



SOUTH WOKINGHAM
R11

**ARBORICULTURAL
IMPACT
ASSESSMENT &
METHOD
STATEMENT**

for

**KIER PROPERTIES
DEVELOPMENTS
LIMITED**

Written By:	W. Wareing
Checked By:	A. Bigg
Date:	06/03/2025
Revision:	C: 12/09/2025
Ref:	KIER24766aiaamsC

TABLE OF CONTENTS

1. Executive Summary	3
2. Introduction	4
3. Arboricultural Impact Assessment	5
4. Arboricultural Method Statement	10
Appendix 1: Summary of Categories BS5837:2012	24
Appendix 2: Tree Survey Schedule	25
Appendix 3: Tree Protection Plan	28

1. Executive Summary

- 1.1. For the Arboricultural Method Statement see section 4.
- 1.2. This report has been revised as 'C' on the 12/09/2025 following an update to the layout, most significantly any impact to the Ancient Semi Natural Woodland has been removed.
- 1.3. The site is currently open fields south of Waterloo Road, with a gravel track to the northwest. The proposed development is a reserved matters application (access, appearance, layout, scale and landscaping) for 343 dwellings and associated infrastructure (green, blue and highway).
- 1.4. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.
- 1.5. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.6. Given the number of trees on the site, the development proposals incorporate the majority of the better, more sustainable specimens.
- 1.7. All of the 'A' category trees are to be retained and protected throughout the development.
- 1.8. Most of the trees proposed for removal are in the lower category ('C') and as such it is judged that they are not of a quality that should present any constraint to development of the site.
- 1.9. One category 'B' tree is proposed for removal, however this may have already been removed as a result of the South Wokingham Distributer Road works. For the purposes of this report, it will be included in trees proposed for removal.
- 1.10. Where proposed new hard surfaces encroach into the RPA of trees highlighted for retention, sensitive surface construction will be required.
- 1.11. Number of trees to be removed as a direct result of the current design (see section 4 for details):

BS Category	Number of individual trees	Tree Groups/ Hedges
U	~	~
A	~	~
B	1	~
C	2	2

2. Introduction

- 2.1. ACD Environmental was instructed in January 2025 to prepare the following Arboricultural Impact Assessment and Method Statement by Kier Properties Development Limited. Reference should be made to the appended Tree Protection Plan (KIER24766-03C).
- 2.2. This report has been revised as 'C' on the 12/09/2025 following an update to the layout, most significantly any impact to the Ancient Semi Natural Woodland has been removed.
- 2.3. This Method Statement is to be made available to all operatives on site during the construction process, so that they understand the scope and importance of the measures set out for tree protection. Implementation of the protection methods and other details within this report are integral to ensuring protection for the retained trees.
- 2.4. For details of trees to be retained, and locations and types of special protection methods, reference should be made to the latest revision of Tree Protection Plan (ref: KIER24766-03C), which should be displayed prominently on site for all staff to see.
- 2.5. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor/engineer with all node points being marked clearly on site for the fencing contractor to work to. The AutoCAD version of the Tree Protection Plan is available on request.
- 2.6. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.7. The controlling authority is Wokingham Borough Council who can be contacted at:
Address: Wokingham Borough Council, Development Management, Wokingham Borough
Email: development.control@wokingham.gov.uk
- 2.8. According to a search on Wokingham Borough Council's online mapping service on 09/01/2024, Multiple trees are protected by the Tree Preservation Orders (TPO) ref. 1340/2010 & 1376/2011. These trees are shown on the Tree Protection Plan.
- 2.9. W194 is recognised as an Ancient Semi Natural Woodland (ANSW) therefore a 15-metre buffer has been afforded and incorporated into the design to protect the woodland.
- 2.10. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.
- 2.11. The following abbreviations have been used throughout this document:
 - Root Protection Area – RPA.
 - Construction Exclusion Zone – CEZ.
 - Tree Protection Plan – TPP.
 - Tree Protection Fencing – TPF.

3. Arboricultural Impact Assessment

- 3.1. The site is currently open fields south of Waterloo Road, with a gravel track to the northwest. The proposed development is a reserved matters application (access, appearance, layout, scale and landscaping) for 343 dwellings and associated infrastructure (green, blue and highway).
- 3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts are identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.
- 3.3. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.4. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 3.5. The tree survey for the site is at Appendix 2 of the Tree Report for the site ACD reference PRI24132ts
- 3.6. This assessment is based upon the supplied layout drawing by AAP Architects ref. P1904.R11.01 Proposed RMA Layout-73
- 3.7. **Evaluation of impact of proposed tree losses**

Table 1: Trees to be removed as a direct consequence of development

BS Category	Number of individual trees	Tree Groups/ Hedges
U	~	~
A	~	~
B	1	~
C	2	2

- 3.7.1. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference KIER24766-03C.
- 3.7.2. T99, G162, T199, T203 & H204 are to be removed as a result of the development proposals.
- 3.7.3. Most of the trees proposed for removal are in the lower category ('C') and as such it is judged that they are not of a quality that should present any constraint to development of the site.
- 3.7.4. T87, T89, T90 & G122 are situated in the southwest corner of the site. Third party tree survey data has been used from WSP Tree Protection Plan – SWDR Spine Road & western Gateway. A section of G122 has been shown on this to be removed to facilitate the SWDR application. Shrubby specimen and trees are to be selectively removed to facilitate new connecting footpath.

