



ARBORICULTURAL METHOD STATEMENT

Lot 9 Jacksons Farm,
Hammerpond Road,
Horsham

August 2026



Barton Hyett Associates
Arboricultural Consultants

In association with

CSA
environmental

Summary table		
Site name:	Lot 9 Jacksons Farm, Hammerpond Road, Horsham	
Site Address:	Jacksons Ridge, Hammerpond Road, Plummers Plain, Horsham, RH13 6PE	
Project reference:	7365	
Planning reference:	DC/25/0403	
Local Planning Authority:	Horsham District Council (HDC)	
Relevant planning condition(s):	Condition 65 - pre-commencement approval of Arboricultural Method Statement	
Statutory Controls:	Tree Preservation Order	Conservation Area
	None	No
Phase 1 Tree Removal & Protection Plan:	BHA_7365_02A Jacksons Farm	
Phase 2 Tree Protection Plan:	BHA_7365_02B Jacksons Farm	
Contact details:	Project Arboriculturist - Ian Monger - Barton Hyett Associates - [REDACTED] [REDACTED] 0 - email: [REDACTED] Local Authority Tree Officer - Horsham District Council - 01403 215171 & [REDACTED] - [REDACTED] Project & Site Manager - Lee Goossens - Lake Investments Ltd - 07710 908088 - [REDACTED] Principal Contractor - John Ashley - Dorton Demolition - [REDACTED]	
Report author:	Ian Monger <i>BSc (Hons), MSc, MICFor, MArborA</i>	
Date of issue:	24.08.2026 - Revision A (Update condition refs, fencing removal wording) 01.05.2026 — Original	

REPORT CONTENTS:

SECTION 1:	INTRODUCTION
SECTION 2:	ARBORICULTURAL METHOD STATEMENT
SECTION 3:	COMBINED DEMOLITION & REMEDIATION TREE RETENTION/REMOVAL & PROTECTION PLAN
SECTION 4:	DRAFT CONSTRUCTION TREE PROTECTION PLAN
SECTION 5:	TREE SURVEY SCHEDULE
SECTION 6:	PRINCIPLES FOR TREE PROTECTION ON DEVELOPMENT SITES
SECTION 7:	'TREE AWARENESS' SITE INDUCTION FORM
SECTION 8:	CONSTRUCTION EXCLUSION ZONE SIGN
SECTION 9:	SITE MONITORING RECORD

Instructions to the Civils/Site Managers

- **This Arboricultural Method Statement (AMS) is an approved document and adhering to it is a condition of planning permission.**

(The relevant planning conditions are: **65 and 66**)

- **It sets out how trees will be protected during groundworks and construction.** This is very important for the client, the Local Planning Authority and the public.
- **It includes barriers and/or ground protection to protect trees from damage, including their roots and the soil around them.**
- **It also includes some checks by the Project Arboriculturist during groundworks and build phases to record that the protection is correct and that things are staying on track.**
- **Its aim is to avoid damage that can be done in a few minutes or hours that could have lasting effects on the trees and how long they might live.**
- **This AMS was written in April 2026 but needs to be up-to-date.**

We probably hadn't spoken with you when this AMS was first written. So the details within it and the plans in Section 3 & 4 may need updating for things like the latest Construction and Traffic Management Plan (CTMP), work phasing, other method statements and specific access requirements.

- **You should now:**

- 1) Read this AMS and the plans included **in detail** and check for conflicts with your own requirements or any problems you can see.
- 2) Contact the Project Arb. with any questions and to discuss what needs changing or updating. (*Contact details are on page 1.*)

- **A pre-commencement site meeting** is also included and should be arranged by you in good time so that we can meet on site and talk everything through to make sure nothing has been missed. The local authority Tree Officer may want to be there too. We may need more than one site meeting over the whole project.

- **During works:**

- 1) You'll need to refer to this AMS during the life of the project. A copy of the latest version of this document must be kept available in the main Site Office for reference.
- 2) **Stay in contact** with the Project Arboriculturist. This AMS can be updated if new issues come up and have been discussed and agreed. Bigger changes will need to be approved by the Local Planning Authority (which the Project Arb can deal with).
- 3) **A precautionary approach is required.** If a problem or question about work near to trees comes up, stop work in that part of the site until you've spoken to us.
- 4) There may be some points where the Project Arb. needs to be on site with a watching brief or to supervise work near trees. Plan for it and stay in touch.

1. INTRODUCTION

1.1. Barton Hyett Associates Ltd have been instructed by Lake Investment Limited to survey trees and hedges located at Lot 9, Jacksons Farm, Hammerpond Road, Horsham ('the site') in accordance with BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', and to use the survey information to produce an Arboricultural Method Statement (AMS).

1.2. This AMS is required to meet pre-commencement **Condition 65** of planning permission **DC/25/0403**, for residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide three dwellings with access, parking, and landscaping.

1.3. Condition 65 states: *'No development within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.'*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority'.

1.4. In addition, pre-commencement Condition 66 states:

No development within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- a. All trees on the site shown outlined for retention within condition 65, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*
- b. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
- c. Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority'.

1.5. The development will proceed in two phases, Phase 1 being demolition and land remediation, and Phase 2 construction. The scope of **Phase 1** works will include the following:

- Removal of all existing structures
- Lifting and crushing on site all existing hardstanding
- Emptying and breaking out of the slurry pit
- Excavation and grading of ground levels in the location of the footprint of the houses along with the ground to either side and to the south/rear only
- Grading of access ways.

1.6. The scope of **Phase 2** works will include the following:

- Installation of drainage and utilities
- Construction of dwellings
- Hard and soft landscaping.

1.7. There may be a break in site activity between the two phases, and the contractor(s) for Phase 2 will not be engaged until Phase 1 is complete. Therefore, this AMS includes detailed Phase 1 tree protection measures, with preliminary details for Phase 2. As a working document, this AMS will be reviewed prior to commencement of Phase 2 to ensure that it meets the access and other requirements of the construction contractor(s).

1.8. The following technical design documents are of relevance to or may have an influence on this AMS and may be subject to amendments during the planning process and technical design stages:

- Underground services scheme (Condition 64)
- Contamination remediation scheme (Conditions 67 & 82) See Remediation Strategy C17195 R16689 Remediation Strategy
- Construction Environmental Management Plan (CEMP) (Conditions 68 and 69)
- Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) (Conditions 70 and 71)
- Biodiversity Enhancement Strategy (Condition 72)
- Hard & Soft Landscaping Scheme (Condition 74).

1.9. This report includes the AMS (**Section 2**), Combined Tree Retention/Removal & Protection Plan for Demolition (**Section 3**), draft Tree Protection Plan for Construction (**Section 4**), and Site Monitoring Record (**Section 9**). The tree survey schedule is also included in **Section 5** for reference.

Ian Monger BSc (Hons), MSc, MICFor, MArborA
Senior Arboriculturist

1. PURPOSE

- 1.1. The aim of this Arboricultural Method Statement (AMS) is to prevent and/or minimise the impacts of site operations on retained trees and hedges during demolition, ground remediation, and construction at Lot 9, Jacksons Farm, Hammerpond Road, Horsham ('the site'). It gives step-by-step guidance and specifications for works which have the potential to result in loss of or damage to trees.
- 1.2. This AMS must be read with reference to the Combined Tree Retention/Removal & Protection Plan for Demolition (**Section 3**) and the draft Tree Protection Plan for Construction (**Section 4**).

2. KEY PERSONNEL AND INDIVIDUAL RESPONSIBILITIES

- 2.1. The Project & Site Manager shall hold overall responsibility for the project and shall appoint professionals and delegate responsibility in relation to the Scheme of Tree Protection. He will also hold responsibility to ensure that all key contractors and all other persons working on-site have a responsibility to be aware of trees and to abide by tree protection procedures set out within the AMS.
- 2.2. The Project Arboriculturist (as appointed) shall be responsible for independently monitoring/supervising the effectiveness of tree protection at regular intervals and report all findings in writing back to the client, the project site manager, and the local planning authority. He/she shall also be instructed to provide additional advice should unforeseen circumstances develop. He/she must hold a recognised qualification in arboriculture to NQF Level 4 or higher.
- 2.3. Other appointed individuals and their contact information shall be recorded as part of the on-site pre-commencement site meeting.

3. HOW THE AMS MUST BE USED

- 3.1. The AMS must be used as a reference source for site operatives in order to guide tree-related aspects of the demolition and construction process. A precautionary approach is required.
- 3.2. The AMS must be referred to by site manager(s) during works. A copy of this document must, therefore, be kept available in the main Site Office for quick and easy reference.

