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ARBORICULTURAL METHOD STATEMENT

For Protection of Trees

at

Moat House

Buttenshaw Avenue

Arborfield Green

Reading



August 2025

SJA ams 25477-01

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1. Statement of purpose

1.1. The purpose of this method statement is to detail what actions need to be taken to ensure the proposed conversion of the Moat House at Buttenshaw Avenue from office to residential use and construction of associated internal roads, parking, landscaping and services does not cause any unacceptable damage to the trees to be retained within this site and in the adjacent properties.

1.2. This method statement has been drawn up to comply with Condition no. 25 of the planning permission (application no. 242252) granted by Wokingham Borough Council, which states:

“25. Protection of existing trees

- a) No development or other operation shall commence on site until an updated Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).**
- b) No operations shall commence on site in connection with development hereby approved (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) until the tree protection works required by the Approved Scheme are in place 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.**
- d) The fencing or other works which are part of the Approved Scheme 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 in writing of the local planning authority has first been sought and obtained”

1.3. This method statement has been drawn up to comply with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*.

1.4. Details of the trees are found in the tree survey schedule at **Appendix 1**. Their locations are shown on the tree protection plan (SJA TPP 25477-042) at **Appendix 3**. This plan is based on the proposed General Arrangement drawing, no. 3612-VEC-XX-XX-DR-C-1300-A1 - rev C3.

1.5. The key words and phrases used in this statement are defined in **Table 1** below.

Arboricultural consultant	Arboricultural expert instructed by the developer to oversee the retention and protection of trees adjacent to the development site.
Arboricultural monitoring	Regular inspections of retained trees by the arboricultural consultant, to monitor their health and condition; and to inspect the effectiveness of the tree protection measures implemented.
Arboricultural supervision	Pre-arranged attendance on site of appointed arboricultural consultant for the duration of specific construction activities that could otherwise result in unacceptable damage to retained trees. Whilst on site the consultant will control, supervise and where appropriate assist in the undertaking of these activities.
Construction Exclusion Zone ('CEZ')	Area based on the root protection area (RPA), normally surrounded with protective fencing, from which access is prohibited during development works.
Ground boarding	Temporary ground covering, designed to prevent compaction of soil in which significant roots of retained trees are growing.
Protective fencing	Temporary fencing, erected for the duration of demolition and construction activities; designed to prevent access and disturbance to the trunks and root protection areas of trees.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth.
Root Protection Area ('RPA')	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Tree Protection Plan ('TPP')	Drawing based upon the finalised proposals; showing trees for retention and illustrating the tree and landscape protection measures.

Table 1: Key words & phrases

1.6. This statement is designed to reflect the principles of the proposed layout as far as these relate to the protection of trees to be retained and should **not** be read as a definitive engineering or construction method statement for this development.¹

2. Planning and communication

2.1. Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the Sequence of Works at **Table 2**.

2.2. The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of demolition and construction works.

2.3. Prior to the commencement of works, the project manager will send copies of any demolition or construction method statements that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the demolition or construction method statements and this arboricultural method statement.

2.4. Prior to the start of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement required as a result of the meeting shall be circulated

¹ Reference should be made to the architect or structural engineer over any matters of construction detail, specification, engineering performance standards or regulatory requirements, relating to structures, surfaces or underground services to be constructed. As arboricultural consultants, Simon Jones Associates Ltd. can accept no liability for any matters relating to the structural integrity or engineering performance of structures, surfaces or underground services described, proposed or eventually constructed. The responsibility for satisfying any Health & Safety requirements relating to any operations described in this method statement remains with those commissioning or undertaking the operations concerned.

to all parties in writing.

2.5. On the same occasion, the arboricultural consultant will make a brief re-inspection of the trees to be retained, to identify any risks of tree, stem or branch failure that could cause harm to contractors working on the site. Any such risks will be recorded and passed to the client and to the LPA, to enable appropriate remedial works to be undertaken in a timely manner.

2.6. The developer will immediately inform the arboricultural consultant if at any time during site clearance, demolition or construction the site manager or agent is replaced or transferred. The arboricultural consultant will convene a site meeting with the incoming/replacement site manager, to be held within five working days, to explain all outstanding tree protection measures detailed in this method statement.

2.7. A copy of this method statement shall be supplied to all site personnel who have control over works of any nature within the Root Protection Areas (RPAs) of trees to be retained, or within the footprints of their canopies. The contractor will provide adequate instruction on its implementation for all relevant staff. This instruction will be carried out by, or to the approval of, the arboricultural consultant.

