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ARBORICULTURAL METHOD STATEMENT Application Ref SE/22/03175/HOUSE

Cherry Tree Cottage
Long Barn Rd
Weald, Sevenoaks
TN14 6NJ

Report to be read in conjunction with the Tree Protection Plan (TPP) – 10-C-90-01
Report Ref: 10.PC4.R01
Date: 01/11/2023

Purpose of the report

This report provides an arboricultural method statement, compliant to British Standard BS 5837 (2012): Trees in relation to design, demolition and construction –Recommendations. The primary purpose of this report is to detail the methodology for the implementation of the proposed development where it is within root protection areas (RPAs), which have been highlighted within the Arboricultural Impact Assessment as requiring protection during the demolition and construction phases to maintain their longevity.

Description of development

The approved development consists of the demolition of the existing front and rear extensions. Erection of a two-storey side/front extension and a two-storey rear extension. Erection of detached garage/store, associated landscaping and installation of bore hole ground source heat pump.

Arboricultural Impact Assessment Summary - 4.3 Conclusions

Overall, the prospective impacts of proposed development upon the trees within and adjacent to the property boundaries would be minor. The proposed tree removals within the front garden have largely been intimated as acceptable by the local planning authority; the impact to local amenity represented by the additional tree removals necessary to facilitate the construction of the new detached garage and extensions to the dwelling would also be minor, as the trees are either small and inconspicuous, or not publicly visible. Replacement tree planting will also help to offset the loss of canopy cover in this location.

The new extensions to the dwelling only encroach upon the RPA of one tree to any significant degree; this is deemed to be acceptable, based on an assessment of its vitality and likely resilience to root disturbance and available compensatory rooting environment contiguous to its RPA. The pruning of this tree necessary to create construction space would also not require the cutting of large diameter branches. Pollarding of the small yew in the front garden would also not have a long-term negative impact on its health or appearance.

The surface of the driveway will not significantly change from the existing, therefore, the prospective impact of this upon T1 would be negligible.

No new utility services or drainage would be required. A simple tree protection scheme would ensure the trees are adequately protected through construction, provided by way of an Arboricultural Method Statement and Tree Protection Plan.

Tree Protection Method Statement

1. Tree removal and facilitative pruning

The following trees are proposed for removal to facilitate the development: T5, T8, T9, T10, T11, T12, T13, T14, T20, G5, T42
The following trees are proposed for removal to reduce likelihood of subsidence-related damage: T16, T17
The following trees are proposed for removal for arboricultural reasons: T2, T24, T25, T30

The overhanging canopy of the hawthorn (T43) within the garden of Peelers would need to be pruned back to the property boundary to allow construction space. The branches on this side of the tree's canopy are, however, insubstantial, and the pruning would not adversely impact upon the tree's long-term health or appearance.

It is also recommended that the canopy of T6 (yew) be pollarded to allow construction space for the new garage. This tree would be able to tolerate this level of pruning, given its young life stage and general resilience of the species to this form of management.

2. Soil Compaction - Installation of temporary ground protection and protective fencing

Ground protection and fencing is required in two places during demolition, construction and heavy vehicle movement.

Ground Protection

1. The first area of ground protection, which has been highlighted in red hatching on the Tree Protection Plan (TPP), is at the front of the driveway, as it is within the RPA of the English Oak T1. This area will be the main access in and out of the site and the compression impact on the roots are to be minimised with the use of Steel Road Plates *(Appendix 1)*. These plates will be set out along the entrance and turning circle within the RPA of T1.
2. The second area of ground protection, which has been highlighted in red hatching on the TPP, is the area behind the rear extension and within the RPA of the English Oak T21 and Eucalyptus T38. The development itself does not encroach on these RPAs however accessibility and mobility will be required in these areas during demolition and construction. To minimise root damage Steel Road Plates will be set out along the HGV routes when required during the different construction phases.

Plant and materials will not be stored in either of these protected areas. Ground protection to be carried out in accordance with BS5837.

Fencing

There are two areas noted as a red line on the TPP that require fencing protection during the demolition and construction processes.

1. The first area is to the rear of the garden. Due to their proximity to the proposed demolition and construction works the root systems of trees T1,T3, T4, T6, T7, T15 T18, T19, T21, T36, T40, T41, T43 and the trees at the far end of the rear garden would be vulnerable to compaction damage. The erection of protective fencing and installation of temporary ground protection would limit this.
2. The second area is around the inside line of the boundary hedging to the front of the site. The planting in this area is to be protected to help the maintain the longevity of the established screening of the site from the street.

Fence protection to be constructed with Scaffolding Tube Tree Protection Fencing *(Appendix 2)*. This fencing consists of Temporary Mesh Fencing Panels which are supported using a range of High Yield Scaffold Tubes which are fixed using Pins and Couplers – Tree Protection Fencing is carried out in accordance with BS5837. Please see *Appendix 3* for an example of tree protection signage.

