

treetec consultancy limited

# Construction Method Statement

Britains Farm, The Street, West Horsley

Hawksmoor Homes Limited

December 2020

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## Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>CONSTRUCTION METHOD STATEMENT</b>	<b>2</b>
2.1	(1) Site management protocol for dealing with tree issues	3
2.2	(2) The order of work on site	4
2.3	(3) Erection and tree protection measures	5
2.4	4. Who will be responsible for protecting the trees on site	6
2.5	5. Detailed proposals for inspecting and supervising the tree protection.	6
2.6	6. How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.	6
2.7	7. Details of facilitation pruning and access into site. What size vehicles will be used under canopies and will large machinery be lifted over trees	6
2.8	8. The parking arrangements for workers and visitors.	6
2.1	9. A schedule of emergency contact numbers relating to trees.	7
2.2	10. Areas for loading and unloading of materials and storage of materials and plant.	7
2.3	11. Where site facilities will be located and when will they be installed	7
2.4	12. How machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on, and leave the site.	7
2.5	13. Pollution control to specifically consider chemical storage and wheel washing facilities in relation to trees.	7
2.6	14. Recycling and storage of waste in relation to trees.	7
2.7	15. Details of earthworks, grading and mounding and removal of spoil, including any planned lowering or raising of ground levels.	7
2.8	16. Precise services locations, including the method of excavation when near trees.	8
2.9	17. How post-construction impacts through compaction to soil near trees will be ameliorated.	8
<b>3</b>	<b>CLOSURE</b>	<b>9</b>

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## Drawings

## Tree Management Plan

## 1 INTRODUCTION

Treetec Consultancy Limited (Treetec) has been instructed by Hawksmoor Homes Limited (HHL), to prepare a Construction Method Statement (CMS), further to the submission of a planning application to Guildford Borough Council for a small development of 5 residential properties.

The CMS is required to satisfy Condition 7 below:

7. In accordance with section 2.5 of the submitted Arboricultural Report and Method Statement prepared by Barrell Tree Consultancy dated 7th February 2020, no development shall take place until a Construction Method Statement (description of how operations that may affect trees will be carried out to minimise any adverse impact on them), and a finalised Tree Protection Plan has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the LPA Tree Officer.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality.

It is intended this report will not only be used to satisfy Condition 7 but to ensure during the construction phases, any risk of damage to the retained trees is minimised.

## 2 CONSTRUCTION METHOD STATEMENT

A CMS is a description of how operations that may affect trees will be carried out to minimise and adverse impact on them. The following therefore should be read by all those involved with site management in conjunction with the approved AMS before and construction work commences.

From reference to section 2.5 of Barrell Tree Consultancy's AMS the following items are identified to be addressed within the CMS:

1. Preparation of site management protocol for dealing with tree issues, to be incorporated into formal site management procedures, and to specifically include induction training for all operatives related to tree protection.
2. The order of work on site, including site clearance, the installation of protective measures, the phasing of successive work locations, the removal of tree protection, and any necessary reinstatement.
3. Erection and maintenance of tree protection measures.
4. Who will be responsible for protecting the trees on site.
5. Detailed proposals for inspecting and supervising the tree protection.
6. How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.
7. Details of facilitation pruning and access into site. What size vehicles will be used under canopies and will large machinery be lifted over trees.
8. The parking arrangements for workers and visitors.
9. A schedule of emergency contact numbers relating to trees.
10. Areas for loading and unloading of materials and storage of materials and plant.
11. Where site facilities will be located and when will they be installed.
12. How machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on, and leave the site.
13. Pollution control to specifically consider chemical storage and wheel washing facilities in relation to trees.
14. Recycling and storage of waste in relation to trees.
15. Details of earthworks, grading and mounding and removal of spoil, including any planned lowering or raising of ground levels.
16. Precise services locations, including the method of excavation when near trees.
17. How post-construction impacts through compaction to soil near trees will be ameliorated.

## 2.1 (1) Site management protocol for dealing with tree issues

The minimum procedures for site management in respect of trees are tabulated below in Table 1. It is the responsibility of the project Arboriculturist to ensure these measures are in place before, during and after construction activities are carried out to maintain the health of trees that are identified for retention.

