



**Arboricultural Method Statement & Tree Protection Plan – In
Accordance with BS 5837:2012**

Project No: 12546	Former Novartis Site - Phase 3, Wimblehurst Road, Horsham, RH12 2ED		
Client:		Lovell	
Date of Report:	16/07/2026	Revision:	Original

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***Arboricultural Method Statement &
Tree Protection Plan
In Accordance with
BS 5837:2012***

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1.0 Introduction

1.1 Terms of Reference

- 1.1.1 Hayden's Arboricultural Consultants Limited has been commissioned by Lovell to prepare a detailed Arboricultural Method Statement and Tree Protection Plan for the approved development at Former Novartis Site - Phase 3, Wimbleshurst Road, Horsham, RH12 2ED.
- 1.1.2 This report provides the working details for the proposals submitted in the Tree Survey and Arboricultural Impact Assessment in accordance with BS5837: 2012 dated 12/02/2025 ref: 11319.
- 1.1.3 As required by Conditions 4 and 9 of planning consent ref: DC/25/0415 dated 16th January 2026, Horsham District Council requires the following information in order to discharge the conditions:
 - (i) Pre-Commencement Meeting
 - (ii) Tree Protection Measures
 - (iii) Site Compound and Storage of Materials, Equipment and Waste
 - (iv) Precautionary Linear Root Pruning
 - (v) Construction Methods
 - (vi) Services
 - (vii) Drainage
 - (viii) Landscaping / Tree Planting
 - (ix) Phasing and Monitoring Schedule

2.0 Specific Details

2.1 Pre-Commencement Meeting

- 2.1.1 Prior to commencing development, it will be necessary to have a site meeting between the Site Manager, Project Arboriculturalist and Council Arboricultural Officer to discuss the construction methods and tree protection measures.
- 2.1.2 The Project Arboriculturalist shall record minutes of the meeting with copies issued to all members of the development team.

2.2 Tree Protection Measures

- 2.2.1 Prior to the commencement of development, protective fencing will be erected. This must be fit for purpose, in full accordance with the requirements of BS 5837:2012 and positioned as shown on the attached drawing no. 12546-D2-AMS.
- 2.2.2 Details of the fencing are supplied at Appendix F and shown on the attached drawing no. 12546-D2-AMS.
- 2.2.3 Once installed the protective fencing will be inspected by the Project Arboriculturalist and photographic evidence submitted to the LPA.
- 2.2.4 The protective fencing will remain in place until completion of construction.



2.3 Site Compound and Storage of Material, Equipment and Waste

- 2.3.1 The locations to be used for the site compound and storage are detailed in the Construction Management Plan (CMP) prepared by Lovell, ref: 486430 dated July 2026. The proposed locations have also been superimposed onto drawing no. 12546-D4-AMS for reference.

2.4 Precautionary Linear Root Pruning

- 2.4.1 The approved precautionary linear root pruning is fully detailed in the Tree Survey and Arboricultural Impact Assessment in accordance with BS5837: 2012 dated 12/02/2025 ref: 11319. However, for ease of data management the specification is reproduced at Appendix C.

- 2.4.2 Linear root pruning is required at the location shown on the attached drawing no. 12546-D2-AMS to facilitate construction of the sub-station. To undertake linear root pruning the following guidelines as set out in BS5837:2012 shall be followed:

- The excavation shall be dug by hand or with an air spade as per the specified design. This may also include the use of a vehicle mounted soil vacuum. If the soil is not able to be excavated by an air spade or soil vacuum, then all excavation work must be completed using hand tools.
- Roots occurring within the excavation, smaller than 25mm in diameter, may be pruned back to the side wall of the trench by making a clean cut with suitable sharp tools such as bypass secateurs or pruning saw.
- Roots occurring in clumps or that are over 25mm in diameter should only be severed following consultation with the monitoring arboricultural consultant.
- Should the trench be left open for longer than a period of 2 hours, the live roots will be wrapped in damp hessian to prevent the drying out or desiccation of roots. The hessian may need to be re-soaked dependent on the weather conditions and length of time the excavated area remains exposed.
- Prior to construction, a suitable approved root barrier should be considered in conjunction with the Project Engineer. This is to prevent both the chemical contamination to roots and the future risk of root damage to the structure.

- 2.4.3 This operation will be overseen by the Project Arboriculturalist and photographic evidence submitted to the LPA. This will be further detailed within Statement of Supervision (Arboriculture) Appendix E.

2.5 Construction Methods

- 2.5.1 No dig surfacing will be required for the footpath to be constructed adjacent to the northern boundary and within the RPA of T021, T022, T023, T024, T025, T027, T028 and G001, as shown on the attached drawing no. 12546-D4-AMS.

- 2.5.2 The following is an example method for construction, but the exact methodology will need to be provided by the cellular confinement system manufacturer, in conjunction with the Project Arboriculturalist and Project Engineer:

- Construction of the footpath will be undertaken in dry weather between May and October when the ground is driest and least prone to compaction.



- Kill ground vegetation using a translocated herbicide (glyphosate), ensuring that the selected herbicide doesn't damage the root of the tree(s) below the surface of the path.
- Remove the dead or organic material from the site and ensure that large stones and shrub stumps are removed from the proposed route.
- Any tree stumps should be ground out rather than excavated to minimize soil disturbance.
- The resulting hollows and any other holes along the route driveway, path or other hard surface should be filled with sharp sand.
- Any machinery used to install the no dig surface will not exceed the maximum load bearing capacity of the surface or ground protection provided as a working platform. This is to ensure that compaction does not occur to the ground below and/or to prevent damage to the cellular confinement matting.
- Should operatives or machinery need to operate from the newly formed no-dig surface, a suitable load bearing working surface will be required.
- The cellular confinement matting of the no-dig surface will then be laid out over the existing ground with a geotextile membrane beneath and edging also installed.
- Specified clean angular stone should then be used to fill the cellular confinement matting to a depth so that it buries the cellular confinement matting. The stone used should not include any fines within the stone.
- On top of the clean angular stone, another geotextile membrane must then be laid with a 20mm deep sand bedding put on top. This is to prepare the no-dig surface for its finishing/wearing course which is to be confirmed by the overall client in conjunction with the Project Arboriculturalist

2.5.3 Installation of the no-dig surface will be overseen by the Project Arboriculturalist and photographic evidence submitted to the LPA. This will be further detailed within Statement of Supervision (Arboriculture) Appendix E.

2.5.4 With regards to the access road to be constructed within the RPA of T023, T024 and T025, given the minor extent of the intrusion into the periphery of the affected RPAs and the limiting effects of the existing site levels and historic structure on a similar footprint, as shown on the attached drawing no. 12546-D1-AMS, it is foreseeable that no root disturbance will result from its construction. From a purely arboricultural perspective, it will therefore not be necessary for this road to be of specialist design.

2.6 **Services**

2.6.1 The service proposal has been prepared by Waterstone Design. The proposal, shown on drawing no. 17100-WSD-XX-XX-D-Z-96001-P03, has been superimposed onto drawing no. 12546-D2-AMS. No service routes are proposed within the RPA of retained trees.



2.7 Drainage

- 2.7.1 The drainage scheme has been prepared by Arch Associates. The proposal, shown on drawing no. 17100-AAL-XX-XX-D-C-5100-P08, has been superimposed onto drawing no. 12546-D3-AMS.
- 2.7.2 Where the foul water drain and associated manhole are located within the RPA T020 they will be excavated by hand and / or using an air spade. The location where such excavation is required is shown on the attached drawing no. 12546-D3-AMS. If it is necessary to cut any roots <15mm diameter as part of this process, they will be severed in such a way as to ensure the final wound is as small as possible and free from ragged, torn ends. Any roots >15mm in diameter that require severing will need to be agreed with the Project Arboriculturalist.
- 2.7.3 This operation will be overseen by the Project Arboriculturalist and photographic evidence submitted to the LPA. This will be further detailed within Statement of Supervision (Arboriculture) Appendix E.

2.8 Landscaping / Tree Planting

- 2.8.1 Attached at Appendix H is a Technical Note prepared by Fabrik that demonstrates due consideration has been given to retained trees, RPAs, proposed planting and underground infrastructure, ensuring that the utility layout can be delivered without unacceptable conflict with the landscape proposals or arboricultural protection measures.

2.9 Phasing and Monitoring Schedule

- 2.9.1 The proposal involves the integration of several complex aspects that affect tree protection. Accordingly, Hayden's Arboricultural Consultants have produced a method statement flowchart/checklist to cover the major operations on site as they affect retained trees. This is included on drawing no. 12546-D1-AMS. This complies with the Statement of Supervision (Arboriculture) in Appendix E.
- 2.9.2 In accordance with item 6.3 of BS 5837:2012, the site and associated development must be monitored regularly by a competent project arboriculturalist to ensure compliance with the arboricultural aspects of the planning permission. As such, the method statement flowchart/checklist included on drawing no. 12546-D1-AMS should be used as an auditable monitoring schedule to assess the progress of key site events/activities. This is commensurate with the Statement of Supervision (Arboriculture) in Appendix E.
- 2.9.3 In addition to the method statement flowchart/checklist, it is beneficial to identify the key arboricultural responsibilities associated with the progression of the development. Accordingly, a "Statement of Supervision (Arboriculture)" has been included at Appendix E. The purpose of this document is to identify a definite decision making and data recording structure in the monitoring process, together with providing a list of specific inspection trigger points. Prior to works commencing on site, this document should be re-issued with contact names and document reference numbers included.
- 2.9.4 It is the responsibility of the Site Manager, with authorisation from their client, to commission and plan Arboricultural Monitoring site visits as listed in the Statement of Supervision (Appendix E) and on drawing no. 12546-D1-AMS. Hayden's, upon request will produce a detailed quotation to match with the critical Arboricultural Monitoring points outlined.



3.0 Appendices

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Appendix	G	Drawing no. 12546-D1-AMS (Existing Site Plan) Drawing no. 12546-D2-AMS (Services) Drawing no. 12546-D3-AMS (Drainage) Drawing no. 12546-D4-AMS (Approved Site Layout)
Appendix	H	Fabrik Technical Note – Landscape Design



Appendix A - Species List

Species List:

Lime	<i>Tilia sp</i>
Oak	<i>Quercus sp</i>
Purple Norway Maple	<i>Acer sp</i>
Willow	<i>Salix sp</i>



Appendix B

Schedule of Trees

SCHEDULE OF TREES (AIA) Former Novartis Site, Wimblehurst Road, Horsham.

Surveyed By: Nick Hayden Date: 12/11/2024

Managed By: Nick Hayden

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
G001	9x Oak	50	20		High	N5, E5, S5, W5	Offsite trees maintained by the LPA. DBH and crown spread of trees adjacent to site recorded and plotted on drawing no. 12546-D1-AMS to show constraints. Detailed inspection of trees not undertaken.	A2	No works required.	4	Undertake root pruning as shown on drawing no. 12546-D2-AMS to facilitate construction of the sub-station	0
		0.6	4.1-6m			High						
		1.1			40+ years	Grass, Tarmac, Concrete						
T020	Lime	620	18.5		High	N4.5, E7, S8.5, W7.5	No evidence of fungal bodies around base or on lower stem. Old pruning wounds display good occlusion. Small openings / cavities at circa. 2, 2.75 and 3m agl on western aspect. Decay appears localised. Bark inclusion at union of lowest primary branch extending south, which is most notable on southern aspect. Tight unions throughout crown. Typical characteristic of species. Slightly asymmetric crown due to offsite companion. Moderate deadwood. Reasonable vigour. Site access to east.	B2	Remove deadwood. Reduce lowest primary branch extending south by 2m.	2		
		7.44	0-2m		M	Moderate						
Yes		173.9			20+ years	Grass, Gravel						
T021	Lime	570	15		High	N4, E4.5, S6.0, W5	Notable level change of circa. 2m circa. 6m to south of stem. Dense bramble and basal epicormic growth impeded an inspection of base and lower stem. Old pruning wounds displays good occlusion. Tight unions throughout crown. Typical characteristic of species. Nest in union at circa. 8m agl. No notable evidence of dieback / branchtip dysfunction throughout crown.	B2	Clear bramble around base and remove basal epicormic growth. Reinspect.	2		
		6.84	0-2m		M	Moderate						
Yes		147			20+ years	Dense undergrowth						

