



Arboricultural Method Statement

178 Bearwood Road, Wokingham

January 2026

**BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION –
RECOMMENDATIONS'**

Contents

1	Introduction.....	1
2	Documents and Information Received	2
3	Arboricultural Method Statement.....	3
	APPENDIX 1: Tree Protection Plans.....	12
	APPENDIX 2: Site Monitoring Form	13

REVISIONS:

Date	Rev	Description	Initials
17.07.24	-	First Issue	DP
08.01.26	A	Second Issue	DP

1 INTRODUCTION

1.1 LandArb Solutions Ltd have been instructed to prepare an Arboricultural Method Statement for the development at 178 Bearwood Road, Wokingham.

1.2 Planning permission (ref: 240665) was granted subject to various conditions, one of which relates to trees, condition 10 which states;

a) No development or other operation shall commence on site until an 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.

2 DOCUMENTS AND INFORMATION RECEIVED

2.1 For the purposes of preparing this Arboricultural Method Statement, LandArb Solutions were provided with the following information:

1. Topographic Survey 640 PL 01-EX Wider Site Plan
2. 640-PL-07E PR site block plan

3 ARBORICULTURAL METHOD STATEMENT

Purpose

- 3.1 The aim of this AMS is to prevent and/or minimise the impacts of construction works approved by planning permission on the trees that are to be retained as part of the development. It gives step-by-step guidance for works which have the potential to result in loss of, or damage to, retained trees.
- 3.2 This AMS has been prepared with reference to the original tree survey information submitted as part of the application submission.
- 3.3 At the time of writing, it is not known who the main contractor overseeing the construction works will be. The applicant will appoint a suitably certified, experienced and qualified contractor to carry out the site demolition/clearance and subsequent construction.
- 3.4 They will be referred to as the 'appointed contractor' within this AMS.
- 3.5 The development will be built out in a single phase, given the small scale, nature and extent of the proposals.
- 3.6 An arboricultural contractor will be appointed to remove the required trees, paving the way for protective barriers to be installed to provide site wide protection during initial site clearance. This site wide protection will protect retained survey items from potential damage from construction vehicles accessing the site to commence construction.
- 3.7 Once tree removals are completed, protection barriers will remain in place as shown on the protection plan until all construction works are completed.

APPENDIX 1 – TREE PROTECTION PLANS

How the AMS must be used

- 3.8 The AMS must be used as a reference source for site operatives in order to guide tree-related aspects of the demolition/clearance and construction process. A precautionary approach is required.
- 3.9 The AMS must be referred to by the applicant and their appointed contractor and any other site operatives during the demolition/clearance and construction process itself. A copy of this document must therefore be kept available for quick and easy reference.

Contacts and Responsibilities

Main Contractor

TBC

Wokingham Borough Council – Landscape and Arboricultural Officer

0118 974 6000
planning.enquiries@wokingham.gov.uk

Project Arboriculturist – Landarb Solutions

David Paginton - D.paginton@landarbsolutions.co.uk 07988 849412

- 3.10 The developer shall hold overall responsibility for the project and shall appoint professionals and delegate responsibility in relation to the scheme of Tree Protection as follows:
- 3.11 Construction Manager - shall hold responsibility to ensure that any construction contractors or subcontractors employed to assist on the project have a responsibility to be aware of trees and to abide by tree protection procedures set out within the Scheme of Tree Protection and the Arboricultural Method Statement.
- 3.12 The developer has responsibility for overseeing all contractor's operations to ensure they are compatible with the agreed method statements and with all project requirements and specifications.

- 3.13 It will be the responsibility of the developer and the appointed contractors to ensure that this method statement for tree protection measures is adhered to at all times and that a monitoring regime with regards to tree protection is adopted on site.
- 3.14 The developer and the appointed contractor shall be jointly responsible for contacting the project arboriculturist and Local Planning Authority at any time should issues arise related to the trees on site.
- 3.15 The developer and the appointed contractor shall ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective Heras barriers will remain in position until completion of all construction works on the site.
- 3.16 The Heras barriers and waterproof signs must be maintained in position at all times and checked on a regular basis by an onsite person designated that responsibility.
- 3.17 The developer and the appointed contractor shall also be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.
- 3.18 Project Arboriculturist - shall be responsible for independently monitoring/supervising the effectiveness of tree protection at regular intervals and report all findings in writing back to the applicant, the appointed contractors and the local planning authority. They shall also be instructed to provide additional advice should unforeseen circumstances develop. They must hold a recognised qualification in arboriculture to NQF Level 4 or higher.