3.7.5. Although the removal of 'B' category trees is not ideal, T99 is located on the edge of site, and may have already been removed as part of the as a result of the South Wokingham Distributer Road works. A proposed ditch is located within the location of this tree, its retention as a result would not be viable.

3.7.6. In terms of the effects of the tree loss required to implement the design, most of the trees to be removed are all unremarkable trees of very limited merit, such that they can be replaced with tree planting as part of the landscape proposals, (or even future residents).

3.7.7. In relation to the conception and design of development proposals, BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.7.8. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

3.7.9. Replacement trees will be proposed through landscape design and will more than mitigate for their removal by providing robust long term tree cover in keeping with the proposal and surrounding properties.

3.8. **Trees to be pruned**

3.8.1. At this time the following tree surgery works are proposed.

Tree number	Species	Operation
G122	Ash, Oak	Remove shrubby understorey and trees as required to facilitate new hard surfacing.
H134	Elm, Blackthorn	Remove sections as shown on the Tree Protection Plan.
H135	Elm, Blackthorn	Remove sections as shown on the Tree Protection Plan.
H141	Various	Remove sections as shown on the Tree Protection Plan.
H195	Hawthorn, Blackthorn	Remove sections as shown on the Tree Protection Plan.
G206	Hawthorn, Holly	Crown lift northern section of canopy to 3 metres.
T208	Common Oak	Dead tree, remove crown to crown break leaving standing stem for ecology purposes.
H272	Various	Trim sections as shown on the Tree Protection Plan.

3.9. Protection for retained trees

- 3.9.1. BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).' As such, protection for all retained trees is shown on the Tree Protection Plan according to this specification.
- 3.9.2. The specification proposed for this site This shall comprise of Heras type panels on 'boots', well braced by attachment to scaffold pole uprights driven firmly into the ground. This is perfectly adequate for this site where there are to be areas of high intensity development. All tree protection fence should be erected before any works start on site whatsoever.
- 3.9.3. Locations for temporary fencing are shown on the TPP ref. KIER24766-03C. These are to be applied prior to the installation of no-dig surfacing and only moved to the permanent alignment immediately before the installation of the surfacing. After the works have commenced the surfacing can be utilised as ground protection. Other forms of ground protection and additional fencing are also shown on the TPP to protect the RPA throughout the entirety of the development.
- 3.9.4. Areas of whip planting throughout the site may require translocation if not removed. Due to their size (outside the size requirements of BS5837) these have not been shown as part of the Tree Survey Data, therefore have not been afforded numbering. Where they are shown to be within the footprint of elements of the design they will be removed and relocated to an alternative section of the site. This will be displayed on the landscaping proposals.

3.10. Ground protection

- 3.10.1. In certain areas, space required to construct buildings will require encroachment into RPAs. Potential damage cause by foot traffic and associated works can be mitigated by the use of ground protection as specified in BS5837:2012 section 6.2.3. To ensure the ongoing survival of the retained trees, this is detailed in the Arboricultural Method Statement and indicated on the Tree Protection Plan where required.

3.11. Demolition & Groundworks

- 3.11.1. To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

3.12. New Hard Surfaces within RPAs

- 3.12.1. In order to minimise impact on the trees where the proposed footpaths throughout encroaches into the RPAs of trees, T87, T89, T90, T94, T96, T97, T111, T113, T114, T116, T117, G122, T219, T198, T210, T209, G207, T205, T202, T201, T200 & G212. Sensitive surface construction will be required in the form of a no-dig surface. It is anticipated that using no dig surface means that installation of permanent hard surface in this area is unlikely to cause significant adverse impact on the trees to be retained.

- 3.12.2. As per the recommendation of BS5837:2012 section 7.4.2.3, the new permanent hard surfacing does not exceed 20% of any existing unsurfaced ground within the RPA.
- 3.12.3. To avoid root damage, a no-dig approach must be taken, limiting the impact on the trees:
- 3.12.4. The use of a three-dimensional cellular confinement system, such as 'Cellweb' is an acceptable approach, which aims to fulfil the above design criteria. This system maintains the passage of oxygen and water to root systems; avoids root loss through severance or asphyxiation and minimises the potential for soil compaction. It is achieved by laying a Geotextile membrane directly onto unchanged soil levels, with a three-dimensional cellular confinement system ('Cellweb') laid on top filled with no fines granular fill, with a porous finishing surface. See specification on Tree Protection Plan (KIER24766-03C).
- 3.12.5. Retained trees must first be protected during all stages of the development including demolition, by the erection of fencing as specified on the Tree Protection Plan (TPP). Installing the surface may require the re-positioning of the tree protection fencing to a secondary location in line with and associated method statement.
- 3.12.6. The area must be protected during all stages of the development including demolition, by ensuring the surface is installed, with a sacrificial tarmac surface (or trackway) if required, prior to any construction or demolition traffic entering the site.
- 3.12.7. The Arboricultural Method Statement describes installation of a typical no-dig surface. This follows the recommendations set out in Section 7.4 of British Standard 5837:2012. The author of this report is not an engineer and therefore detailed engineering design, and analysis must be carried out by a suitably qualified engineer. However, any design must be approved for use by the project arboriculturist.