4. DEMOLITION & CONSTRUCTION PLANNING

- 4.1. The Project Arboriculturist will remain on hand in an advisory role to answer any questions relating to tree protection that may arise during site management planning.
- 4.2. The Project Arboriculturist should be consulted if any conflict with the CEMP or other approved schemes that may affect retained trees is identified during the planning or construction stages.
- 4.3. The site operations must be sequenced in accordance with the over-arching timetable of work stages communicated and agreed with the Project Arboriculturist. Should any change to the sequence of operations be necessary, or if any other incidents occur, the Project Arboriculturist must be consulted. The Project Arboriculturist shall 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.

- 4.4. Where site operations have the potential to result in more substantial impacts on retained trees, an arboricultural watching brief shall be required.
- 4.5. The location(s) of the contractor compound, storage, parking, and working space for plant and scaffolding will be discussed and agreed at each of the Phase 1 and Phase 2 pre-commencement meetings and recorded on a plan. There appears to be ample scope for these areas to be located outside of the root protection areas (RPAs) of retained trees or on existing hard surfacing, and priority will be given to these areas. Where use of an unsurfaced area within an RPA is unavoidable, the area will be provided with temporary ground protection as discussed and agreed with the Project Arboriculturist.

5. WORK PHASES

- 5.1. In relation to the above site, it is anticipated that arboricultural working methods are likely to be quite straightforward. The following sequence of work should be followed:
 1. **Phase 1** pre-commencement site meeting
 2. Tree removals and pruning
 3. Erect **demolition** tree protection barriers and notices
 4. Demolition & ground remediation
 5. **Phase 2** pre-commencement site meeting
 6. Erect **construction** tree protection barriers and notices
 7. Main construction phase
 8. Relocate or partially remove tree protection barriers only as agreed with the LPA
 9. Installation of CCS driveways and other hard landscaping
 10. Soft landscaping
 11. Remove tree protection barriers
 12. Project completion.

6. SITE INDUCTION

- 6.1. Prior to commencing relevant works on site, all site operatives must be briefed by the Site Manager in relation to site procedures and rules that relate to retained trees as well as the content of the AMS. A 'tree awareness' site induction form is provided in **Section 7** to assist with this.

7. ARBORICULTURAL MONITORING AND CONTINGENCY PLANS

- 7.1. The Project Arboriculturist will remain on hand in an advisory role to answer any questions relating to tree protection that may arise during site management planning, and during the demolition and construction phases.
- 7.2. **Condition 65** of the planning permission requires that the development is implemented and carried out at all times strictly in accordance with the agreed details within this AMS.
- 7.3. Planning permission compliance therefore requires an audible monitoring schedule for future compliance with this AMS. During the demolition and construction phases, the Project Arboriculturist and Project Site Manager will hold a monthly online video meeting, combined with a review of site photographs and/or drone flyover footage (if available). The meetings will confirm that tree protection measures are fit for purpose and that other site conditions are appropriate for tree protection.
- 7.4. After each meeting, the Project Arboriculturist will update the monitoring report in **Section 9** of this AMS (or equivalent), including any corrective actions.
- 7.5. Any material deviation from the approved AMS details that affects trees will require the written approval of Horsham District Council (HDC), for which the Project Manager will seek the advice of his planning consultant before any action is taken or further related work is carried out in the affected area of the site.
- 7.6. In the event of unforeseen incidents that may adversely affect or threaten the welfare or security of the trees, the Site Manager shall inform the Project Arboriculturist at the earliest opportunity and not more than one working day following the incident.
- 7.7. The Project Arboriculturist will review site photos and/or visit the site to inspect and assess the circumstances and make appropriate recommendations. The Project Arboriculturist will inform HDC of such incidents, and recommendations will be submitted for approval by HDC, initially verbally and then in writing. The Project Arboriculturist will maintain a record of any emergency incidents and works.
- 7.8. Incidents which may merit such contingency plans include:
 - Accidental/unauthorised damage to the branches, roots, or trunk of trees
 - The spillage of chemicals within or adjacent to a Root Protection Area
 - The discharge of toxins/waste within or adjacent to a Root Protection Area
 - The unscheduled breaching of a tree protective barrier or Construction Exclusion Zones.

— PHASE 1: DEMOLITION & LAND REMEDIATION —

8. DEMOLITION PRE-COMMENCEMENT SITE MEETING

- 8.1. The purpose of the meeting is to enable all relevant parties within the development team to meet, to be aware of the requirements of the AMS, and to agree on a coordinated approach to the project.
- 8.2. The meeting shall be pre-arranged, and the HDC Tree Officer shall be given five working days' written notice and invited to attend.
- 8.3. Required attendees:
 - Project/Site Manager
 - Project Arboriculturist
 - Principal demolition contractor.
- 8.4. Matters to be addressed:
 - Identification of persons present and exchange of contact information
 - Familiarisation with all aspects of the site and this AMS
 - Plant access requirements
 - Phasing of demolition & ground remediation work
 - Location(s) of the contractor compound, parking, storage/handling and working areas
 - Tree removals and pruning
 - Locations, specification and timing of tree protection barrier installation
 - Ongoing monitoring event and chain of communication.
- 8.5. The Project Arboriculturist shall provide written confirmation to the HDC Tree Officer that the meeting has occurred and that specified matters have been addressed.

9. TREE AND HEDGE REMOVAL

- 9.1. All tree work will be discussed and agreed upon in detail at the pre-commencement meeting. The approved removals and pruning work are shown as RED shaded trees and areas on the Demolition Tree Removal and Protection Plan BHA_7365_02A in **Section 3**, and is specified below.
- 9.2. All tree work will be carried out by a suitably qualified and experienced operator, and in accordance with British Standard BS3998: 2010 Tree work - recommendations.
- 9.3. All tree work operations must be carried out in line with the contractor's own site-specific risk assessment and method statement that shall be approved prior to commencement by the Site Manager.
- 9.4. All arisings shall be disposed of as instructed by the Site Manager. Tree stumps can be mechanically grubbed out as part of groundwork, as they are well away from retained trees.
- 9.5. The following tree felling work will be carried out before the installation of the tree protection barriers:
 - **T17** goat willow - fell
 - **G2** goat willow, wild cherry, blackthorn - fell.

- 9.6. The following pruning work will be carried out before the installation of the tree protection barriers:
- **T19** goat willow - prune back western crown as shown on the plan and agreed at the pre-commencement meeting.
- 9.7. In addition, any young tree and shrub growth which has naturally regenerated within the structures and surfaces to be demolished may be removed. The condition of the site in this respect will be reviewed at the pre-commencement meeting.

10. ERECT PHASE 1 DEMOLITION TREE PROTECTION BARRIERS AND NOTICES

- 10.1. **Condition 66** of the planning permission states: *'No development within Lot 9 (Jackson's Farm as shown on plan 259101-101) shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:*
- a. *All trees on the site shown outlined for retention within condition 65, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*
 - b. *Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
 - c. *Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone'.*
- 10.2. For the initial demolition of existing structures and concrete slabs, etc., tree protection barriers are to be installed in locations shown as BLUE SQUARED lines on the Combined Tree Retention/Removal & Protection Plan for Demolition (**Section 3**), and as marked out and agreed upon at the pre-commencement meeting. The barriers will form the Construction Exclusion Zones (CEZs).
- 10.3. On completion of structural demolition, and prior to ground remediation work, the tree protection barriers are to be installed and/or adjusted to enclose the additional areas shown as ORANGE CROSSED lines on the Combined Tree Retention/Removal & Protection Plan for Demolition (**Section 3**).
- 10.4. The final fencing locations should be marked for the fencing contractor using GPS. A CAD .dwg file is available for this purpose on request.
- 10.5. Where, in the opinion of the Project Arboriculturist, any site security hoarding/fencing will be installed for the duration of Phase 1 and offers an equal or better level of tree protection, it may negate the need for additional tree protection in certain locations. The Project Arboriculturist will record any adjustments agreed upon.

