HR

Prepared for:

Dr. Jon Banks
Bartlett Tree Experts

Prepared by:

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Bartlett Project Reference:

JH.220720.AMS.DEVEL



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
1.0 SCOPE OF REPORT	4
1.1 Instruction	4
1.2 Background	5
1.3 Report Author	5
1.4 Documents & Supporting Information	6
1.5 Availability & Application of this Arboricultural Method Statement	6
2.0 PROJECT PERSONNEL CONTACT INFORMATION	7
3.0 SEQUENCE OF EVENTS	8
Table No. 1 – Sequence of Events	8
4.0 VISIBILITY SPLAYS	9
Table No. 2 – Schedule of Tree Works for Yew Tree Lane Visibility	9
5.0 TREE PROTECTION MEASURES	11
5.1 Physical Tree Protection Measures	11
5.2 Vertical Barriers	11
5.3 Tree Protection Box	12
5.4 Ground Protection	12
5.5 Ground Protection Suitable for Mixing of Concrete	13
6.0 SITE SPECIFIC WORKING METHODS	14
6.1 Closing and Relandscaping of Existing Access – White House Lane	14
6.2 Woodland Entrance off Yew Tree Lane	15
6.3 Woodland Driveway & Car Parking Area	15
6.4 Woodland Boardwalk within Tree Root Protection Areas	16
6.5 Deer Fencing in Protected Woodland	17
7.0 SUPERVISION AND MONITORING	19
7.1 Monitoring and Supervision	19
7.2 Phasing of Arboricultural Supervision	19
7.3 Appointed Contractor Responsibilities	20
7.4 Appointed Arboriculturists Responsibilities	20
8.0 CONTINGENCY PROCEEDURES	21
9.0 COMPENSATION & MITIGATION	22
9.1 Soil Rx®	22
9.2 Potassium Phosphite	22
9.3 Vertical Mulching	22
APPENDIX 1: LIMITATIONS OF REPORT	24
APPENDIX 2: TREE PROTECTION PLANS	25

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EXECUTIVE SUMMARY

I was instructed by Dr. Jon Banks of Bartlett Tree Experts Co. LTD to provide an arboricultural method statement & tree protection plan for the implementation of approved development at White House Farm, White House Lane, Shinfield, Berkshire, RG7 1HR, to discharge Conditions No. 8 and No. 16 of Wokingham Borough Council planning permission 232560.

Aspects of approved development addressed within this report include: realignment of access off White House Lane; upgraded access and visibility splays into site off Yew Tree Lane; creation of new parking spaces, turning circle, EV charging, and boardwalk in woodland; installation of new services & boundary deer fencing; tree health care & soil amelioration.

Within this report I have provided: a sequence of events for implementation of all the above aspects of approved development from an arboricultural perspective; a schedule of site supervision and monitoring for development within influencing distance of protected trees; as well as a specification of tree works for the required visibility splays – all of which must be included within the overall Construction Phase Health & Safety Plan (CPHSP) for development.

Within this report are illustrations and specifications of different methods for tree and ground protection which will be required to safe-guard trees throughout the application site, as well as site specific working methods for various elements of approved development within tree root protection areas.

I have also provided compensation and mitigation measures (tree health care) to improve soil conditions and the growing environment for retained trees where approved development has occurred within their root protection area.

1.0 SCOPE OF REPORT

1.1 Instruction

1.1.1 I was instructed by Dr. Jon Banks of Bartlett Tree Experts Co. LTD to provide an arboricultural method statement & tree protection plan, following the guidance of British Standard 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, for approved development at White House Farm, White House Lane, Shinfield, Berkshire, RG7 1HR.

1.1.2 Aspects of approved development addressed within this report include:

- realignment of access off White House Lane
- upgraded access and visibility splays into site off Yew Tree Lane
- creation of new parking spaces, turning circle, EV charging, and boardwalk in woodland
- installation of new services & boundary deer fencing
- tree health care & soil amelioration.



Figure 1: Site Location Plan for White House Farm, White House Lane, RG7 1HR

1.0 SCOPE OF REPORT (continued...)

1.2 Background

1.2.1 On 14th March 2024 Wokingham Borough Council granted planning permission for “...*change of use of landto an Arboretum with ancillary support facilities...*” at White House Farm. The planning application is referenced 232560.

1.2.2 Planning permission is subject to several condition, specifically for this report No. 16, stating:

a) No development or other operation shall commence on any phase of the development hereby approved until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to that phase, in accordance with BS5837: 2012, has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for that phase for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme for each phase on- site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme for each phase.

d) The fencing or other works which are part of the Approved Scheme for each phase shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

1.2.3 This report will also take into consideration Condition 8 – Visibility Splay Provision:

Prior to first use of each phase of the development hereby permitted, the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing numbers referred to in condition 2 above for that phase. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

1.2.4 I completed my site visit and tree survey on 26th April 2023 and provided a formal Arboricultural Impact Assessment and suite of a Tree Constraint Plan and a draft Tree Protection Plans on 13th October 2023. My report is referenced JH.220720.AIA.

1.3 Report Author

1.3.1 This report has been completed by me, Mr. Jason Hasaka. I have a degree in arboriculture, am a Professional Member & Registered Consultant of the Arboricultural Association, and have over twenty-five years' experience in the profession as a climbing arborist; local authority arboricultural officer; and arboricultural consultant – currently the Principal Consultant for Bartlett Consulting | Bartlett Tree Experts.

1.0 SCOPE OF REPORT (continued...)

1.4 Documents & Supporting Information

1.4.1 This method statement is based on the suite of drawings provided to me by Snug Architects LTD and shown on the *Drawing Transmittal Sheet*, dated 10.09.2023, included in my impact assessment referenced above, as well as more recent drawings itemised below:

- General Arrangement Plan Main Site, DWG No. BART-UBU-XX-XX-DR-L-0101, Rev. P05
- General Arrangement Plan Hard Surfaces & Edging, DWG No. BART-UBU-XX-XX-DR-L-0102, Rev. P04
- General Arrangement Plan Fences & Furniture, DWG No. BART-UBU-XX-XX-DR-L-0103, Rev. P04
- General Arrangement Plan Planting Plan, DWG No. BART-UBU-XX-XX-DR-L-0300, Rev. P01
- General Arrangement Woodland Arrival Plan, DWG No. BART-UBU-XX-XX-DR-L-0104, Rev. P04
- Main Entrance Gate, DWG No. BART-UBU-XX-XX-DR-L-0202, Rev. P01
- Woodland Entrance Gate, DWG No. BART-UBU-XX-XX-DR-L-0201, Rev. P03
- Pavement Construction Details, Project Ref. 23192, DWG No. 750, Rev. P3
- Board Walk Details, DWG No. BART-UBU-XX-XX-DR-L-0203, Rev. P04
- Boundary Fence Details, DWG No. BART-UBU-XX-XX-DR-L-0206, Rev. P02

1.5 Availability & Application of this Arboricultural Method Statement

1.5.1 Copies of this document shall be made available for all site visits and kept in the site office.

1.5.2 The appointed Site Manager and principal contractor shall each hold a copy of this document, including the supporting Tree Protection Plan, and all site inductions shall include the contents and requirements of this document.