Order	Works	Details at Section:	Arb. supervision required:
1	Pre-commencement site meeting	2	Yes
2	Site clearance and removal of tree no. 51; grinding out of stump	3	-
3	Pruning of trees nos. 36, 37, 40, 42, 44, 50, 56, 103, 104, 105 and 107	3	-
4	Erection of tree protection fencing and site hoarding	5	Yes
5	Placement of temporary ground protection over exposed soil area to the west of Moat House	6	-
6	Demolition of existing hard surfacing within the RPAs of trees nos. 49, 50, 53, 54, 55, 101 - 107	4	Yes
7	Excavation and supervised installation of proposed replacement hard surfacing within RPAs of trees nos. 49, 50, 52, 53, 54, 55 and 56; and precautionary trench for services abutting the RPA of tree no. 36	7, 8	Yes
8	Clearance of machinery and materials from site, reinstatement and landscaping	9	-
9	Removal of tree protection fencing	5	-

Table 2: Sequence of works (relevant to tree protection)

3. Site clearance, pruning and security

3.1. No clearance of trees or other vegetation and no erection of site security fencing or hoarding shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

3.2. If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to undertake this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it does not cause any soil compaction or damage to the roots of trees to be retained.

3.3. The one small flowering cherry tree to be removed (no. 51) shall be felled and disposed of. The stump shall be ground out to facilitate installation of one Electrical Vehicle (EV) charging point.

3.4. The remaining trees to be retained shall be pruned as specified on the inset panel within the TPP at **Appendix 2**.

3.5. All tree works are to be done in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*. Climbing irons or spikes are not to be used whilst pruning trees; they may only be used for the sectional removal of trees.

3.6. Except where within the RPAs of trees to be retained, all other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

3.7. The erection of site security fencing or hoarding will be undertaken in a way that causes no harm to trees to be retained and no compaction of the soil in which they are growing. This encompasses:

- no vehicles shall access the RPAs;
- no trenches shall be dug where the ground slopes or is uneven; and
- no fence panels or any other part of the fencing or hoarding shall be nailed, screwed or otherwise attached to any part of any of the trees to be retained.

4. Ground preparation and demolition

4.1. No ground preparation or excavation of any kind, including topsoil stripping and levelling or re-profiling of soil, shall be undertaken prior to the pre-start meeting and after the erection of the tree protection fencing (see below).

4.2. At no point following demolition will any exposed soft landscaping within the RPAs of retained trees be exposed to the movement of plant and machinery or the storage of material that will cause compaction and impairment to root function. In the event that hard surfacing is removed, exposing soil and soft landscaping within the RPAs of retained trees, this area will be fenced off as set out in section 5 below or covered in suitable ground protection to the specifications detailed in section 6 below.

4.3. Existing areas of hard surfacing to be demolished abut or overlay the RPAs of eight trees to be retained. These are listed at **Table 3** below.

Tree no.	Species	Description
49	Flowering cherry	Removal and replacement of existing hard surfacing
101	Common lime	Removal and replacement of existing hard surfacing
102	English oak	Removal and replacement of existing hard surfacing
103	Common lime	Removal and replacement of existing hard surfacing
104	Flowering cherry	Removal and replacement of existing hard surfacing
105	Turkey oak	Removal and replacement of existing hard surfacing
106	Common lime	Removal and replacement of existing hard surfacing
107	Goat willow	Removal and replacement of existing hard surfacing

Table 3: Demolition works that abut or are within RPAs

4.4. The existing tarmac hard surfacing will only be removed during the final stages of the development and landscaping. The area to the north-west of Moat House, being an existing tarmac parking area, shall be used as the site compound for storage, site cabins and parking for the duration of construction as it is already protecting the RPAs of trees nos. 49 and nos. 101 - 107.

4.5. In the event that demolition and removal of this hard surfacing is required prior to completion of construction, the exposed soft landscaping will be suitably protected to the specification required as set out and detailed in Section 6 below.

4.6. Those parts of the existing hard surfacing that are within the RPAs of the retained trees nos. 49 and 101-107 shall be removed either by hand (kerbs and the sub-base shall be broken up using a hand-held breaker, and be lifted by hand or excavated using hand tools), or by an excavator fitted with a toothless bucket standing either on the existing surface or outside the RPAs in order not to disturb tree roots that may be present beneath it. This exercise will be undertaken under the control of the arboricultural consultant to ensure that the soil beneath the hard surface is not disturbed in any way.