- 10.6. The tree protection barriers must be installed in accordance with the default BS5837:2012 specification Figure 3, which is shown on the TPP. The supporting feet **must** be securely fixed to the ground, and the uprights braced to prevent drift.
- 10.7. Locked or otherwise secured access may be provided in the barrier line to allow temporary access for the further contamination testing detailed below.
- 10.8. All-weather A3-sized notices (such as provided in **Section 8** below) shall be attached to the tree protection barrier at 10-metre intervals.
- 10.9. If a risk of run-off ground contamination beyond the protective measures is identified, a run-off containment system (e.g. Kraken contamination containment barriers or similar with an impermeable membrane attached) must be affixed to the base of the fencing panels.
- 10.10. The Project Arboriculturist may specify additional tree protection barriers or temporary ground protection as a result of discussions at the pre-commencement meeting. Where this is the case, the Project Arboriculturist will mark these locations on an updated Tree Protection Plan.
- 10.11. If specified, additional temporary ground protection will be of interlinked proprietary boards or cut-to-fit boards laid over 150mm well-rotted wood chip, separated from the soil with a permeable geotextile membrane. The boards can be secured in place if necessary using metal pins.
- 10.12. The Project Arboriculturist must approve the condition and positioning of the barriers and notices (and any temporary ground protection, if specified) prior to the commencement of further stages in the construction process.
- 10.13. The barriers and temporary ground protection must not be moved, altered, or allowed to drift during construction activity. The barrier and ground protection will be checked at the beginning and end of each working day to ensure they remain fit for the purpose of excluding any site activity and protecting the ground. They will remain in situ until all construction work on site has been completed.
- 10.14. The CEZs formed by the barriers and temporary ground protection are to remain completely undisturbed for the duration of all development works. No construction activity of any description, including but not limited to the following, must occur within this area at any time:
- No excavation of any description (except for further shallow contamination testing as detailed below)
 - No storage or disposal of soil, rubble, or materials of any other description.
 - No alterations to existing levels or ground conditions.
 - No use of any tracked or wheeled machinery of any description.
 - No tree works, without the written consent of the Local Planning Authority.
 - No erection of temporary structures of any description.
 - No fixtures or fittings of any description, security lighting, signage, etc., shall be attached to any part of a tree.
 - No fires shall be lit within 20 metres of the canopies of any tree or spread of any hedge.
 - No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

11. DEMOLITION

- 11.1. Demolition of structures will proceed in accordance with the approved CEMP, and only once the CEZs are installed and approved by the Project Arboriculturist. The demolition requirements and working methods will be discussed and agreed at the pre-commencement meeting. Particular attention will be given to the presence of any below-ground elements (such as drainage) to be removed from within the Root Protection Areas (RPAs) of trees.
- 11.2. During the demolition and ground remediation work, the Project Arboriculturist and Project Site Manager will hold a monthly online video meeting, combined with a review of site photographs and/or drone flyover footage (if available). The meetings will confirm that tree protection measures are fit for purpose and that other site conditions are appropriate for tree protection. After each meeting, the Project Arboriculturist will update the monitoring report in **Section 9** of this AMS (or equivalent), including any corrective actions.
- 11.3. Demolition will be carried out using a top-down and pull-back approach, working from the south and in a direction away from the trees along the northern boundary of the site.
- 11.4. Extreme care must be taken to avoid contacting the boom or bucket/tool of any demolition plant with tree branches and trunks. Tree bark must not be scuffed or damaged. A banksman must be employed when working in close proximity to the trees to avoid such occurrences.
- 11.5. Existing concrete slabs and hard surfaces will be removed with the same pull-back approach, working from the south and outside of the RPAs of trees. Once the surfaces are broken with a breaker tool, the edge of the digger bucket will be used to lift and remove the concrete pieces onto nearby hard surfacing or any area outside of the tree RPAs. Any below-ground elements will then be removed.
- 11.6. Once the soil underlying existing surfaces is exposed, it must not be traversed by demolition plant.
- 11.7. On completion of concrete/hard surface removal within the RPAs of the trees, and prior to ground remediation work, the tree protection barriers are to be installed and/or adjusted to enclose the additional areas shown as ORANGE CROSSED lines on the Combined Tree Retention/Removal & Protection Plan for Demolition (**Section 3**), or as much of the area previously overlaid with concrete as possible, on the advice of the Project Arboriculturist.

12. GROUND REMEDIATION & SITE LEVELS

- 12.1. The ground remediation strategy is detailed within the Ashdown Remediation Strategy report R16689 (May 2025) and Site Investigation Proposal C17195/Lot9-SIProp Issue 2 (April 2026).
- 12.2. The remediation and site levels requirements and working methods will be discussed and agreed at the pre-commencement meeting. Particular attention will be given to the interface between the preserved tree RPAs and the final internal site levels.
- 12.3. To facilitate the agreed maximum ridge height of the development, it is proposed to reduce ground levels across the site. This ground level reduction will also serve to provide the majority of the ground contamination remediation.
- 12.4. The results of the previous testing (within boreholes WS01 & WS02 within tree RPAs) suggest that the made ground in the north of the site may not be significantly contaminated. To confirm this, further shallow

samples will be taken including locations HA201 to HA207 within tree RPAs. The samples will be taken using hand tools from within pits dug to a maximum depth of 0.3m.

- 12.5. Temporary access can be made into the CEZs for the purpose of carrying out this further contamination testing, and the CEZ barriers must be secured again on completion.
- 12.6. An average of 1260mm of soil needs to be excavated across the site, although the Site Investigation Proposal states that this will not need to extend into the Root Protection Areas (RPAs) of the northern boundary trees. As a result, it is accepted that some made ground in this area is expected to remain, and a relatively steep bank will remain to the immediate south of the RPAs.
- 12.7. Some grading of ground levels in areas previously overlaid by concrete or structures may be acceptable to the Project Arboriculturist, following further site inspection. It may also be possible to build-up lower ground levels using multiple layers of a Cellular Confinement System (as outlined in section 19 below) or similar proprietary system to achieve the required gradient, either as part of Phase 1 or Phase 2. Therefore, the treatment of this bank in relation to the dwelling driveways will be resolved prior to or at the pre-commencement meeting.

13. FURTHER PHASE 1 WORK

- 13.1. The remaining Phase 1 work, including the breaking out of the slurry pit, excavation and grading of ground levels in readiness for construction, and grading of the access ways, will proceed with the tree protection barriers in place.
- 13.2. There must be no ground level change within the CEZs enclosed by the barriers. Any further change must be completed as part of final hard and soft landscaping during the construction work of Phase 2.
- 13.3. On completion of Phase 1, the CEZ barriers should preferably be left in situ so that the barriers are ready for Phase 2. However, where this is not acceptable due to the visual impact and time period until Phase 2 commences, an alternative barrier location demarcation can be provided. An example may be driven wooden posts. This will allow the Phase 2 barriers to be re-erected with greater ease.

14. PHASE 1 COMPLETION

- 14.1. The Project Arboriculturist will assess site conditions and confirm that Phase 1 has been completed.
- 14.2. The Project Arboriculturist will visit the site to inspect and assess the condition of all retained trees. Feedback and clear specifications for any final remedial action will be provided to the Project Site Manager.
- 14.3. After all Phase 1 works are completed, the Project Arboriculturist shall review the site monitoring and compliance actions and prepare a Phase 1 Completion Report.

— PHASE 2: CONSTRUCTION & LANDSCAPING —

15. CONSTRUCTION PRE-COMMENCEMENT SITE MEETING

- 15.1. There may be a break in site activity following completion of Phase 1 and the commencement of Phase 2. To ensure that this AMS meets the access and other requirements of the construction contractor(s), this AMS will be reviewed prior to commencement of Phase 2.
- 15.2. A Phase 2 pre-commencement site meeting will be held. The purpose of the meeting is to enable all relevant parties within the development team to meet, to be aware of the requirements of the AMS, and to agree on a coordinated approach to the project.
- 15.3. The meeting shall be pre-arranged, and the HDC Tree Officer shall be given five working days' written notice and invited to attend.
- 15.4. Required attendees:
 - Project/Site Manager
 - Project Arboriculturist
- 15.5. Matters to be addressed:
 - Identification of persons present and exchange of contact information
 - Familiarisation with all aspects of the site and this AMS
 - Plant access requirements
 - Phasing of construction work
 - Location(s) of the contractor compound, parking, storage/handling and working areas
 - Locations, specification and timing of tree protection barrier installation
 - Ongoing monitoring event and chain of communication.
- 15.6. The Project Arboriculturist shall provide written confirmation to the HDC Tree Officer that the meeting has occurred and that specified matters have been addressed.

16. ERECT PHASE 2 CONSTRUCTION TREE PROTECTION BARRIERS AND NOTICES

- 16.1. Subject to review prior to and at the Phase 2 pre-commencement meeting, the tree protection barriers are to be installed in locations shown as BLUE SQUARED lines on the Tree Protection Plan for Construction (**Section 4**), and as marked out and agreed upon at the pre-commencement meeting. The barriers will form the Construction Exclusion Zones (CEZs).
- 16.2. The final fencing locations should be marked for the fencing contractor using GPS. A CAD .dwg file is available for this purpose on request.
- 16.3. Where, in the opinion of the Project Arboriculturist, any site security hoarding/fencing will be installed for the duration of Phase 1 and offers an equal or better level of tree protection, it may negate the need for additional tree protection in certain locations. The Project Arboriculturist will record any adjustments agreed upon.