APPENDIX 2 – SITE MONITORING FORM

Site Induction and Pre-Commencement Site Meeting

- 3.19 A pre-commencement site meeting is required. This meeting provides an opportunity for all relevant parties within the development team to meet, to become aware of and

become familiar with the requirements of the AMS, and to agree a co-ordinated approach to the project and during the demolition/clearance and construction process.

3.20 Relevant parties are;

- LPA (should they wish to attend) Council Tree Officer
- Project arboriculturist
- Site manager/Contractor – As appointed by the developer
- Any additional contractors
- Other relevant parties

3.21 Prior to the commencement of works on site, the developer and the appointed contractor (and any additional site operatives) will be briefed by the project arboriculturist, in relation to site procedures and rules that relate to retained trees as well as the content of the AMS. The developer and the appointed contractor (and any additional site operatives) will sign to confirm that they have understood the content of the AMS and that they will abide by the requirements of the AMS.

Work phases and order of site operations

3.22 Site operations must be sequenced in accordance with the timetable of work stages set out within this AMS. The Project Arboriculturist must be consulted should any change to the sequence of operations be necessary, or if any other incidents occur. The Project Arboriculturist will then evaluate any potential arboricultural impacts that could arise and specify additional tree protection/remediation measures as required. Confirmation that the proposed changes are acceptable within the context of relevant planning permission must be obtained in writing from the local planning authority prior to any new operations on site.

3.23 Where site operations have potential to result in more substantial impacts on retained and protected trees, an arboricultural watching brief shall be required.

Work Stages

3.24 The table below lists the sequence of works that must be followed in order to minimise damage to retained trees.

Work stage	Job description	Project Arboriculturist Action
1	Pre-commencement site meeting	Notify LPA of meeting for agreement in writing prior to the meeting. Meet with LPA, arboriculturist and Client/Contractor and address any specified matters.
2	Installation of tree protection barriers and notices Demolition phase	Attend site to check and confirm the set-out positions of tree protection barriers in advance of site demolition activities. Report to LPA that tree protection is in place according to the Tree Protection Plans (appendix 1)
3	Installation of tree protection barriers and notices Construction phase	Attend site to check and confirm the set-out positions of tree protection barriers in advance of site construction activities. Report to LPA that tree protection is in place according to the Tree Protection Plans (appendix 1)
4	Removal of tree protection measures	Project Arboriculturist to assess site conditions prior to decision to remove protection barriers. Gives required notice to LPA. Reports to LPA to confirm correct removal.

General Site Rules

- 3.25 Root Protection Areas essentially become 'Construction Exclusion Zones (CEZ)' in which there must not be any construction activities without prior liaison with the project arboriculturist and written consent from the local planning authority. The only exceptions to this are the areas in yellow on the construction protection plan. The yellow areas identified are areas of sensitive working.
- 3.26 The Heras protection barriers should be set out as shown on the protection plan. No works shall be undertaken within any CEZ. The CEZ's are to be afforded protection at all times and will be protected by Heras protection barriers as shown on the tree protection plan. The protection barriers shall be erected prior to the commencement of any site works e.g. before site demolition, and any materials or machinery are brought on site, development or the stripping of soil commences. The protection barriers shall have signs attached to them stating that this is a Construction Exclusion Zone and that NO WORKS are permitted within these areas. The protection barriers may only be removed following completion of all construction works.
- 3.27 The protection barriers are required to be located in accordance with the Tree Protection Plan enclosed with this method statement and must be fit for purpose, with rear stabilising struts as shown on the protection plans.
- 3.28 Any activities that are at odds with the scheme of tree protection measures as set out in this AMS must be avoided.
- 3.29 The list below is non-exhaustive, providing examples of activities that must not occur within the CEZ.
- No excavations for services or installation of services (with the exception of the site access);
 - No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble;

- No storage of materials, machinery fuel, chemicals or other materials of any other description;
- No parking/use of tracked or wheeled machinery;
- No siting of temporary structures including hard standing areas, portaloos, site huts;
- No fixtures or fittings such as signs, cables or the like being attached to any part of a retained tree;
- No mixing of cement.