TreeNo	Species	DBH	Height		Visual	Crown Spread		Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand							
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover							
T025	Lime	490	17.5		High	N5.5, E6, S4.5, W4.5		Notable level change of circa. 2m circa. 3m to south of stem. Dense basal epicormic growth impeded an inspection of base and lower stem. Minor Ivy. Old pruning wounds displays good occlusion. Bifurcates at circa. 4m agl, union currently appears stable. Tight unions throughout crown. Typical characteristic of species. Deadwood north aspect of crown over footpath. Reasonable vigour albeit discrete areas of branchtip dysfunction and dieback throughout crown.	B2	Remove basal epicormic growth and Ivy. Remove deadwood. Reinspect.	2		
		5.88	0-2m		M	Moderate							
Yes		108.6			20+ years	Gravel, Light undergrowth							
T026	Lime	480	16		High	N4.5, E5.5, S4, W4.5		Extensive basal cavity and decay northern aspect of stem. Multiple Ganoderma brackets throughout cavity inside the stem. Reduced vigour. Limited SULE.	U	Fell.	1		
		5.76	2.1-4m		M	Moderate							
Yes		104.2			<10 years	Light undergrowth, Gravel							
T027	Lime	520	16		High	N2.5, E4.5, S4.5, W4.5		Located behind site hoarding and a hedge. Inspection therefore impeded and dimensions estimated. Suppressed on northern aspect by mature offsite Oak. Crown of Oak growing through crown of Lime. Reasonable vigour.	B2	Remove Ivy. Reinspect.	2		
		6.24	2.1-4m		M	Moderate							
Yes		122.3			20+ years	Grass, Tarmac							
T028	Lime	530	14.5		High	N5, E5.5, S5, W4.5		Service hatches in RPA. Epicormic stem growth. Bifurcates at circa. 2.5m agl, union appears stable. Minor deadwood. Reasonable vigour.	B2	No work required.	4		
		6.36	0-2m		M	Moderate							
Yes		127.1			20+ years	Light undergrowth, Gravel							
T029	Purple Norway Maple	250	9		High	N3.5, E3.5, S3.5, W3.5		Located in an area of dense bramble. Tight unions throughout crown. Reasonable vigour.	C2	No work required.	4		
		3	0-2m		SM	Moderate							
Yes		28.3			10+ years	Light undergrowth							
T030	Willow	720	18		High	N4.5, E7, S7, W8		Dense Ivy impeded a detailed inspection of base, stem and crown. Reduced vigour with branchtip dysfunction and dieback throughout crown. Deadwood. Offsite Oak growing through crown.	C2	Remove Ivy to 4m. Re-inspect.	2		
		8.64	2.1-4m		M	High							
Yes		234.5			10+ years	Dense undergrowth							

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required (TS)	Priority (TS)	Work Required (AIA)	Priority (AIA)
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand						
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover						
T031	Oak	550	12.5		Moderate	N8, E8, S8, W8	Located behind 3m high hoarding. Restricted access impeded a detailed inspection. Dimensions therefore estimated. Reasonable vigour.	B2	No work required.	4		
		6.6	2.1-4m		M	High						
Yes		136.8			20+ years	Unknown (offsite/no access)						

Appendix C

Schedule of Works to Allow Development

SCHEDULE OF WORKS (AIA)

Former Novartis Site, Wimblehurst Road, Horsham,

Surveyed By: Nick Hayden

Surveyed: 12/11/2024

Managed By: Nick Hayden

Tree No.	Species	Work required	Priority
G001	9x Oak	Undertake root pruning as shown on drawing no. 12546-D2-AMS to facilitate construction of the sub-station	0

Appendix D

Explanatory Notes

Explanatory Notes



Categories

Below is an explanation of the categories used in the attached Tree Survey.

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing: Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated remaining life expectancy of at least 20 years; Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub Category 1 - Mainly arboricultural qualities; Sub Category 2 - Mainly landscape qualities; Sub Category 3 - Mainly cultural values, including conservation . Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Age	Recorded as one of seven categories: Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height. E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.



D Dead.

Height	Recorded in metres, measured from the base of the tree.						
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.						
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.						
Life Expectancy	Relates to the prospective life expectancy of the tree and is given as 4 categories: 1 = 40 years+; 2 = 20 years+; 3 = 10 years+; 4 = less than 10 years.						
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.						
Minimum Distance	This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).						
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority’s tree officer.						
Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.						
Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: <table><tr><td>Low</td><td>An inconsequential landscape feature.</td></tr><tr><td>Moderate</td><td>Of some note within the immediate vicinity, but not significant in the wider context.</td></tr><tr><td>High</td><td>Item of high visual importance.</td></tr></table>	Low	An inconsequential landscape feature.	Moderate	Of some note within the immediate vicinity, but not significant in the wider context.	High	Item of high visual importance.
Low	An inconsequential landscape feature.						
Moderate	Of some note within the immediate vicinity, but not significant in the wider context.						
High	Item of high visual importance.						
Problems/ Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.						
Work Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the “Problems/comments” category.						



Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.
Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.



Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. <i>NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.</i>
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.
Veteran Tree	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. NOTE - these characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem.



Appendix E

Statement of Supervision

Former Novartis Site - Phase 3, Wimblehurst Road, Horsham, RH12 2ED

Statement of Supervision (Arboriculture)

Introduction

In accordance with Planning Permission ref: DC/25/0415 (dated 16/01/2026), Lovell are undertaking the development of the above site.

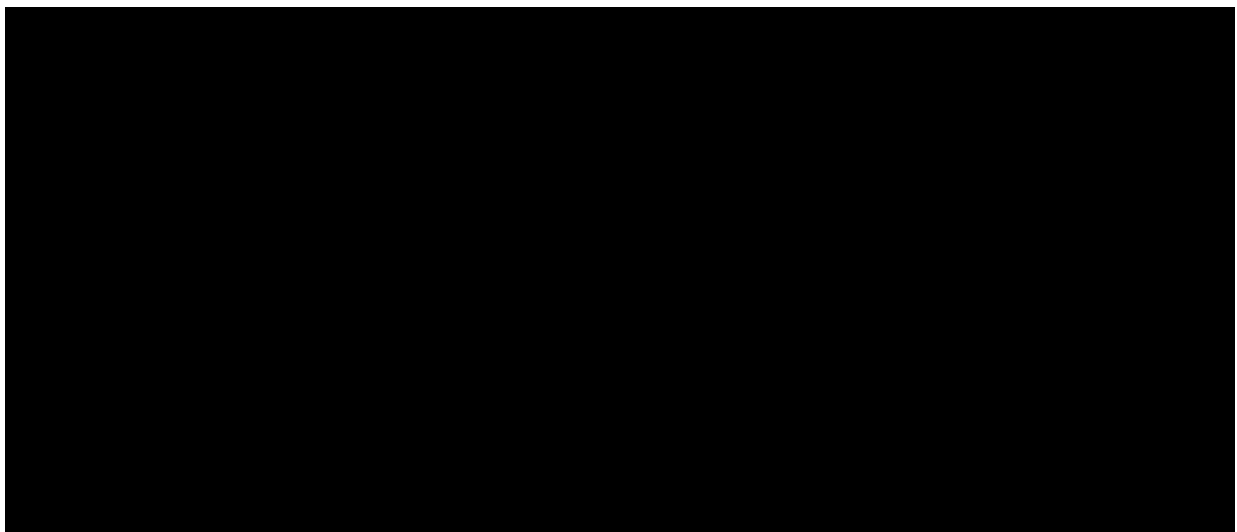
The purpose of this document is to ensure that all works that have an impact on retained trees are undertaken in accordance with the approved Method Statement and Tree Protection Plan. As such, the purpose of the Statement is to identify the following arboricultural issues:

- Approved documents
- Key staff and contacts
- Critical phases of pre-commencement, induction and construction

Approved Documents

The following documents must be available to all those with responsibility for arboricultural matters during construction:

- BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- Notice of Planning Decision ref: DC/25/0415 dated 16/01/2026
- Preliminary Arboricultural Method Statement & Tree Protection Plan for this project – produced by Hayden's Arboricultural Consultants, ref: 11319 dated 12/02/2025
- Arboricultural Method Statement & Tree Protection Plan for this project – produced by Hayden's Arboricultural Consultants, ref: 12546 dated 17/07/2026



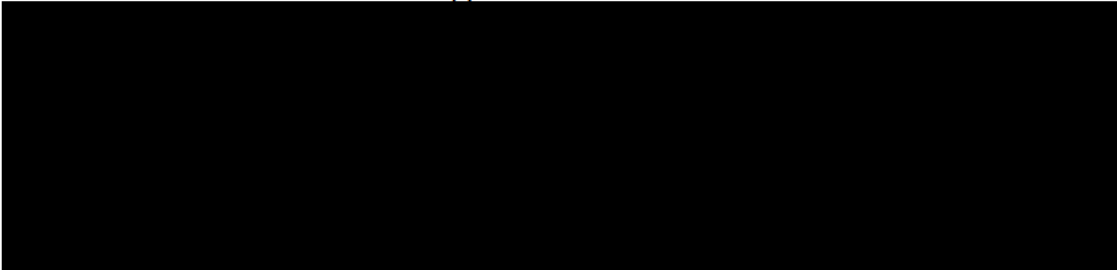
Critical phases of pre-commencement, induction, construction & completion

REF*	ACTIVITY	ONE OFF /REPEAT	ATTENDEES	ACTION
1	Pre-commencement meeting (to discuss working methods, timescales and tree protection schemes)	One off	Developer, Arboricultural Consultant, Site Manager, Tree Officer	Arboricultural Consultant to record minutes – copies to be submitted to attendees
3	Inspection of fencing as per sections 2.2 of AMS ref. 12546	One off	Arboricultural Consultant, Site Manager	Arboricultural Consultant to record minutes and submit to Developer and Tree Officer
4 & 5	Inspection of specific tasks during construction (i.e., root pruning and drainage installation) as per sections 2.4 and 2.7 of AMS ref. 12546	One off (for each identified item)	Arboricultural Consultant, Site Manager	Arboricultural Consultant to record minutes and submit to Developer and Tree Officer
9	Installation of no-dig surfacing as per section 2.5 of AMS ref. 12546	One off	Arboricultural Consultant, Site Manager	Arboricultural Consultant to record minutes and submit to Developer and Tree Officer
7	Completion of construction – prior to removal of fencing	One off	Arboricultural Consultant, Site Manager	Arboricultural Consultant to record minutes and submit to Developer and Tree Officer
10 & 11	Final tree assessment – after fencing removal	One off	Developer, Arboricultural Consultant, Site Manager, Tree Officer	Arboricultural Consultant to record minutes and submit to Developer and Tree Officer
	Additional inspections to ensure periods not greater than three months elapse between monitoring events	Dependent on progress of the project	Arboricultural Consultant, Site Manager	Arboricultural Consultant to record minutes and submit to Developer and Tree Officer

*REF numbers correlate with the Method Statement Flow Chart shown on drawing no. 12546-D-AMS

Variations and Incidents

Any proposed variations to the proposed working method (relating to arboricultural matters) will be referred by the on-Site Manager to the Developer who will seek advice from the Arboricultural Consultant. The Arboricultural Consultant shall advise on minor amendments (e.g. realignment of fencing etc) and will subsequently report these to the Tree Officer by email. Issues directly relating to tree surgery or retention will be forwarded by the Arboricultural Consultant (with recommendations) to the Tree Officer for approval. Except in an emergency and when the LPA Tree Officer is unavailable, no such actions will occur without the written approval of the LPA Tree Officer.



Reasons for a Qualified Monitoring Arboriculturalist

It is essential that the works are monitored by a qualified and experienced Arboriculturalist for the following reasons.

1. An Arboriculturalist has the skill and expertise to identify if the approved tree surgery specification has been complied with and the knowledge to provide appropriate remedial advice.
2. It is necessary for informed decisions to be made regarding the impact of tree surgery, particularly root pruning. The location of roots is assessed via a calculation, but in reality, roots may grow in a more unpredictable fashion dependent on topographic and historic features. Under CDM it is essential that expert individual knowledge is available and can advise on the inevitable unforeseen circumstances that arise.
3. An Arboriculturalist provides the point of liaison and information exchange with the Local Planning Authority's Tree Officer who is also normally a qualified Arboriculturalist. This allows fellow professionals to discuss the technical matters that inevitably arise and agree appropriate and balanced solutions. Having an Arboriculturalist engaged on the supervision of a project provides comfort to the Local Planning Authority that tree protection measures are complied with and hence it is much more likely that there will be less direct scrutiny from the Local Planning Authority (regarding tree matters) during the build of the project than would otherwise be the case.
4. Arboricultural input is essential to confirm that tree protection measures are adequate and fit for purpose. This can often save the client time (and therefore money) by identifying working methods and systems that are site efficient.
5. As living entities sensitive to their environment, the condition of trees changes, and over the course of a project it may be necessary to advise on additional tree surgery or felling as a result of, for example disease or storm damage.
6. An Arboriculturalist will provide detailed briefing notes and "toolbox talks" to site staff to ensure their compliance with conditions and prevent arboricultural breaches of conditions arising which can have severe consequences for project progression.
7. Close liaison between the Site Manager and the Arboriculturalist will ensure that the retained trees are protected but as minimal an inconvenience to construction as possible. This leads to the final outcome which is the completion of the project with retained healthy trees complementing the buildings in the manner that the designers and planners envisaged.