2.0 PROJECT PERSONNEL CONTACT INFORMATION

Role	Contact & Organisation	Contact Details
Appointed Development Contractor	Amiri Construction https://amirigroup.co.uk/construction	PHONE NUMBER EMAIL ADDRESS
Appointed Works Supervisor	T.B.C.	PHONE NUMBER EMAIL ADDRESS
Applicant	Dr. Jon Banks Bartlett Tree Experts	01189 883 618 jbanks@bartlett.com
Project Architect	Mr. Ryan Bond Snug Architects LTD	02382 029 500 ryan@snugarchitects.co.uk
Project Landscape Architect	Ms. Alison Brook UBU Design LTD	01962 856 008 ailson@ubu-design.co.uk
Arboricultural Consultant	Mr. Jason Hasaka Bartlett Tree Experts Bartlett Consulting	01275 371 000 ext. 2 jhasaka@bartlett.com
Bartlett Consulting Office	Ms. Ruth Le Poidevin Bartlett Tree Experts Bartlett Consulting	01275 371 000 ext. 2 consultancy@bartlett.com
Senior Landscape Officer (LPA)	Ms. Catherine Brimble Wokingham Borough Council	Unknown
Case Officer (LPA)	Mr. Andrew Chugg Wokingham Borough Council	

3.0 SEQUENCE OF EVENTS

3.0.1 From an *arboricultural perspective*, but with reference to the appointed contractor's final and approved Construction Phase Health & Safety Plan (CPHSP) site operations should follow the below sequence of events.

3.0.2 It is strongly recommended that prior to each phase in the below schedule, all matters pertaining to the trees should be checked, and liaison made with the project arboriculturist – including a site visit and inspection (Section 7.0 below) when and where necessary.

Table No. 1 – Sequence of Events

Phase	Description	Arboricultural Input
1	· Pre-commencement Site Meeting	· Review of tree protection order · Review of tree protection requirements · Setting out of tree protection · Review of CPHSP · Questions, clarifications, etc.
2	· Pruning of Trees & Vegetation for Visibility Splays (Yew Tree Lane)	· Site supervision · Detailed schedule of works
3	· Realignment of Formal Access White House Lane (including turning circle)	· Site supervision · Works in accordance with this AMS / TPP · Tree compensation & mitigation
4	· Creation of Staff Parking Area (breaking-up hard surfacing) (installing cellular confinement system) (installing EV charging points)	· Review of final design and proposed plans · Review of final CPHSP · Works in accordance with this AMS / TPP · Site supervision · Tree compensation & mitigation
5	· Installation of Boardwalk (laying of service conduit)	· Review of final design and proposed plans · Review of final CPHSP · Works in accordance with this AMS / TPP · Site supervision · Tree compensation & mitigation
6	· Installation of Access Gate (Yew Tree Lane)	· Review of final design and proposed plans · Review of final CPHSP · Works in accordance with this AMS / TPP · Site supervision · Tree compensation & mitigation
7	· Installation of Deer Fencing within Woodland	· Review of final design and proposed plans · Review of final CPHSP · Works in accordance with this AMS / TPP · Site supervision
8	· Soft Landscaping (dead hedging within woodland)	· Site visit & supervision
9	· Removal of Tree Protection Measures · Tree Survey	· Site visit & supervision · Updated tree survey · Site monitoring report to be completed

3.0 SEQUENCE OF EVENTS (continued...)

- 3.0.3 Regular and continued communication between the appointed contractor and Bartlett Tree Experts will be essential, so that there is adequate time for phasing site supervision and tree compensation and mitigation, as well as reviewing tree protection and working methods.
- 3.0.4 The above table must be combined with the CPHSP and reviewed by the appointed contractor.
- 3.0.5 Any perceived conflicts must be followed-up by the appointed contractor, through consultation and discussion with Bartlett Tree Experts with mutually agreeable amendments made by both parties (as necessary) so that there is no conflict and impairment of site operations and planning requirements.

4.0 VISIBILITY SPLAYS

- 4.0.1 Condition 8 of planning permission requires “*The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.*”
- 4.0.2 The White House Lane entrance has been realigned and moved away from the protected woodland. As such, there is no requirement to prune or manage the woodland edge for visibility.
- 4.0.3 The Yew Tree Lane entrance has been managed historically to ensure visibility, however, not to the specification required as part of planning permission. I provide a specification of work in the table below which balances the requirements of planning permission with those of the protected woodland.
- 4.0.4 The specification of work has been provided to satisfy the requirements of Paul Basham Associates *Yew Tree Lane Site Access Design & Visibility Splays* drawing, reference no. 502.0178-0003, revision P01, dated 06.04.2023 requiring a visibility splay 2.4 metres in depth and 57 metres in length along the lane.
- 4.0.5 The groups of trees detailed below is also shown on the annotated satellite image below.

Table No. 2 – Schedule of Tree Works for Yew Tree Lane Visibility

Tree Ref	Species	Schedule of Works Prior to Development
G1	Field Maple Hawthorn Hazel Damson Oak	· All trees ≤2 metres height (previously cut as hedge) · Remove to ground level · One Oak (25 cm diameter) · Remove to ground level
G2	Field Maple Hawthorn Hazel Holly Damson Oak Ash	· All trees ≤2 metres height (previously cut as hedge) · Remove to ground level · 3 Oak & 3 Ash (25 cm diameter) · Remove to ground level