Contractors' car parking and access storage space

- 3.30 Construction access to the site will make use of existing access point into the site.
- 3.31 All storage of materials shall be outside of any CEZ.
- 3.32 Given the nature of the scheme, there is plenty of space available for storage of any materials or machinery that will not cause impact to any retained trees.

APPENDIX 1 – CONSTRUCTION PROTECTION PLAN

Monitoring

Day to day monitoring

- 3.33 The monitoring for the project will require photographic evidence to be gathered regularly by Developer and/or the appointed contractor (in addition to project arboriculturist pre-programmed site visits) to ensure the quality of the project delivery in accordance with this arboricultural method statement. In some weeks, activity on site will vary to a greater or lesser degree to the next. It is proposed that the Developer and/or the appointed contractor will keep in regular contact with the project arboriculturist and make use of digital cameras/smart phones to take regular progress photos which will be stored as record of site progress. The Developer and/or the appointed contractor will provide regular photo updates by taking photos of installed

protection barriers, tree removals, storage compound areas and hard standing installation.

- 3.34 The Developer and/or the appointed contractor will update the project arboriculturist by telephone and email as appropriate on a regular basis, at a minimum of twice a month and report any issues relating to trees. The project arboriculturist will update the LPA once every month in addition to coinciding with planned site construction activities. The project arboriculturist will be available to attend site as and when required and as advised by the Developer and/or the appointed contractor if any situations change for any reason and the project arboriculturist's presence on site becomes necessary.

Pre-programmed site monitoring schedule

- 3.35 Below are the anticipated site visits required to monitor the progress of protection implementation as the demolition and construction phases of the build program progress;

- Installation of protection barriers in advance of demolition activities.
- Installation of protection barriers in advance of construction activities.
- Removal of protection barriers (to be carried out once site construction activities are completed and before barriers are removed).

- 3.36 In addition to the above pre-programmed site visits, there is an anticipation that there may well be a requirement for additional visits, largely dictated by the build program.

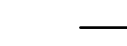
- 3.37 The AMS schedule of monitoring sets out a pre-programmed sequence of visits which will evolve as the build program progresses, allowing for an element of monitoring and reviewing of the build program and an allowance for any issues which may potentially arise. The LPA will be updated throughout the process.