- 16.4. The tree protection barriers must be installed in accordance with the default BS5837:2012 specification Figure 3, which is shown on the TPP. The supporting feet **must** be securely fixed to the ground, and the uprights braced to prevent drift.
- 16.5. All-weather A3-sized notices (such as provided in **Section 8** below) shall be attached to the tree protection barrier at 10-metre intervals.
- 16.6. If a risk of run-off ground contamination beyond the protective measures is identified, a run-off containment system (e.g. Kraken contamination containment barriers or similar with an impermeable membrane attached) must be affixed to the base of the fencing panels.
- 16.7. If scaffolding is required to straddle tree protection barriers, then kickboards must be fitted to the platforms to prevent fading debris, and additional temporary ground protection must be provided below.
- 16.8. The Project Arboriculturist may specify additional tree protection barriers or temporary ground protection as a result of discussions at the pre-commencement meeting. Where this is the case, the Project Arboriculturist will mark these locations on an updated Tree Protection Plan.
- 16.9. If specified, additional temporary ground protection will be of interlinked proprietary boards or cut-to-fit boards laid over 150mm well-rotted wood chip, separated from the soil with a permeable geotextile membrane. The boards can be secured in place if necessary using metal pins.
- 16.10. The Project Arboriculturist must approve the condition and positioning of the barriers and notices (and any temporary ground protection, if specified) prior to the commencement of further stages in the construction process.
- 16.11. The barriers and temporary ground protection must not be moved, altered, or allowed to drift during construction activity. The barrier and ground protection will be checked at the beginning and end of each working day to ensure they remain fit for the purpose of excluding any site activity and protecting the ground. They will remain in situ until all construction work on site has been completed.
- 16.12. The CEZs formed by the barriers and temporary ground protection are to remain completely undisturbed for the duration of all development works. No construction activity of any description, including but not limited to the following, must occur within this area at any time:
 - No excavation of any description (except for further shallow contamination testing as detailed below)
 - No storage or disposal of soil, rubble, or materials of any other description.
 - No alterations to existing levels or ground conditions.
 - No use of any tracked or wheeled machinery of any description.
 - No tree works, without the written consent of the Local Planning Authority.
 - No erection of temporary structures of any description.
 - No fixtures or fittings of any description, security lighting, signage, etc., shall be attached to any part of a tree.
 - No fires shall be lit within 20 metres of the canopies of any tree or spread of any hedge.
 - No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

17. DRAINAGE AND UNDERGROUND UTILITIES

- 17.1. Surface water and foul drainage within the site will be installed in accordance with the approved schemes.
- 17.2. External gas, water, electricity, and telecom connections to the site will be made by the relevant service/distribution companies. The locations for these connections will be reviewed at the pre-commencement meeting to assess potential impacts on retained and protected trees.
- 17.3. Where a potential impact on a retained tree and its root system is identified, alternative routing to avoid the tree will be sought. Only where this is not feasible, an alternative trenchless installation method may be considered appropriate by the Project Arboriculturist, who will agree and supervise installation with the relevant installation contractor.
- 17.4. Installations will follow the precautions and working methods of the **Streetworks** (formerly NJUG) **Volume 4** - 'Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees'.

18. GROUNDWORKS AND MAIN CONSTRUCTION PHASE

- 18.1. All works and excavations must be carried out outside of the CEZs. All restrictions and precautions specified in this AMS and in section 8 below must be adhered to.
- 18.2. All further excavations for services must be located outside of CEZs.
- 18.3. During the construction and landscaping work, the Project Arboriculturist and Project Site Manager will hold a monthly online video meeting, combined with a review of site photographs and/or drone flyover footage (if available). The meetings will confirm that tree protection measures are fit for purpose and that other site conditions are appropriate for tree protection. After each meeting, the Project Arboriculturist will update the monitoring report in **Section 9** of this AMS (or equivalent), including any corrective actions.

19. INSTALLATION OF CELLULAR CONFINEMENT SYSTEM (CCS) DRIVEWAYS

- 19.1. The installation of the areas of driveway shaded purple on the Tree Protection Plan for Construction will utilise a Cellular Confinement System (CCS). The installation of the driveway areas will be discussed and agreed upon in detail at the pre-commencement meeting.
- 19.2. The system supplier will specify the system design, materials, and installation method, which will accompany the information below. Typical installation sections are shown in Figure 1. An example of such a system is at: <https://www.geosyn.co.uk/product/cellweb-tree-root-protection>
- 19.3. The design and specification should follow the recommendations of the Arboricultural Association Guidance Note 12 - *The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice*.
- 19.4. The installation will be carried out as part of the final landscaping. The CEZ barriers will only be relocated back as far as the new CSS surface edge when driveway installation is to begin, so that any RPA not immediately being surfaced remains excluded from access and protected.
- 19.5. The principle of no-dig installation may be new to the construction team, so advice should be sought, and careful planning and preparation need to take place before installation commences. This should include planning for site staff numbers, machinery and equipment, materials delivery, weather conditions, and installation methods.

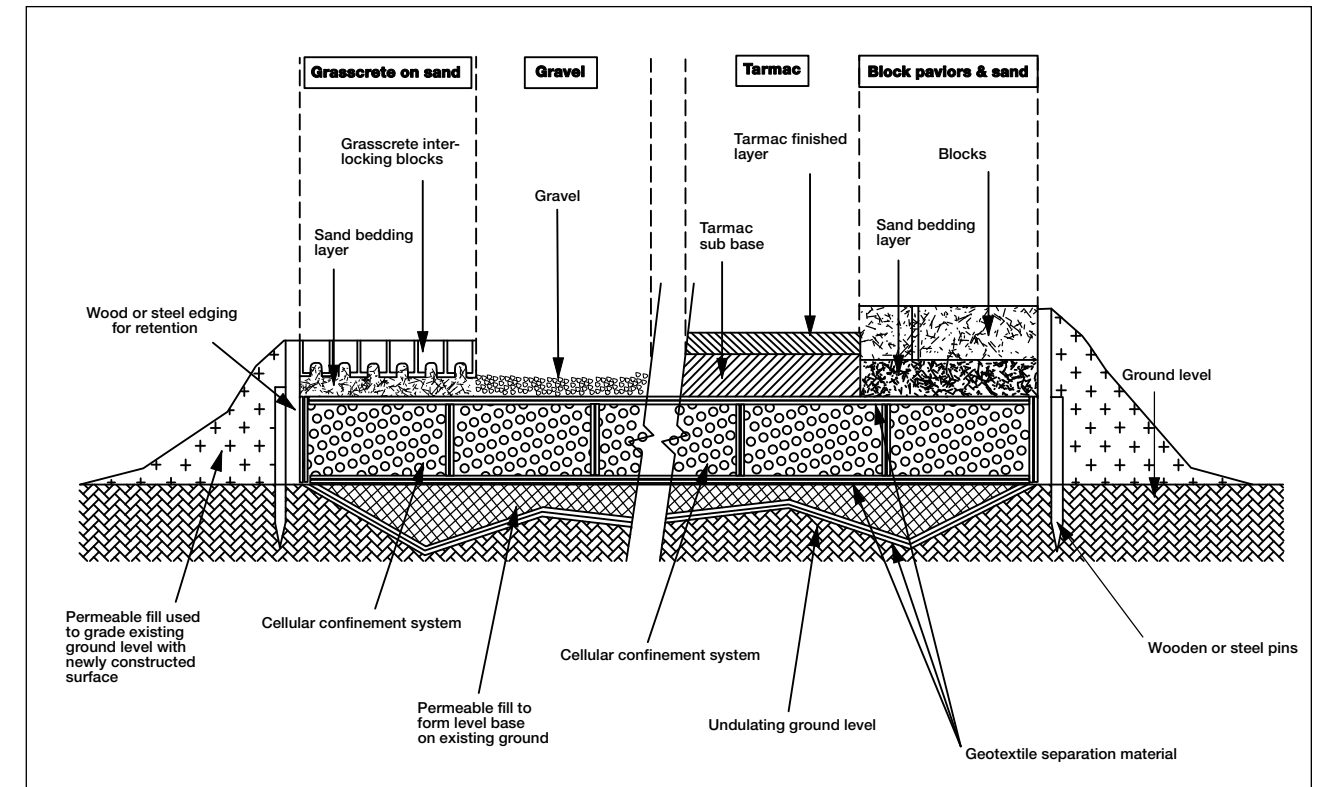


Figure 1: Typical CCS installations with various finishes.