4.0 VISIBILITY SPLAYS (continued...)

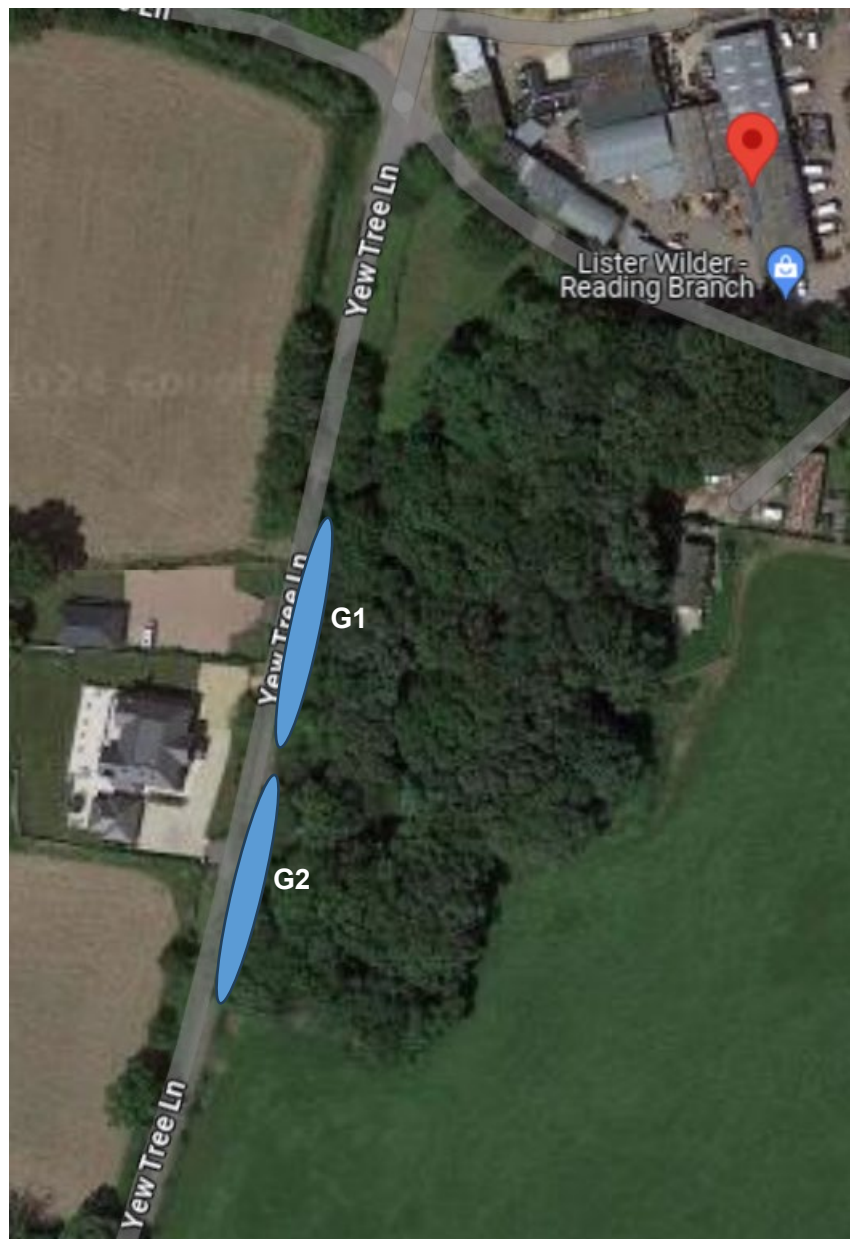


Figure 2: Satellite Image Showing Groups Requiring Mgmt. for Visibility Splays

5.0 TREE PROTECTION MEASURES

5.1 Physical Tree Protection Measures

- 5.1.1 Two (2) Tree Protection Plans (hereafter referred to as TPP) can be found at Appendix 2 at the end of this report. My TPP have been prepared in accordance with Section 5.5 of British Standard 5837:2012; illustrate tree protection requirements & how these measures may influence the free space around the site once development commences.
- 5.1.2 A combination of vertical barriers, tree protection boxes and ground protection will be required to safeguard the trees against damage which may be sustained through redevelopment of the site, site logistics, as well as the requirement for a working zone within and adjacent to tree root protection areas.
- 5.1.3 Once erected and established, both methods of tree protection will be sacrosanct, and must not be moved or adjusted during any stage of site operations without the prior written consent of Wokingham Borough Council.
- 5.1.4 The protected areas shall not be used for the storage of materials or spoil, nor for the mixing of substances or the disposal of any residues. Materials, equipment and arising debris will not be stacked against the vertical barrier, even temporarily.
- 5.1.5 My TPP has also been annotated to show indicative locations where, from an Arboricultural perspective, there is free space for site logistics outside of the zone of influence for tree protection.

5.2 Vertical Barriers

- 5.2.1 Vertical barriers are typically wire-mesh fencing (specification below) which will prevent machinery, site operatives, materials, and other site activities from occurring within the root protection area, as well as causing direct damage to tree stems and overhanging branches.
- 5.2.2 Vertical barriers should be fit for the purpose of excluding construction activities, and appropriate to the degree and proximity of the anticipated site operations. I currently recommend 2.0 metre tall x 3.5 metre length welded mesh panels on rubber or concrete feet, joined together using a minimum of two (2) anti-tamper couplers.

An illustration has been included below for reference.

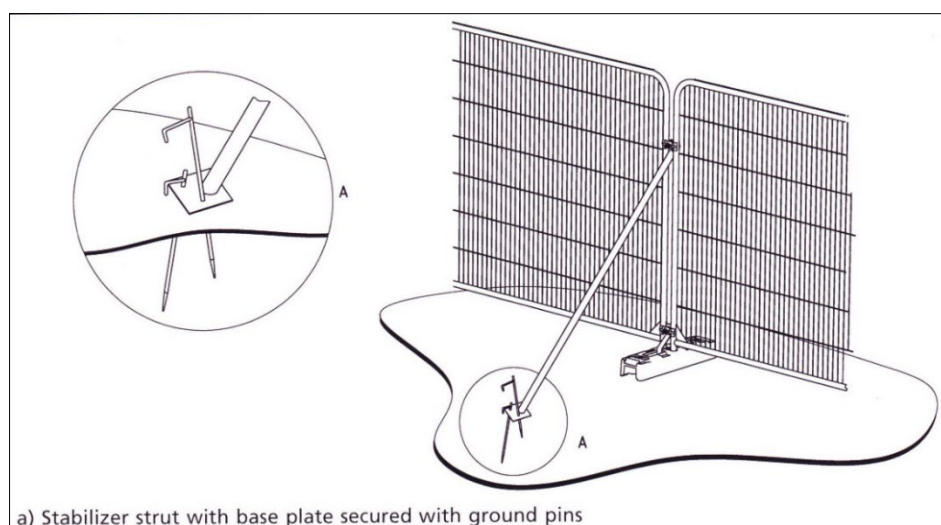


Figure 3: Illustration of Vertical Barrier Reproduced from British Standard 5837:2012

5.0 TREE PROTECTION MEASURES (continued...)

5.3 Tree Protection Box

- 5.3.1 Where approved development will be within root protection areas and in close proximity to tree stems, creating an exclusion zone using weldmesh fencing will not be feasible. Therefore, a tree protection box will be necessary in these instances (namely within the woodland) to prevent direct damage to the tree stem

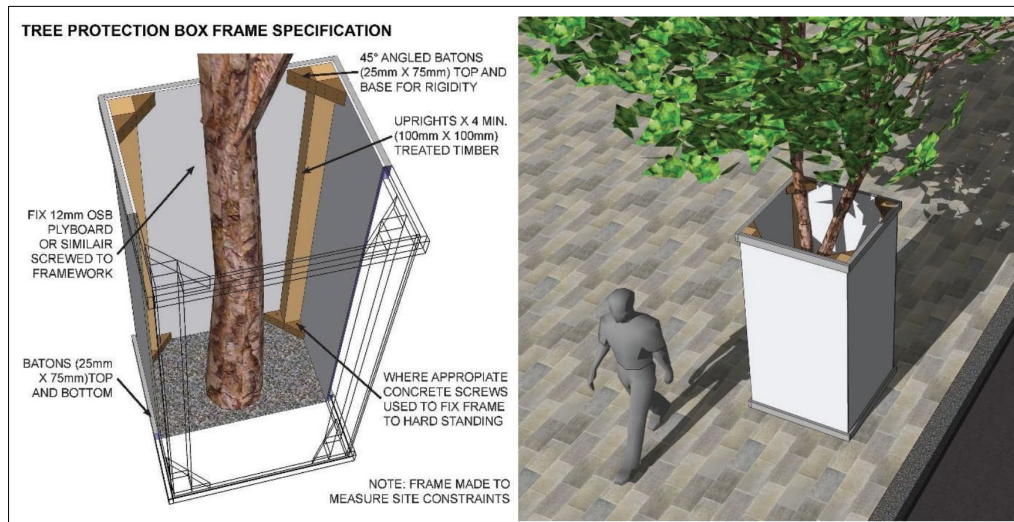


Figure 4: Illustration & Specification of Tree Protection Box (Reproduced from AECOM Limited Report)

5.4 Ground Protection

- 5.4.1 Where vertical barriers need to be off-set for a 'working zone' or existing hard surfacing within tree protection zones will be removed as part of approved redevelopment, temporary non-compacting ground protection will be required to ensure direct and / or indirect damage is not caused.
- 5.4.2 Ground protection should be of the following specification: woodchip mulch, to a depth of 10 – 15 centimetres, with either scaffold boards; sheets of plywood; or inter locking mats such as *ProGaurd* or *DuraMatt*. placed atop. Please see Figure 5 below.
- 5.4.3 This methodology is sufficient for gross weight ≤ 2 tonnes.
- 5.4.3 There shall be **no** mixing or storage of cement, nor storage of oil, fuel, chemicals, etc. atop the 'standard' ground protection as specified above and illustrated below due to permeability and potential for soil contamination. Please refer to Section 5.5 below for alternative methods.