**Table 1**

Site management protocol			
Task	Description	Due	To who
Project Arboriculturist to provide induction and training of relevant site personnel.	<p>Initial site meeting with all relevant site personal to provide basic understanding in:</p> <ul style="list-style-type: none"> <li>• How trees can be damaged</li> <li>• Importance of tree protection.</li> <li>• Precautions to be taken in entering RPAs prior to protection measures if absolutely necessary</li> <li>• Location of protective measures, specification and installation methods and when they must be incorporated</li> <li>• Procedure for alterations to protection methods/positioning in respect of trees</li> <li>• When additional protection methods are required</li> <li>• When to report tree issues</li> <li>• Health and safety issues with trees</li> </ul>	Pre-commencement of site construction activities.	Relevant site management and operatives.
Project Arboriculturist	When to consult with the project Arboriculturist	For the duration of the development until completion of sale.	Site manager/Company director

<b>Site management protocol</b>			
<b>Task</b>	<b>Description</b>	<b>Due</b>	<b>To who</b>
Management of tree contractors	RAMS requirements for the provision of tree contractors for pre-commencement tree works.	Appointment of tree contractors prior to any construction works,	Site manager

## 2.2 (2) The order of work on site

The order of work of site operations prior, during and after the development period are tabulated below in Table 2. Where there is any deviation to timing or clarity required then it is advised the project Arboriculturist is consulted in the first instance.

**Table 2**

<b>Order of tree protection measures to be adopted before and during the development</b>			
<b>Task</b>	<b>Description</b>	<b>Due</b>	<b>By whom</b>
Pre-start site meeting.	Pre-start meeting to discuss all tree protection measures detailed in the AMS so that all aspects of their implementation and sequencing are understood by all the parties. Any clarification or modifications must be recorded and circulated to all relevant parties in writing. It may be appropriate for the tree surgery contractor to also attend this meeting.	Prior to commencement of any site construction works'	Site manager, project Arboriculturist and Council representative.
Tree surgery work.	The management of the removal and cutting back of tree identified in the AMS and/or agreed at the pre-start meeting.	Prior to commencement of any site construction works.	Site manager/project Arboriculturist.
Tree protection.	Setting out and installation of protective fencing and ground protection to protect RPAs from site construction activities.	Prior to any site construction works	Site manager Project Arboriculturist
Maintenance of protective fencing and ground protection.	Regular fence and temporary ground protection inspection to ensure it is fit purpose for the duration of the development	During construction period.	Site manager/project Arboriculturist

<b>Order of tree protection measures to be adopted before and during the development</b>			
<b>Task</b>	<b>Description</b>	<b>Due</b>	<b>By whom</b>
	period. Any breaches or damage repaired before work is continued.		
Monitoring.	Project Arboriculturist to carry out regular site meetings. The timing to be agreed with the site manager/ council representative, depending on the timing of site construction activities, at the initial pre start meeting	Duration of site works	Project Arboriculturist. Council Representative. Site manager
Phased removal of protective barriers with soft landscaping.	Approval and overseeing removal of protection fencing and ground protection at the completion of the construction period or phased removal during construction where it has been identified within the AMS.	During construction period and post construction.	Site manager/project Arboriculturist.
Post completion of construction and landscaping works.	Inspect retained trees and carry out remedial tree work as necessary including any decompaction.	End of site development works.	Project Arboriculturist.

### **2.3 (3) Erection and tree protection measures**

In order to ensure trees identified or retention, it will necessary to reference the AMS (page 17) prepared by Barrell Tree Consultancy, and adopt procedures described in guidance notes SGN 2 *Fencing protected trees* and SGN 3 *Ground protection*. Reference should also be made to BS5837:2012 for variations on types of protective fence and stabiliser struts.

All protective fencing must be erected prior to any construction work commencing and should be located as detailed in the tree protection plan. It will however be necessary to complete all detailed agreed tree works prior to fencing being erected. This includes the removal of identified trees and the cutting back of canopies. It is important to ensure that no heavy machinery is allowed to work within the RPAs of trees during this phase unless suitable ground protection is adopted or further consultation with the project Arboriculturist (PA) is carried out.

Once the tree work is completed the protective fencing must be erected and maintained during the construction period. Phased removal can be undertaken at the end of this period to allow for soft landscaping further to approval from the project Arboriculturist.

Ground protection where required (ref TPP) should also be installed prior to any development. It is acceptable to temporarily include these areas when erecting the protective fence and then reposition the fence when access is needed but ensuring the ground protection is in place.



Britains Farm, The Street, West Horsley- Construction Method Statement December 2020

It is advised that further to reference to SGN 3 that the most suitable type of ground protection to be used is agreed at the prestart meeting attended by the PA, the developer and a representative from the council.