4.7. If any roots of less than 25mm diameter are encountered they shall be cut cleanly by the arboricultural consultant. If roots of 25mm diameter and above are found, they shall be covered with clean, dry hessian sacking to prevent desiccation. This will be removed only directly prior to backfilling, and this will be done by surrounding roots with a minimum depth of 50mm of topsoil and sharp sand (builders' sand will not be used as it has a high salt content which is toxic to tree roots).

4.8. Where underground structures that are or will become redundant are present within RPAs, these will be sealed off where possible so that the need for excavation is avoided.

5. Protective fencing

5.1. No site clearance, ground preparation, demolition or construction shall commence on site, and no demolition or construction vehicles or plant will enter the site until the RPAs of the trees to be retained have been safeguarded by the erection of protective fencing to the specification recommended in BS 5837: 2012, Section 6.2.2, as shown in Figure 3 of that document (see *Figure 1* below).

5.2. The protective fencing will be located in the positions shown by the **continuous bold blue lines** on the TPP.

5.3. The fencing shall be at least 2.1m in height, comprising a scaffolding or a timber post and rail framework supporting either a minimum of 20mm exterior grade ply or other robust man-made boards, or standard anti-climb 'Heras' welded mesh fence panels, fixed to each other with at least two clamps, and secured with anti-lift devices to concrete or plastic bases (footings) that are pinned at least 450mm into the ground with lengths of scaffold tube.

5.4. Scaffolding construction shall be to BS EN 12811-1:2003; uprights shall be at minimum 3.5m centres and every other one shall be supported on the side closest to the trees by struts braced to the ground at an angle of 45°. If used, 'Heras' panels shall be secured to two cross members between the uprights with heavy-duty cable ties. Notices stating "Tree Protection Zone, Keep Out!" will be attached to every third panel with cable ties.

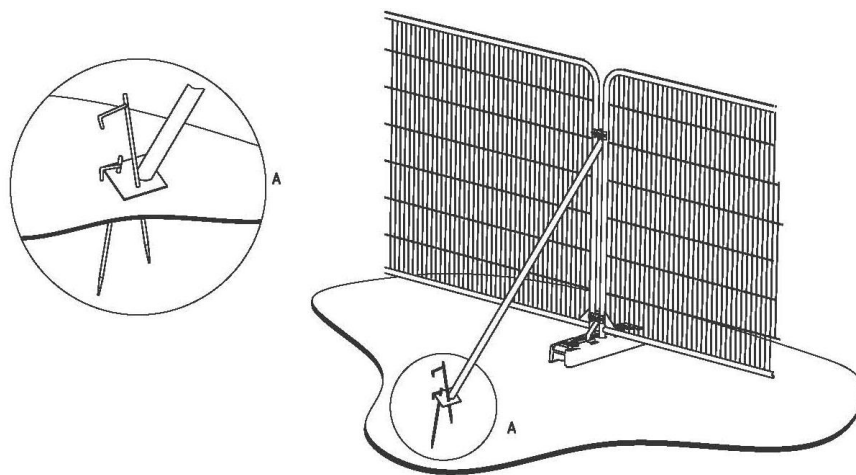


Figure 1: Protective fencing (Based on Figure 3, BS 5837:2012)

5.5. No activity will take place within the Construction Exclusion Zones (“CEZs”) behind the fencing: no equipment or materials will be stored, and no vehicles, plant or personnel shall enter these areas. Ground levels will not be changed within them, and existing vegetation and topsoil will be left undisturbed.

5.6. Areas for the storage of materials shall be outside the CEZs. Oil, bitumen, diesel, and cement shall not be stored, mixed or discharged onto the ground within 10m of the trunks of any trees. Areas for the storage or mixing of such materials shall be agreed at the pre-commencement meeting; an appropriate location has been indicated by an orange hatched area on the TPP.

5.7. No notice boards, or power or telephone cables, shall be attached to any of the trees. No fires shall be lit where their flames could extend to within 5m of any parts of trees.

5.8. If the protective fencing or ground boarding is accidentally damaged or knocked over, those sections will immediately be cordoned off with high visibility plastic mesh fencing. The damaged sections then will be repaired or replaced within 48 hours (2 working days). All instances of damage and re-instatement shall be recorded and immediately reported to the arboricultural consultant.