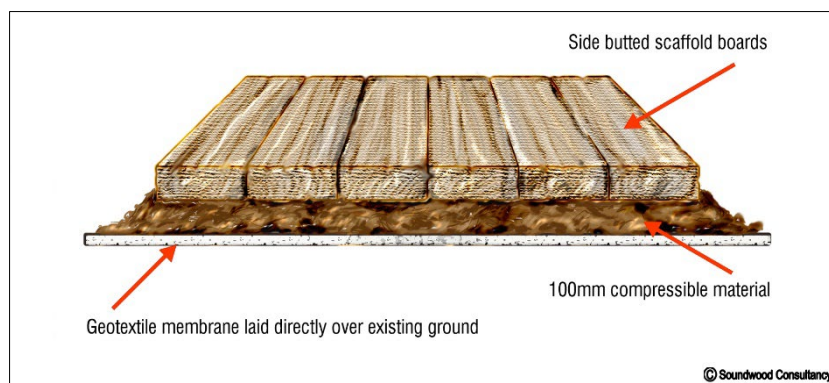


Figure 5: Bartlett Consulting Image of Scaffold Boards on Woodchip Mulch in tree RPA

5.0 TREE PROTECTION MEASURES (continued...)

5.5 Ground Protection Suitable for Mixing of Concrete

- 5.5.1 Where there will be a need for mixing of concrete, cement etc. within the root protection area of retained trees, a protective bund (as illustrated in Figure 6 below) will need to be constructed to prevent run-off and contamination of the surrounding soil.
- 5.5.2 These bunds must be established atop ground protection as detailed in Section 5.4 above, with the addition of non-permeable plastic sheeting below the woodchip mulch, to also prevent spillage and run-off from leaching through to the soil below.
- 5.5.3 These bunds and non-permeable ground protection are only to be temporary, and must be removed after 4 weeks being in-place to prevent asphyxiation of the soil and roots below.

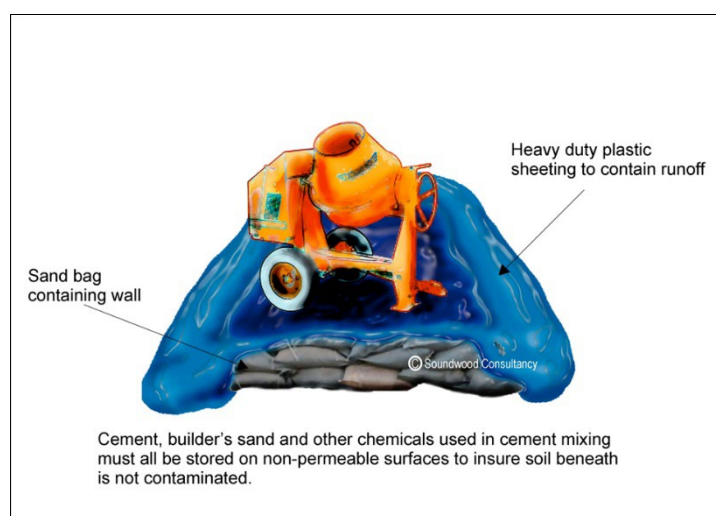


Figure 6: Illustration of Cement Mixing Bund to Prevent Run-off

6.0 SITE SPECIFIC WORKING METHODS

6.1 Closing and Relandscaping of Existing Access – White House Lane

- 6.1.1 Site operations and logistics for this aspect of redevelopment will be planned so that all work will be from atop the existing hard surfacing, at all times. Work shall flow (preferably) in a north – south direction so that all site operations terminate within the site away from the woodland.
- 6.1.2 Existing fence panels and gate posts shall be removed using hand tools only. Foundations for fence and gate posts shall be broken-up using tools such as a pneumatic drill / hammer, and / or a sledgehammer only. Broken pieces of foundation shall be carefully lifted using hand tools such as a crowbar, pick-axe, maul, or by hand.
- 6.1.3 If foundations are in direct contact with tree roots, or tree roots have become intertwined with the foundations and they cannot be safely broken and removed, these pieces shall be left in-situ.
- 6.1.4 Existing concrete and tarmac, as well as any sub-base, shall be broken-up using a pneumatic drill (or pneumatic hammer) and / or a sledgehammer only, under arboricultural supervision. Broken pieces of concrete and arising material shall be carefully lifted using hand tools such as a crowbar, pick-axe, maul, or by hand and placed in a wheel-barrow for removal from the work site.
- 6.1.5 Similar to Section 6.1.3 above, if tree roots are found intertwined with the sub-base, small pieces of hard surfacing can be left in-situ to prevent damage to tree roots.
- 6.1.6 Should there be a requirement for a roll-on / off skip, this will be positioned on the hard surfacing (or atop suitably reinforced ground protection) at a location to be determined but shown for reference on TPP1. Arising material from the works and wheel-barrow will be put directly into the skip.
- 6.1.7 Once the sub-grade and original soil and been exposed, tree compensation and mitigation will be applied. This can be either a simple soil drench (Soil Rx) of Potassium Phosphite and a balanced N-P-K fertilizer (3-3-3 for example) or vertical mulching to address long-term soil compaction and soil health.

Tree compensation and mitigation is detailed in Section 9.0 below.

- 6.1.8 Once completed, the vertical barrier shall be repositioned in accordance with TPP and left in-situ until all approved development is completed throughout the entire site.

6.0 SITE SPECIFIC WORKING METHODS (continued...)

6.2 Woodland Entrance off Yew Tree Lane

- 6.2.1 New gates are required at the access off Yew Tree Lane, set back from the existing field gate by 1.4 – 1.6 metres. These gates will require 600 mm² and 600 mm deep concrete foundations.
- 6.2.2 The existing field gate posts shall be cut from their foundations with an angle grinder, leaving any concrete foundation in-situ. The wooden posts further within the woodland from the old scaffolding yard gates shall be cut from their foundations using a chain-saw, bow saw or other hand-held saw. These foundations too shall be left in-situ.
- 6.2.3 Siting of the new foundations is flexible so that they are not installed within 2.0 metres of any tree stem, as this is the critical rootzone where roots are the largest and most important. The two foundations will have to be carefully excavated using a combination of air-spade and hand tools under arboricultural supervision.
- 6.2.4 Small fibrous roots (≤ 25 millimetres) within the footprint of the two foundations can be pruned, by the project arboriculturalist using sharp and sterile secateurs. Large bundles of fibrous roots will be retained and manipulated along the foundation edge. Roots larger than 25 millimetre diameter cannot be pruned, and the foundation will have to be readjusted.
- 6.2.5 Retained but exposed roots will need to be wrapped in hessian until the completion of excavations and site operations and / or until the roots can be reinterred under the native woodland soil.
- 6.2.6 The final excavation will be lined with a non-permeable plastic sheeting, left proud of the hole, prior to concrete being poured. Concrete will be mixed within a designated location, atop non-permeable ground protection as shown on TPP2 and carefully poured into the foundation hole.