3.13. Construction within RPAs

- 3.13.1. It is confirmed that there is no construction proposed within the RPAs of retained trees.

3.14. Services

- 3.14.1. Aside from the removal of a section of section H135, there are no further impacts as a result of the drainage/services layout. If any alterations to the drainage are required which require further removals, then full consent from the LPA must be obtained prior to the works commencing.

3.15. Levels and Landscaping

- 3.15.1. Within the RPA of G196, a rain garden has been proposed, due to the shallow nature of these, the works will be undertaken using hand tools only, under the supervision of the project arboriculturist.
- 3.15.2. A swale is proposed on the periphery of the RPA of T97, the excavation within this area is to be undertaken sensitively under supervision from the project arboriculturist.

3.16. Boundaries

- 3.16.1. All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non-porous membrane to stop leachates from the concrete damaging tree roots.

3.17. Supervision & monitoring

- 3.17.1. Supervision is required during the installation of all special details, such as no-dig surfaces and excavations within RPAs.
- 3.17.2. The development process shall be subject to arboricultural monitoring, where areas of incursion into the RPA of retained trees is required. Therefore, a pre-commencement site meeting is advised, with regular site monitoring visits conducted every other month. When works which require supervision cannot be tied in with site monitoring visits then a separate visit should be conducted to supervise the works.

4. Arboricultural Method Statement

**TO BE READ IN CONJUNCTION WITH THE APPENDED TREE PROTECTION
PLAN REFERENCE: KIER24766-03C**

4.1. Phasing of operations for tree protection

4.1.1. Implementation of tree protection measures on the site must be carried out in the following order:

- 1) Tree removals and tree surgery.
- 2) Line of tree protection fence to be set out to node points by surveyor.
- 3) Accurate erection of tree protection fence and ground protection.
- 4) **Pre-commencement site meeting with project arboriculturist, Local Authority Tree Officer, site manager and groundworkers.**
- 5) Site accessible to construction/demolition traffic.
- 6) Demolition/site clearance.
- 7) Construction.
- 8) Removal of tree protection fencing.
- 9) Remedial tree surgery (if required).

4.1.2. The above phasing must not be changed without approval from the project arboriculturist and agreement with the Council.

4.2. Site supervision

4.2.1. The development process will be subject to arboricultural supervision where construction work inside the construction exclusion zone is required, and for the installation of any special detail (e.g., no-dig surface). Therefore, input and supervision from the project arboriculturist will be required at the following stages:

- 1) Tree removals and access facilitation pruning.
- 2) Accurate erection of tree protection measures.
- 3) Site meeting with project arboriculturist, Local Authority Tree Officer, site manager and groundworkers.
- 4) Site accessible to construction/demolition traffic.
- 5) Installation of no-dig surfacing/excavation works within RPAs
- 6) Demolition/site clearance.

4.2.2. Arboricultural supervision is to be carried out at all crucial stages throughout the development process to ensure detailed tasks are carried out as per the approved methodology, and during any other, unplanned incursions into protection areas, for whatever reason.

4.2.3. This supervision will require the arboriculturist to be present throughout the task, to ensure all the arboricultural objectives are met.

4.2.4. If the task is to take a long period of time, provided the arboriculturist is satisfied, and after an initial 'tool-box talk', the supervision may be reduced to telephone contact between the site foreman/contractor and arboriculturist.

4.2.5. Regular site monitoring visits are to be undertaken to ensure the tree protection fencing and other protection measures are adequately installed and maintained. Bi-monthly visits (every other month) will be required. If works within RPAs cannot be tied into the monitoring visits then separate visits will be required.

4.3. **Restrictions within tree protection areas**

4.3.1. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever.
- No excavation by any other means without arboricultural site supervision.
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools).
- No storage of plant or materials.
- No storage or handling of any chemical including cement washings.
- No vehicular access.
- No fire lighting.

4.3.2. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees.
- No fire shall be lit such that flames come within 5m of tree foliage.

4.4. **Avoiding damage to stems and branches**

4.4.1. Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible.

4.4.2. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as 'access facilitation pruning'.

4.4.3. Access facilitation pruning shall be kept to the bare minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstances shall construction personnel undertake any tree pruning operations.

4.5. **Tree protection fencing**

4.5.1. The Tree Protection Plan (see the latest revision of: KIER24766-03C) shows the alignment of Tree Protection Fencing (TPF), which is to be installed prior to any of the following taking place:

- Demolition.
- Plant and material delivery.
- Soil stripping.
- Utility installation.
- Construction works.
- Landscaping.