The tree protection must not be altered or repositioned during the development without prior approval of the PA and must be maintained during the construction period. If the fencing is damaged, then work in the vicinity of the damage area must be stopped until the fencing has been repaired.

Unless approved by the PA, only once the development has been completed can phased removal of the tree protection can be carried out to allow for approved soft landscaping. During this period, it will still be necessary to ensure that only approved operations within the RPA are carried out further to approval by the PA.

**2.4 4. Who will be responsible for protecting the trees on site**

The direct site responsibly for protecting trees on site during the construction phases will be the site managers, Rachel Atterbury and Nathan Jones under the supervision of Construction Director Chris Atterbury.

**2.5 5. Detailed proposals for inspecting and supervising the tree protection.**

It should be confirmed by the PA that the tree protection has been correctly set out on site, prior to the commencement of any development works.

Day to day inspections should be carried out by the appointed site manager and any breaches repaired immediately.

**2.6 6. How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.**

The site manager will be responsible for reporting any tree related accidents and emergencies to the Construction Director who will then contact the PA. Depending on the circumstances the project Arboriculturist will visit site to mitigate any damage where possible. If required. The LPA will be informed of the emergency and the work required to resolve it.

**2.7 7. Details of facilitation pruning and access into site. What size vehicles will be used under canopies and will large machinery be lifted over trees**

It is confirmed that no machinery will be lifted over the trees and only vehicles up to the size of a long wheel base Transit will be used under the trees. In reality this would only effect trees where the canopy is greater than the RPA as the RPAs will be protected with fencing. If it is necessary to access the RPA however it will be necessary to consult with the PA to confirm suitable precautions to be taken to avoid damage to the tree(s).

**2.8 8. The parking arrangements for workers and visitors.**

An allocated parking which is to be used for the duration of the construction period is shown in yellow on the enclosed Transport Management Plan (TMP). No parking will be permitted within the RPAs of any retained trees.

**2.1 9. A schedule of emergency contact numbers relating to trees.**

In an emergency the following must be contacted:

Rachel Atterbury 07530133507

Christopher Atterbury 07708924627

**2.2 10. Areas for loading and unloading of materials and storage of materials and plant.**

Areas for unloading and temporary storage areas are shown in blue and pink on the enclosed TMP. These areas are located outside the RPAs of trees.

**2.3 11. Where site facilities will be located and when will they be installed**

The locations of the utilities are shown on the enclosed (TMP). These will be located outside the RPAs of trees.

**2.4 12. How machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on, and leave the site.**

Heavy machinery will access and leave the site from the entrance with Cranmore Lane to the north and will be confined to outside the RPAs and tree canopies for the duration of the construction period.

**2.5 13. Pollution control to specifically consider chemical storage and wheel washing facilities in relation to trees.**

The following precautions will be taken to prevent pollutants contaminating RPAs

- Storage of fuels or any other toxic chemical is not to be carried out within the RPAs of trees
- Where fuel or other chemicals are stored on site, risk assessments will be required to confirm if emergency spill kits are needed to reduce/remove the impact of accidental contamination.
- Soil bunding or a supporting framework covered in heavy duty plastic sheeting must be installed where there is a risk of spillages contaminating RPAs.
- Cement mixings must be kept away from RPAs and isolated but plastic sheeting to prevent ground contamination from washings.
- Wheel wash facilities are to be located away from RPAs including surface water runoff.

Further reference can be found from SGN 4 image link on the TPP.

**2.6 14. Recycling and storage of waste in relation to trees.**

It will be the responsibility of the site manager and the PA to ensure that no waste is stored within the RPAs of trees.

**2.7 15. Details of earthworks, grading and mounding and removal of spoil, including any planned lowering or raising of ground levels.**

There is no regrading of the site within the RPAs. Excavation of foundations and storage of excavated material will be outside the RPAs.

**2.8      16. Precise services locations, including the method of excavation when near trees.**

Refer to 2.3

**2.9      17. How post-construction impacts through compaction to soil near trees will be ameliorated.**

On completion of construction works and before soft landscaping is commenced it will be necessary for the PA to inspect the site to identify any areas of compaction within the RPAs of trees.

In the unlikely event of areas of compaction being identified then it will be necessary to consider non-evasive action to de-compact the soil. This is normally carried out using an Air Spade. The Air Spade tool uses a high speed jet of air to loosen the soil around the roots without damaging them.

Once a specialist arboricultural contractor has been appointed to carry out this work it will be necessary for the PA to monitor the work to ensure that it is effective.