5.9. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect it. He will record the position of the fencing and the condition of the retained trees. If it complies with this statement, the arboricultural consultant will ‘sign off’ the fencing to the contractor and copy this (in writing) to the developer. (See also ‘Supervision and Monitoring’ below.)

5.10. The protective fencing will not be moved or re-located without the prior approval of the arboricultural consultant. It will only be removed once all construction works are completed: the arboricultural consultant will be informed in advance of when it is intended to remove the fencing.

6. Ground protection

6.1. There are areas of existing hard surfacing (mainly tarmac) abutting the RPAs of trees nos. 36, 49 – 50, 52 – 56 and 101 to 107. These are protecting the soil and potential rooting activity below, so shall be left in place throughout construction and only be removed towards the end of development and during the landscaping phase. These areas are hatched with **purple hatching** on the TPP.

6.2. If these areas of existing hard surfacing need to be removed prior to completion of construction, the ground beneath will be immediately covered with an appropriate ground covering, as specified below.

6.3. For purely pedestrian traffic, a single layer of scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009, Specification for timber scaffold boards, and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, forming a suspended walkway, or secured to the ground with steel pins above a compressible material (a 100mm deep layer of woodchips might be appropriate) laid on top of an appropriate geotextile membrane (such as 'Terram').

6.4. For pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards (temporary aluminium roadway such as 'Trakway' or similar, or interlocking plastic tread boards such as "Ground-Guards" or similar) will be placed above a compressible material (a 150mm depth of woodchip might be appropriate), laid onto an appropriate geotextile membrane (such as 'Terram').

6.5. The ground protection will only be removed once all construction works are completed.

6.6. An additional area directly to the west of Moat House shall be overlayed with an appropriate ground protection, following the specifications set out above, to allow its use for the storage and mixing of materials without the risk of soil compaction or contamination.

7. Installation of underground services

7.1. All underground service and drainage routes shall be located so that no excavation is required within RPAs.

7.2. If their location within RPAs is unavoidable, underground services shall be installed in one of the following two ways, in accordance with NJUG guidelines².

7.3. **Manual excavation.** This involves hand digging of a continuous trench to a depth of at least 750mm, under arboricultural supervision; with the careful retention and protection of all roots of a diameter greater than 25mm, as detailed elsewhere in this method statement. If soil conditions and/or root distribution render it appropriate, the arboricultural consultant may require hand excavation to extend to a greater depth than this.

7.4. Whilst the historic make-up of the existing access drive has been identified as a rooting barrier to Turkey oak no. 36, the proposed services trench abuts the RPA and is within 0.5m of the theoretical structural root plate. As a precautionary measure, the edge of the service trench will be manually excavated as detailed at 7.4 below so as to address any roots which may be present and to minimise any impact upon the tree.

7.5. Such an excavation will be undertaken using a pick or a hand fork to loosen the soil, which will then be cleared from roots using a compressed air soil pick and removed using shovels or trowels. All roots encountered of less than 25mm diameter will be cut cleanly with secateurs or a sharp pruning saw.

7.6. All roots greater than 25mm diameter will be protected and retained, as set out below, and services routed over, under and around retained roots to facilitate installation.

7.7. The faces of all excavations that contain exposed roots will be covered with hessian sacking and be kept moist at all times; they will not be left exposed to frost, wind or direct sunlight.

² National Joint Utilities Group. Volume 4, GUIDELINES FOR THE PLANNING, INSTALLATION AND MAINTENANCE OF UTILITY APPARATUS IN PROXIMITY TO TREES", Issue 2: 16th November 2007.

7.8. Protection of retained roots shall be conducted in the following way. A 50:50 mix of sharp sand and composted organic matter shall be prepared and packed around the root within a wrapping of hessian (builders' sand will not be used as it has a high salt content and may be toxic to trees). The layer of sharp sand and compost shall be not less than 50mm in thickness around the full circumference of the root section. If concrete is to be poured or placed around these roots, they shall also be wrapped with an impermeable polythene membrane. Both the hessian wrapping and the polythene membrane shall be secured by degradable ties, in a manner that will not constrict future growth of the root.

7.9. Excavation beneath 750mm depth (or greater if the arboricultural consultant has deemed it appropriate) may be undertaken by an excavator working from outside the RPAs, provided this is supervised to prevent any retained roots being damaged.