4.5.2. Stages for installation of TPF:

- 1) Hand clearance of any vegetation to allow clear working access.
- 2) Setting out of fencing points.
- 3) Fencing erected.
- 4) Site accessible to demolition/construction traffic.

4.5.3. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to.

4.5.4. Once erected, all TPF will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the local planning authority.

4.5.5. The typical TPF construction is suitable for areas of high intensity development, and shall comprise of interlocking weld-mesh panels, well braced to resist impacts by attachment to a scaffold framework that is set firmly into the ground. A detailed specification can be found on the TPP.

4.5.6. Should any alternative method of barrier construction be proposed, consultation with the project arboriculturist will be obtained to clarify the efficacy of the revised design prior to informing the local planning authority and obtaining their consent.

4.5.7. Once the exclusion zone has been protected by barriers and/or ground protection, construction work can commence.

4.5.8. All weather notices should be erected on the barriers (for example see figure below).



Figure 1: Tree Protection Sign (digital copies available for download at: www.acdenvironmental.co.uk)

4.6. Site storage, parking, welfare facilities

- 4.6.1. The site will require provision for; site storage, contractor parking, welfare facilities, temporary services/drainage, material drop off points, etc.
- 4.6.2. No details of these provisions are available at the time of writing of this report.
- 4.6.3. None of the above provisions will be sited within RPAs of retained trees without the input or the project arboriculturist and the consent of the Local Authority.

4.7. **Ground protection**

- 4.7.1. The specification for Ground Protection is shown on the Tree Protection Plan. Any alternative specification to be installed must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil. As advised in BS5837:2012 section 6.2.3:
- 4.7.2. New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:
- 4.7.3. a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g., 100 mm depth of woodchip), laid onto a geotextile membrane;
- 4.7.4. b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g., 150 mm depth of woodchip), laid onto a geotextile membrane;
- 4.7.5. c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

- 4.7.6. Stages for ground protection installation¹:

No plant machinery to be used in the area of ground protection for whatever reason

- 1) Discuss procedure with project arboriculturist.
- 2) Dismantle primary TPF and re-erect in secondary location as shown on TPP.
- 3) Any shrubs, saplings or trees to be removed, are to be cut, or ground out to just below ground level rather than grubbed or winched out, which can damage roots of retained trees.
- 4) Lay woven geotextile over existing ground surface by hand.
- 5) Cover the area with compressible layer, woodchip for example, using hand tools only.
- 6) Cover compressible layer with side butting scaffold boards or plywood boards.
- 7) Confirm surface is acceptable for use with project arboriculturist.
- 8) Area ready for construction access.

- 4.7.7. To ensure accuracy and avoid future costly adjustments, the Ground Protection must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to.
- 4.7.8. There is to be no-excavation within ground protection area whatsoever. This includes installation of services and associated utilities.

¹For protection from foot traffic only

4.8. Tree surgery and removal

- 4.8.1. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference KIER24766-03C.
- 4.8.2. The following surgery works are to be carried out:

Tree number	Species	Operation
T99	Common Oak	Remove and grind resulting stump.
G122	Ash, Oak	Remove shrubby understorey and trees as required to facilitate new hard surfacing.
H134	Elm, Blackthorn	Remove sections as shown on the Tree Protection Plan.
H135	Elm, Blackthorn	Remove sections as shown on the Tree Protection Plan.
H141	Various	Remove sections as shown on the Tree Protection Plan.
G162	Various	Remove and grind resulting stumps.
H195	Hawthorn, Blackthorn	Remove sections as shown on the Tree Protection Plan.
T199	Common Oak	Remove and grind resulting stump.
T203	Common Ash	Remove and grind resulting stump.
H204	Various	Remove and grind resulting stumps.
G206	Hawthorn, Holly	Crown lift northern section of canopy to 3 metres.
T208	Common Oak	Dead tree, remove crown to crown break leaving standing stem for ecology purposes.
H272	Various	Trim sections as shown on the Tree Protection Plan.

- 4.8.3. All trees to be removed are indicated on the Tree Protection Plan.
- 4.8.4. If any further tree surgery works are required, a proposed specification will be submitted to and approved by the Local Planning Authority before any works are carried out.
- 4.8.5. All work will be carried out in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and in line with any works already agreed with the Council.
- 4.8.6. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any work being carried out.
- 4.8.7. The statutory protection afforded by the Wildlife and Countryside Act and Countryside and Rights of Way Act will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.
- 4.8.8. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either; cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.
- 4.8.9. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

4.9. **Soft landscaping within RPA**

4.9.1. All landscaping and associated ground preparation within exclusion zones will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area. Removal of existing vegetation will be carried out by hand; turf may be removed using a mechanical turf stripper or by hand.