- 19.6. The system uses a plastic cellular confinement grid, permeable geotextile, and washed gravel fill to provide a load-bearing surface that needs no excavation and does not need to be compacted. The structure sits above the existing soil level and acts as a stiff raft which maintains soil bulk density at levels suitable for tree root growth. Note that the system avoids the use of formal hard edging that would require excavation. Instead, it typically uses wooden surface edging, such as sleepers, soil, or planting along the edges to give a retaining and visually satisfactory finish.
- 19.7. Level for the installation of the cellular confinement system will be achieved using hand tools. Areas within tree RPAs will not be mechanically scrapped, graded, or tilled. There must be no vehicle movements or storage of materials over the soil itself.
- 19.8. Any voids may be made up by a maximum of 15cm with no-fines (washed) gravel.
- 19.9. Porous geotextile membrane will be laid as specified to subdue future weed growth, and the cellular membrane laid out, trimmed, and secured on top.
- 19.10. The infill material must be a clean angular stone, Type 4/20mm or Type 20/40mm. **Do not use M.O.T type 1 or crushed stone with dust for tree root protection.**
- 19.11. Aggregate will be delivered and handled initially from the working space nearby and outside the RPA of any tree. The cellular system will be filled with aggregate by 'rolling out' ahead of the work zone to provide a working surface. The aggregate will be carefully tipped into the system from the leading edge and spread by mini-digger bucket and by hand to fill the initial cells. Further aggregate tips and spreading will then work from the filled cells until all cells are filled.

19.12. **No compaction is required of the infill.** Do not use a whacker plate or other means of compaction.

19.13. Edge supports will be new sleepers or similar and will require no excavation. They will be held in place with driven metal stakes to finish flush.

19.14. The final surface should be porous, so the best options are loose gravel, block paving, porous asphalt, porous resin-bound stone, or grass and gravel retention systems (e.g. Golpla™).

20. REMOVE TREE PROTECTION BARRIERS

20.1. The tree protection barriers must not be removed without the prior approval of the Project Arboriculturist, and in any case protective barriers for trees will not be removed until all machinery and surplus materials have been removed from the site.

20.2. The tree protection barriers may be removed or relocated in a phased way, with the approval of the Project Arboriculturist, where it has the sole purpose of allowing approved hard and soft landscaping to take place within the CEZs.

20.3. The Site Manager will ask the Project Arboriculturist to approve the removal of barriers. The Project Arboriculturist will assess site conditions and confirm that it is an appropriate stage at which to remove the barriers.

20.4. Five working days' written notice shall be given to the Local Planning Authority prior to the removal of tree protection measures.

21. SOFT LANDSCAPING

21.1. A separate hard and soft landscaping scheme has been approved in accordance with Condition 72.

21.2. **Condition 74** states: *'The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped, or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.'*

21.3. In addition, **Condition 66** states: *'Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size, and in positions agreed by the Local Planning Authority.'*

21.4. General landscaping guidance:

1. All new tree planting must be carried out in accordance with the principles of 'BS8545: Trees: from nursery to independence in the landscape – recommendations.'
2. All excavations within the RPA of retained trees must be carried out by hand. Where areas of concentrated pedestrian activity are required within RPAs, work shall be carried out on top of 25mm ply boards set on 100mm wood chips.

3. Where posts are to be concreted into the ground within the RPA of retained trees, excavated post holes must be lined with a heavy-duty (damp-proof course-type) plastic membrane to prevent any concrete from damaging roots.

21.5. Tree establishment and health/condition monitoring:

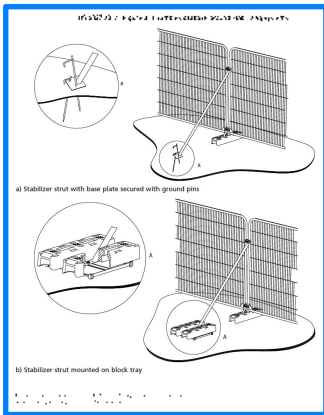
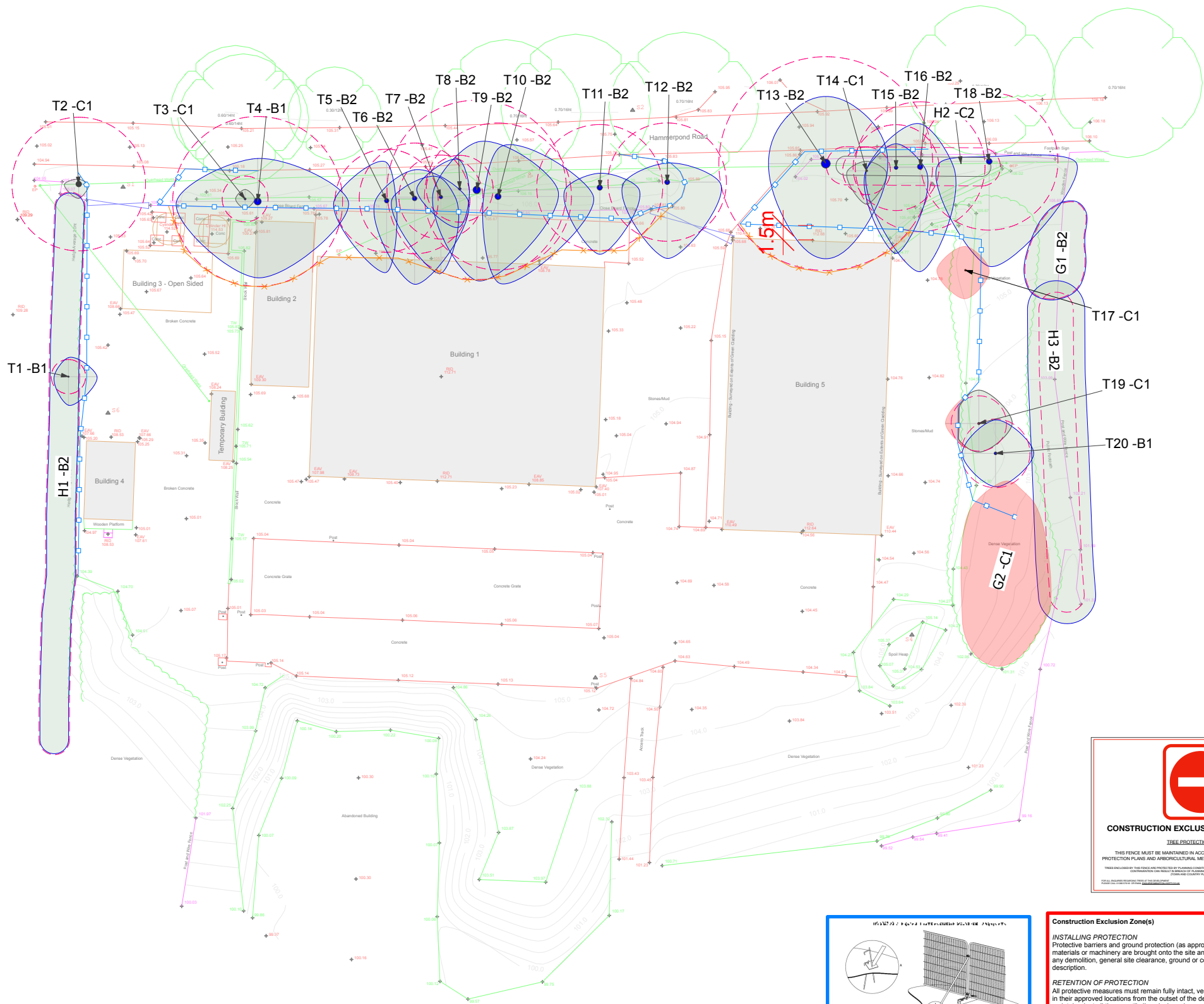
1. The detailed landscaping scheme will include a scheme of maintenance which must be sufficiently resourced and carefully adhered to to ensure good tree establishment.
2. Following the completion of construction works, it will be necessary to continue monitoring to assess and evaluate the condition of both newly planted trees and trees that have been retained.
3. Immediately following the completion of landscaping works, the Project Arboriculturist or other suitably qualified and experienced arboricultural/landscape specialist must inspect the condition of all newly planted trees to ensure that planting specifications have been properly adhered to. This will involve checks of tree size and form, staking, individual protection, and weed control. Feedback must be provided to the Site Manager and to the Local Authority Tree Officer along with clear specifications for remedial action as may be necessary.
4. Subsequently, at annual intervals, the Project Arboriculturist or other suitably qualified and experienced arboricultural/landscape specialist shall inspect all the trees on the site and make recommendations for remedial action as may be necessary. This will involve a visual assessment of the condition of retained trees, an assessment of the effectiveness of tree protection and weed control in relation to newly planted trees, and identification of trees that require formative pruning to improve long-term structural form. Again, feedback must be provided to the Site Manager and to the Local Authority Tree Officer along with clear specifications for remedial action as may be necessary.