6.3 Woodland Driveway & Car Parking Area

- 6.3.1 Breaking up and removal of the existing area of hard surfacing shall be completed using hand tools only, under arboricultural supervision. Appropriate and suitable hand tools for this operation include: pneumatic drill / hammer, and / or a sledgehammer. Broken pieces of foundation shall be carefully lifted using hand tools such as a crowbar, pick-axe, maul, or by hand.
- 6.3.2 Broken pieces of concrete and any sub-base shall be placed in a wheel-barrow for removal from the work site. Should there be a requirement for a roll-on / off skip, this will be positioned on existing hard surfacing at the Yew Tree Lane entrance, or atop suitably reinforced ground protection appropriate for the anticipated gross weight.
- 6.3.3 Once the site is clear of hard surfacing material there will be a 'soft scrape' throughout the entire parking area to remove leaves, detritus, dead branches and the humus layer, to expose the topsoil.

This will be completed using hand tools only, under arboricultural supervision, such as garden and landscape rakes, as well as a leaf rake – all of plastic and spring loaded metal construction. Flat bladed trenching shovels can also be used when working away from the critical root zone of trees – 2.0 metres from the stem.

Arising debris will be wheelbarrowed to the roll-on / off skip as detailed above.

6.0 SITE SPECIFIC WORKING METHODS (continued...)

6.3 Woodland Driveway & Car Parking Area (continued...)

6.3.4 Prior to the installation of approved development, compensation and mitigation (vertical mulching as detailed in Section 9.3 below) will be delivered within the footprint of the historical area of hard surfacing.

6.3.5 The driveway and parking areas will be installed and constructed using a non-dig cellular confinement system. Final installation will be per supplier specification, and Bartlett Tree Experts recommends the Geosynthetics Cellweb® Tree Root Protection system as Geosynthetics created the original system and have the most experience.

I have provided a Geosynthetics *Product Data Sheet* at the end of this report for reference.

6.3.6 The natural undulations within the woodland area will be levelled using clean angular stone or a sharp sand. There will be no excavations beyond the humus layer or compacting of the topsoil to achieve the starting level, and there will be no build-up or new sub-base below the cellular confinement system other than the sand or stone.

6.3.7 Electrical vehicle charging points will be a wooden post, driven into the ground on a post-spike, each carefully sited to avoid root damage through preliminary root investigations using an air-spade under arboricultural supervision.

6.3.8 Associated cabling will be bundled and laid above ground in an armoured sheath to avoid the need for trenching through the woodland and to prevent direct damage to the cabling itself.

6.4 Woodland Boardwalk within Tree Root Protection Areas

6.4.1 The proposed route of the boardwalk will be marked-out using tape, bamboo canes or a similar non-invasive method. Where the route is within 2.0 metres of a tree stem (which is the critical rootzone of trees) it will have to be moved clear of this distance.

6.4.2 The boardwalk will require treated timber posts 150 millimetres x 150 millimetres at a maximum of 1.5 metre spacing. Within the woodland area, these posts will be fixed to screw-piles [REDACTED] as well as working within the root protection area of trees. Please see the *Board Walk Details* drawing referenced in Section 1.4.2 above.

6.4.3 Once the final route is agreed and confirmed, initial post locations will be marked using bamboo canes, marking paint, or another similar non-invasive method. Post locations will then be cleared of leaves, detritus, dead branches and the humus layer, to expose the topsoil.

6.4.4 This will be completed using hand tools only, under arboricultural supervision, such as garden and landscape rakes, as well as a leaf rake – all of plastic and spring loaded metal construction. Flat bladed trenching shovels can also be used as working away from the critical rootzone of trees.

6.0 SITE SPECIFIC WORKING METHODS (continued...)

6.4 Woodland Boardwalk within Tree Root Protection Areas (continued...)

- 6.4.5 The initial 'guide hole' will be made using an air-spade, by an arborist or under arboricultural supervision, to ensure there are no massed bundles of fibrous roots, or roots over 25 millimetre diameter, within the post hole location.
- 6.4.6 If roots described above *are discovered*, the post hole location will need to be relocated, and the above steps repeated until the proposed location is clear of large diameter roots / bundles of fibrous roots.
- 6.4.7 If bundles of fibrous roots and roots over 25 millimetre diameter *are not discovered*, smaller roots will be pruned by the arborist with a clean and sharp pair of secateurs, and the screw-pile foundation installed.
- 6.4.8 Once all the screw-piles are installed within tree root protection areas, installation of posts outside this zone can continue as per approved drawings. Please refer to TPP2 for the extent of tree root protection areas.
- 6.4.9 Following installation of all the posts, the cable ducting for EV charging [REDACTED] shall be positioned within the line of the boardwalk, and the timber and decking boards laid in accordance with the approved drawings.
- 6.4.10 When working within the woodland and root protection areas, once the first few decking boards have been installed, all site operations and further installation and construction will be from atop the boardwalk, and not exposed woodland floor adjacent.
- 6.4.11 At the completion of installation of the boardwalk, those trees within the woodland which have had roots pruned and / or screw-piles installed within their root protection area will be subject to a program of compensation and mitigation as detailed in Section 9.1 and 9.2 below.

6.5 Deer Fencing in Protected Woodland

- 6.5.1 Deer fencing within the protected woodland will require concrete foundations (due to impact and loading from deer) 600 millimetre – 900 millimetre depth and 375 millimetres width at a maximum of 10 metres spacing.
- 6.5.2 The proposed route of the deer fencing will be marked-out using tape, bamboo canes or a similar non-invasive method. Where the route is within 2.0 metres of a tree stem (which is the critical rootzone of trees) it will have to be moved clear of this distance.
- 6.5.3 Once the final route is agreed and confirmed, initial post locations will be marked using bamboo canes, marking paint, or another similar non-invasive method. Post locations will then be cleared of leaves, detritus, dead branches and the humus layer, to expose the topsoil.
- 6.5.4 This will be completed using hand tools only, under arboricultural supervision, such as garden and landscape rakes, as well as a leaf rake – all of plastic and spring loaded metal construction. Flat bladed trenching shovels can also be used as working away from the critical rootzone of trees.
- 6.5.5 The post hole will be made using an air-spade, by an arborist or under arboricultural supervision, to ensure there are no massed bundles of fibrous roots, or roots over 25 millimetre diameter, within the post hole location.

6.0 SITE SPECIFIC WORKING METHODS (continued...)

6.5 Deer Fencing in Protected Woodland (continued...)

- 6.5.6 If roots described above *are discovered*, the post hole location will need to be relocated, and the above steps repeated until the proposed location is clear of large diameter roots / bundles of fibrous roots. If bundles of fibrous roots and roots over 25 millimetre diameter *are not discovered*, smaller roots will be pruned by the arborist with a clean and sharp pair of secateurs.
- 6.5.7 The post hole will then be lined with a non-permeable plastic sheeting, left proud of the hole, prior to concrete being poured. Concrete will be mixed within a designated location, atop non-permeable ground protection as shown in Section 5.5 above, and carefully poured into the foundation hole.

7.0 SUPERVISION AND MONITORING

7.1 Monitoring and Supervision

- 7.1.1 Good tree protection cannot be reliably implemented without regular arboricultural input and periodic site monitoring, the nature and extent of which will vary according to the complexity of the development proposals.
- 7.1.2 Furthermore, phasing of arboricultural involvement, including proper budgeting, can only be factored into the overall work program if project management takes full account of tree issues.
- 7.1.3 Therefore, Bartlett Tree Experts | Bartlett Consulting will work within the guidance of this report, overseeing implementation of protection measures and tree management proposals as detailed within this report.
- 7.1.4 A site supervision form will be completed during and immediately after all scheduled site visits, kept on file at Bartlett, and submitted to Wokingham Borough Council within 72 hours of that visit.