4.10. **Turfing**

4.10.1. Stages for turfing gardens and open spaces:

No plant machinery² to be used in the area for whatever reason

- 1) Remove TPF to allow access to area.
- 2) Do not reduce any high spots or excavate in any way.
- 3) Existing poor-quality turf may be removed with a turf stripper.
- 4) Use good quality topsoil to level any low-lying areas and hollows and provide a fine tilth to lay turf on. This imported soil must not result in a level increase of more than 100mm in any area.
- 5) Import turves by hand in wheelbarrow.
- 6) Lay turves.

4.11. **Planting**

4.11.1. Should the soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.

4.11.2. Stages for planting within tree protection areas:

No plant machinery to be used in the area for whatever reason

- 1) Remove TPF to allow access to area.
- 2) Remove existing vegetation by hand, turf may be removed using a mechanical turf stripper.
- 3) Do not reduce any high spots or excavate in any way.
- 4) Import good quality topsoil by hand (with wheelbarrow) into area.
- 5) Level to a depth of no more than 100mm with hand tools.
- 6) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted).
- 7) Any mulch should also be imported and spread by hand.

4.11.3. No works will be carried out within any protected areas if the soil moisture is of a level likely to allow compaction to occur.

² Including rotovators

4.12. Installation of underground services within RPAs

4.12.1. If for whatever reason installation within RPAs is required, the project arboriculturist and local authority must be notified prior to any tree protection barrier removal and the following details adhered to.

4.12.2. Stages for installing services within tree protection areas:

No plant machinery to be used in the area for whatever reason

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove just enough tree protection fencing to allow access to area and facilitate trenching.
- 3) Remove any surface vegetation or existing hard surfaces using hand tools.
- 4) Excavate the trench using hand tools only, keeping to minimum dimensions required.
- 5) Roots below 25mm should preferably be retained, however if required can be cut cleanly using secateurs or hand saw.
- 6) Roots over 25mm diameter will be retained and kept damp by covering with hessian (re-wetted as required).
- 7) Feed in services.
- 8) Back fill trench with 200-300mm depth of excavated soil, or a mixture of excavated and imported top-soil (to BS3882:2015), firming down with heels.
- 9) Repeat step 7 until trench is filled.
- 10) Re-erect tree protection fencing as per approved plan.

4.12.3. An alternative to the method of excavation above, for trenching within RPA's, is by using an 'air-spade' or similar. This tool utilises compressed air to remove soil from around tree roots causing minimal damage and can be run off a typical site compressor. ACD can provide details of contractors supplying air-spade services if required.

4.12.4. Alternatively, trenchless technology such as thrust boring can be used in some instances and is particularly effective as it can pass directly under the tree, at a depth which is likely to avoid almost all impact on roots of the subject tree. As no access/thrust pits will be located within the RPAs of the subject trees, the need for arboricultural supervision is limited.

4.12.5. Reference can be made to National Joint Utilities Group Publication Volume 4 (NJUG Vol 4) for guidance, but any approach must be approved by the project arboriculturist.

4.13. Hard surface removal

4.13.1. No hard surface removal within RPAs will occur without arboricultural supervision.

4.13.2. Stages for hard surface removal within tree protection areas:

No plant machinery to be sited on any exposed rooting area

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Dismantle fencing as required to access area.
- 3) Plant machinery to run only on existing hard surfaces with consent from arboriculturist.
- 4) Plant may be used to carefully peel up existing tarmac and concrete.
- 5) Other surfaces are to be removed by hand (paving etc.).
- 6) Where any subbase is not likely to contain roots, and only on approval from project arboriculturist, it may also be carefully removed.
- 7) Underlying ground levels to be retained. No excavation to occur.
- 8) Any exposed roots³ and surrounding newly exposed areas to be covered with up to 100mm of topsoil, from elsewhere on site, or imported topsoil (to BS3882:1984). Soil may be placed in area by plant but must be spread by hand.
- 9) Tree protection fencing to be erected in final position as shown on plan.

4.13.3. If the area around the retained trees is to be left following the removal of the existing hard surface, before a new hard surface is laid or soft landscaping implemented, then the line of protective fencing MUST be correctly re-established immediately the hard surface removal work has been completed.

4.13.4. If, for whatever reason there is a delay before the area is left exposed prior to awaiting a new surface, then a temporary surface must be implemented, or the area fenced off.

³Should any roots over 25mm diameter, have grown above the final soil level and be a hindrance to any new surface installation, their removal will only be carried out under arboricultural supervision and with the approval of the LPA.

4.14. No-dig footpath construction

4.14.1. To ensure that tree roots, within the ground under this proposed surface, continue to survive during and after construction a cellular system such a CellWeb (Geosynthetics Ltd, 01455 617139, www.geosyn.co.uk) of 75mm depth is to be used⁴.