8. Construction of replacement permanent hard surfaces

8.1. To prevent unacceptable root damage, the areas of hard standing located within and abutting the RPAs of tree nos. 49 – 56 shall either be retained and left in place or, if absolutely necessary, shall be replaced and founded no deeper than the sub-base of the existing surface it is replacing.

8.2. Other than the shallow removal of the upper 100mm – 150mm of the existing wearing course, no excavation within or directly abutting the RPAs of retained trees shall occur.

8.3. Within RPAs there shall be no lowering of existing soil levels and no digging will be undertaken: all parts of proposed hard surfaces shall be constructed above existing soil level. This is to ensure that roots are not severed, soil is not compacted.

8.4. Following removal of any existing wearing course to be replaced, any hollows shall be filled with sharp sand; and to prevent compaction of the soil structure, a biaxial geotextile grid ('**geogrid**', such as 'Tensar') or a permeable **geotextile membrane** (such as 'Treetex' or 'Terram') of an appropriate specification for the particular characteristics of the soil and for anticipated loads shall be laid on the ground beneath the footprint of the proposed hard surface, and be secured with pegs or pins driven through it into the ground.

8.5. Edge supports, if required, of an appropriate size and strength should be laid above ground level, on top of the geogrid, either on a concrete haunching, or flat on the geogrid itself, secured with pegs or pins driven into the ground. If concrete haunching is used, a strip of heavy-duty polythene will be laid beneath it, on top of the geogrid, to prevent the leaching of wet cement into the soil. The outer side of the edge supports should be banked up with topsoil, graded down to existing ground level where necessary.

8.6. The replacement wearing course, where utilised, shall be of a permeable and gas-porous nature such as permeable tarmacadam.

8.7. Construction should be undertaken in dry weather; ideally this should be between May and October when the soil is at its driest and least prone to compaction.

9. Fencing, landscaping and reinstatement

9.1. Care will be taken to ensure that fencing, landscaping and reinstatement do not cause any damage to the existing trees. Prior to the commencement of any landscaping works within RPAs the developer will convene a site meeting to be attended by the site manager or agent, the landscape contractor, the fencing contractor and the arboricultural consultant. The methods of tree protection outlined in this section of the arboricultural method statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement shall be recorded and circulated to all parties in writing.

9.2. In particular, in relation to the Veteran English oak tree (no. 185) to the south of Moat House within the grassed residential amenity area as well as all other retained trees within the soft landscaped areas, within RPAs and veteran tree buffer zone shown on the TPP at Appendix 2 (**solid beige hatch/purple outline**) the following points shall be observed:

- Ground levels will not be changed.
- Only lightweight plant or vehicles shall enter the RPAs.
- No fuels or chemicals shall be brought into or stored within these areas.
- Digging (for fence posts etc.) shall be done by hand. Any roots of 25mm diameter and above that are encountered shall not be cut: if such sized roots are found the position of the proposed post will be re-located. Any smaller roots shall be cut cleanly. All roots exposed should be backfilled with sharp sand on the same day they are uncovered.
- No parts of any fencing shall be nailed or otherwise attached to any parts of the retained trees.
- Unwanted vegetation shall be removed manually or by using chemicals that cannot damage the roots of the trees.
- No irrigation or drainage pipes shall be installed within RPAs.

10. Supervision and monitoring

10.1. Once the protective fencing, ground boarding have been installed, the arboricultural consultant will visit the site and inspect these tree protection measures. If the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor and copy this (in writing) to the client.

10.2. Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to; and will contact the site manager or agent on a weekly basis whilst ground works are being undertaken, and on a fortnightly basis thereafter, to ascertain what works are planned for the coming week and whether any of these require arboricultural input or supervision. Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA.

10.3. The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include:

- location of protective fencing
- demolition of existing hard surfacing
- construction of replacement hard surfacing
- (if necessary) installation of underground services

10.4. The project or site manager will give the arboricultural consultant at least 48 hours written notice of the date of intended construction of any proposed buildings or structures, underground service runs, or areas of hard surfacing that are within the RPAs of any of the trees, so that he/she can attend.

10.5. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or abutting RPAs or beneath the crowns of trees

are to be referred in advance to the arboricultural consultant to enable him to advise on any changes to the impact on trees that these drawings may cause, and to be able to provide solutions to avoid or minimise any further tree damage. All such drawings will be approved in writing by the arboricultural consultant before works within or abutting RPAs are proceeded with.