22. PROJECT COMPLETION: FINAL CERTIFICATE OF COMPLIANCE

22.1. The Project Arboriculturist will assess site conditions and confirm that Phase 2 has been completed.

22.2. The Project Arboriculturist will visit the site to inspect and assess the condition of all retained trees. Feedback and clear specifications for any final remedial action will be provided to the Project Site Manager.

22.3. After all Phase 2 works are completed, the Project Arboriculturist shall review the site monitoring and compliance actions throughout the project lifetime. He will then prepare a Completion Report and Certificate of Compliance for submission to the Local Planning Authority within 28 working days of completion.



Construction Exclusion Zone(s)

INSTALLING PROTECTION
Protective barriers and ground protection (as approved), must be installed before any materials or machinery are brought onto the site and before the commencement of any demolition, general site clearance, ground or construction works of any description.

RETENTION OF PROTECTION
All protective measures must remain fully intact, vertical (in the case of barriers) and in their approved locations from the outset of the development. They must be maintained, at all times, until all works have been completed on site, including any earthworks and associated soft landscaping works. Any approved phasing of protective measures must be fully observed and complied with.

RESTRICTIONS
Construction Exclusion Zone(s) are to remain completely undisturbed for the duration of all development works. No construction activity of any description including but not limited to the following must occur within these areas at any time.

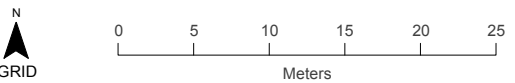
- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Planning service.
- No erection of temporary structures of any description.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 20 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protected areas.

KEY

- Category A Tree - High quality (Retention highly desirable)
- Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
- Category B Tree - Moderate quality (Retention desirable)
- Category B - Hedgerow, Group, Woodland - Moderate quality (Retention desirable)
- Category C Tree - Low quality (May be retained but should not constrain development)
- Category C - Hedgerow, Group, Woodland - Low quality (May be retained but should not constrain development)
- Category U Tree - Very low quality (Mostly unsuitable for retention)
- Category U - Hedgerow, Group, Woodland - Very low quality (Mostly unsuitable for retention)
- Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
- Tree / Hedgerow / Group to be removed
- Protection Measures
 - Tree Protection Barriers to specification of Figure 3 of BS5837:2012
 - Additional Tree Protection Barriers to be installed on completion of removal of structures, concrete slabs and other demolition within tree RPAs

Tree No	Species	Ht (m)	Life Stage	RPA Radius (m)	RPA Area (m2)
T1	Holly	4.5	SM	1.8	10
T2	Yew (Common)	2.5	EM	7	152
T3	Holly	3.0	EM	2.4	18
T4	Beech (Common)	19.0	M	8.9	248
T5	Oak (English)	15.0	M	5.4	92
T6	Oak (English)	16.0	M	5.8	104
T7	Oak (English)	17.0	EM	4.4	62
T8	Oak (English)	16.0	EM	3.5	38
T9	Beech (Common)	16.0	M	9.4	275
T10	Oak (English)	20.0	M	7.7	185
T11	Oak (English)	16.0	M	6.6	137
T12	Oak (English)	16.0	M	6.2	122
T13	Beech (Common)	16.0	M	11.2	391
T14	Oak (English)	4.5	SM	2.5	29
T15	Beech (Common)	16.0	EM	4.5	65
T16	Oak (English)	18.0	M	6.8	147
T17	Willow (Goat)	6.0	SM	2.2	15
T18	Oak (English)	18.0	M	7.2	163
T19	Willow (Goat)	6.5	SM	2.9	26
T20	Willow (Goat)	8.0	SM	3.6	41
T21	Oak (English)	12.0	M	9	254
T22	Birch (Downy)	14.0	M	8.5	228
G1	Holly; hawthorn	4.5-8	EM	4.4	-
G2	Goat willow; wild cherry; blackthorn	4.9	SM	2.4	-
G3	English oak	16	M	8.9	-
G4	Holly; downy birch	7-13	SM	3.1	-
H1	Lonicera nitida; rhododendron; holly; hazel; privet; blackthorn	2.0	M	1.5	-
H2	Hawthorn; holly; common beech	3.0	Y	1	-
H3	Damson; holly; hawthorn; blackthorn; wild privet	7.0	M	1.8	-
H4	Blackthorn; field maple; hawthorn; hazel; dogwood; dog rose	1.5	Y	0.8	-
H5	Blackthorn; hawthorn; dog rose	1.5	Y	0.8	-
H6	Hawthorn; hornbeam; hazel; spindle	5.5	SM	1.8	-
H7	Leyland cypress	7.0	SM	2.9	-
H8	Hawthorn	3.0	SM	1.1	-
H9	Common beech; hazel; hawthorn; blackthorn; field maple	4.5	Y	0.8	-
H10	Lonicera nitida	1.5	EM	0.6	-
H11	Cherry laurel; sycamore; holly; Lonicera nitida	2.5	EM	1.3	-

Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon. This drawing should be interpreted with reference to the accompanying tree schedule and written advice



PROJECT TITLE
Lot 9 Jacksons Farm, Handcross Road

DRAWING TITLE
**Tree Removal & Protection Plan
DEMOLITION & GROUNDWORKS**

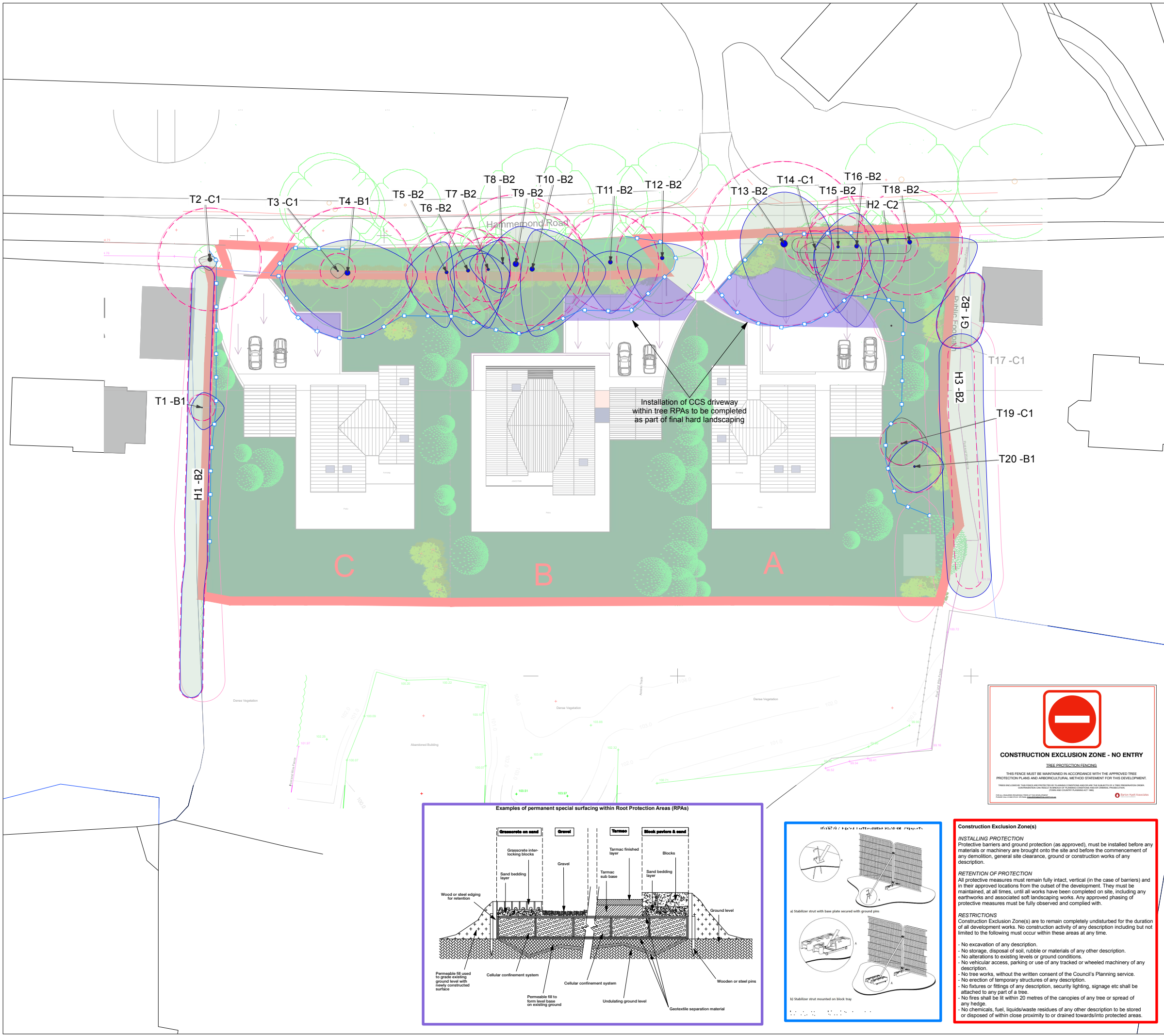
SCALE	1:500 @ A3		DRAWING NUMBER BHA_7365_02A	
DRAWN BY IM	APPROVED BY RH	REVISION -	SHEET -	DATE 27/04/2026

SITE LAYOUT
259101-110 Jacksons Farm - Proposed Site Plan

CLIENT
Lake Investment Limited

COORDINATE SYSTEM / DATUM
British National Grid / Newlyn Datum (AOD)

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Ordnance Survey Copyright Licence number 100054267.