### 3 CLOSURE

This report has been prepared by Treetec Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

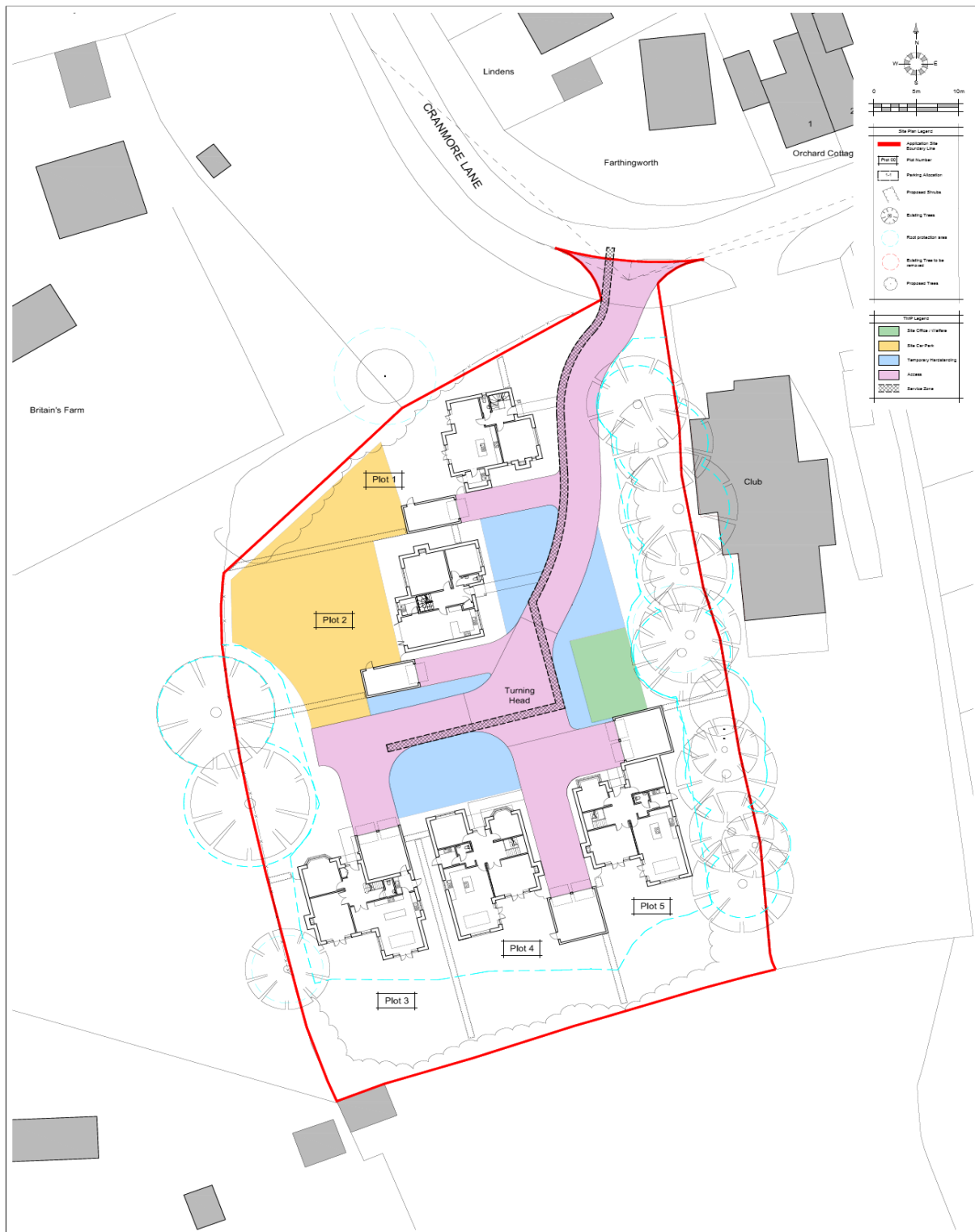
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Treetec disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

This report is valid for 3 years post initial inspection.

## **Drawings**

Britains Farm, The Street, West Horsley- Construction Method Statement December 2020



REV. DATE		REVISIONS		BY		STATUS		CLIENT: Hawksmoor Homes		PROJECT: Britains Farm, The Street, West Horsley		<p>architecture planning landscape Suite 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>
						<b>Planning</b>		SCALE: 1:200 (A1 ORIGINAL)		DRAWING: Proposed Site Plan Transport Management Plan		
								DRAWN: JHD		19202		
								DATE: Dec-20		P103		