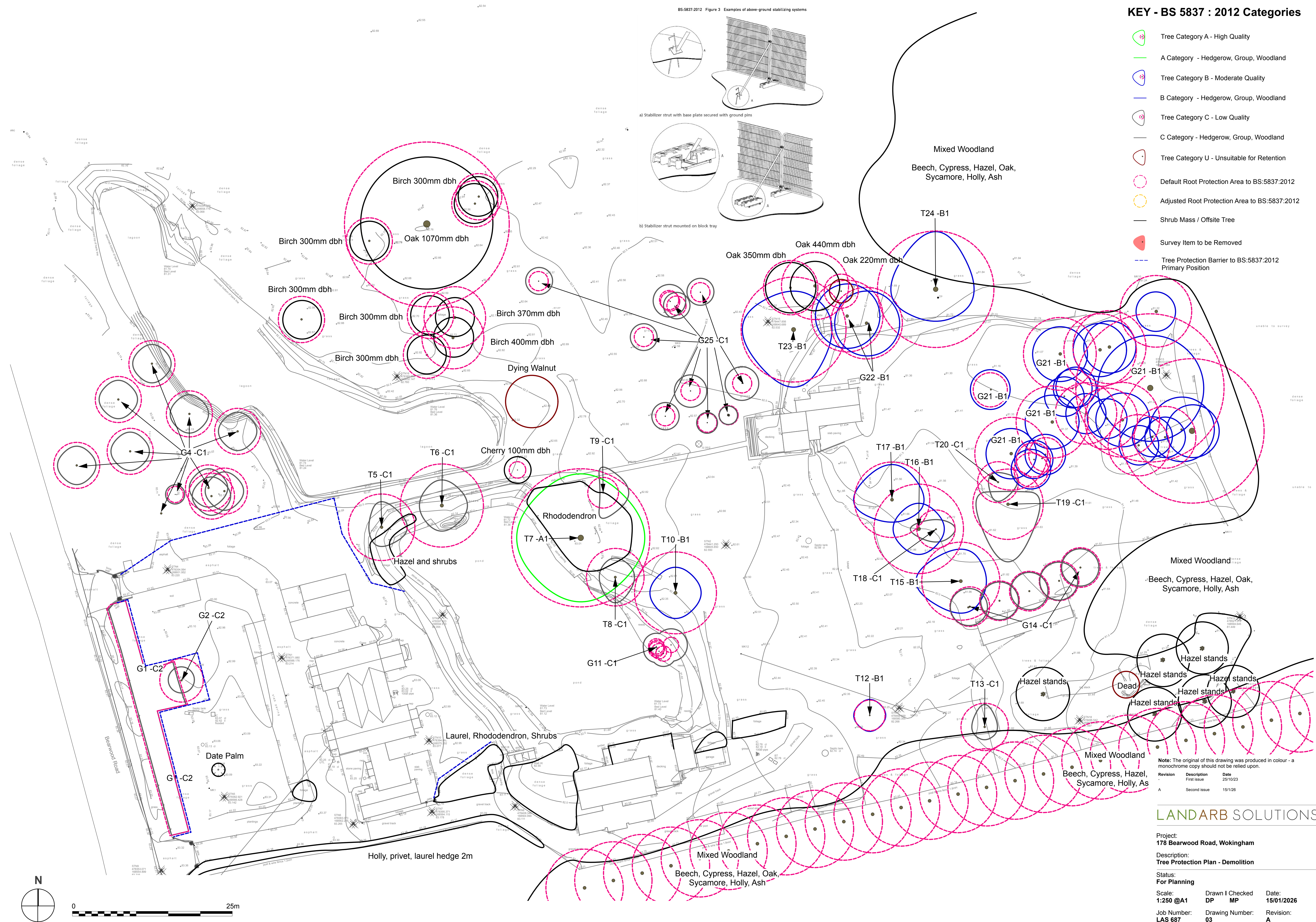
Removal of tree protection barriers

- 3.38 All construction site operations other than final landscaping must be completed prior to the commencement of the removal of tree protection. The construction protection plan identifies barrier locations which allow for final landscaping to be undertaken.
- 3.39 The Project Arboriculturist shall be briefed so as to be able to provide the LPA with 5 working days' notice of commencement of tree protection removal.
- 3.40 All works associated with protection removal must take place from outside of CEZs (except for where specified at the site entrance). Barriers must be removed by hand. Any mechanical plant used must not enter into CEZs.

APPENDIX 1: TREE PROTECTION PLANS

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  C Category - Hedgerow, Group, Woodland
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Tree Protection Barrier to BS:5837:2012 Primary Position



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
First issue		25/10/23
Second issue		15/1/26