7.2 Phasing of Arboricultural Supervision

- 7.2.1 An arborist must be involved in the following phases of development, with all site visits completed in-person and on-site (as opposed to video calls or other forms of remote working).
- 7.2.2 At the commencement of each site visit, Bartlett Tree Experts | Bartlett Consulting will have a conversation with the site operatives about the careful working practices and sensitivity required for working within and adjacent to tree root protection areas.
- 7.2.3 The project arboriculturist will visit site during the following phases of redevelopment:
 - 1 – Pre-commencement site meeting
 - 2 – Breaking up and lifting of existing hard surfacing (White House Lane)
 - 3 – Excavations & root pruning new foundations (Yew Tree Lane Gates)
 - 4 – Pouring of concrete new foundations (Yew Tree Lane Gates)
 - 5 – Breaking up and lifting of existing hard surfacing (White House Lane)
 - 6 – Soft scrape throughout woodland (Woodland Parking)
 - 7 – Installation of cellular confinement system (Woodland Parking)
 - 8 – Installation of EV charging posts (Woodland Parking)
 - 9 – Routing and position of post holes (Woodland Boardwalk)
 - 10 – Creating of guide hole & installation of screw-pile (Woodland Boardwalk)
 - 11 – Post holes for deer fencing (Woodland)

7.0 SUPERVISION AND MONITORING (continued...)

7.3 Appointed Contractor Responsibilities

- 7.3.1 It will be the responsibility of the appointed contractor to ensure that the requirements set out within this Arboricultural Method Statement are known and understood by all direct employees, employed sub-contractors, and all other site personnel working under the engagement of the appointed contractor.
- 7.3.2 The designated site manager will brief all personnel involved with the particular elements of this report pertaining to their appointment, and make sure they review the relevant tree protection plan.
- 7.3.3 The methodologies contained within this report shall form part of all site induction procedures and written into appropriate site management documents, as well as referenced in the final Construction Phase Health & Safety Plan (CPHSP).
- 7.3.4 It will be the appointed contractor's responsibility to ensure all tree protection measures are to the specifications and details provided within this report, as well as in accordance with the positions and locations shown on my Tree Protection Plan.
- 7.3.5 The following pertinent points should be explained to all personnel:
 - a) The specification of vertical barriers & ground protection
 - b) The requirements and reasons for tree protection measures
 - c) Damage which can be sustained to trees and soil through site operations
 - d) What a construction exclusion zone is and how to maintain one
 - e) Consequences of breaching tree protection zones and causing damage to protected trees
- 7.3.6 It will be the appointed contractor's responsibility to maintain a clean and legible copy of this report, as well as Tree Protection Plan, in the site office in an easily accessible location for all members of staff and site operatives.

7.4 Appointed Arboriculturists Responsibilities

- 7.4.1 The appointed arboriculturist will complete site monitoring forms and keep the client as well as local planning authority informed of the details of on-site discussions as well as tree protection measures.
- 7.4.2 Clarification or modifications to agreed programmes, working methods and tree protection measures will be recorded on the site monitoring form(s) and circulated to all parties in writing and via email.
- 7.4.3 Any modifications through site monitoring, as recoded on the site monitoring form shall for the basis of future site supervision and tree protection measures between the client, appointed contractor and arboriculturist, as agreed with the local planning authority, moving forward.
- 7.4.4 The appointed arboriculturist will visit during the phases as set out in Section 7.2.3 above and monitor compliance with any / all conditions of planning permission where applicable and advise on any arising issues.
- 7.4.5 The appointed arboriculturist will be on-hand to advise on the development in relation to the trees, guide and inform about tree protection and retention, and provide on-hand and on-site assistance to the appointed contractor and employees.

8.0 CONTINGENCY PROCEDURES

- 8.0.1 If there is a breach of tree protection or a variation of this method statement; unauthorised soil contamination and/or compaction within the designated tree root protection areas; any direct damage to the root system of the protected trees (outside the scope of this method statement), root collar, main stem, or overhead branching it is critical that work temporarily stop whilst specialist advice is sought from Bartlett Consulting or the appointed project arboriculturist immediately.
- 8.0.2 A photographic record of the breach and/or damage must be made by the client (Dr. Jon Banks) as well as the senior appointed on-site contractor supervisor and retained for perpetuity.
- 8.0.3 Bartlett Tree Experts | Bartlett Consulting may have to attend site and evaluate the incident. It may also be necessary for the arboriculturist to make direct contact with Wokingham Borough Council and inform them of the incident.
- 8.0.4 Following any incident, all associated works must cease immediately, until professional direction is given by the appointed project arboriculturist. The following table outlines the *best practice* to follow:

Procedure	Timeframe
1 – Immediately stop all works near breach	At Occurrence
2 – Works Supervisor and Client to document (via photograph) nature of breach (pedestrian trespass / spillage / root damage / etc.) and contact Bartlett Tree Experts Bartlett Consulting (telephone call)	Within 15 Minutes
3A – Works Supervisor to reinstate tree protection and continue works (if advised by Bartlett Consulting / project arboriculturist as no damage)	Within 120 Minutes
3B – Reinstall tree protection but continue to cease work in area pending site visit (if advised by Bartlett Tree Experts Bartlett Consulting as damage occurred)	Within 120 Minutes
4 – Wokingham Borough Council informed of situation by Works Supervisor / Client / Project Arboriculturist (via telephone or email after initial contact and prior to site visit)	Within 1 Day of Step 3
5A – Damage will be documented by Bartlett Tree Experts Bartlett Consulting, qualified and quantified as appropriate, and recorded via digital photography.	During Site Visit
5B – Any immediate corrective action and compensation will be undertaken by Bartlett Tree Experts Bartlett Consulting at the time of their visit. The Works Supervisor / Client will be advised of further compensation and mitigation required as result of damage.	During Site Visit and Within 2 Working Days of Visit
5C – Reinstall tree protection measures and re-commence with works in area	At Conclusion of Site Visit
6 – Implementation of further tree compensation and mitigation	As / When Appropriate
7 – Formal Site Supervision form to be sent to Wokingham Council & Client	Within 5 Days of Step 5

9.0 COMPENSATION & MITIGATION

- 9.0.1 Given the varied nature of the landscape and approved development, tree compensation and mitigation will also be varied so that it is most appropriate to the trees and their growing environment. I will provide more detailed specifications for information and reference below.
- 9.0.2 Compensation and mitigation will be delivered by Bartlett Tree Experts under the supervision and guidance of The R.A. Bartlett Research Laboratory as identified in Section 6.0 above detailed below.

9.1 Soil Rx®

- 9.1.1 This is a fertilisation program, aimed at correcting nutrient deficiencies and optimising the soil conditions for designated trees. Using Bartlett Boost® fertiliser which has been developed at the Bartlett Research Laboratories at the University of Reading, all formulations will provide key levels of nitrogen (N), phosphorus (P), potassium (K), and essential microelements to keep healthy plants healthy.
- 9.1.2 This fertiliser also contains slow-release nitrogen maintaining optimum availability of micro and macro nutrients within the soils for the entire growing season. Bartlett Boost can be provided in either a synthetic, natural or organic formulation.

