

TREE STATEMENT AND ARBORICULTURAL METHOD STATEMENT

SITE: BENTONS COTTAGE, BENTONS LANE, DIAL POST, RH13 8NP

FEBRUARY 2026

1. INTRODUCTION / SUMMARY

Existing Site Information/Development Proposal

The site is located on Bentons Lane west of Dial Post village. The site consists of one detached residential dwelling, with associated stable block and vegetated garden with lawn, scattered trees, hedgerows and hardstanding. The proposal is for demolition works and the erection of a replacement dwelling on the site.

Summary

The development is not proposed to impact any of the trees currently on the site or their RPAs. Mowed lawn will be the only area impacted. Tree protection measures are therefore proposed only to address any potential “spillover” effects from nearby construction outside of RPAs. The protection measures are protective fencing for existing trees. It is considered with these protective measures there will be no impact to trees.

Existing Trees

Five trees currently stand on the site. Two small trees (beech and cypress) are located at the north of the site. A mature chestnut and silver birch sit more centrally in the site. The tree of most significance is the very large mature Oak (T1) at the south of the site. It has been identified that protection of this tree is the most significant tree constraint. It is noted that T1 leans south, away from the area of proposed development. Any impact from the development (if any) would therefore be limited to spillover effects into the root protection area of T1. See Tree Constraints Plan and Tree Protection Plan for context.

Trees on site are as follows:

Tree number	Species	Size	Condition
T1	Pedunculate Oak (<i>Quercus Robur</i>)	Very Large	Good
T2	Horse Chestnut (<i>Aesculus Hippocastanum</i>)	Large	Good
T3	Silver Birch (<i>Betula Pendula</i>)	Medium	Good
T4	Beech (<i>Fagus Sylvatica</i>)	Small	Good
T5	Leyland Cypress (<i>Cupressus x leylandii</i>)	Small	Good

2. IMPACT ASSESSMENT

Removal of Trees

No trees are proposed to be removed as part of the development, nor are any tree surgery works proposed. Furthermore, it is not proposed that any works are conducted within the RPAs of any of the existing trees as identified on the tree constraints plan. All development for this proposal will be outside of the RPAs. Impact is therefore limited and is assessed as to any possible “spillover” effect of adjacent or nearby construction/development works into the RPAs especially of the large Oak (T1). Such as:

- Vehicles being used within RPAs;
- Materials stockpiled or stored in RPAs;
- Chemicals or liquids stored in RPAs;
- General construction and site access within RPAs.

3. ARBORICULTURAL METHOD STATEMENT

Phasing of Operations

Implementation of tree protection shall be carried out as follows:

- 1) Tree protective fencing set out in accordance with tree constraints plan and tree protection plan.
- 2) Tree protective fencing installed.
- 3) Fencing and protection measures to be inspected and approved by contractor.
- 4) Site set up including haulage routes and parking.
- 5) Demolition / Site clearance followed by construction and development works.

Contractor Induction

The key requirements of this method statement will be explained during site inductions for contractors. Trees that are to be retained and protected will be identified to all workers on site before works commence.

Tree Protective Fencing

Trees on site (in particular T1) are being retained and will be protected using Tree Protective Barriers to prevent any incursion into the root protection area (RPA) installed in locations shown in the tree protection plan.

The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned at the edge of the existing Tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins, and positioned as specified. The barrier should be strained, and fixed to fences, walls, and knee rails where reasonably possible to provide a completely protected area. Day-Glo ribbons shall be maintained by the Main Contractor attached to the top of the barrier to ensure that the fencing is clearly visible. The tree protection barrier shall display all-weather notices of: 'Construction Exclusion Zone – NO ACCESS'.

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

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

Site Operations and Use

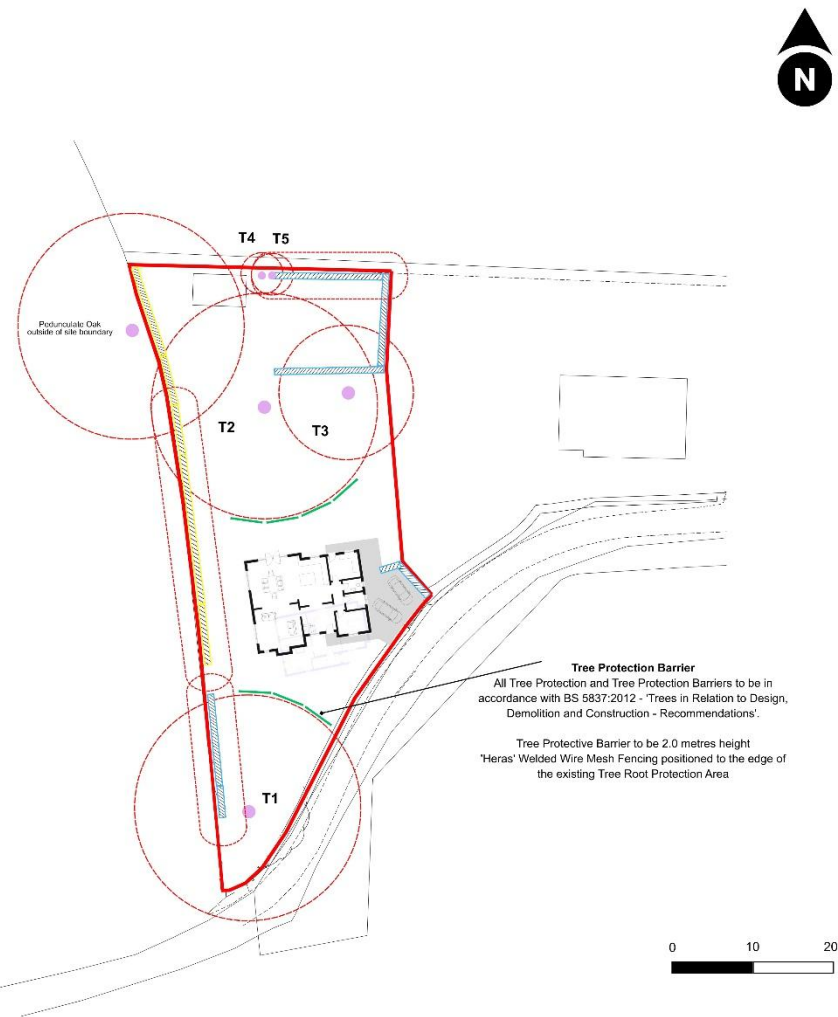
All site compounds, car parking and haul routes will be located outside of tree protection fencing. The compound area shall be located to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site. All site operations associated with the usage of the compound area shall be undertaken with due care and attention to negate damage to the surrounding root protection areas.

The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches. The Contractor shall train all workers operating within the proximity of trees and make such persons aware that there shall not be, without having sought prior notification, the following operations undertaken within the root protection areas: Dumping of spoil or rubbish, excavation or disturbance of topsoil, parking of vehicles or plant, or storing of materials.

Construction access and liquid storage

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

Appendix A – Tree Constraints and Protection Plan



Tree Constraints and Protection Plan

Legend

- Site boundary
- Root Protection Areas
- hedgerow
- h2b - non-native hedgerow
- h2a6 - Other native hedgerow
- Tree

GC3 Ecology

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