10.6. The arboricultural consultant will issue variation orders to the client in the case of any agreed changes to this method statement, and non-compliance notices in any cases of substantial deviation from the statement. These will be recorded in a final completion statement suitable for submission to the LPA if required.

SJAtrees

September 2025

APPENDIX 1

Tree Survey Schedule



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Tree survey schedule

**Arborfield, Moat House - Parcel S, Wokingham,
Berkshire**

SJA tss 24234-01

June 2024

Tree Survey Schedule: Explanatory Notes

Arborfield Parcel S, Wokingham, Berkshire

This schedule is based on a tree inspection undertaken by Rebecca Gawthorpe, Tom Wawman and Frank Spooner of Simon Jones Associates Ltd., between Friday the 10th January and Friday 25th April 2014. Weather conditions at these times ranged from clear, dry and bright to overcast with heavy rain. In January to March deciduous trees were not in leaf but in April deciduous trees were in partial leaf. A second site visit was carried out by Rebecca Gawthorpe, Tom Wawman and Ben Jameson on the 24th and 25th July 2014. Weather conditions were clear, dry and bright and deciduous trees were in full leaf. A further site visit was carried out by Edward Janes on the 6th of June 2024. Deciduous trees were in full leaf and weather conditions were clear, dry and bright.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given. The dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "44".

2. T.P.O. no.

Number assigned to tree in the Wokingham Borough Council Tree Preservation Orders, as shown in the T.P.O. schedule and plan. A T.P.O. identified with an asterisk (*) indicates those trees that have been misidentified within the T.P.O. schedule.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. In the cases of small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range for species; with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irremediable physiological or pathological defects, such that there is a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE
Arborfield Parcel S, Wokingham, Berkshire