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 - Additional Tree Protection Barriers to be installed on completion of removal of structures, concrete slabs and other demolition within tree RPAs
 - Area of 'No Dig' Cellular Confinement System (CCS) driveway construction

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T6	Oak (English)	16.0	M	5.8	104
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T8	Oak (English)	16.0	EM	3.5	38
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H4	Blackthorn; field maple; hawthorn; hazel; dogwood; dog rose	1.5	Y	0.8	-
H5	Blackthorn; hawthorn; dog rose	1.5	Y	0.8	-
H6	Hawthorn; hornbeam; hazel; spindle	5.5	SM	1.8	-
H7	Leyland cypress	7.0	SM	2.9	-
H8	Hawthorn	3.0	SM	1.1	-
H9	Common beech; hazel; hawthorn; blackthorn; field maple	4.5	Y	0.8	-
H10	Lonicera nitida	1.5	EM	0.6	-
H11	Cherry laurel; sycamore; holly; Lonicera nitida	2.5	EM	1.3	-

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PROJECT TITLE
Lot 9 Jacksons Farm, Handcross Road

DRAWING TITLE
Tree Protection Plan
MAIN CONSTRUCTION PHASE

SCALE
1:500 @ A3

DRAWING NUMBER
BHA_7365_02B

SITE LAYOUT
259101-110 Jacksons Farm - Proposed Site Plan

CLIENT
Lake Investment Limited

COORDINATE SYSTEM / DATUM
British National Grid / Newlyn Datum (AOD)

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Barton Hyett Associates
Arboricultural Consultants
In association with
CSA
environmental

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Address: Office 5E, Deer Park Business Centre, Eckington, Pershore, Worcestershire, WR10 3DN

INDIVIDUAL TREES

Ref	Species	On/off site	Top Height (m)	No. of Stems	Est diam?	Calc. / Actual Stem Dia. (mm)	Crown radii (m) N-E-S-W	Avg. low crown height (m)	1st branch ht (m)	1st branch dir.	Life Stage	General Observations	Health & vitality	Structural condition	Estimated Remaining Contribution (Years)	BS5837 Category	RPA Radius (m)	RPA m ²
T1	Holly	Off	4.5	1	Yes	150	2.0-3.0-3.0-1.5	1.5	2.0	-	SM	Outgrown hedgerow tree. Smaller outgrown holly within hedgerow to south.	Good	Good	40+	B1	1.8	10
T2	Yew (Common)	On	2.5	15	-	580	0.5-1.0-1.5-1.5	0.5	0.5	S	EM	Topped at 2.5m; presumably for power line installation/clearance above.	Fair	Fair	20+	C1	7.0	152
T3	Holly	On	3.0	1	-	200	1.0-1.0-1.0-1.0	0.5	1.5	-	EM	Topped at 2.5m.	Good	Fair	20+	C1	2.4	18
T4	Beech (Common)	On	19.0	1	-	740	4.5-9.5-8.0-8.5	6.0	5.0	W	M	Fence to south installed to accommodate root flare. Historical crown lift sounds; mostly occluded.	Good	Good	40+	B1	8.9	248
T5	Oak (English)	On	15.0	1	-	450	4.0-1.0-7.5-5.5	5.0	5.5	S	M	Crown lift wounds.	Good	Good	40+	B2	5.4	92
T6	Oak (English)	On	16.0	2	-	480	3.0-5.5-9.0-4.0	6.0	6.0	S	M	Two stems from 1m. Old branch removal wound at 0.5m.	Good	Good	40+	B2	5.8	104
T7	Oak (English)	On	17.0	1	-	370	2.0-1.5-8.0-5.0	10.0	2.5	N	EM	Suppressed form. Crown biased to south.	Good	Good	40+	B2	4.4	62
T8	Oak (English)	On	16.0	1	-	290	3.0-1.0-4.0-4.5	12.0	12.0	S	EM	Slender form. Dead branch at 8m north. Semi-mature holly growing at base.	Good	Good	40+	B2	3.5	38
T9	Beech (Common)	On	16.0	2	-	780	5.0-8.5-9.5-4.5	5.0	3.0	E	M	Twin-stemmed from ground. Third stem to south removed to 1m stub which has hollowed through decay down into base of remaining two stems. <i>Kretzschmaria deusta</i> fungal bodies on upper side of decayed stub probably currently acting saprotrophically.	Good	Fair	20+	B2	9.4	275
T10	Oak (English)	On	20.0	1	-	640	5.0-10.0-9.0-1.5	5.5	3.0	SE	M	Crown biased to SE as tree has grown away from adjacent beech.	Good	Good	40+	B2	7.7	185
T11	Oak (English)	On	16.0	1	-	550	1.5-4.0-7.0-3.5	2.5	4.0	S	M	Boundary bank to west historically excavated. Deadwood.	Good	Good	40+	B2	6.6	137
T12	Oak (English)	On	16.0	1	-	520	2.0-5.5-8.0-4.5	4.5	3.5	S	M	Eroded/excavated boundary bank at entrance to east. Historical trunk wound at 1.5m south has occluded/compartmentalised.	Good	Good	40+	B2	6.2	122
T13	Beech (Common)	On	16.0	8	Yes	930	7.0-6.5-10.0-6.0	6.0	6.0	S	M	Coppiced-original; with 6 primary stems from near ground. Roadside stem has decay cavity at 2m probably associated with vehicle strike wound. Included bark basal stem unions. Shrouded power line and phone line cables through centre of lower crown/stems.	Good	Good	40+	B2	11.2	391
T14	Oak (English)	On	4.5	1	-	210	1.0-2.0-3.5-2.0	1.5	1.5	S	SM	Previously topped tree. Suppressed. Leader dieback. Strip of decay from topping wound to ground; leaving strip of live cambium on other side of stem.	Fair	Fair	20+	C1	2.5	20
T15	Beech (Common)	On	16.0	1	-	380	2.5-3.0-9.0-3.0	2.0	5.0	S	EM	Crown biased to south.	Good	Good	40+	B2	4.5	65
T16	Oak (English)	On	18.0	1	-	570	4.5-3.5-11.0-5.5	2.5	5.0	S	M	Ground level probably historically raised to south. Occluding branch removal wounds.	Good	Good	40+	B2	6.8	147
T17	Willow (Goat)	On	6.0	2	Yes	180	2.5-2.5-3.0-3.0	0.5	1.0	-	SM	Natural regeneration on edge of levelled area.	Good	Good	20+	C1	2.2	15

Ref	Species	On/off site	Top Height (m)	No. of Stems	Est diam?	Calc. / Actual Stem Dia. (mm)	Crown radii (m) N-E-S-W	Avg. low crown height (m)	1st branch ht (m)	1st branch dir.	Life Stage	General Observations	Health & vitality	Structural condition	Estimated Remaining Contribution (Years)	BS5837 Category	RPA Radius (m)	RPA m²
T18	Oak (English)	On	18.0	1	-	600	0.5-9.0-11.0-5.0	2.5	4.0	S	M	Cable trench excavated within 1m of trunk base to south from utility pole to barn. Occluding branch removal wounds. Deadwood.	Good	Good	40+	B2	7.2	163
T19	Willow (Goat)	On	6.5	1	Yes	240	3.5-3.5-3.0-3.5	0.5	0.0	-	SM	Multi-stemmed; with cambium dysfunction in main stem. Natural regeneration on slope of built up area.	Fair	Fair	20+	C1	2.9	26
T20	Willow (Goat)	On	8.0	1	-	300	3.5-4.0-3.5-3.5	2.0	1.5	-	SM	Natural regeneration on slope of built up area.	Good	Good	40+	B1	3.6	41

GROUPS OF TREES

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. Crown radius (m)	Avg. low crown height (m)	Life Stage	General Observations	Health & vitality	Structural condition	Estimated Remaining Contribution (Years)	BS5837 Category	RPA Radius (m)
G1	Holly; hawthorn	Off	4.5-8	4	Yes	370	4.5	2.0	EM	Off-site garden boundary group. Hollies are early-mature. One mature hawthorn.	Good	Good	40+	B2	4.4
G2	Goat willow; wild cherry; blackthorn	On	4-9	5	-	200	3.5	0.5	SM	Natural regeneration on slope of built up area.	Good	Fair	20+	C1	2.4