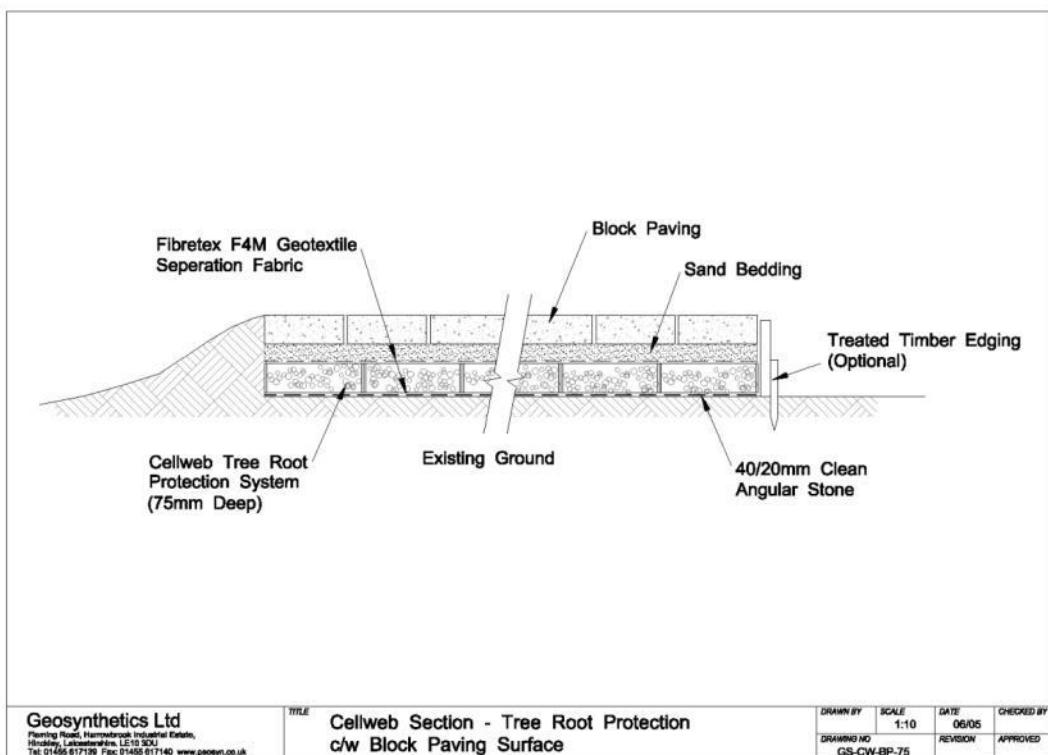


Figure 2 Cellular system profile

4.14.2. Stages for Installation of the cellular confinement surface:

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Dismantle TPF to allow access to work area.
- 3) Remove existing vegetation by using a specific herbicide (as advised by a specialist) or manual removal with hand tools only. Agreed removal of shrubs, saplings or trees, within the protected areas of retained trees are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage roots of retained trees.
- 4) Retain all original ground levels after vegetation removal. No excavation whatsoever.
- 5) Install a non-woven Geotextile (such as Fibretex F4M) directly over soil grade level (levelled where necessary, by non-compacted washed sand) and fix in place.
- 6) Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or wooden pegs.

⁴This approach describes installation of a typical no-dig surface. The author of this report is not an engineer and therefore detailed engineering design, and analysis must be carried out before installation.

- 7) Install kerbs and edgings directly on top of existing soil grade level. For light structures, a treated peg and board may be acceptable. For more substantial structures, railway sleepers, haunched concrete with road pins, drilled kerbstones, gabions or cast in situ kerbs will be appropriate.
- 8) Fill the cellular system ensuring any plant machinery stands only on already filled areas. Typical infill consists of no-fines angular granular material 20-40mm, which will remain un-compacted.
- 9) Install porous wearing surface.

4.15. **Tree translocation**

4.15.1. Stages for tree translocation using hand tools:

- 1) The trees to be relocated are to be clearly marked and surrounding vegetation cleared with hand tool.
- 2) Hand tools used to extract trees from ground.
- 3) Care must be taken that the roots are not allowed to dry out and plants must be protected by damp straw moss, sacking, or the like. Trees that are not used immediately on site shall be heeled into ready-prepared trenches and shall be kept thus in a moist condition until planting on the same day. Trees not used on the same day may be heeled in and stored at a site to be agreed upon with the Contract Administrator.
- 4) Section of new planting to be clearly marked and approved to avoid having to move the trees more than once.
- 5) Transplants (80-100cm in height) or smaller are to be notch planted. 'I', 'L' or 'H' shaped notch to be made in the soil to a depth to accommodate the depth of roots. Transplant to be placed in notch, notch closed with root collar at ground level and firm the soil. Plants are to be protected for the first 3-5 years with appropriately sized biodegradable tree, shrub guards and spiral guards.

4.15.2. To ensure that the water requirement of the tree is met, an irrigation schedule may be required. This is to be agreed between the project arboriculturist and client. Details of any agreed schedule must be included in future management plans for the site.

4.16. Remediation for planting areas (If necessary)

- 4.16.1. Planting areas to be clearly defined prior to remedial works.
- 4.16.2. Area to be assessed for compaction and other damage.
- 4.16.3. Trial pit to be excavated to assess current soil quality.
- 4.16.4. If current soil quality is acceptable but compacted, then decompaction methods are to be employed. For example, rotovating to a depth equal to planting depth or tilling of soil with air excavation tool.
- 4.16.5. With poor quality soil in planting area, whole scale replacement of planting area soil is to be implemented. Provide as necessary to make up any removed topsoil and to complete the work. Soil grade should be Premium as advised by BS3882 and compacted under foot.