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
36		Turkey oak	22.5m	755mm	8.6m N 8.9m E 7m S 8.4m W	2m	2.5m	Mature	Average	Moderate	Single trunk; specimen of good form; bud density appears normal; growing in a prominent location; of high quality and moderate landscape value; of long-term potential.	B (1)
37	T6 1445/2 012	Common lime	8.2m	370mm (over ivy)	4m	1.9m	1.7m	Semi-mature	Average	Moderate	Single trunk; ivy-covered; bud density appears normal; of moderate quality and of medium-term potential; of moderate landscape value.	B (2)
38		Apple	2.3m	310mm (over ivy)	0m	0m	0m	Mature	Dead	Dead	Tree no longer present; 2.3m stump remains.	U
40	T7 1445/2 012	Common lime	10.5m	440mm (over ivy)	5.5m N 5.5m E 6m S 5m W	2.5m S	2.5m	Semi-mature	Average	Moderate	Single trunk; ivy-covered; bud density appears normal; of moderate quality and landscape value; of long-term potential.	B (12)
41		English oak	8.5m	230mm	3m N 1m E 4.5m S 4m W	2m N	1.5m N	Semi-mature	Average	Indifferent	Commemorative plaque at base which reads "presented to Hazebrouck Officers Mess by Coronel J E Le Quesne Commandant School of Electronic Engineering, November 1985 to December 1987" Slightly leaning trunk; asymmetrical crown; of moderate quality and cultural value; but of low landscape value; of long-term potential.	C (13)
42	T8 1445/2 012	Common lime	10.5m	est. 350mm	5.5m N 6m NE 5m E 5.5m S 6m W	3m NE	2m	Semi-mature	Average	Moderate	Single trunk; enveloped in basal shoot growth; bud density appears normal; of moderate quality and landscape value; of long-term potential.	B (12)
49		Flowering cherry	6.5m	255mm	5m N 3m E 5m SE 4m S 3m W	1.5m SW	2m S	Semi-mature	Average	Moderate	Small ornamental tree; specimen of good form; of moderate quality and of medium-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
50	T29 1445/2 012	English oak	18.4m	560mm	5.9m N 7.8m E 7m S 6.2m W	3m	1m	Mature	Average	Moderate	Single trunk; bud density appears normal; shoot extension growth appears normal; growing in a prominent location; of moderate quality and landscape value; of long-term potential.	B (12)
51		Flowering cherry	13m	170mm	3m N 5m E 2m S 2m W	4.5m E	3m S	Young	Average	Poor	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; specimen of poor form; of low quality, of low landscape value, but of medium-term potential.	C (123)
52		Silver birch	19m	370mm (over ivy)	4.7m N 4.6m E 1.9m S 2.5m W	3m	2m	Mature	Average	Indifferent	Drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; bud density appears normal; shoot extension growth appears normal; of low quality; of moderate landscape value; of medium-term potential.	C (1)
53		Flowering cherry	6.5m	290mm	5.5m N 2m E 6.5m S 4m W	2m E	3m S	Semi-mature	Average	Indifferent	Ornamental tree; crown has been heavily reduced or "topped" in past; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
54		Flowering cherry	5.5m	305mm (over ivy)	2.8m N 6.2m E 3.9m S 2.9m W	1.8m	1.5m	Mature	Average	Indifferent	Crown has been heavily reduced or "topped" in past; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
55		Goat willow	14m	610mm 420mm	8m N 4.7m E 5.9m S 4.6m W	1.5m	0.5m	Mature	Average	Indifferent	Twin stemmed from 0.5m with dominant stem dividing further at 1m with tight compression fork and evidence of included bark; cankerous growths noted throughout entire crown; specimen growing adjacent to the car park in front of the HQ of the Arborfield Garrison (Moat House); of low quality; of moderate landscape value; of medium-term potential.	C (2)
56	A2 1445/2 012	Sweet chestnut	21.1m	695mm 770mm	3.9m N 7.1m E 6.8m S 3.8m W	3m	0.5m	Mature	Average	indifferent	Twin-stemmed from 1m showing acute union with evidence of incipient included bark but no bark to bark contact; mechanical wounding on trunk occluding well; above average dead wood in crown; asymmetrical crown as suppressed by adjacent specimens; growing in a prominent location; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
57	A2 1445/2 012	Sycamore	8m	370mm	5m N 1.5m E 2m S 5m W	3m W	3m W	Semi-mature	Below average	Poor	Specimen has lost its top at 8m above ground level with significant die back and wood degradation; crown heavily suppressed by adjacent tree; should be removed for sound arboricultural management reasons; of low quality, of low landscape value, and of little potential.	U
58	A2 1445/2 012	Sycamore	22.6m	1175mm	8.9m N 6.2m E 8.7m S 6.7m W	4m	2m	Mature	Average	indifferent	Large specimen; cavity at base on NW side; area of standing water in between buttresses and cavity; small cavity opening measuring 150mm across by 470mm in height; can be probed to 180mm inwards with obvious signs of wood decay and wood degradation, cavity can be probed upwards to beyond reach; no distinct differences in tone; localised decay; single large girthed trunk to 2.5m dividing into three co-dominant stems of equal size; tight compression forks and a significant amount of included bark extending from the union downwards to up to 1m on the W side and from the union downwards for 2m; relatively small crown for a tree of this age and size with some evidence of pruning works; shoot extension growth appears slightly below average; of low quality; of moderate landscape value; of medium-term potential.	B (2)