3. Demolition of existing garage within RPA of T1

The existing garage area is highlighted in blue hatching on the TPP. As this area falls with the RPA of T1, precautions are to be made in advance of its demolition. No mechanical demolition should be carried out in this area, in order to protect the root splay of T1. Any demolition should be undertaken by hand.

4. **Excavation of foundations within RPAs and treatment of exposed roots**

A small proportion of the proposed side/front extension to the dwelling sits within the RPA of the neighbouring tree T43. This area has been highlighted in yellow on the TPP. Precautions are to be made in advance of excavation of the foundations and new manhole.

Excavation

- Excavate using specialised compressed air tools or hand tools such as forks and spades, with a preference for air tools. Do not mechanically excavate.
- If using hand tools, avoid accidental bark damage by using a fork to loosen the soil to help locate any substantial roots.
- Use a smaller tool such as a trowel to clear the soil away from roots without damaging the bark.
- Remove soil/material from the excavation without disturbing the adjacent rooting environment.

Treatment of exposed roots

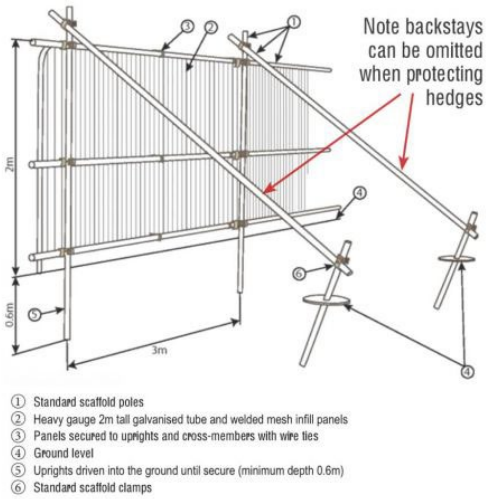
- Retain flexible clumps of smaller fibrous roots if they can be displaced temporarily or permanently beyond the excavation without damage.
- Cut exposed roots to be removed cleanly 10–20cm behind the final face of the excavation.
- Protect roots temporarily exposed, but to be retained, from direct sunlight, drying out, and extremes of temperature, by appropriate covering such as dampened hessian sacking and/or boards over the hole.
- If necessary, individual roots and clumps of less than 2.5cm width will be cut cleanly without consulting the supervising arboriculturist.
- Retain individual roots and clumps greater than 2.5cm in width where possible and only cut if agreed with the supervising arboriculturist.
- When back-filling, place an inert granular material mixed with topsoil or sharp sand around retained roots greater than 2.5cm in width before light compaction.

5. Mixing and use of cementitious / concrete products where the foundations of the extensions encroach within the RPAs of T21, T40 and T43

- Mix cement and wash vehicles as far away from RPAs as possible.
- Use bunding and impermeable membranes to prevent liquid contaminants reaching RPAs.
- Use impermeable membranes to prevent leachates from poured concrete contaminating RPAs.
- Keep pollution control measures in place until there is no significant risk of RPA contamination.

Appendix 1 – Steel Road Plates

Appendix 2 - Scaffolding Tube Tree Protection Fencing



Appendix 3 - Example of tree protection signage

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

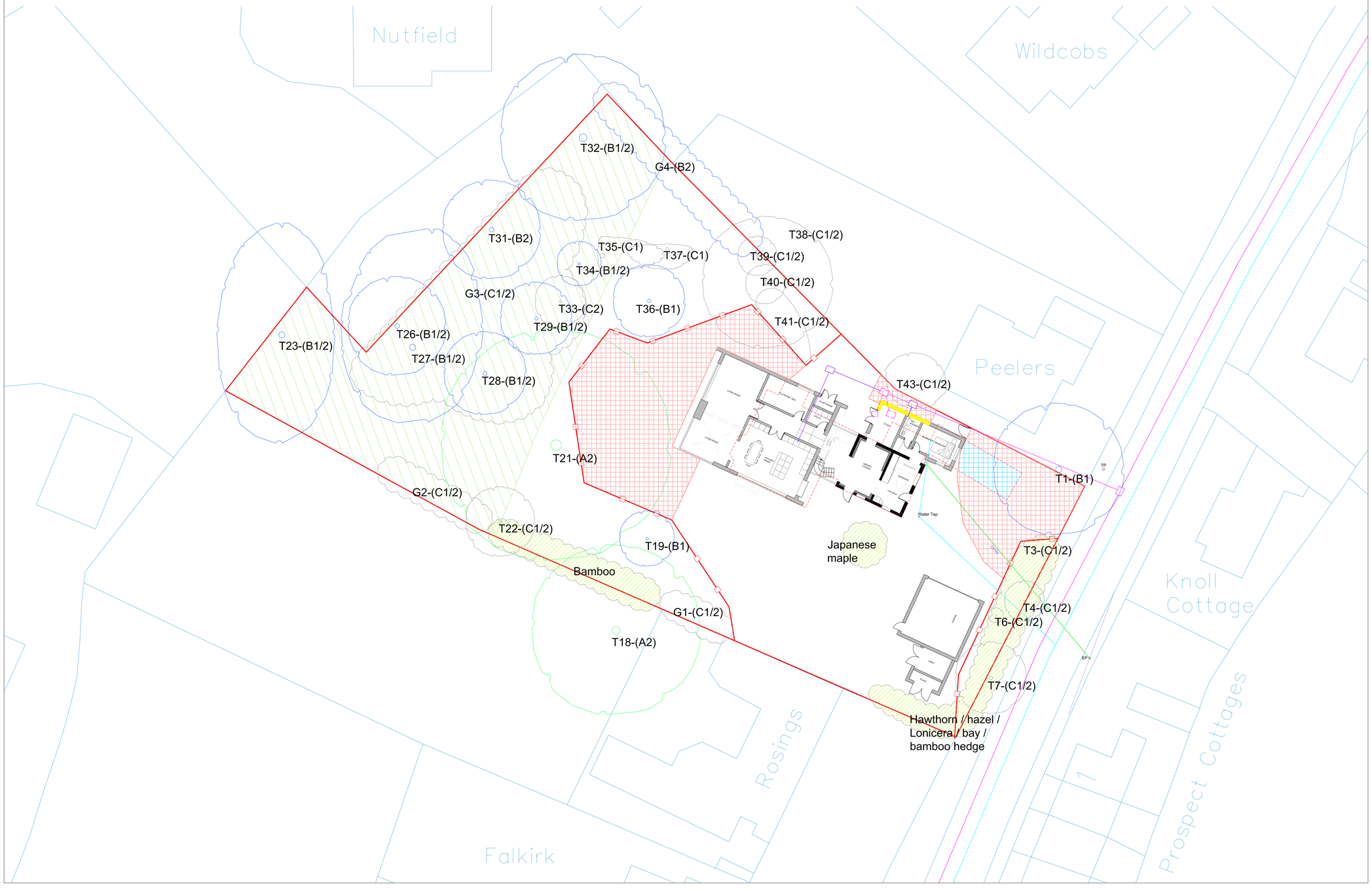
CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO **CRIMINAL PROSECUTION**

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

TREE PROTECTION PLAN TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL METHOD STATEMENT.



BS 5837 Ground Protection

Demolition of garage within RPA of T1 and protection of exposed ground to be undertaken in accordance with Arboricultural Method Statement

Excavation within RPA of T43 to be undertaken in accordance with Arboricultural Method Statement

BS 5837 Tree Protection Fencing

Existing Incoming Utility - Water

Existing Incoming Utility - Overhead Power Line

Existing Utility Route - Soil Pipe

Proposed Utility Route - Soil Pipe

Metropolitan Green Belt Area

BS 5837:2012 TREE RETENTION CATEGORIES

Category A
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)

Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

Category U
Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

No.	Revision / Issue	Date

TREE REFERENCES TO BE READ IN CONJUNCTION WITH THE ARBORICULTURAL IMPACT ASSESSMENT REPORT TREE SCHEDULE

EXAMPLE
T1 = SPECIES
(A2) = BS5837 CAT

T1-(B1) - English Oak
T3-(C1/2) - Stags Horn Sumach
T4-(C1/2) - Field Maple
T6-(C1/2) - Yew
T7-(C1/2) - Common Ash
T18-(A2) - Common Oak (Prospect House)
T19-(B1) - Sweet Gum
T21-(A2) - English Oak
T22-(C1/2) - Purple-leaved Plum

T23-(B1/2) - Common Oak
T26-(B1/2) - English Oak
T27-(B1/2) - English Oak
T28-(B1/2) - Beech
T29-(B1/2) - Yew
T31-(B2) - Common Ash
T32-(B1/2) - English Oak
T33-(C2) - Holly
T34-(B1/2) - Scots Pine

T35-(C1) - Scots Pine
T36-(B1) - Chinese Magnolia
T37-(C1) - Stags Horn Sumach
T38-(C1/2) - Scots Pine
T39-(C1/2) - Cherry Laurel
T40-(C1/2) - Cider Gum
T41-(C1/2) - Cherry Laurel
T43-(C1/2) - Hawthorn

G1-(C1/2) - Cherry Laurel
G2-(C1/2) - Cherry Laurel
G3-(C1/2) - Mixed Broadleaf & Coniferous Species
G4-(B2) - Holly

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Status
CONSTRUCTION

Title
TREE PROTECTION PLAN

Date
18/10/2023

Scale
1:200 @ A1

Sheet Number
10 - C - 90 - 01