9.2 Potassium Phosphite

- 9.2.1 Phosphites stimulate tree vitality leading to root development and development of new tissue. Phosphite based fertilisers have been shown to enhance a tree's defence system which can improve disease resilience and response to fungal pathogens.
- 9.2.2 Phosphites are easily absorbed and moved to all areas of the plant as they are usually formulated as a liquid and applied as a stem and soil drench.

9.3 Vertical Mulching

- 9.3.1 A technique of tree and soil health care which alleviates soil compaction, ameliorates the soil, encourages soil biological activity and promotes the development of fine feeder roots by trees.
- 9.3.2 Using a hand-held auger with a 75 millimetre diameter drill bit, holes are drilled approximately 300 millimetres deep in a grid pattern within the rooting area, with approximately 500 millimetre spacing between holes.
- 9.3.3 Each hole is then filled with a prescription liquid fertiliser (dilution rate 1:100 or 1:50 depending on soil nutrient analysis) and a mixture of Bio-Char™ (5%) John Innes Soil No.2 or No.3 (50%) Compost (40%) and native soil (5%). Earthworms can also be added to the mixture.
- 9.3.4 Bio-Char™ is a charcoal-like product created by heating organic biomass at extremely high temperatures. The result is a very stable and porous product that is incorporated into soils as an amendment. Because this is a porous product it helps the soils retain oxygen, water and nutrients to be held in the soil, improving availability to tree root systems.

I trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your trees and the demolition project. Should you have any further questions or concerns, please do not hesitate to contact me again.

REPORT CLASSIFICATION: Arboricultural Method Statement (Development)

REPORT STATUS: FINAL

REPORT COMPLETED BY: Mr. Jason Hasaka *HND Arb MA ArborA RCA ArborA*
Principal Arboricultural Consultant

SIGNATURE:



DATE: 14th November 2024



APPENDIX 1: LIMITATIONS OF REPORT

Limitations of the Arboricultural Method Statement

- Please also refer to Section 1.0 at the beginning of this report.
- The report is based on information provided to Bartlett Consulting.
- Our specifications and recommendations are dependent upon information provided therein.

Findings & Accuracy of the Survey, Report and Plans

- The validity, accuracy and findings of this report and associated plan(s) are directed by the accuracy of information provided to Bartlett Consulting at the time of conducting the tree survey and during report writing (see Section 1.0 above).
- Checking of independent data / information will not be undertaken by Bartlett Consulting, with reference given to scaled maps and drawings provided to us by the client and / or project Architect.
- All scaled measurements within our report and plans must be checked against the original submission documents for accuracy by the appointed contractor; and it is recommended that all measurements are confirmed on site when marking out by the contractor.

Timing of the Survey and the Report

- The considerations/ findings in this method statement are valid for one year.
- Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered, or tree work undertaken outside of the scope of works as detailed and presented at the time of compiling this report.
- If there are any such alterations, or alternative tree works completed, it is recommended that a new tree report is undertaken.

Trees in Relation to other Properties:

- This report/survey only considers the trees in relation to the site as identified.
- It does not comment on possible effects of trees on neighbouring properties what-so-ever.
- Should Bartlett Consulting identify a third-party tree as posing a risk to the development site, it remain the tree owner's duty of care to seek their own independent advice as to possible mitigation for their tree.

Trees in Relation to Subsidence, Heave and Direct Damage

- This report does not deal with issues of tree related subsidence or heave in relation to any existing or proposed built structure within the application site from existing or proposed trees and / or vegetation.
- The report does not consider issues of tree related subsidence or heave in relation to any existing or proposed third-party structure, nor future trees or vegetation within or out with the boundaries of the application site.
- It is prudent to consider the effects of heave on any property if trees are removed.
- Issues of direct damage (when the branches / roots of a tree have physical contact with a structure) is not considered within this report.

Trees Subject to Statutory Controls:

- Whilst Bartlett Consulting has made attempts to ascertain if any of the trees subject to this report are 'protected,' their status is always subject to change. Therefore the final responsibility for checking statutory protection for trees rests with the site owner, client and / or employed contractor.
- Any prescribed tree works to a protected tree will be necessary to facilitate proposed / approved development, or to mitigate a qualified risk. As such, they should be considered acceptable by the Local Planning Authority (LPA). However appropriate notification must still be provided to the LPA as they may take an alternative point of view.
- The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2010, provide statutory protection to birds, bats, insects and other species that inhabit trees, hedgerows, or other associated vegetation.
- It is the recommendation of Bartlett Consulting that professional, detailed, advice from an ecologist is sought (if not done-so already) to check if any such constraints apply to the trees, surrounding vegetation and existing structures on the application site.

Trees Are Subject to Environmental Factors:

- The statements, findings and preliminary recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise.

Copyright:

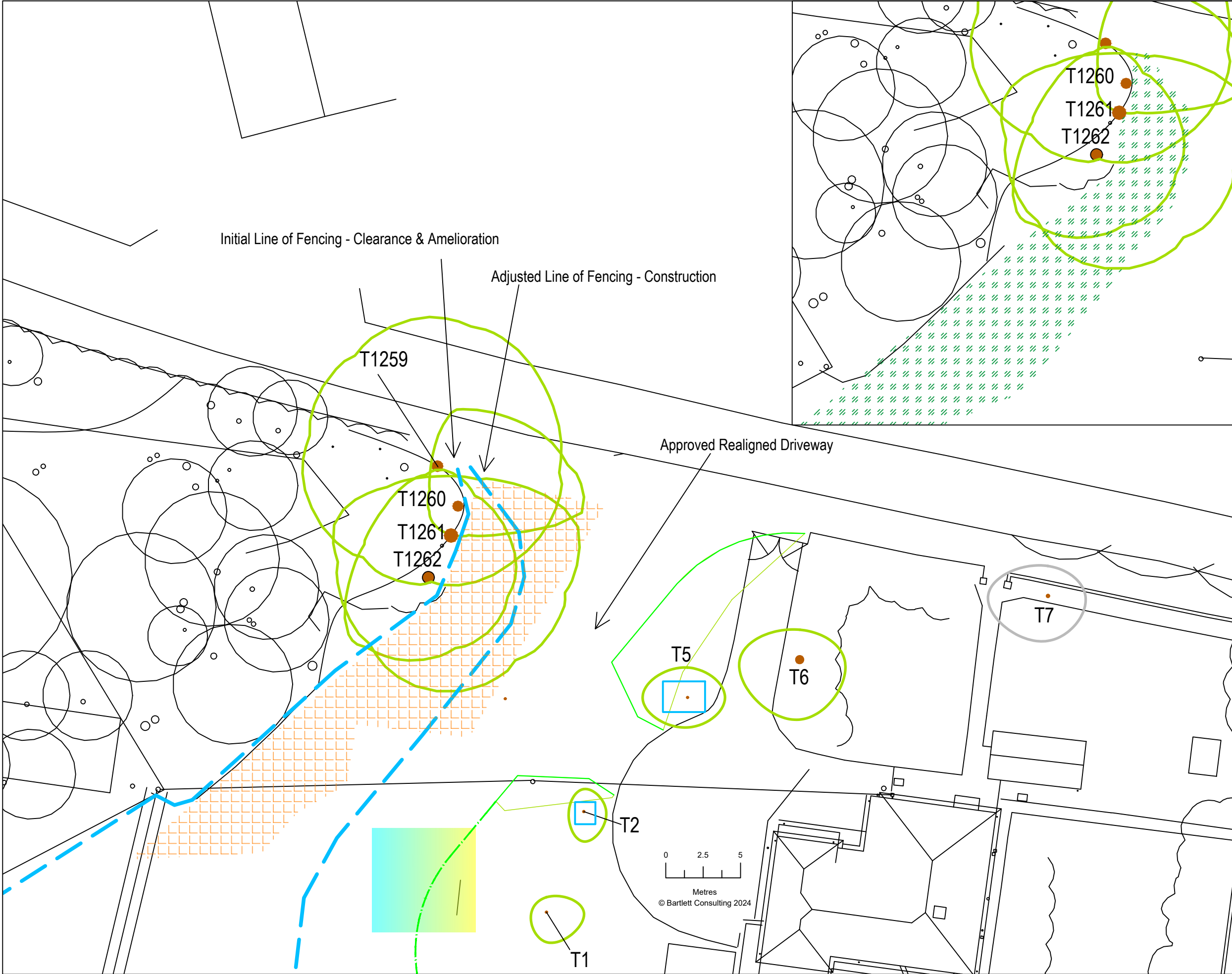
- All rights in this report are reserved. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Bartlett Consulting.