LANDARB SOLUTIONS

Project:
178 Bearwood Road, Wokingham

Description:
Tree Protection Plan - Demolition

Status:
For Planning

Scale:
1:250 @A1

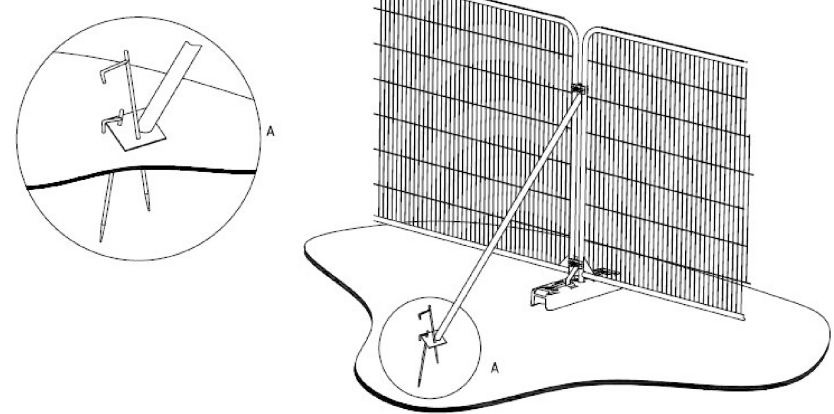
Job Number:
LAS 687

Drawn I Checked
DP MP

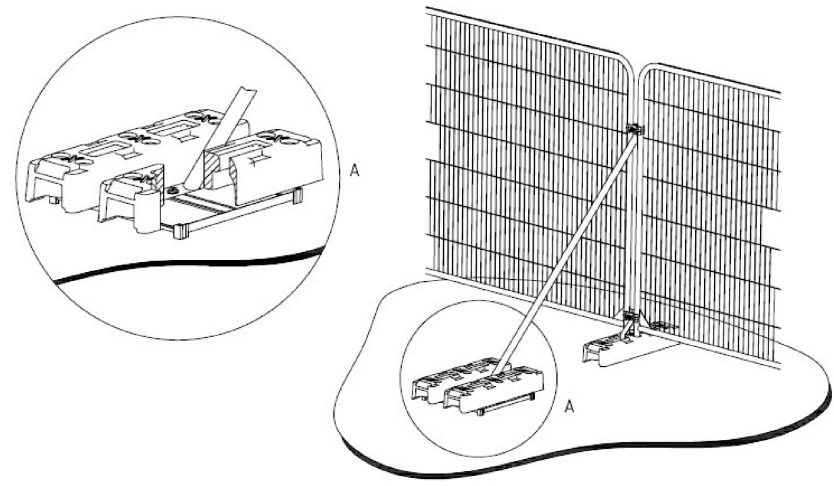
Drawing Number:
03

Date:
15/01/2026

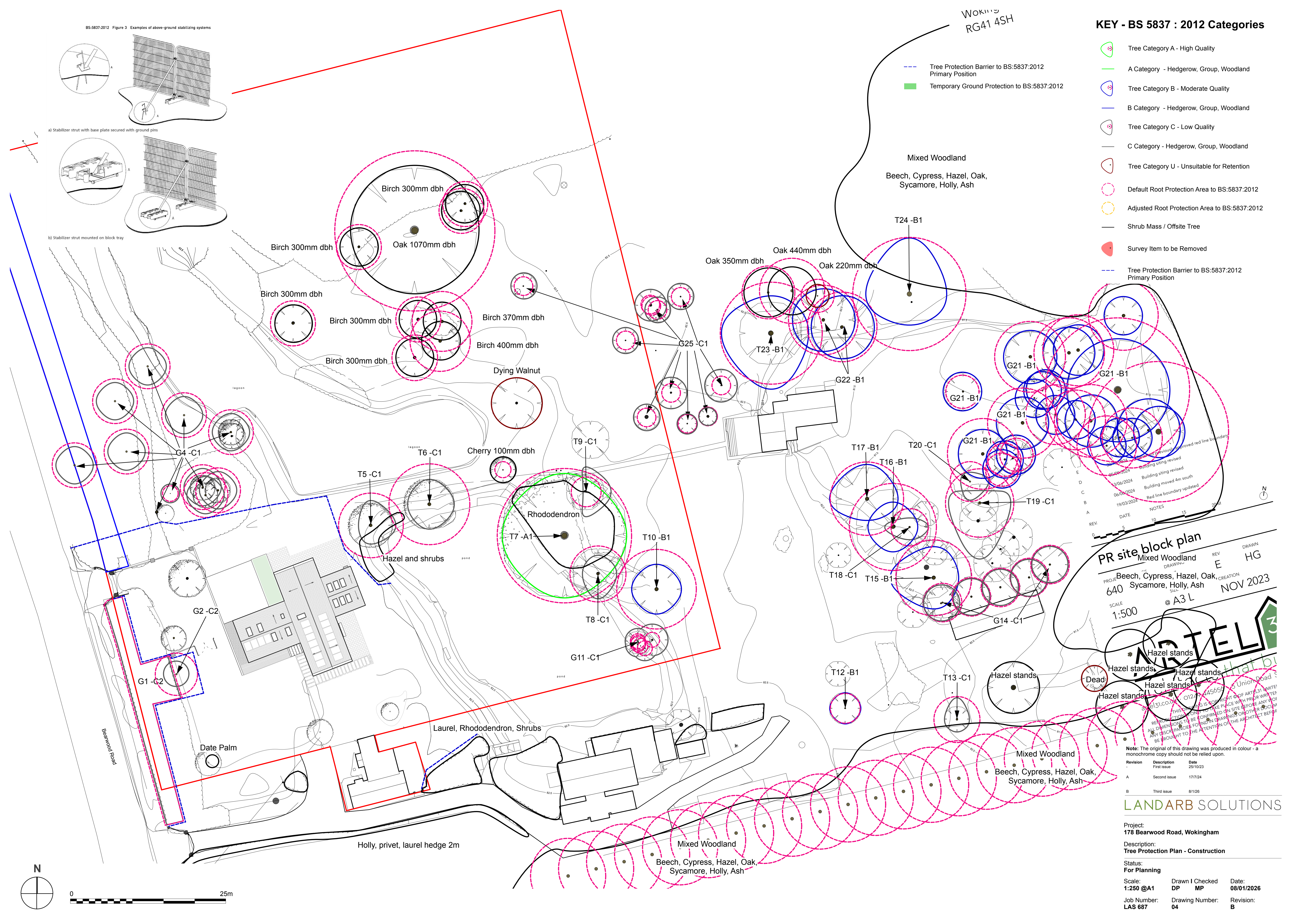
Revision:
A



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



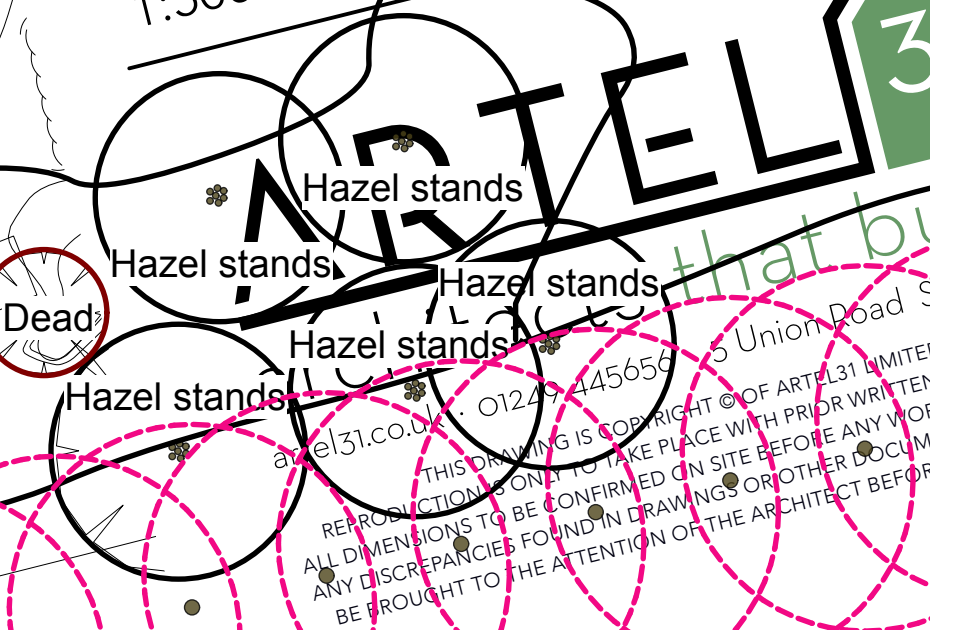
WORKING
RG41 4SH

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Survey Item to be Removed
- Tree Protection Barrier to BS:5837:2012 Primary Position

PR site block plan

PROJECT: Beech, Cypress, Hazel, Oak, Sycamore, Holly, Ash
SCALE: 1:500
DATE: NOV 2023
DRAWN: HG
E
A3 L



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
First issue		25/10/23
A	Second issue	17/7/24
B	Third issue	8/1/26

LANDARB SOLUTIONS

Project: 178 Bearwood Road, Wokingham
Description: Tree Protection Plan - Construction
Status: For Planning
Scale: 1:250 @A1
Job Number: LAS 687
Drawn I Checked: DP MP
Date: 08/01/2026
Revision: B

APPENDIX 2: SITE MONITORING FORM

Tree Protection Site Monitoring Form

Client and site name:		LandArb ref:
Date:	Inspector:	Site manager:
Tree protection barriers in locations as shown on approved details? Yes / No Notes:		
Tree protection barriers constructed in accordance with approved details? Yes / No Notes:		
Details of any incursions into Root Protection Areas (RPAs)? Yes / No Notes:		

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Condition of retained trees?

Notes:

Actions. Details of any remedial action required?

Other comments

Next inspection due date

Email copies to Tree Officer, Site manager?