101	T5 1445/2 012	Common lime	8m	220mm	3.5m N 3.5m E 3m S 2m W	3m N	3m	Semi-mature	Average	Indifferent	Single trunk; small branch over car park on N side at 2.5m with weak fork with included bark; of moderate quality and landscape value; of long-term potential.	B (12)
102	T4 1445/2 012	English oak	22.3m	1175mm	6.7m N 6.1m E 7.9m S 5.3m W	3m	1.5m	Mature	Average	Moderate	Twin stemmed at 4m; <i>Ganoderma sp.</i> brackets noted near base in 2015 survey, bracket no longer present, however, fungal hyphae likely colonise internal wood; slight variation in tone when sounded with acoustic hammer noted, but not considered to be detrimental to the overall structure of tree; woodpecker hole on main scaffold branch on E side of tree at 9m; of moderate quality and high landscape value; of long-term potential.	B (2)
103	T3 1445/2 012	Common lime	9.3m	345mm	4.2m N 4.7m E 3.6m S 4m W	2m	1.7m	Semi-mature	Average	Moderate	Single trunk; located at road junction; visible from road; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
104		Flowering cherry	9m	340mm (over ivy)	3.5m N 4m E 3.5m S 4m W	2m NE	2.5m	Semi-mature	Average	Indifferent	Moderate ivy cover; twin stemmed at 2.5m; visible from road; of moderate quality and landscape value; of medium-term potential.	B (12)
105	T2 1445/2 012	Turkey oak	17.4m	525mm (over ivy estimate)	4m N 7.1m E 8.4m S 8.5m W	2.5m	2m	Mature	Average	Moderate	Single trunk; visible from road; heavy ivy coverage; of moderate quality and landscape value; of long-term potential.	B (12)
106		Common lime	10m	305mm	4m N 4m E 4.5m S 4m W	1.5m W	1m	Semi-mature	Average	Moderate	Single trunk; visible from road; of moderate quality and landscape value; of long-term potential.	B (12)
107		Goat willow	13.8m	2 stems @ 550mm 540mm 440mm 570mm (all over ivy)	5.8m N 9m E 8.6m S 8.3m W	1.5m	1m	Mature	Average	Poor	Multi stemmed at base with tight compression forks; evidence of included bark; cracking/separation between unions at base of W co-dominant leader at crown break, failure likely and could be imminent; visible from road; of low quality; of moderate landscape value; of medium-term potential.	C (2)
184	T12 1445/2 012	Copper beech	24m	910mm	7m N 6m E 5.5m S 7m W	6m S	6m	Mature	Average	Indifferent	Twin stemmed from approx. 3m however union obscured with ivy, a tight compression fork, unable to identify if included bark is present; specimen growing to S of Moat House restricted in some views from surrounding public places, however readily visible in views from S from adjacent residential properties; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
185	T10 1445/2 012	English oak	25.1m	1710mm	12.4m N 10.8m NE 12.8m E 11.6m SE 10.5m S 12.3m SW 8.1m W 11.8m NW	4	0.2	Veteran	Average	Moderate	Prominent buttressing with cavities noted at buttress clefts, decay pattern consistent with 'Eiffel Tower fungus' (<i>Inonotus dryadeus</i>) but no fruiting bodies present at time of survey; significant animal burrowing between buttresses with burrows coalesced in centre; heartwood internally exposed with evidence of extensive hollowing, however, remaining sound wood is substantial and hollowing is of no major significance to structure of tree; single trunk with severed ivy up to 2m, rest of crown dead ivy covered; well formed tensile main unions and tensile unions throughout rest of crown; established epicormic growth on lower and mid trunk; some dieback in upper crown showing signs of retrenchment, storm damage and crown reduction works noted throughout; a significant arboricultural feature in this section of the site being readily visible from the surrounding public places and residential properties that lie to SW and N; of moderate quality and cultural value; of high landscape value and of long-term potential.	A (2)
G007		Goat willow	5m	Up to 350mm	10m	0.5m	0m	Mature	Low	Poor	Failed and laying on ground with other specimens damaged significantly by failure.	C (1)
G008	A2 1445/2 012	Various	Up to 5m	Up to 300mm (over ivy estimate)	5.1m	1m	0.1m	Mature	Average	Indifferent	Species include cherry laurel, sycamore, silver birch and English oak; 10 individuals; mass of cherry laurel backed by young self seeded birch oak and sycamore; crossing and rubbing branches throughout structures; no significant defects observed; visible from Princess Marina Drive and Buttershaw Avenue; contributes to boundary screening; inessential component of the landscape.	C (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837: 2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
36	Turkey oak	257.9m ²	9.1m
37	Common lime	61.9m ²	4.4m
38	Apple	43.5m ²	3.72m
40	Common lime	87.6m ²	5.28m
41	English oak	23.9m ²	2.76m
42	Common lime	55.4m ²	4.2m
49	Flowering cherry	29.4m ²	3.06m
50	English oak	141.9m ²	6.7m
51	Flowering cherry	13.1m ²	2.04m
52	Silver birch	61.9m ²	4.4m
53	Flowering cherry	38.0m ²	3.48m
54	Flowering cherry	42.1m ²	3.7m
55	Goat willow	248.1m ²	8.9m
56	Sweet chestnut	486.7m ²	12.4m
57	Sycamore	61.9m ²	4.44m
58	Sycamore	593.1m ²	13.7m
101	Common lime	21.9m ²	2.64m
102	English oak	624.6m ²	14.1m
103	Common lime	53.8m ²	4.1m
104	Flowering cherry	52.3m ²	4.08m
105	Turkey oak	124.7m ²	6.3m
106	Common lime	42.1m ²	3.66m
107	Goat willow	640.2m ²	14.3m
184	Copper beech	374.6m ²	10.92m
185	English oak	706.9m ²	15.0m
G007	Goat willow	55.4m ²	4.2m
G008	Various	40.7m ²	3.6m

APPENDIX 2

Tree Protection Plan