4.17. Soil remediation measures for compaction within RPAs

- 4.17.1. Stages for soil remediation for compaction within RPA. The following works must be undertaken by a suitably qualified and experienced soil remediation contractor:
 - 1) Soil test to be undertaken to identify soil texture, nutrient content and pH. Based on the results, appropriate remediation measures to be undertaken.
 - 2) Compaction test to be undertaken to identify soil compaction level.
 - 3) Appropriate soil decompaction measures using a Terravent to reduce any compaction that may have occurred. To be used in a 1m matrix over the entire area previously covered by the fill.
 - 4) Add layer of well composted mulch to a depth of 100-200mm over the RPA area.
- 4.17.2. Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.
- 4.17.3. No plant machinery to be used in the area for whatever reason.

4.18. Installation of boundary fencing within protected areas

4.18.1. Stages for installing wooden fence posts:

No plant machinery to be used in the area for whatever reason

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove TPF to allow access to area.
- 3) Dig post holes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
- 4) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.
- 5) Line hole with non-porous lining, for example durable polythene bag.
- 6) Insert post and fill post hole with concrete to ground level.
- 7) Trim polythene to ground level.
- 8) Line hole with non-porous lining, for example durable polythene bag.
- 9) Insert post and fill post hole with concrete to ground level.
- 10) Trim polythene to ground level.

4.19. Sensitive excavation within retained RPAs

4.19.1. All excavations within retained RPAs to be carried out using the following sensitive methodology:

- 1) Pre-start meeting between project arboriculturist and groundworkers.
- 2) Removal of Tree Protection Fencing where required to allow access to working area.
- 3) RPA radius of retained trees within proposed area of excavation to be measured and marked out with line-marker or pegs to inform areas of sensitive excavation.
- 4) Soil within marked out area to be excavated using hand-tools and/or air-spade.
- 5) Where suitable soil can be scrapped away carefully under direct supervision of project arboriculturist using an excavator located outside of the RPA with toothless bucket attachment.
- 6) Upon discovery of any large rooting systems (diameter of over 25mm), remaining soil will be removed using either hand tools or with use of an air-spade.
- 7) Once area is excavated as required an assessment is to be made in regards to any significant roots discovered as to the feasibility of root retention and significance of potential impact to vitality and stability of retained trees from root pruning.
- 8) If root pruning is viable, then it shall be undertaken by the project arboriculturist as access facilitation pruning and documented for review by the Local Planning Authority.
- 9) If impact of root pruning is considered too significant then approval must be gained for further tree removal prior to continuation of works within the RPA of affected tree.
- 10) During any delay between exposure of roots and agreement of either removal or pruning works, exposed rooting structures must be covered with a damp material which is to be re-wetted as required to prevent dehydration of root-hairs.
- 11) Re-erection of Tree Protection Fencing following completion of works or between daily work intervals.

Will Wareing ND Arb
Arboriculturist

06 March 2025

Revision A – 14 March 2025 – W. Wareing
Revision B – 23 June 2025 – W. Wareing
Revision C – 12 September 2025 – W. Wareing

LIMITATIONS OF USE AND COPYRIGHT

This assessment has been prepared for Kier Properties Development Limited. All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with South Wokingham R11. Until all invoices rendered by the Consultant to the Client have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in ACD Environmental, and no unauthorised use of such material may be made by the Client or any person purporting to be acting on his/her behalf. 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 ACD Environmental ©.

Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<p>*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)</p> <p>*Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>*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</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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 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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
				N	E	S	W				
T91	Oak	16.0(4.0)	655(1)	7	6.5	6.5	6.5	M	40+		B
T94	Ash	17.0(2.0)	640(1)	8	7.5	7.5	7.5	M	20+		B
T95	Oak	18.5(2.0)	900(1)	10	10	10	10	M	20+	Previous storm damage with associated decay evident within crown	B
T96	Norway Maple	5.0(3.0)	305(1)	4	4	4	4	MA	10+		C
T97	Weeping Willow	18.5(4.5)	1450(1)	10	10	10	10	M	20+		B
T107	Oak	18.0(4.0)	1007(1)	11	11	11	11	M	40+		A
T108	Oak	16.0(2.0)	900(1)	6	6	6	6	M	<10	In decline / dieback evident	U
T111	Oak	20.0(3)	1205(1)	10	10	10	10	M	40+		A
T113	Oak	17.0(5.0)	700(1)	7	7	7	7	M	40+	Ivy restricted inspection	B
T114	Ash	12.0(4.0)	305(1)	4	3.9	3.9	3.9	MA	10+		C
T116	Ash	16.0(4.0)	600(1)	7	7	7	7	M	20+		B
T117	Oak	16(4.0)	350(1)	6	6.2	6.2	6.2	M	40+		B
H134	Elm, Blackthorn	2(0.0)	100(1)	1	1	1	1	M	10+	Regularly maintained hedge	C
H135	Elm, Blackthorn	3(0.0)	150(1)	2	1.5	1.5	1.5	MA	20+	Infrequently managed hedge	C
H141	Salix sp., Blackthorn, Elder, Elm	3(0.0)	100(1)	1	1	1	1	MA	10+	Regularly maintained hedge	C
G162	Alder, Goat Willow & Hawthorn	9(0.5)	250(1)	3	3	3	3	MA-M	10+		C
T183	Oak	16.5(4.0)	1250(1)	12	12	12	2	M	20+	Some dieback & major deadwood evident within crown	U
T184	Oak	14.0(3.0)	645(1)	8	8	8	8	M	<10	Very poor condition / significant dieback & major deadwood	U
T189	Oak	14.0(2.5)	710(1)	10	10	10	10	M	40+		A
G191	Birch, Oak & Hawthorn	1.5	515(1)	6	6	6	6	Y-MA	40+	Within railway corridor; heavily pruned trackside	B