Tree Protection Briefing Note

Introduction:

The trees that are to remain as part of the development are important and must not be harmed. They have been carefully selected as part of an extensive appraisal, design and planning process and therefore are legally protected by a combination of Tree Preservation Orders and Planning Conditions. This means that any damage caused to retained trees is a serious offence, as is the undertaking of any work to trees that has not been authorised in writing by the Local Planning Authority. Contravention of this legislation is liable to lead to heavy personal or corporate fines together with the imposition of stop notices, expensive mitigation measures and replacement planting instructions. Given this, it is vital that all development staff are familiar with the approved Tree Protection Plan (TPP).

Typical Forms of Construction Damage to Trees:

1. **Physical Injury to Trunk and Crown.** Construction equipment can injure the above-ground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and, if extensive, can be fatal.
2. **Root Cutting*.** Excavation, grading and trenching associated with construction and underground service installation can be very damaging to tree roots which are vital for both anchoring the tree in the ground and gathering moisture and nutrients. Unacceptable levels of damage to the roots will lead to a tree losing vitality, dropping branches, dying or becoming unsafe – either immediately or in the future.
3. **Soil Compaction.** An ideal soil for root growth and development contains about 50% pore space for water and air movement. Tracking by construction equipment and the storage of materials can compact soil and dramatically reduce pore space. Compaction inhibits root growth, limits water penetration, and decreases oxygen needed for root survival. If the compaction is too severe, in addition to preventing effective root growth, it will cause physical injury to both anchor and feed roots.
4. **Smothering Roots by Adding Soil*.** The majority of fine moisture and nutrient absorbing roots are within the top 30 cm of soil. Even a few centimetres of soil piled over the root system to change the grade can smother fine roots and eventually lead to the death of larger roots.
5. **Rooting Zone Contamination*.** Many materials used on development sites (e.g. salt, lime, concrete, cement, oil) are toxic to trees. If such contaminants are spilled or allowed to leach into the RPA, they can quickly kill the roots, thus causing the same effects as root cutting, soil compaction and smothering.



* As the location of tree roots cannot be seen, each retained tree close to a developable portion of the site has a designated Root Protection Area (RPA) as shown on the approved TPP. No excavation, grading, trenching, storage of materials nor any other activity may take place within the designated RPA unless it is in accordance with the approved Tree Protection Plan and completed under the supervision of Hayden's Arboricultural Consultants.

Preventing Damage to Trees During Construction:

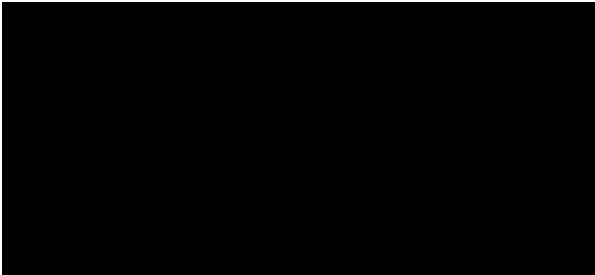
The approved TPP provides specific instruction on the tree protection measures required across whole site in order to prevent damage. The primary methods of protection are as follows: -

1. **Installation of Protective Fencing.** The alignment and specification of this is shown to scale on the approved TPP. It must be erected prior to any demolition or development commencing on site and must not be moved or altered without prior written agreement of the Hayden's Arboricultural Consultants or the Local Planning Authority. No activities may take place within the fenced area, and no materials may be stored within the fenced area. The fencing may not be removed until ALL construction activities in the vicinity have been completed and only then with the written agreement of Hayden's Arboricultural Consultants or the Local Planning Authority.
2. **Ground Protection.** Where fencing is impractical the TPP provides instruction on other forms of effective ground protection. An example of this would be the provision of a temporary load bearing surface to prevent soil compaction and contamination. This must be of bespoke design for each situation so as to ensure it is fit for purpose. As with the fencing, this must be installed prior to any demolition or development commencing on site and must not be moved or altered without prior written agreement of the Hayden's Arboricultural Consultants or the Local Planning Authority. The temporary ground protection may not be removed until ALL construction activities in the vicinity have been completed and only then with the written agreement of Hayden's Arboricultural Consultants or the Local Planning Authority.
3. **Monitoring Visits from Hayden's Arboricultural Consultants.** Under the terms of the planning permission the development must be monitored by an Arboriculturalist on a suitably frequent basis. The purpose of this is twofold: -
 - a. To ensure that the above tree protection measures are complied with and report findings to the developers AND the Local Planning Authority.
 - b. To be available to provide help and advice regarding the inevitable requests for changes and supervision when working around retained tree.
4. **Operational Planning.** Whilst it is understood that trees are far from the only issue to be managed on site, they do represent a significant and potentially costly constraint if the protection measures required in the TPP are not strictly adhered to and as a result construction damage to trees occurs. Therefore, if problems in terms of work space conflicting with tree protection measures are identified, early liaison with Hayden's Arboricultural Consultants is essential so as to agree supervised works, alternate working methods or if necessary seek additional approval from the Local Planning Authority. Failure to identify these matters at an early stage may lead to significant delays as it can be a lengthy procedure in gaining a response from the Local Planning Authority.



Conclusion:

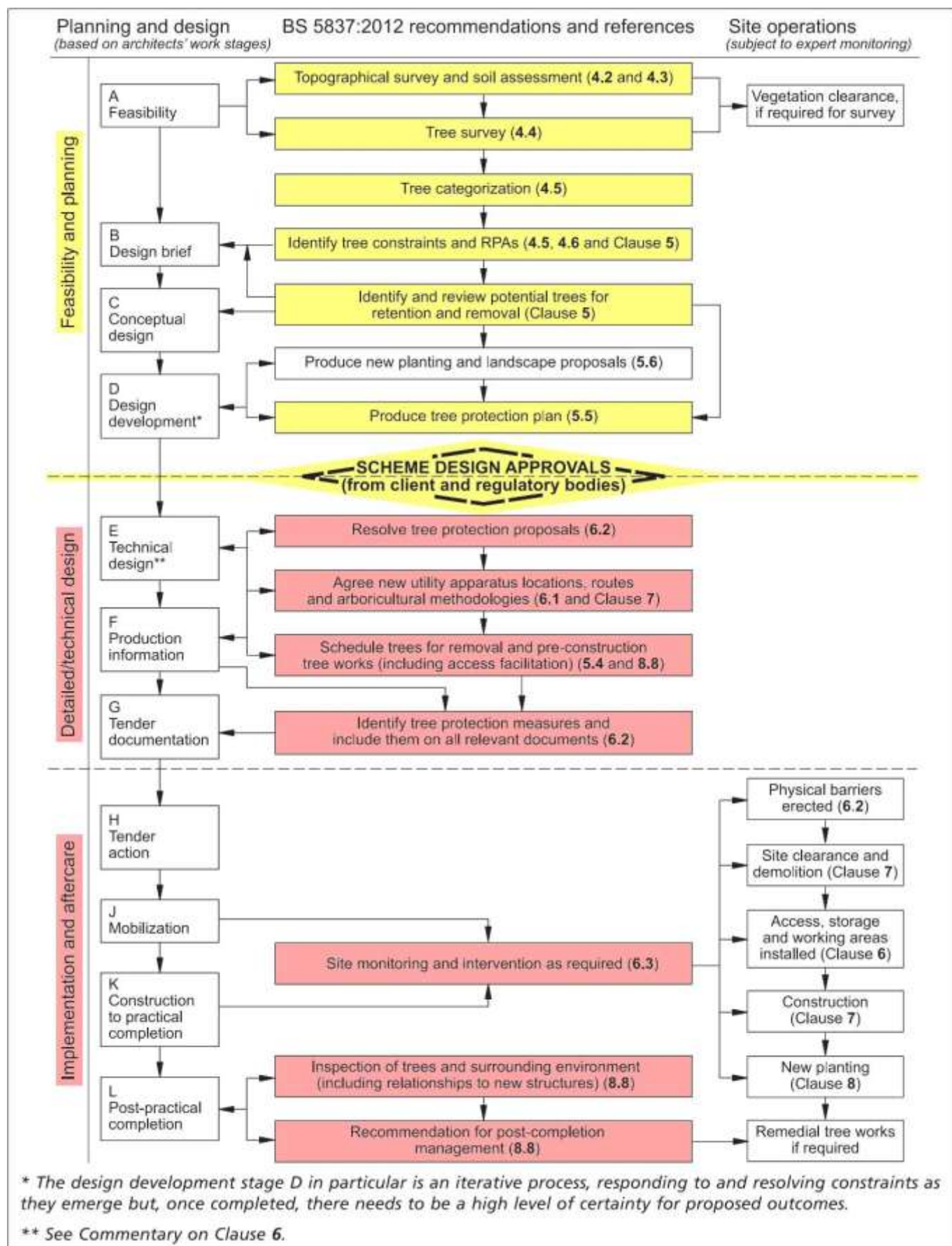
- Tree Protection Measures are there to protect the environment. They are also there to protect you. If they are complied with, trees will not be harmed. Therefore, DO NOT amend the protection unless you have written consent from Hayden's Arboricultural Consultants or the Local Planning Authority.
- If you are unsure on any tree related matter, seek advice before you act. Hayden's Arboricultural Consultants will discuss your concerns and help find practical and timely solutions (where possible).
- Hayden's Arboricultural Consultants, in conjunction with the Local Planning Authority, may change the frequency of Arboricultural Monitoring Inspections if it is deemed necessary to ensure the approved standards of tree protection are adhered to.
- Hayden's Arboricultural Consultants can be contacted in the first instance at the Head Office on 01284 765391.



Appendix F

Advisory Information & Sample Specifications

1. BS 5837:2012 Figure 1 - Flow Chart – Design and Construction & Tree Care



European Protected Species and woodland operations. (V4)

Complete all sections of the Checklist



Checklist

1	Are you within, or close to, the known mapped range of any of the protected species OTHER THAN BATS which are potentially everywhere? Tick any that apply. See distribution maps in the Good Practice Guidance for each species - ☐ Dormice ☐ Otters ☐ Great crested newts ☐ Sand lizards ☐ Smooth snakes	YES NO
----------	---	--

2	Does your wood contain any of the following habitats? Tick any that apply. ☐ Old trees with holes and crevices which might be used bats ☐ Species rich scrub/coppice, early growth stage plantations and forest interfaces ☐ Rivers on which otters might be found ☐ Ponds which might be occupied by great crested newts ☐ Open areas on heathy soils	YES NO
----------	--	--

3	Have any of the protected species been recorded in this wood or on adjoining sites? Tick any that apply. Indicate which sources of information you have checked: ☐ National Biodiversity Network (www.nbn.org.uk) ☐ Local Biological Records Centre ☐ Local Wildlife Trust ☐ Other <i>Specify Other:</i>	YES NO
----------	---	--

4	Have your inspections or any expert surveys found any of the following signs or evidence? Tick any that apply. ☐ Signs (e.g. otter spraint, nuts gnawed by dormice, leaves folded by newts) ☐ Sightings (or echo-location) ☐ Potential breeding or roosting sites (e.g. veteran trees, old trees with crevices, riverside hollow trees, ponds, timber stacks, large fallen deadwood) ☐ Confirmed breeding or roosting sites (i.e. evidence of sites actually being used) <i>Details:</i>	YES NO
----------	---	--

CHECK POINT

If you have answered NO to ALL of the above then only bats need to be considered in your operations.

If you have answered YES to any of the above then the species concerned must be considered as well as bats.

Details

Name of Wood:
Grid Reference:
Area: (ha)
Date of Assessment:
Name of Assessor:

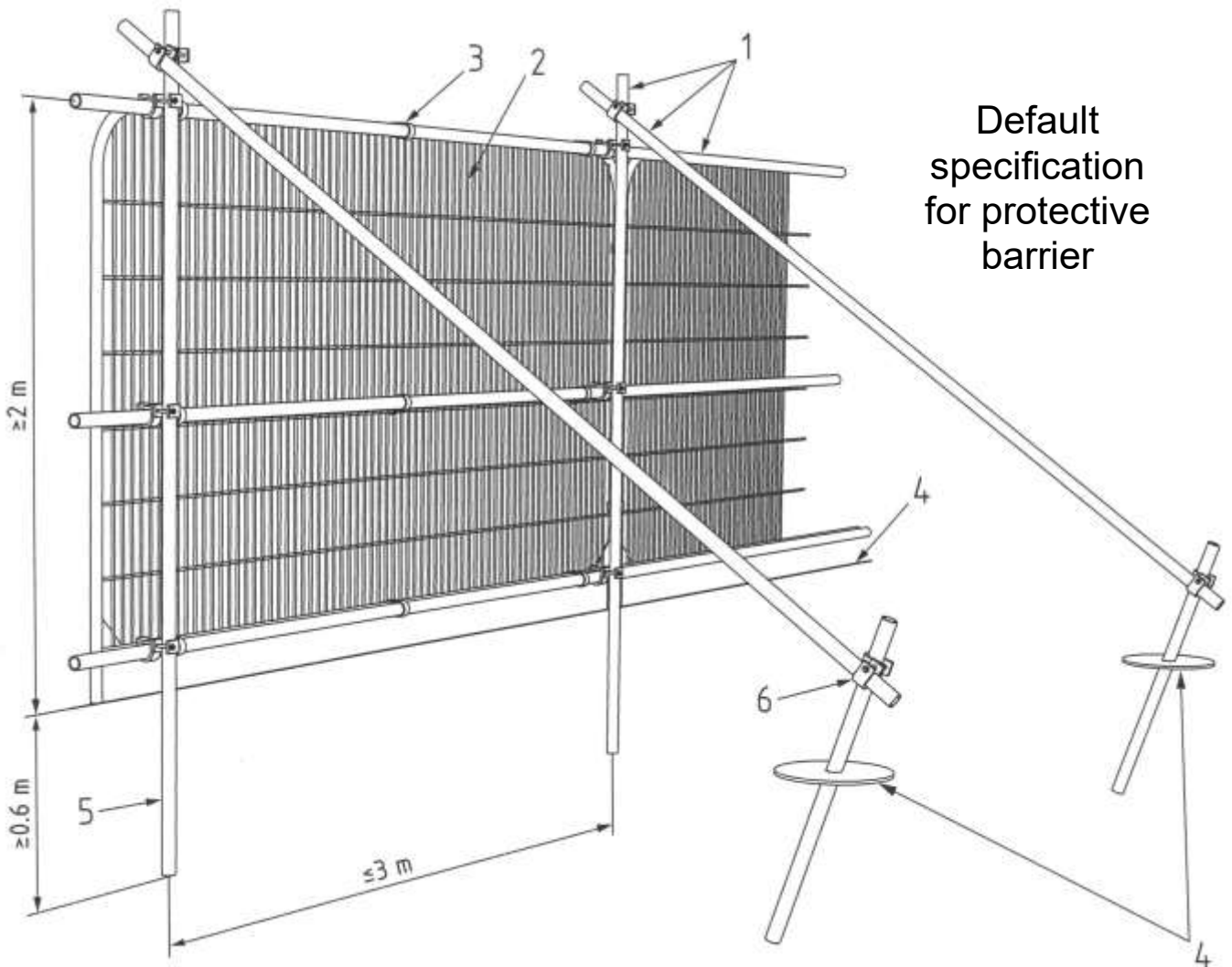
Notes

5	Do the operations comply with Good Practice for bats and any other species found (or likely to be found in your wood) or can the operations be modified to do so? <i>Details: Use reverse of form to expand as required:</i>	YES NO	A licence is not required but continue to sections 6 and 7 below You will need to obtain a licence BEFORE carrying out the work (see EPS Licence Application Forms and Notes)
----------	---	--	---

6	<u>Whether or not a licence is required...</u> Has the information been communicated to operators (including the location of breeding sites and sensitive areas)? Tick any that apply. ☐ Included in documentation (e.g. contract, letter of instruction, site assessment or other management plan) ☐ Shown to operators and/or their supervisor ☐ Marked with paint or hazard tape ☐ Shown on the site plan <i>Other means:</i>	YES NO	You may commit an offence if you do not tell your operators about the protected species in your wood.
----------	---	--	--

7	Have arrangements for supervision been made to ensure Good Practice guidance is complied with during the operations? <i>Details:</i>	YES NO	You may commit an offence if you do not take steps to ensure that your operators comply with the Good Practice guidance.
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3. BS 5837:2012 Figure 2: Default specification for protective barrier

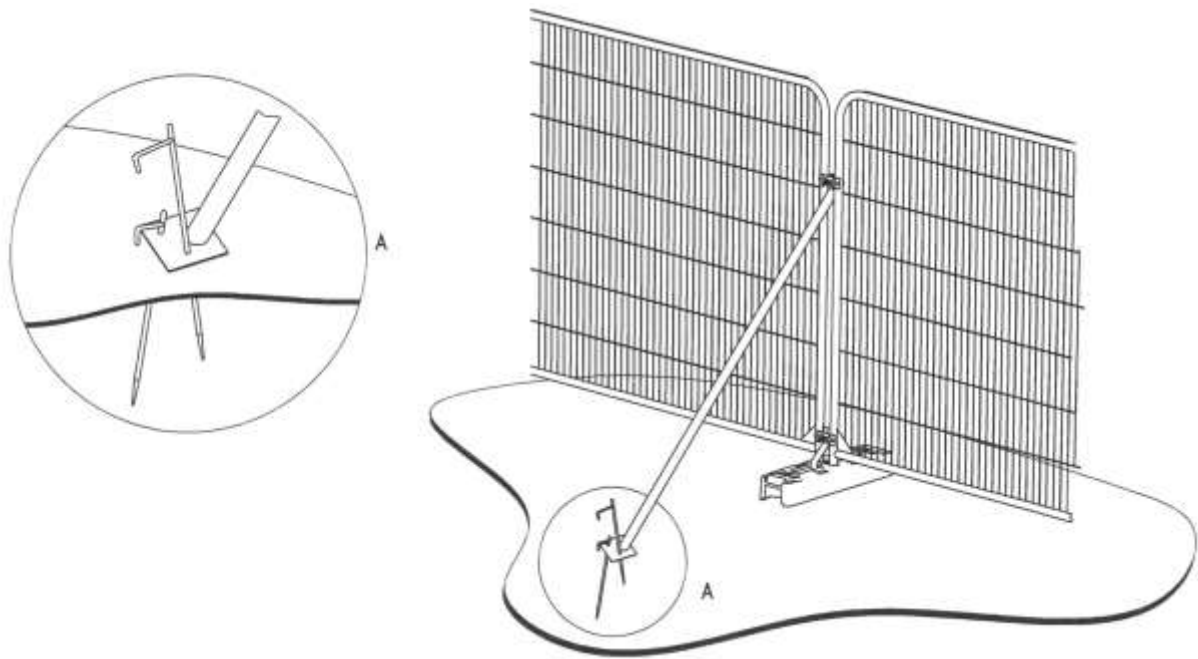


Default
specification
for protective
barrier

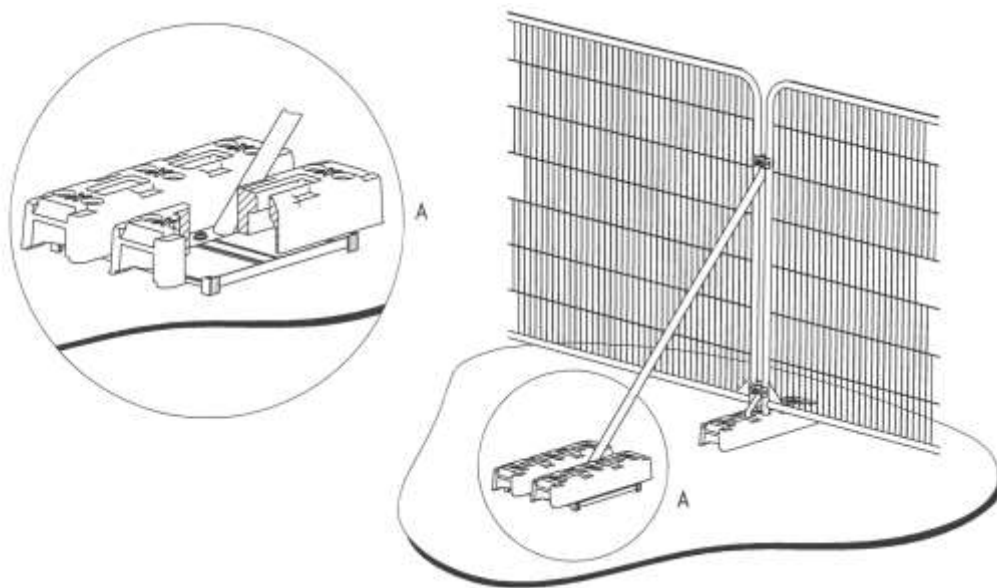
Key

- 1 Standard scaffold pole
- 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6m)
- 6 Standard scaffold clamps

4. **BS 5837:2012 Figure 3: Examples of above-ground stabilizing systems**

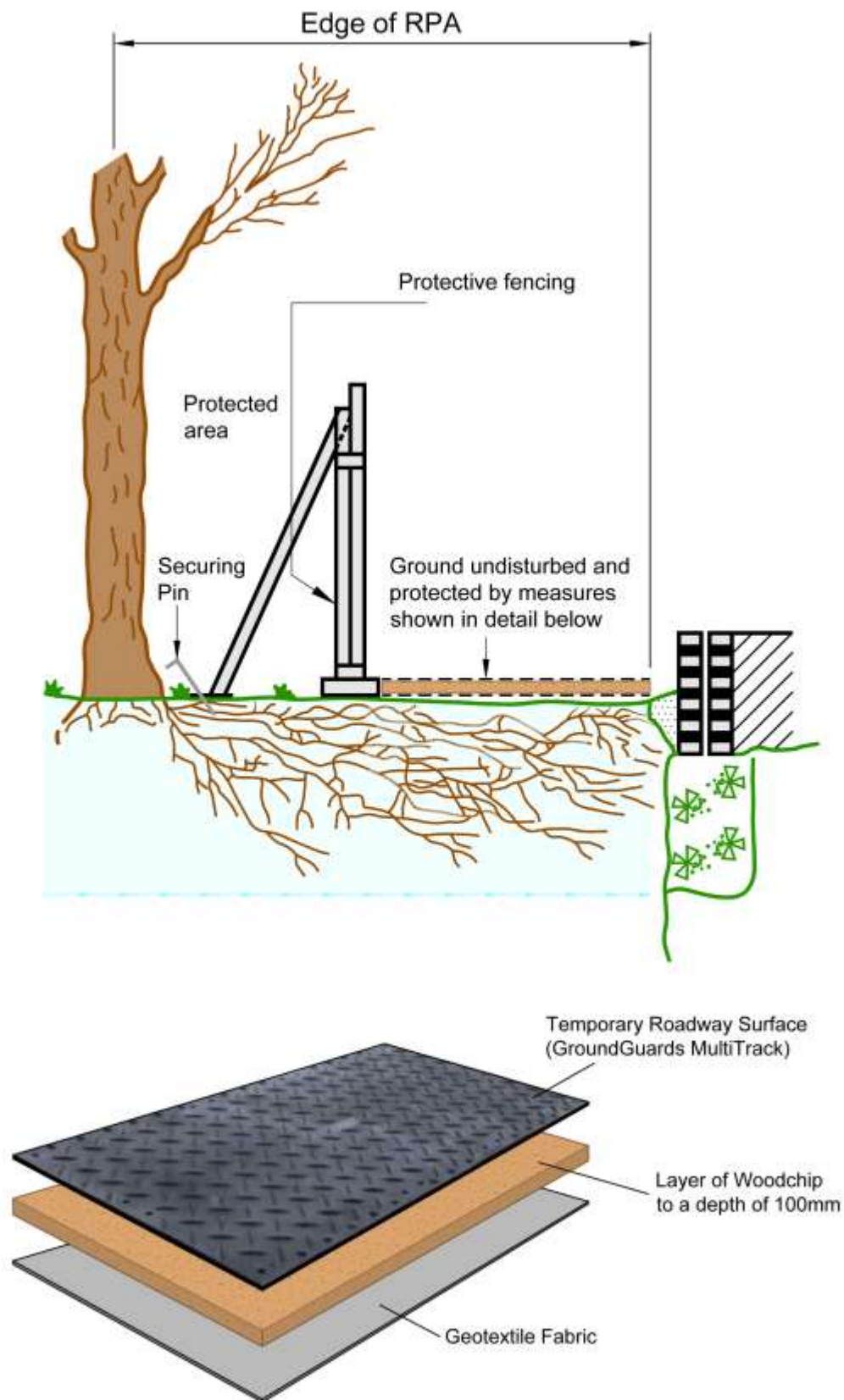


a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

5. Figure 4 Detail of protective barrier where construction encroaches within BS5837:2012 Root Protection Area



6. METHOD STATEMENT FOR “NO-DIG” CONSTRUCTION IN LINE WITH ARBORICULTURAL PRACTICE NOTE 12
“Through the Trees to Development”

Prior to commencing any demolition or construction on site, erect protective fencing around trees to form an exclusion zone (see attached plan).

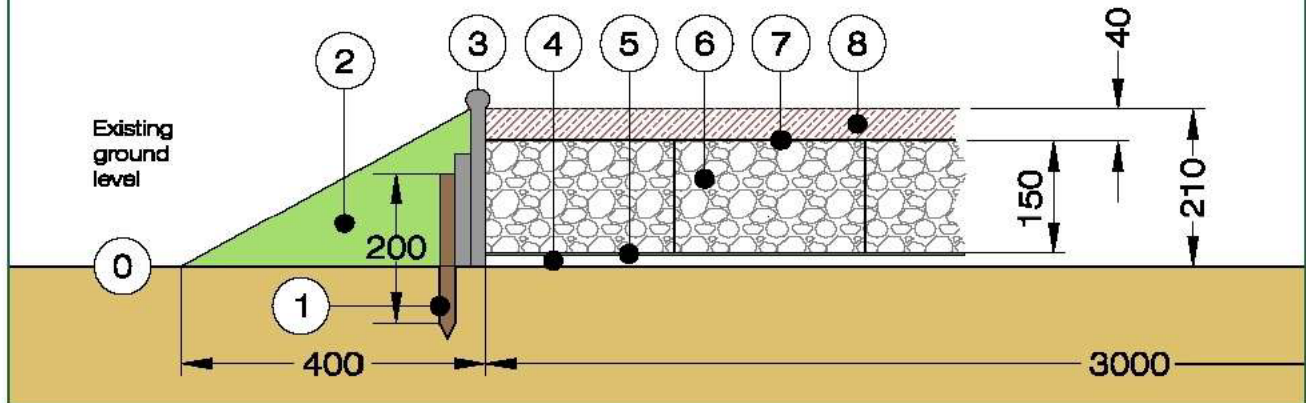
This will ensure that roots will not be severed during the construction work and the soil in the area of the exclusion zone will not be compacted thus enabling oxygen to continue to diffuse into the soil beneath.

Construction of the driveway, path or other hard surface should be undertaken in dry weather between May and October when the ground is driest and least prone to compaction.

- 1 Kill ground vegetation using a translocated herbicide (glyphosate), ensuring that the selected herbicide doesn't damage the root of the tree(s) below the surface of the path.
- 2 Remove the dead or organic material from the site and ensure that large stones and shrub stumps are removed from the proposed route.
- 3 Any tree stumps should be ground out rather than excavated to minimize soil disturbance.
- 4 The resulting hollows and any other holes along the route driveway, path or other hard surface should be filled with sharp sand.
- 5 Lay *Terram Geotextile* matting across the full width of the driveway, path or other hard surface. This will prevent the intrusion of roots into the sub-base whilst still allowing nutrients and gaseous exchange.
- 6 Lay *Terram 150 Geocell* (cellular confinement system). (This is available from the Terram Ltd, tel: 01495 757722, fax: 01495 762393, and can be cut with a Stanley knife on site to the length, width and profile of the path required).
- 7 The driveway, path or other hard surface is to be supported against 150 x 20mm tanalised softwood boarding and 200mm long tanalised soft wood pegs driven into the ground at 1500mm centres.
- 8 Carefully push 20mm – 40mm gravel chippings (no fines) into the *Geo 150 Geocell* matting to form an aggregate sub-base.
- 9 The chippings should be placed at one end of the matting and pushed/spread across the matt to prevent compaction of the soil, working on either side of the driveway, path or other hard surface.
- 10 Compact the sub base to ensure binding with the *Geocell* and to minimise future wheel rutting.
- 11 Lay second layer of *Terram Geotextile* matting across the full width of the driveway, path or other hard surface. This will prevent the intrusion of fines into the gravel chippings.
- 12 Add layer of 'no fines, sharp sand and compact if using pavers as surface treatment.
- 13 Place proposed surface treatment (e.g. Pavers) on top of the compacted sub-base to form the finished surface to the path and 'bank up' the edging with topsoil, which is to be grass seeded in spring/autumn. This will form a gentle slope from the edging to the existing ground level.

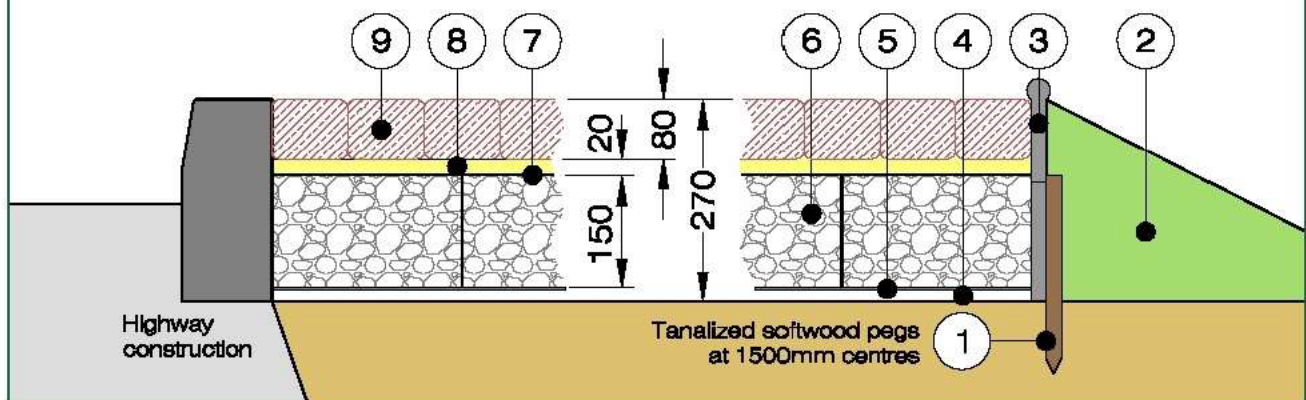
- 1) Tanalised softwood pegs at 1500mm centres
- 2) Top soil banked up to edging
- 3) Softwood boards / Concrete edging 'tiles'
- 4) Existing surface to be cleared of ground vegetation using a translocated herbicide such as glyphosate

- 5) Geo-textile matting "Terram" laid on top of footpath
- 6) "Geocell" Cellular Confinement System (150mm deep) with gravel chippings
- 7) Geo-textile matting "Terram" laid on top of cellular confinement system
- 8) Gravel or paving laid on top of permeable sub-base



- 2) Top soil banked up to edging
- 3) Softwood boards / Concrete edging 'tiles'
- 4) Existing surface to be cleared of ground vegetation using a translocated herbicide such as "glyphosate"
- 5) Geo-textile matting "Terram" laid on top of footpath

- 6) "Geocell" Cellular Confinement System (150mm deep) with gravel chippings
- 7) Geo-textile matting "Terram" laid on top of cellular confinement system
- 8) 'No fines' sand laid on top of geo-textile matting
- 9) Aquaflo permeable paving laid on top of no fines sharp sand and permeable sub-base



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info@treesurveys.co.uk
www.treesurveys.co.uk

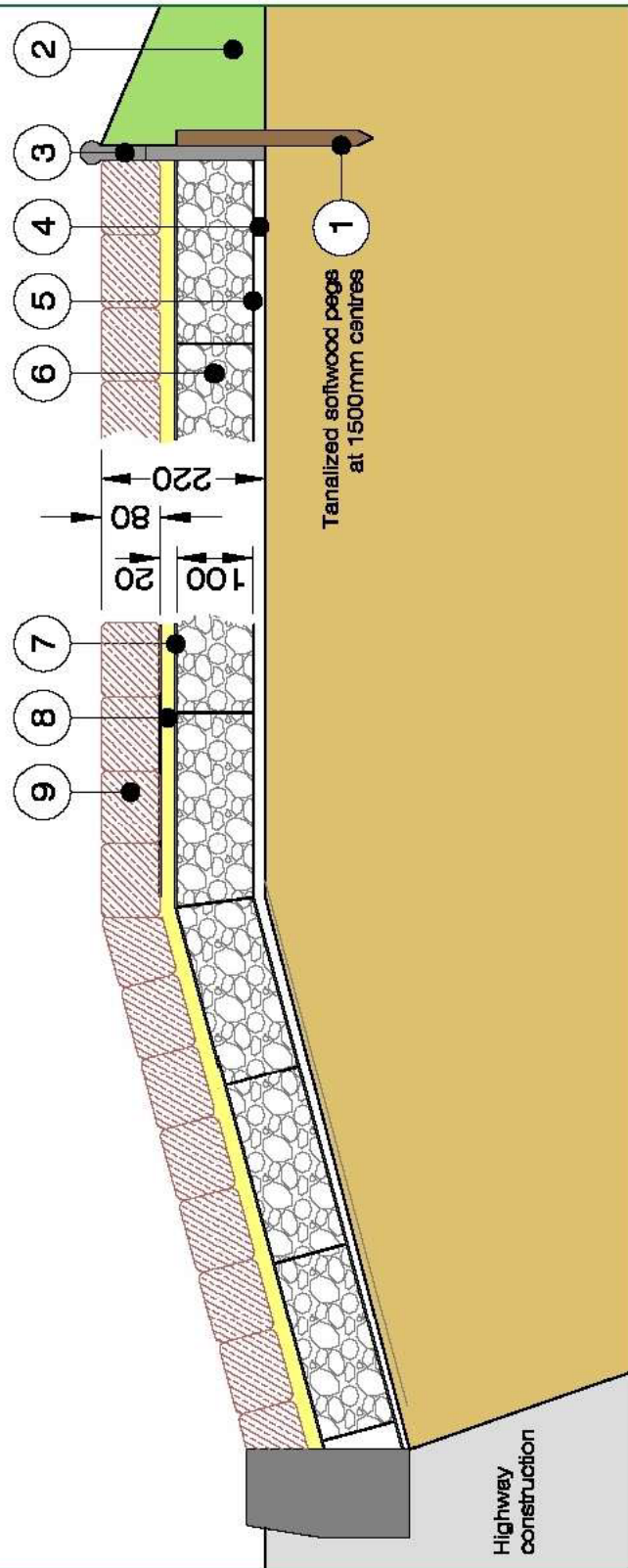
© Hayden's 2011

'No Dig' Driveway & Parking Specification

Scale
1:10 (A4)

Drg No.
Hayden's.ND

- 2) Top soil banked up to edging
- 3) Softwood boards / Concrete edging 'tiles'
- 4) Existing surface to be cleared of ground vegetation using a translocated herbicide such as glyphosate
- 5) Geo-textile matting "Terram" laid on top of footpath
- 6) "Geocell" Cellular Confinement System (150mm deep) with gravel chippings
- 7) Geo-textile matting "Terram" laid on top of cellular confinement system
- 8) 'No fines' sand laid on top of geo-textile matting
- 9) Gravel or paving laid on top of permeable sub-base



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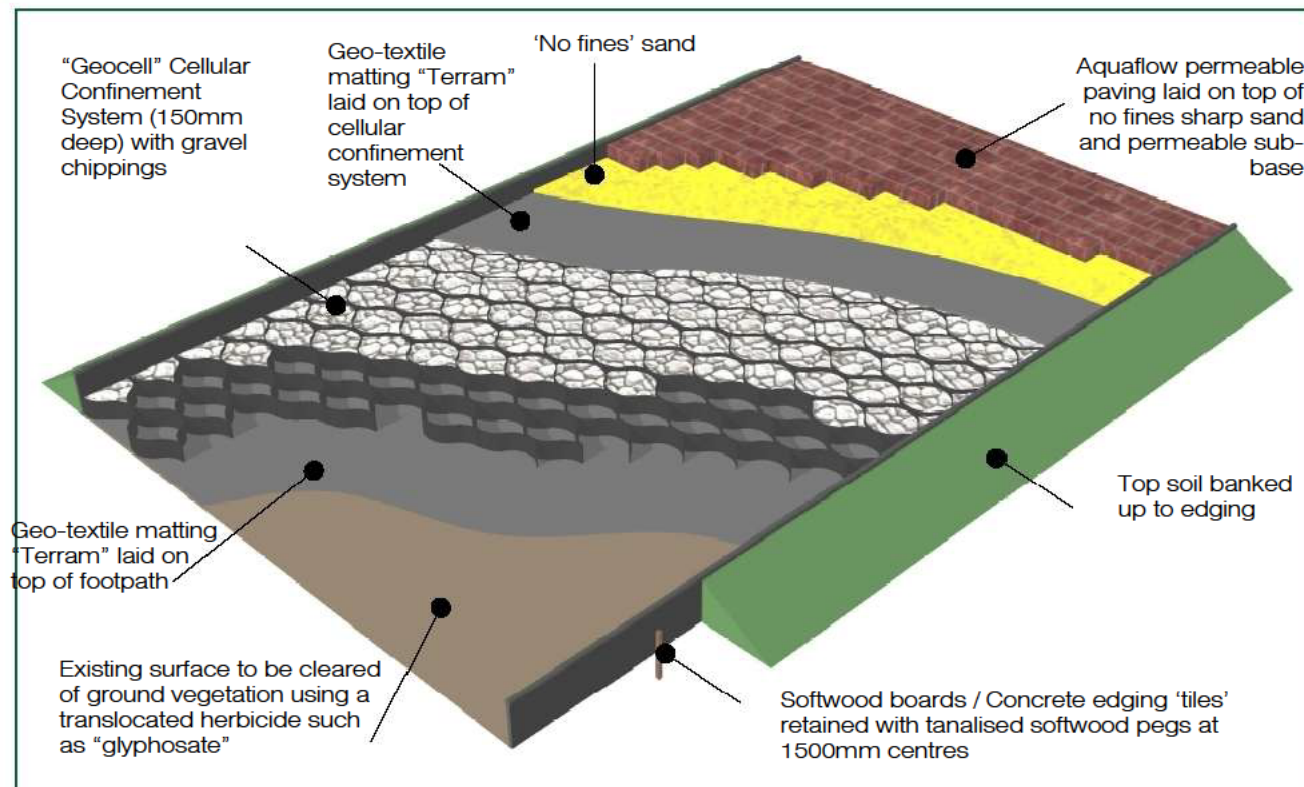
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www.treesurveys.co.uk

© Hayden's 2011

'No Dig' Footpath & Driveway Specification

Scale
1:10 (A4)

Drg No.
Hayden's.ND



The 3D drawing above may not accurately depict the construction to be carried out and should be taken as indicative only. Use the section drawings on the previous page for full details on the required construction method

'No Dig' system during construction (right)

"Geocell" Cellular Confinement System (100mm deep) with gravel chippings (below)



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The Aquaflo® range of permeable paving

Aquaslab®

For use on Pedestrian areas

Size

300 x 450 x 60mm

Laying pattern

Staggered stretcher bond

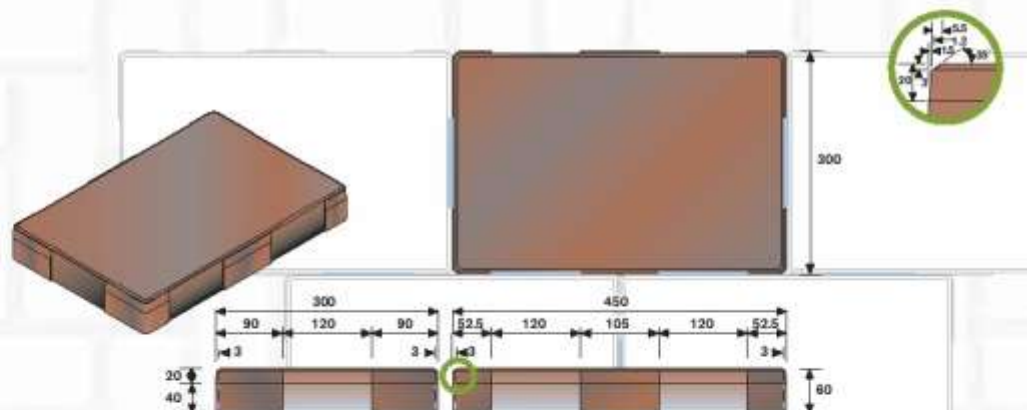
Colours*

Natural, Burnt Red, Red brindle, Golden brindle and Charcoal

Finish

Standard

Bush hammered to special order



Aquasett®

For use on footpaths, domestic drives and roads (80mm)

Range of colours and the Olden finish make the Aquasett appropriate for use in conservation areas or on projects where architectural heritage is a major consideration.

Sizes

150 x 250 x 60/80mm

Laying pattern

Staggered stretcher bond or 90° herringbone for trafficked areas.

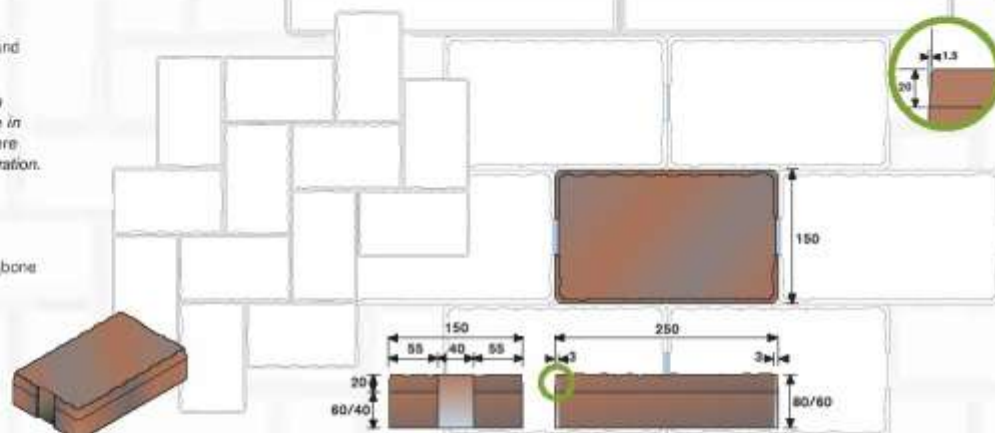
Colours*

Traditional, Red Brindle, Vendage and Pennant.

Finish

Olden

Bush hammered to special order



Aquasett combined®

For use on footpaths and domestic drives

Range of colours and the Olden finish make the Aquasett combined appropriate for use in conservation areas or on projects where architectural heritage is a major consideration

Sizes

Large 150 x 250 x 60/80mm

Medium 150 x 150 x 60/80mm

Small 100 x 150 x 60/80mm

Ratio of blocks in 0.8 square metre manufactured format: 10 large, 14 medium and 7 small.

Laying pattern

Staggered stretcher bond

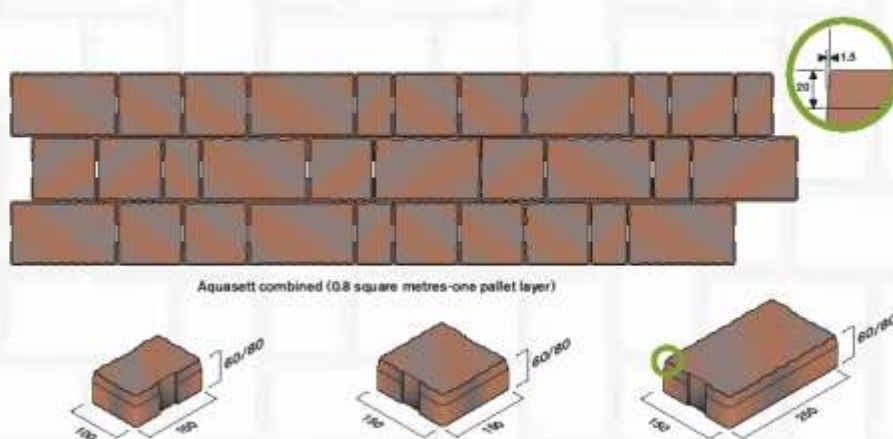
Colours*

Traditional, Red Brindle, Vendage and Pennant.

Finish

Olden

Bush hammered to special order



Formpave have designed a range of AquafLOW paving blocks to be used in conjunction with either tanked or infiltration systems.

The range consists of six blocks manufactured from concrete with a tensile splitting strength in accordance with BS EN 1338:2003.

Included within the range is the Aquaslab which has been designed for use on non-trafficked pedestrian areas.

All of the blocks and slabs provide drainage through vertical channels and will allow water through the surface at a rate of approximately 9000mm per hour (9000 litres per m² per hour). The Inbitex geotextile beneath the laying course will allow approximately 4500 litres per m² per hour through and this figure should be used for design purposes.

The AquafLOW ML block system consists of an interlocking block with specialist top, bottom and edge blocks and has been specifically designed for heavy duty applications.

The ML blocks can be laid by hand or by machine. Where the blocks are machine laid modules of .65m² are laid in one pass. Laying rates of over 600m² per day have been readily achieved with a three man crew.

Other colours and finishes such as EcoGranite are available to special order.

AquafLOW block®

For use on car parks, drives and moderately trafficked areas

Sizes

100 x 200 x 60/80mm

Laying pattern

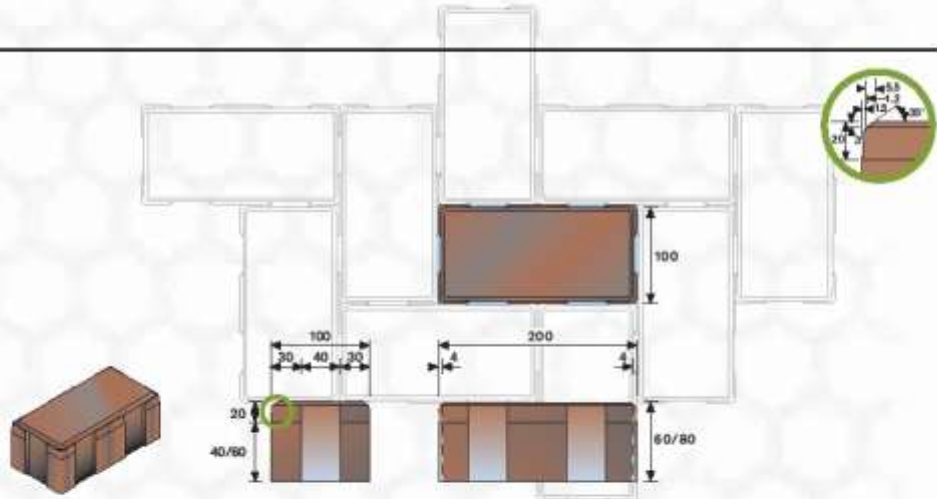
Must be laid in 90° herringbone

Colours*

Natural, Burnt Red, Red brindle, Golden brindle and Charcoal.

Finish

Standard
Bush hammered to special order



AquafLOW ML block®

For Roads and heavy duty use

Size

80mm

Laying pattern

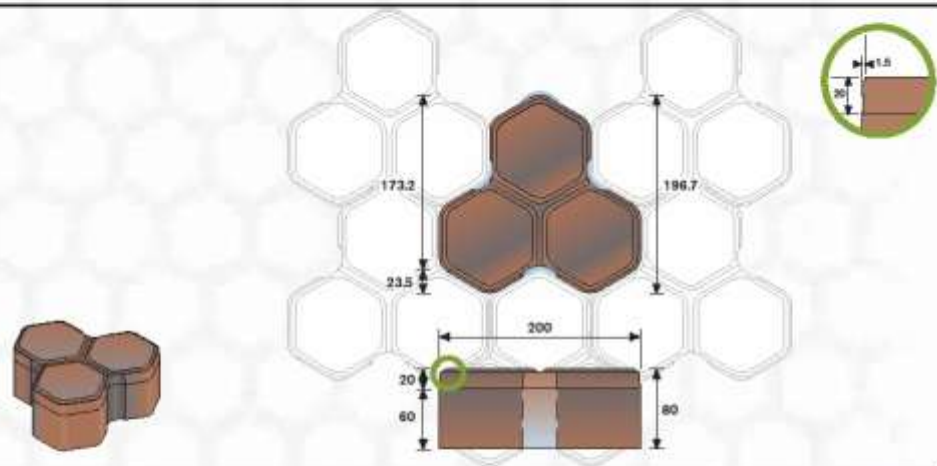
Include stretcher course around edge in conjunction with MLE and MLTB

Colours*

Natural, Burnt Red, Red brindle, Golden brindle and Charcoal.

Finish

Standard



Not available in EcoGranite

AquafLOW MLE® top drawing

End block

For use with AquafLOW ML blocks

AquafLOW MLTB® bottom drawing

Top and bottom block

For use with AquafLOW ML blocks

Size

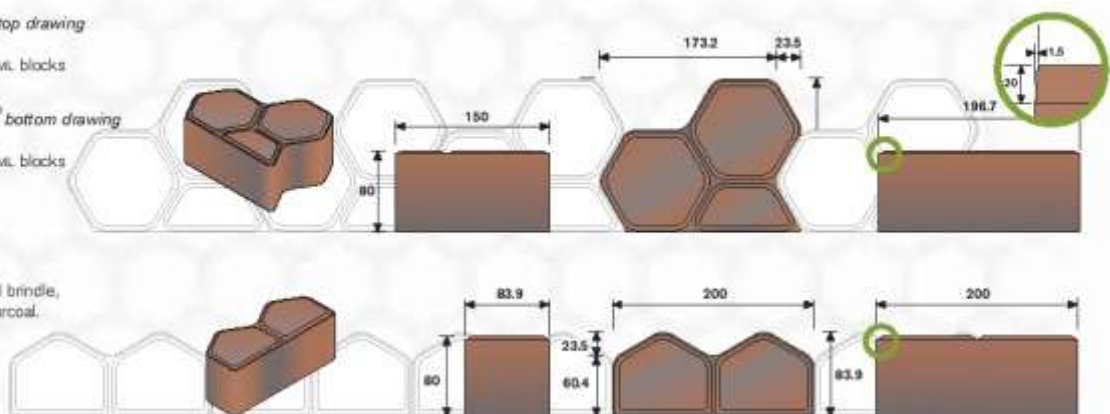
80mm

Colours*

Natural, Burnt Red, Red brindle, Golden brindle and Charcoal.

Finish

Standard



Not available in EcoGranite

7. Air Spade/Air Excavation Specification

AIRSPADE®

PNEUMATIC SOIL EXCAVATION



AIRSPADE 2000

AIR EXCAVATION TOOL

EXCAVATION USING THE POWER OF COMPRESSED AIR

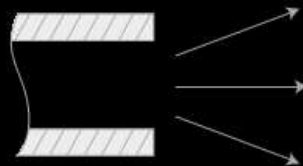
Soil is an unconsolidated assemblage of solid particles including clay, sand, and rock and sometimes organic matter. Voids between the particles are occupied by air and/or water. When compressed air is directed into soil at close range, air enters the voids where it expands, thereby fracturing the soil. Stronger, non-porous materials such as metal or plastic pipes, cables, or even tree roots are unaffected.



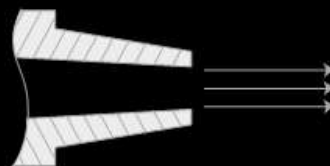
PATENTED SUPERSONIC NOZZLE

AirSpade's patented supersonic nozzle turns compressed air into a high-speed, laser-like jet moving at twice the speed of sound – Mach 2. All of the energy and momentum of air moving at approximately 1,200 mph is focused into the soil – dislodging it in a fraction of a second.

UNFOCUSED AIR FLOW FROM IMPROPERLY DESIGNED NOZZLE



FOCUSED AIR FLOW FROM AIRSPADE SUPERSONIC NOZZLE



Air exiting from an improperly designed nozzle diffuses outward rapidly to 3 to 4 times the area versus the focused air-jet from the patented AirSpade supersonic nozzle. With AirSpade, the result is faster, safer, more efficient soil excavation.



AirSpade 2000 Arbor/Landscape Kit shown above.

AirSpade® 2000 Arbor/Landscape Kit includes:

- AirSpade® 2000 handle with universal "Chicago style" coupling
- 4 ft. barrel with dirt shield and 100 acfm nozzle
- 45 degree angled adapter
- 10 ft. x 1" ID lightweight air hose with universal "Chicago style" coupling
- Heavy duty locking storage case

AirSpade® 2000 Construction Kit includes:

- AirSpade® 2000 handle with universal "Chicago style" coupling
- 4 ft. barrel with dirt shield and 150 acfm nozzle
- 5 ft. extension and coupler
- 45 degree angled adapter
- 10 ft. x 1" ID lightweight air hose with universal "Chicago style" coupling
- Heavy duty locking storage case

AirSpade® 2000 Trench Rescue Kit includes:

- AirSpade® 2000 handle with universal "Chicago style" coupling
- 4 ft. barrel with dirt shield and 150 acfm nozzle
- 45 degree angled adapter
- 10 ft. x 1" ID lightweight air hose with universal "Chicago style" coupling
- AirSpade® 60 acfm nozzle
- Heavy duty locking storage case

PHONE 800-482-7324

airspade.com

THE INDUSTRY STANDARD

Today, thousands of AirSpades® are in use in arboriculture, utility, construction, and industrial applications worldwide. AirSpade is the tool of choice due to its fast, easy and non-destructive method of excavation.

APPLICATIONS

Arboriculture / Horticulture

Since its earliest trials in 1988 at Gensborough Farms, KY, the AirSpade has become the premier air tool for advanced tree care. Leading arborists worldwide have evaluated and found multiple uses for the AirSpade including:

- Aeration • Locating roots for utility line installation • Radial trenching • Root collar excavation
- Root damage investigation • Locating roots for pruning • Soil compaction reduction • Vertical mulching
- Transplanting / bare rooting • Checking adequacy of root structure before pruning

Utility / Construction

When dealing with sensitive pipes and cables that are often punctured or damaged by traditional backhoes, the AirSpade offers an easy, fast, and non-damaging way to locate and excavate the area around them. In addition, AirSpades can create new holes or trenches to lay pipe or cable, and can be used in many other industrial and utility applications, including:

- Utility locating and repair • Keyholing • Patholing for line location
- Crack, joint, and valve box cleaning • Roadwork

Trench Rescue

The December 2005 issue of Underground Focus Magazine reports, "Every year in the United States, trenching accidents account for more than 5,000 serious injuries and between 50 and 100 deaths." According to Lt. Dave Adler of the Addison, IL Fire Department, a leading teacher of trench rescue training and safety, "When a worker is buried in a cave-in, a critical time clock starts and AirSpade can be an effective tool for their rescue."

AirSpade with AirVac

Conventional excavation of hazardous materials can be slow and harmful. AirSpade, used in conjunction with the AirVac vacuum unit, makes environmental site remediation easy, fast and non-damaging. Capabilities include:

- Uncover buried waste containers without fear of puncture
- Excavate tight places inaccessible to conventional backhoes
- Remove material in carefully controlled layers

FREQUENTLY ASKED TECHNICAL QUESTIONS

IN WHAT TYPE OF SOIL WILL AIRSPADE® WORK?

Because of the focused air-jet generated from the supersonic nozzle, AirSpade works in most soils, including compacted soils, and hard clays. In general, AirSpade will not cut through rock. However, shales may be broken apart by AirSpade if the jet is directed between the laminations of the rock. Similarly, AirSpade will not dislodge hard frozen soil which tends to behave like pavement or concrete.

WHAT SIZE AIRSPADE NOZZLE SHOULD I USE?

This depends on the desired rate of soil excavation which is in turn dependent upon the air delivered from the AirSpade nozzle. Rates are summarized in the table below.

Soil Excavation Rates

Nozzle Size (scfm)	Soil Excavation Rates (cubic ft / min)		
25	0.4	to	0.8
60	0.7	to	1.1
105	0.9	to	1.5
150	1.2	to	1.8
225	1.7	to	2.3

WHAT SIZE AIR HOSE DO I NEED FOR THE AIRSPADE?

Generally a 1" ID air supply hose is recommended for use with the AirSpade.

WILL HIGHER PRESSURE MAKE THE AIRSPADE WORK BETTER?

All AirSpade nozzles are developed to operate optimally at 90 psig. Supplying higher pressure to a supersonic nozzle that has been optimized for 90 psig actually defocuses the air jet, thus degrading performance while consuming more air. For example, doubling the air pressure to 180 psig increases the air jet force by only 10%.

WHAT SIZE AIR COMPRESSOR DO I NEED TO USE THE AIRSPADE PROPERLY?

Portable air compressors have model numbers that are normally sized by the approximate air delivery in standard cubic feet per minute (scfm) at a gauge delivery pressure of 100 pounds per square inch (psig). For example, a 185 compressor will deliver 185 scfm at 100 psig. All AirSpade nozzles are rated at 90 psig and are designated by their air delivery at this pressure. Five nozzles are available to cover the size range of most portable air compressors. To size an AirSpade nozzle to a compressor simply ensure the compressor size is larger than the nozzle size.

The below table lists the minimum portable air compressor size needed to properly run a given AirSpade nozzle.

Recommended Compressor Size

Nozzle Size (scfm)	Minimum Compressor Size (scfm @ 100 psig)
25	25
60	60
105	125
150	175
225	250

HOW SHOULD I DIG WITH THE AIRSPADE?

Each pass of the AirSpade dislodges material up to several inches deep in a medium to stiff soil. Unless the soil is highly compacted, dwelling on the same spot is unnecessary and tends to increase spray. Ideally, the AirSpade should be moved laterally at a rate of about 1 to 2 feet per second. When several inches of soil have been loosened, soil should be physically removed to expose a fresh working surface for the nozzle. Vacuum suction, as provided by the AirVac® vacuum unit, is an excellent way to remove loosened soil.



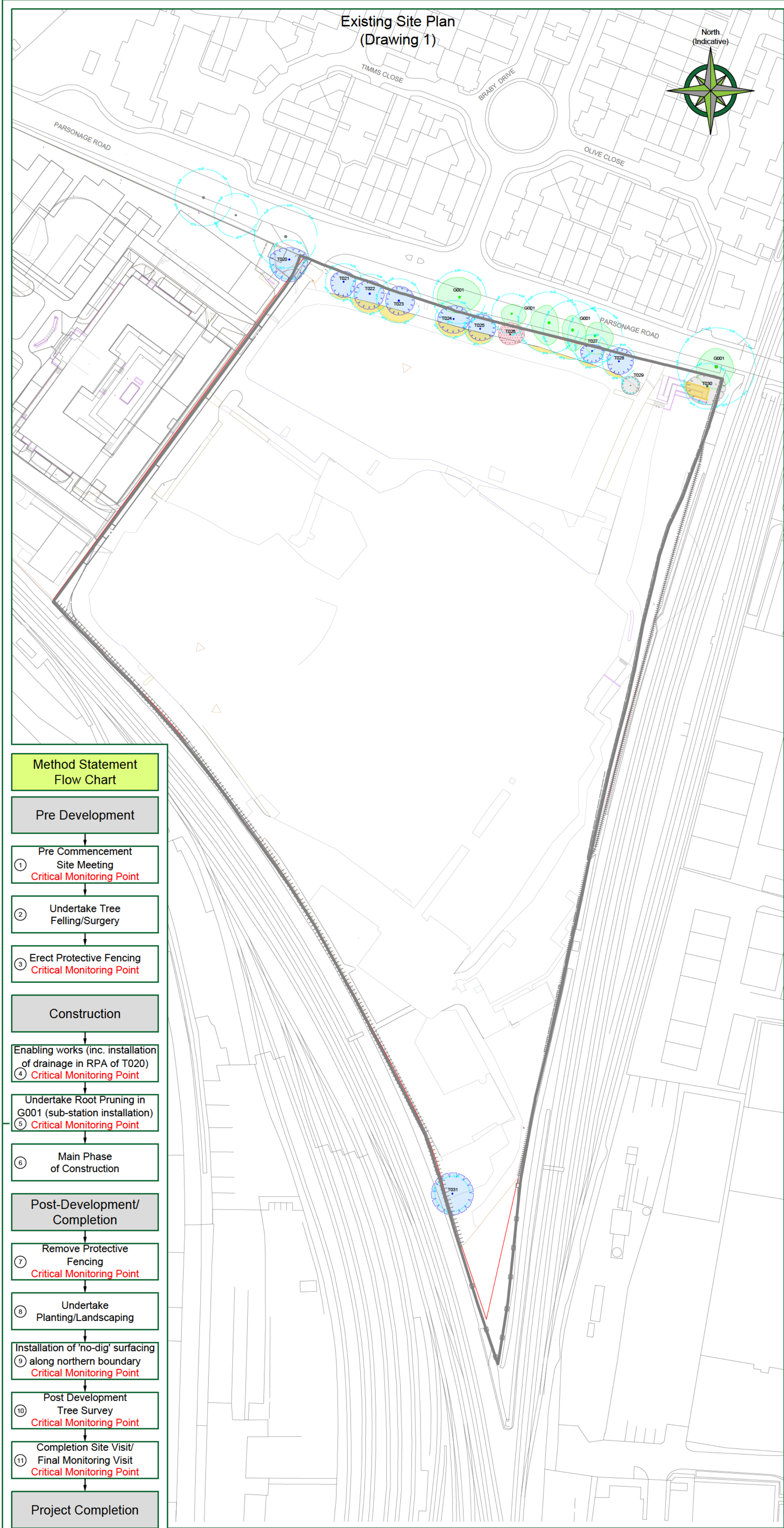
Always wear eye and ear protection when operating air tools and related equipment.

PHONE 800-482-7324

airspade.com

Appendix G

Haydens Drawing



TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 19/11/24

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CATEGORY AND DEFINITION

Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Feature to be Removed BS 5837:2012 Category U
	Historic lowering of levels in RPA by circa. 2m due to historic demolition of structure
	RPA of off-site Oak adjacent to the site's northern boundary recorded. Trees not plotted on TOPO and detailed inspection not undertaken.

-	14/07/26	GM	Based on a topographical survey & 17100-WSD-XX-XX-D-2-96002
Rev.	Date	By	Revision
The position, condition, and dimensions of the trees are based on a site survey undertaken on 12/11/2024			
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"			
Scale 1:1000			
0m	20m	40m	60m 80m

HAYDEN'S
Arboricultural Consultants

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www.treesurveys.co.uk

Client:	Total Property Solutions Ltd	Drawing File:	AMS & TPP (Drawing 1)				
Site:	Former Novartis Site, Wimblehurst Road, Horsham						
Date:	14/07/26	Drawn By:	GM	Calc File Ref:	ChlPro12546-D-AMS.dwg		
Scale:	1:1000 (A2)	Checked By:	NH	Drawing No:	12546-D1-AMS	Rev:	-

Services Plan
(Drawing 2)

North
(Indicative)

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 19/11/24

We were informed that:

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- The site is not located within a conservation area

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CATEGORY AND DEFINITION

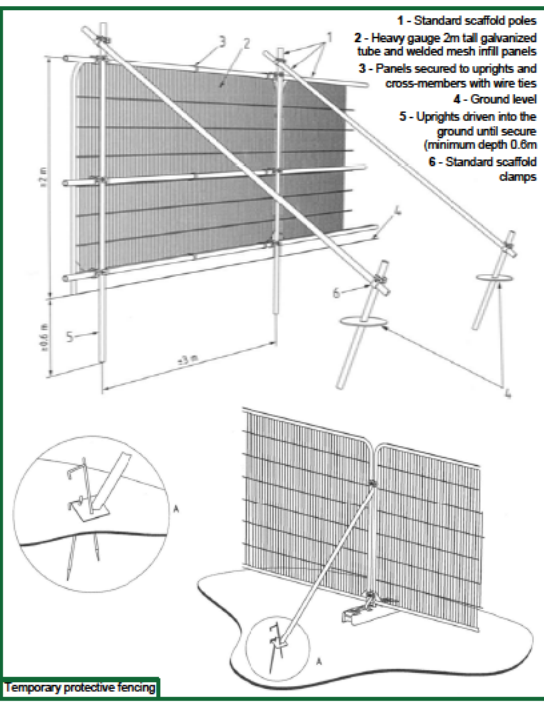
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND

	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Historic lowering of levels in RPA by circa. 2m due to historic demolition of structure
	RPA of off-site Oak adjacent to the site's northern boundary recorded. Trees not plotted on TOPO and detailed inspection not undertaken.
	Line of proposed temporary protective barrier
	Line of proposed Root Pruning
	Existing hard surface (site access) in RPA



-	14/07/26	GM	Based on a topographical survey & 17100-WSD-XX-XX-D-2-96002
Rev.	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 12/11/2024

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Scale 1:1000



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Client:	Total Property Solutions Ltd	Drawing File:	AMS & TPP (Drawing 2)
Site:	Former Novartis Site, Wimblehurst Road, Horsham		

Date:	14/07/26	Drawn By:	GM	Cad File Ref:	CH/Pro/12546-D-AMS.dwg
Scale:	1:1000 (A2)	Checked By:	NH	Drawing No:	12546-D2-AMS

Scale:	1:1000 (A2)	Checked By:	NH	Drawing No:	12546-D2-AMS	Rev:	-
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Method Statement
Flow Chart

Pre Development

① Pre Commencement
Site Meeting
Critical Monitoring Point

② Undertake Tree
Felling/Surgery

③ Erect Protective Fencing
Critical Monitoring Point

Construction

Enabling works (inc. installation
of drainage in RPA of T020)
④ Critical Monitoring Point

Undertake Root Pruning in
G001 (sub-station installation)
⑤ Critical Monitoring Point

⑥ Main Phase
of Construction

Post-Development/
Completion

⑦ Remove Protective
Fencing
Critical Monitoring Point

⑧ Undertake
Planting/Landscaping

Installation of 'no-dig' surfacing
⑨ along northern boundary
Critical Monitoring Point

Post Development
Tree Survey
⑩ Critical Monitoring Point

Completion Site Visit/
Final Monitoring Visit
⑪ Critical Monitoring Point

Project Completion

LEGEND:

	1250 LANDLORDS DUCT 450mm BELOW GROUND LEVEL FOOTPATH: RUN 450mm BELOW GROUND LEVEL CARRIAGEWAY: RUN 650mm BELOW GROUND LEVEL
	1250 THIN WALL RIGI DUCT 450mm BELOW GROUND LEVEL FOOTPATH: RUN 450mm BELOW GROUND LEVEL CARRIAGEWAY: RUN 650mm BELOW GROUND LEVEL
	2000 MAIN WATER DUCT FOR WATER SUPPLY 100mm BELOW GROUND LEVEL, (DUCT SLEEVED UNDER BUILDING)
	2500 DISTRICT HEATING FLOW DUCT 900mm BELOW GROUND LEVEL
	2500 DISTRICT HEATING RETURN DUCT 900mm BELOW GROUND LEVEL
	1100 EXTERNAL LIGHTING DUCT FOOTPATH: RUN 450mm BELOW GROUND LEVEL CARRIAGEWAY: RUN 650mm BELOW GROUND LEVEL
	1100 ELECTRIC VEHICLE CHARGING DUCT FOOTPATH: RUN 450mm BELOW GROUND LEVEL CARRIAGEWAY: RUN 650mm BELOW GROUND LEVEL
	300 COMMS DUCT 450mm BELOW GROUND LEVEL FOOTPATH: RUN 350mm BELOW GROUND LEVEL CARRIAGEWAY: RUN 600mm BELOW GROUND LEVEL
	300 GREY SMOOTH BORE REDUCT FOR OPENREACH CABLEING
	ELECTRICITY METER
	WATER METER
	600 X 600 X 75MM LV SERVICE DRAW PIT
	450 X 450 X 80MM COMMS DRAIN PIT
	ACTIVE SINGLE FREE STANDING CAR CHARGING POINT

Drainage Plan (Drawing 3)

North (Indicative)

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 19/11/24.

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

Trees unsuitable for retention	
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	Existing Tree/Feature BS 5837:2012 Category A
	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Historic lowering of levels in RPA by circa. 2m due to historic demolition of structure
	RPA of off-site Oak adjacent to the site's northern boundary recorded. Trees not plotted on TOPO and <u>detailed inspection not undertaken</u> .
	Foul water drainage run and manhole to be excavated by air-spade/hand on T020, under arboricultural supervision

Pre Development

Undertake Tree Felling/Surgery

Erect Protective Fencing

Critical Monitoring Point

Construction

Enabling works (inc. installation of drainage in RPA of T020)

④ **Critical Monitoring Point**

Undertake Root Pruning in G001 (sub-station installation)

⑤ **Critical Monitoring Point**

⑥ Main Phase of Construction

Post-Development/
Completion

Remove Protective Fencing
Critical Monitoring Point

8 Undertake Planting/Landscaping

Installation of 'no-dig' surfacing
⑨ along northern boundary
Critical Monitoring Point

Post Development
Tree Survey
Critical Monitoring Point

Completion Site Visit/
Final Monitoring Visit
Critical Monitoring Point

Project Completion

-	14/07/26	GM	Based on a topographical survey & 17100-WSD-XX-XX-D-Z-96002
Rev:	Date:	By:	Revision:

The position, condition, and dimensions of the trees are based on a site survey undertaken on 12/11/2024

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

Scale 1:1000

0m	20m	40m	60m	80m
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Client:	Drawing Title:
Total Property Solutions Ltd	AMS & TPP (Drawing 3)

Site: Former Novartis Site, Wimbleshurst Road, Horsham

Date:	Drawn By:	Cad File Ref:
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14/07/26	GM	Cl\Pro\12546-D-AMS.dwg
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Scale:	Checked By:	Drawing No:	Rev:
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Approved Site Plan
(Drawing 4)

North
(Indicative)

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 19/11/24

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	Existing Tree/Feature BS 5837:2012 Category B
	Existing Tree/Feature BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	RPA of off-site Oak adjacent to the site's northern boundary recorded. Trees not plotted on TOPO and detailed inspection not undertaken.
	Line of proposed temporary protective barrier
	Existing hard surface (site access) in RPA
	Proposed development within & close to the RPA to be constructed following the No Dig Specification
	Compound Location
	Spoil storage

Method Statement
Flow Chart

Pre Development

- Pre Commencement Site Meeting
Critical Monitoring Point
- Undertake Tree Felling/Surgery
- Erect Protective Fencing
Critical Monitoring Point

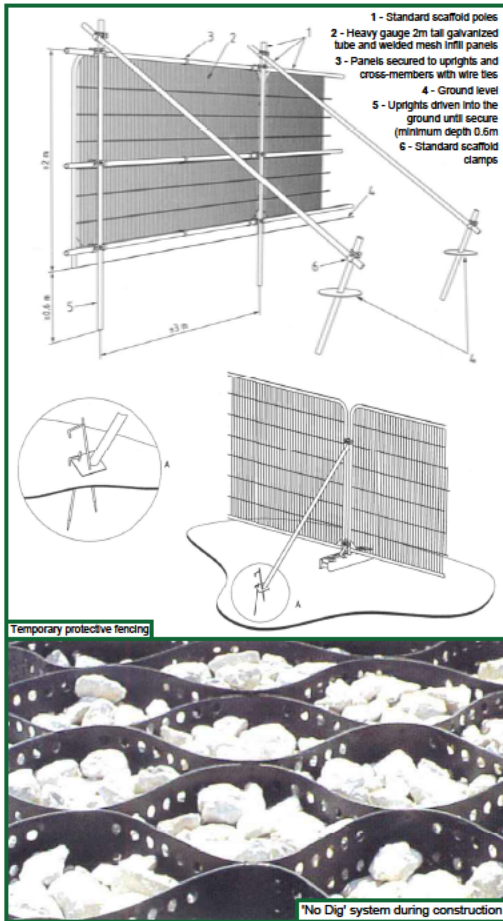
Construction

- Enabling works (inc. installation of drainage in RPA of T020)
Critical Monitoring Point
- Undertake Root Pruning in G001 (sub-station installation)
Critical Monitoring Point
- Main Phase of Construction

Post-Development/
Completion

- Remove Protective Fencing
Critical Monitoring Point
- Undertake Planting/Landscaping
- Installation of 'no-dig' surfacing along northern boundary
Critical Monitoring Point
- Post Development Tree Survey
Critical Monitoring Point
- Completion Site Visit/
Final Monitoring Visit
Critical Monitoring Point

Project Completion



Scale 1:1000
0m 20m 40m 60m 80m



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Head Office: 01284 765391
Southern Office: 01722 657423
Email: info@treesurveys.co.uk

Client: Total Property Solutions Ltd
Drawing Title: AMS & TPP (Drawing 4)

Site: Former Novartis Site, Wimblehurst Road, Horsham

Date: 14/07/26
Scale: 1:1000 (A2)

Drawn By: GM
Checked By: NH

Cad File Ref: C:\Pro\12546-D-AMS.dwg
Drawing No: 12546-D4-AMS

Rev: -

Appendix H

Fabrik Technical Note – Landscape Design

Technical Note - Landscape Design

Coordination of Underground Services with Landscape Proposals and Arboricultural Method Statement

1. Introduction

This Technical Note has been prepared in support of the discharge of the planning condition requiring the submission of underground service details demonstrating coordination with the approved Landscape Proposals and Arboricultural Method Statement.

This note should be read in conjunction with the coordinated Landscape and Utility Services Drawing (Ref. 17100-FAB-XX-XX-D-L-1008), which illustrates the relationship between underground services, retained trees, proposed planting and tree protection measures.

2. Design Coordination

The underground utility layout has been developed through an iterative design process involving the landscape architect, utility engineer and arboricultural consultant. Throughout the design development, the routing of underground services has been coordinated alongside the landscape proposals to minimise conflicts between service infrastructure, retained trees and proposed planting.

The coordinated drawing demonstrates the relationship between:

- retained trees and Root Protection Areas;
- tree protection fencing and construction exclusion zones;
- proposed underground utility corridors;
- proposed structural tree planting and soft landscape areas; and
- highways, drainage and public realm infrastructure.

This coordinated approach has enabled the utility network to be integrated within the overall landscape framework while maintaining the objectives of the Arboricultural Method Statement.

3. Existing Trees

The utility layout has been reviewed against the Arboricultural Method Statement to minimise impacts on retained trees.

Where practicable, underground services have been routed outside Root Protection Areas. Where services are required in proximity to retained trees, the layout has been designed to minimise potential impacts on rooting environments and any construction

activities within these areas will be undertaken in accordance with the approved Arboricultural Method Statement and BS 5837:2012.

4. Proposed Planting

The proposed landscape scheme has been coordinated with the underground utility layout to ensure that proposed structural tree planting and other soft landscape elements can be successfully established.

Tree locations and planting areas have been reviewed alongside the proposed utility corridors, with adjustments made where necessary to avoid conflicts between tree pits and underground apparatus whilst maintaining the integrity of the landscape design.

This coordinated approach also allows future access to utility infrastructure for inspection, maintenance and replacement without compromising the long-term establishment of the landscape.

5. Conclusion

The underground services have been coordinated with both the approved Landscape Proposals and the Arboricultural Method Statement through a multidisciplinary design process.

The coordinated design demonstrates that due consideration has been given to retained trees, Root Protection Areas, proposed planting and underground infrastructure, ensuring that the utility layout can be delivered without unacceptable conflict with the landscape proposals or arboricultural protection measures.

It is therefore considered that the submitted information satisfies the requirements of the planning condition.



- LEGEND
- Root Protection Barrier
 - Services
 - Trees
 - Planting

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Revision	Date	Reason	Drawn	Checked

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2. Do not scale from this drawing. Only figure dimensions are to be taken from this drawing.
3. All contractors must call out and be responsible for taking and checking all dimensions related to the works shown on the drawing prior to fabrication or setting out.
4. This drawing uses coloured lines. Please do not rely on a monochrome copy.

External References:
• 100% DfL Layout
• Waterstones Utilities Plan
• All Change Plan
• Raydens Tree Survey



Project
Novartis Phase 3 - Client Project Code: DS0411 Lovell

Drawing Title
Condition 4 Landscape & Utilities Coordination Plan

Purpose of Issue
ISSUED FOR PLANNING APPROVAL

Drawn By
als

Checked By
als

Drawn Date
1:500 @ A1

Date of First Issue
July | 2026

Revision
PL01

Arboricultural Impact Assessments ●
Arboricultural Method Statements ●
Tree Constraints Plans ●
Arboricultural Feasibility Studies ●
Shade Analysis ●
Picus Tomography ●
Arboricultural Consultancy for Local Planning Authority ●
Quantified Tree Risk Assessment ●
Health & Safety Audits for Tree Stocks ●
Tree Stock Survey and Management ●
Mortgage and Insurance Reports ●
Subsidence Reports ●
Woodland Management Plans ●
Project Management ●
Ecological Surveys ●



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