APPENDIX 2: TREE PROTECTION PLANS

Protection Plan 1: White House Lane Entrance, DWG. No. JH.220720.AMS(2).TPP.1, dated 13.11.2024

Protection Plan 2: Yew Tree Lane & Woodland, DWG No. JH.220720.AMS(2).TPP.2, dated 13.11.2024

NOTE: Plan will be inserted sized A3 after this cover page as report provided electronically.



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All scaled measurements must be checked against the original approved planning / architectural drawings, and it remains the appointed contractor's responsibility to mark-out all dimensions on site.

-  Tree Retained No Facilitation Works
-  Vertical Tree Protection Barrier Section 5.2 of Accompanying Report
-  Site Specific Working Methods Section 6.1 of Accompanying Report
-  Useable Free Space from Arboricultural Perspective
-  Non-Dig Hard Surfacing as per Section 6.3 and Appendix 2 of Accompanying Report (N/A This Plan)
-  Tree Health Care & Soil Amelioration Sections 6.1 & 9.0 of Accompanying Report (Inset Image)

Status
Final



Unit 22 - 25 Cross Lanes Farm, Cross Lanes, Pill, Bristol, BS20 0JJ
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Client Name
Dr. Jon Banks

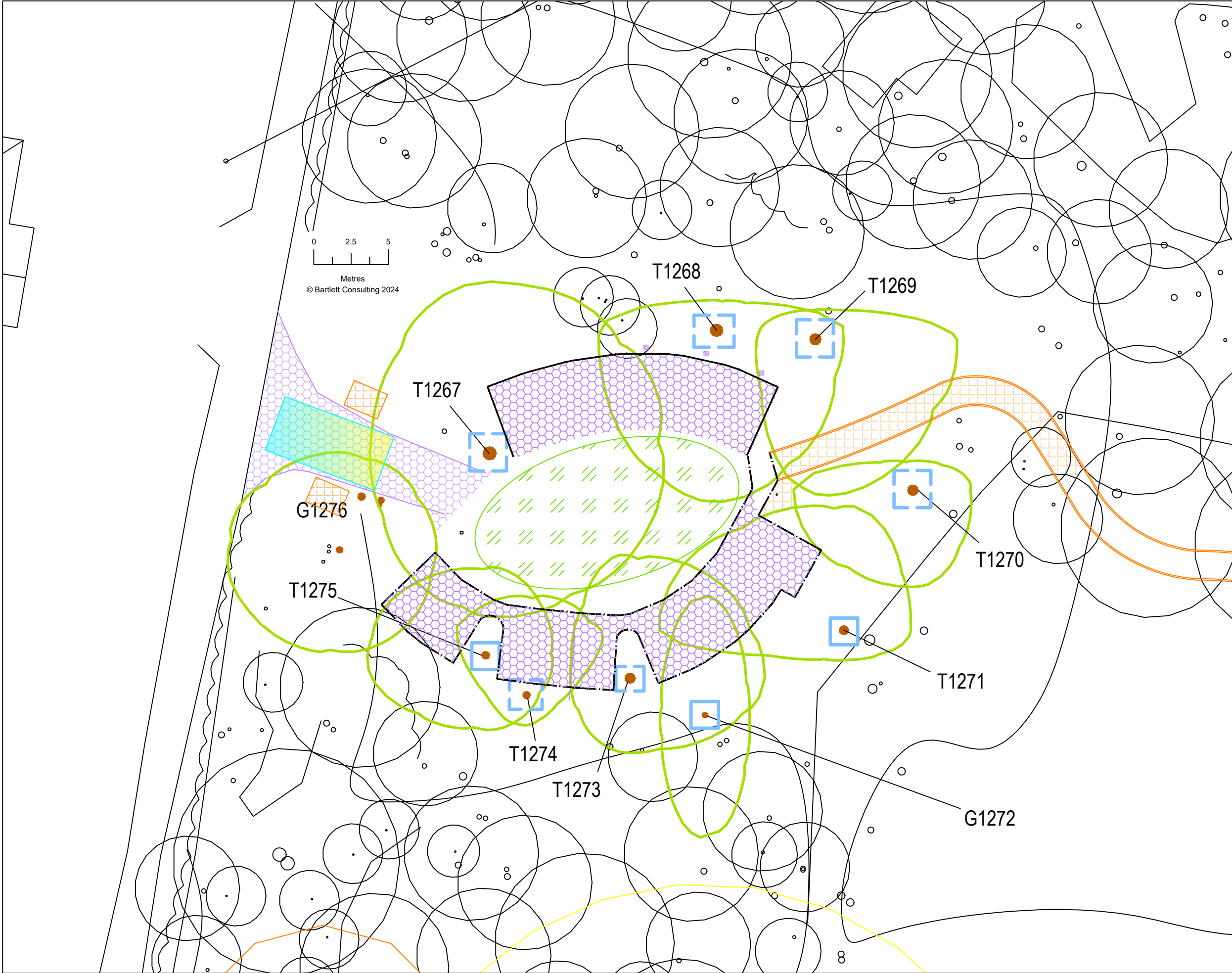
Project Name
White House Farm Arboretum

Drawing Title
**Tree Protection Plan
White House Lane Entrance**

Drawn By J Hasaka	Checked By XX
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Scale 1:250	Sheet Size A3	Date 13.11.2024
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Drawing Number JH - 220720 - AMS(2) - TPP - 1	Rev 1
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All scaled measurements must be checked against the original approved planning / architectural drawings, and it remains the appointed contractor's responsibility to mark-out all dimensions on site.

-  Tree Retained No Facilitation Works
-  Tree Protection Box as per Section 5.3 of Accompanying Report
-  Site Specific Working Methods as per Sections 6.2 - 6.4 of Accompanying Report
-  Useable Free Space from Arboricultural Perspective
-  Non-Dig Hard Surfacing Section 6.3 & Appendix 2 of Accompanying Report
-  Tree Health Care & Soil Amelioration Sections 6.2 - 6.4 & 9.0 of Accompanying Report

Status
Final



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Client Name
Dr. Jon Banks

Project Name
White House Farm Arboretum

Drawing Title
**Tree Protection Plan
Yew Tree Lane Entrance & Woodland Parking**

Drawn By J Hasaka	Checked By XX
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