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years-
<10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N E S W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
W194	Oak, Beech, Hazel, Holly & Mixed Native Spp., Scots Pine	20(5)	1200(1)	10	10	10	10	M	40+	Area of Ancient Woodland. No recent management evident. Pine & Horse Chestnut planted to outer edges. Some Hazel coppice & natural regeneration observed. Recommend to deadwood canopy overhanging the site.	A
H195	Hawthorn, Blackthorn	3(0)	115(1)	2	2	2	2	MA	10+	Regularly maintained hedge	C
G196	Oak x2	18.0(4.5)	905(1)	8	7.5	7.5	7.5	M	40+	x2 trees forming one crown. Previously crown lifted. Minor deadwood within crowns	B
T197	Oak	12.0(2)	490(1)	4	4	4	4	MA	40+		C
T198	Oak	17(3.5)	805(1)	6	5.5	5.5	5.5	M	40+	Previously crown lifted. Minor deadwood	B
T199	Oak	7(0.5)	415(1)	5	4.8	4.8	4.8	EM	20+		C
T200	Oak	17(3.0)	730(1)	8	8	8	8	M	40+	Previously crown lifted. Minor deadwood. x3 young insignificant Hawthorn within understorey	C
T201	Ash	9.0(2.0)	290(1)	5	4.5	4.5	4.5	MA	40+		C
T202	Oak	20.0(3.5)	1145(1)	10	10.1	10.1	10.1	M	40+	Previously crown lifted. Minor deadwood	B
T203	Ash	5.0(1.0)	395(1)	6	5.5	5.5	5.5	MA	20+		C
H204	Mixed Native Spp.	3(0.0)	125(1)	3	2.5	2.5	2.5	MA	10+	Regularly maintained hedge	C
T205	Oak	24.0(4.0)	1245(1)	6	12	12	12	M	40+	Previously crown lifted. Minor deadwood	B
G206	Hawthorn & Holly	1	245(1)	6	6	6	6	MA	20+	Group of Hawthorn & Holly trees adjacent field boundary	C
G207	Oak x3	4	795(1)	10	10	10	10	M	40+	Previously crown lifted. Minor deadwood	B
T208	Oak	18.0(3.5)	955(1)	10	10	10	10	M	<10	Dead tree	U
T209	Oak	22.0(0.5)	1080(1)	11	10.6	10.6	10.6	M	20+		B
T210	Oak	24.0(4.0)	1450(1)	12	12	12	12	FM	40+	Previously crown lifted. Minor deadwood	A
G211	Oak x2	3	545(1)	8	7.5	7.5	7.5	MA	40+		B

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years-
<10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread				Life stage	ERC	Comments & preliminary recommendations	BS Cat
				N	E	S	W				
G212	Mixed Native Spp.- Mainly Oak, Ash & Hawthorn	2.5	750(1)	10	10	10	10	Y-M	40+		B
G214	Hawthorn	5(2.5)	245(1)	5	5	5	5	MA	20+	Within railway corridor	C
G217	Hawthorn, Ash, Hazel & Oak	1	225(1)	6	6	6	6	MA	20+	Group of trees adjacent field boundary	C
T218	Oak	15.0(3.5)	495(1)	7	7	7	7	MA	40+	Previously crown lifted. Minor deadwood	B
T219	Oak	12.0(3.0)	605(1)	6	6	6	6	M	40+	Previously crown lifted. Minor deadwood	B
H272	Blackthorn, Hawthorn, Hazel	3(.1)	90(1)	2	2	2	2	M	10+	Mixed boundary hedge on southern boundary. Not shown on topo, all dimensions are an estimated average.	C
T273	Goat Willow	8(1)	280(1)	6	6	6	6	M	10+	Not plotted on topo, location estimated. Situated in front of private property, all dimensions estimated.	C

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years-
<10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

**Appendix 3: Tree Protection Plan
(KIER24766-03C)**

www.acdenvironmental.co.uk