HEDGEROWS

Ref	Species	On/off site	Av. Height (m)	Av. width (m)	Av. Stem diam (mm)	Avg. low crown height (m)	Life Stage	General Observations	Health & vitality	Structural condition	Estimated Remaining Contribution (Years)	BS5837 Category	RPA Radius (m)
H1	Lonicera nitida; rhododendron; holly; hazel; privet; blackthorn	Off	2.0	3	120	0.0	M	Trimmed garden hedge.	Good	Good	40+	B2	1.5
H2	Hawthorn, holly; common beech	On	3.0	2	80	0.0	Y	Sparse linear planting; possibly associated with construction of barn to south for screening. Generally suppressed. Two hawthorns to 5/6m.	Fair	Fair	20+	C2	1.0
H3	Damson; holly; hawthorn blackthorn; wild privet	Off	7.0	6	150	2.0	M	Off-site outgrown hedgerow along side of public footpath. High level of ivy. Some subsided stems.	Good	Fair	40+	B2	1.8

INFORMATIVE - HOW TREE DAMAGE CAN OCCUR

Above the ground

Damage can occur as a result of contact between branches and/or tree trunks. This is often but not always associated with machine operations, groundworks excavations, MEWPs, high-sided vehicles and crane use. Other forms of above-ground damage include fixings to the trunk and unauthorised cutting back of branches.

Below the ground

It is often not appreciated that the majority of tree roots are generally located within the top 600mm of the ground. On this basis it needs to be understood that damage to roots can occur in two ways:

Root severance can occur as a result of, for example, soil stripping during site clearance or excavations. Root dieback and death can result from the compaction of the soil. Compaction can occur as a result of vehicle weight, weight of stored materials or increased pedestrian access. Compaction crushes out soil pore space and prevents tree respiration from occurring (respiration requires gas exchange between the ground and the atmosphere). Compacted soil is denser and therefore inhibits/prevents any further new root growth.

The effects of these impacts can be disfiguring to a tree's appearance and also weaken a tree making it more liable to attack by pest and diseases. In addition, root damage or death results in corresponding decline above the ground with dieback occurring within the tree crown.

The effects of damage to trees generally take some time to become fully apparent. In many cases, damaged trees decline slowly after the completion of a new development, until they eventually need to be removed due to ill health.

A construction exclusion zone (CEZ) has been defined in order to prevent soil compaction from taking place.

GENERAL SITE RULES FOR TREE PROTECTION

Do not independently carry out any activity that is at odds with the site Scheme of Tree Protection.

In simple terms: do not carry out any work within the CEZ without prior liaison with the Project Arboriculturist and written authorisation from the Local Planning Authority.

Within the CEZ:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Local Planning Authority's Development Management service
- No erection of temporary structures of any description.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 20 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/ into protection areas.

Fires on site should be avoided if possible. Where they are unavoidable, they must not be lit in a position where heat could damage foliage or branches. Fires must be a minimum of 20m from the trunk of any retained tree or the centre line of any hedgerow to be retained.

No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree

STATUTORY CONTROLS

Statutory tree protection

Works to trees which are covered by Tree Preservation Orders (TPOs) or are within a Conservation Area (CA) require permission or consent from the Local Planning Authority. Where information is available on any Statutory designations such as this they are identified within the summary table in section 1 and in the Tree Survey Schedule in section 3.

Notwithstanding specific exceptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of protected trees or woodlands without the prior written consent of the LPA.

Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

Similarly, and again notwithstanding specific exceptions, it is an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75mm diameter at 1.5 height without having first provided the LPA with 6 weeks written notification of intent to carry out the works.

On many non-residential sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.

Any proposed tree works that are planned to be carried out on-site must be carried out in accordance with the statutory controls outlined.

Statutory Wildlife Protection

Although preliminary visual checks from the ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside of the scope of this report.

Trees which contain holes splits, cracks and cavities could potentially provide a habitat for protected species such as bats in addition to birds and small mammals. It is advised that in some instances specialist ecological advice may be required. This may result in tree work being carried out following a detailed climbing inspection of the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the site manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by the appointed Ecologist or Natural England.

It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. This time period only provides an indication of likely nesting times and as such diligence is required when undertaking tree works at all times.

Irrespective of the time of year, and other than any actions approved under General Licence, it is an offence to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest or eggs of any wild bird. Ideally, tree operations should be avoided during the likely bird nesting period. However, any tree work should always only be carried out following a preliminary visual check of the vegetation.

For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in England and Wales. A different legislative framework applies in Scotland and Northern Ireland.

TREE AWARENESS – SITE INDUCTION

SITE NAME:.....

DATE OF INDUCTION:.....

Trees are an important part of this development. Retained trees must be kept undamaged so that they can fully benefit the finished project well into the future. All persons working on this site have a responsibility to be aware of trees and to abide by tree protection procedures.

How trees can be damaged – think roots!

Above the ground – contacts and impacts with branches and trunk (machine operations eg telehandlers, high-sided vehicles, crane use, fixings to trunk, unauthorised cutting back of branches)

Below the ground – root severance (eg soil stripping during site clearance, excavations) and root damage resulting from compaction of soil near trees (eg vehicles, pedestrians, storage of materials). Effects of root damage take time to become obvious but will result in disfiguring dieback of leaves and branches, or even tree death.

Tree protection procedures

Provided that the simple steps are followed most tree protection is straightforward:

- Stay out of tree Construction Exclusion Zones (CEZs). These are the areas of ground surrounding retained trees that are protected by barriers. If you need to go into a CEZ, you must first gain authorisation from the Site Manager
- No construction activity of any description within CEZs, eg soil stripping, cement mixing, services installation, storage of materials etc
- No fires within 20m of the trunk of any retained tree
- If authorised to work within a CEZ, work to the Arboricultural Method Statement, eg demolition, construction, landscaping works etc
- If damage occurs, inform the Site Manager.

Remember

All trees on the site are protected by planning conditions. Many trees on the site may also be legally protected by Tree Preservation Order (TPO) or Conservation Area status

Planning Authority enforcement action needs to be avoided:

- ‘Breach of Conditions’ notices can prevent a site from being signed off.
- ‘Temporary Stop Notices’ halt site operations and result in associated high costs.
- Wilful damage/destruction of TPO/Conservation Area trees can result in company and/or individual prosecutions - fines can be anything up to £20,000 (County Court fines can be higher). Remember that fines apply to the person committing the offence as well as the site owner and main contractors!

Be aware of tree protection and stick to the procedures. Tree protection is straightforward. If in doubt – ask!

I have received site induction in tree awareness and tree protection procedures

PRINT NAME:

SIGN:

DATE:



CONSTRUCTION EXCLUSION ZONE - NO ENTRY

TREE PROTECTION FENCING

THIS FENCE MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION PLANS AND ARBORICULTURAL METHOD STATEMENT FOR THIS DEVELOPMENT.

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.
CONTRAVENTION CAN RESULT IN BREACH OF PLANNING CONDITIONS AND/OR CRIMINAL PROSECUTION.
(TOWN AND COUNTRY PLANNING ACT 1990)

FOR ALL ENQUIRIES REGARDING TREES AT THIS DEVELOPMENT
PLEASE CALL 01386 576161 OR EMAIL ENQUIRIES@BARTON-HYETT.CO.UK

SITE MONITORING RECORD

JACKSONS FARM, HAMMERPOND ROAD



JACKSONS FARM, HAMMERPOND ROAD			
Date:	-		
Project Arboriculturist:	Ian Monger - Barton Hyett Associates (BHA)		
Phase:	Project planning		
Stage:	Pre-commencement site meeting		
Persons present:	Ian Monger (IM) - BHA Others TBC		
Issue	Operation / observations	Actions	Review date
Stage of construction	-	-	-
Pre-commencement meeting			
Tree removals and pruning	-	-	-
Erect tree protection barriers and notices and site security barriers			
Demolition and groundworks	-	-	-
SUBSEQUENT MATTERS			
Corrective actions	-	-	-
Next arboricultural monitoring	-	-	-
Signed:	Ian Monger		
Date:	-		

SITE MONITORING RECORD
JACKSONS FARM, HAMMERPOND ROAD

Site photo to be inserted	Site photo to be inserted	Site photo to be inserted
IMAGE 1:	IMAGE 2:	IMAGE 3:
Site photo to be inserted	Site photo to be inserted	Site photo to be inserted
IMAGE 4:	IMAGE 5:	IMAGE 6: