

TREE STATEMENT AND ARBORICULTURAL METHOD STATEMENT

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

AUGUST 2026

1. INTRODUCTION / SUMMARY

Existing Site Information/Development Proposal

The site is located on Bentons Lane west of Dial Post village. The site consists of one detached residential dwelling, with associated garden lawn, hedgerows and existing driveway. The proposal is for the erection of the replacement dwelling on the site.

Summary

The development is not proposed to impact any of the trees currently on the site or their RPAs. Trees adjacent to, but outside the site boundary have been considered, in particular the large oak in the small copse area adjoining the site to the East. Mowed lawn will be the only area impacted directly by the development. Tree protection measures are therefore proposed only to address any potential “spillover” effects from nearby construction outside of RPAs. The protection measures proposed are therefore protective fencing to protect the root protection areas (RPA's) of existing trees. It is considered with these protective measures there will be no impact to trees.

Existing Trees

One tree with stem > 75mm currently stands on the site (apple). Trees outside of the site boundary include the following: One dead oak tree which has been mostly felled leaving only the stem; one large mature oak tree (T2) located in the small copse area. It has been identified that protection of this tree (T2) is the most significant tree constraint. It has been identified that a small portion of the RPA of this tree falls within the site boundary. Any impact from the development (if any) would therefore be limited to spillover effects into the root protection area of T2. See Tree Constraints and Protection Plan for further context. Two further trees (T3 and T4) were also identified as having RPA's falling just within the site boundary. Much smaller trees are present in the wooded copse to the East of which can be characterised as hawthorn and blackthorn shrub masses, with stem diameters < 75mm or where none of the RPA's would fall within the site boundary.

Trees are present to the south of the Bentons Lane. These were identified and measured however none have root protection areas large enough to fall within the site boundary. In

addition, root growth in the direction of the site is expected to be limited due to the compacted roadway and existing watercourse (ditch).

The identified trees with RPA's within the site boundary are as follows:

Tree number	Species	Size	Condition
T1	Apple (<i>Malus Domestica</i>)	Medium	Good
T2	Pedunculate Oak (<i>Quercus Robur</i>)	Very Large	Good
T3	Hawthorn (<i>Crataegus Monogyna</i>)	Medium	Good
T4	Pedunculate Oak (<i>Quercus Robur</i>)	Medium	Good

2. ARBORICULTURAL IMPACT ASSESSMENT

Removal of Trees

No trees are proposed to be removed as part of the development, nor are any tree surgery works proposed. Furthermore, it is not proposed that any works are conducted within the RPAs of any of the existing trees as identified on the tree constraints plan, with no works planned to the existing driveway area. All development for this proposal will be outside of the RPAs. The impact is therefore limited and is assessed as to any possible “spillover” effect of adjacent or nearby construction/development works into the RPAs especially of the large Oak (T2). Such as:

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

3. ARBORICULTURAL METHOD STATEMENT

Phasing of Operations

Implementation of tree protection shall be carried out as follows:

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

Contractor Induction

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

Tree Protective Fencing

All trees either on the site or near the site (in particular T2) are being retained and will be protected using Tree Protective Barriers to prevent any incursion into the root protection area (RPA) installed in locations shown in the tree protection plan.

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

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

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

Site Operations and Use

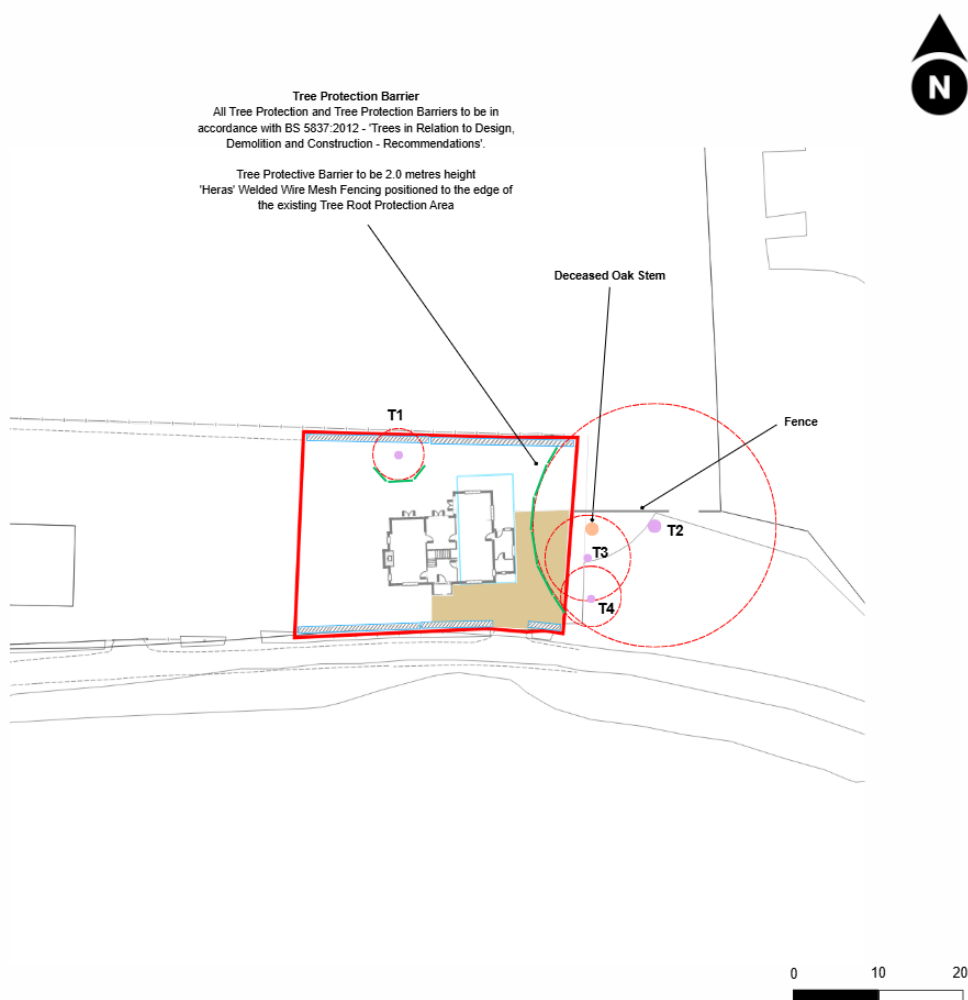
All site compounds, car parking and haul routes will be located outside of tree protection fencing. The compound area shall be located to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site. All site operations associated with the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

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

Construction access and liquid storage

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

Appendix A – Tree Constraints and Protection Plan



Tree Constraints and Protection Plan

Legend

- Site boundary
- Root Protection Areas
- Existing Driveway
- h2b - non-native hedgerow
- Tree



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