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# BS5837:2012 ARBORICULTURAL METHOD STATEMENT: Manor Hill Cottage, Galley Lane, Great Brickhill, MK17 9AB

Dated: 28th March 2024

Our reference: GHA/MS/333160:24

**CONTENTS**

# Arboricultural Method Statement

Location: Manor Hill Cottage, Galley Lane, Great Brickhill, MK17 9AB
Our reference: GHA/MS/333160:24
Client: J Ahluwalia
Dated: 28th March 2024
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 27th March 2024

*Please note that abbreviations introduced in* (brackets) *may be used throughout the report.*

**Instructions**

**Issued by – J Ahluwalia**

**TERMS OF REFERENCE – To survey the subject trees within Manor Hill Cottage, Galley Lane, in order to assess their general condition and to provide an arboricultural method statement for the approved development, that safeguards the long term wellbeing of the retained trees and satisfies planning condition number 3 (decision notice ref: 2010/3019).**



**Executive Summary**

The proposal for the site is to renovate and extend the existing house. The proposed scheme requires the removal of a small number of relatively insignificant trees and shrubs, which will not significantly impact the local or wider landscape. The retained trees require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

## Documents Supplied

The client supplied the following documents:

1. Topographical survey
2. Existing layout plans
3. Proposed layout plans

## Scope of Survey

1.1 The survey is concerned with the arboricultural aspects of the site only.

1.2 The planning status of the subject property was not investigated in detail.

1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.

1.4 Trees in third party ownership were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated. Where the stem location of a third party tree has been estimated, this is noted on the plan.

1.5 Dense vegetation or climbers (such as ivy) also prohibited full inspections for some trees; this is noted where applicable.

1.6 No discussions took place between the surveyor and any other party.

1.7 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)

1.8 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.

1.9 Tree works will be required to be in accord with British Standard 3998 – 2010 (Tree Work - Recommendations).

1.10 Underground services near to trees will need to be installed in accord with the guidance given in BS5837.

1.11 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

## Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars if needed.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

2.3 No soil samples were taken.

2.4 The height of each subject tree was estimated using a clinometer and recorded to the nearest half metre.

2.5 The stem diameter for each tree was measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.

2.6 The crown spreads were measured with an electronic distometer and recorded to the nearest half metre. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A) and within the tree table (Appendix B). The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.

2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.

2.8 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.

2.9 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A; this plan was produced in colour and **MUST** only be scanned or reproduced in colour. The trees on this plan are categorised and shown in the following format:

COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category U – Those in such a condition that they cannot realisitically be retained as living trees in the context of the current land use for longer than 10 years. Colour = red crown outline on plan.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations', Table 1.

## The Site

3.1 The site is located on Galley Lane, a through road located to the north of Great Brickhill.

## The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

**4.2 Please be aware that ash tree(s) were identified during the survey. Many ash trees in the UK are suffering from 'ash dieback' (*Hymenoscyphus fraxineus)* which can cause the rapid decline of affected trees, often rendering them unsafe. Affected trees have been highlighted in the tree table at appendix B and the severity of the infection noted; however please ensure these trees are inspected regularly.**

4.3 Of the twenty eight individual trees, and groups of trees surveyed, fourteen have been assessed as BS category B, thirteen have been assessed as BS category C with the remaining tree being assessed as BS 5837 category U.

| | |
|---|---|
| Category B | 14 trees / groups |
| Category C | 13 trees / groups |
| Category U | 1 tree |

## The Proposal

5.1 The proposal for the site is to renovate and extend the existing house.

5.2 The proposed location of the above structures can be seen on the appended plan.

## Method Statement and Procedures for Development Works

6.1 TREE WORKS

A list of all tree works that are required (including trees to be removed) is included in the tree table at Appendix B. Where any tree work is needed, this work **MUST** be in accordance with British Standard 3998 – 2010 (Tree Work - Recommendations).

6.2 TREE PROTECTION BARRIERS

The position of the proposed protective fencing for the site is shown on the Tree Protection Plan (TPP) by a **pink** line. The position of the fence **MUST** be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing **MUST** be erected **prior** to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing **MUST** be as that shown in BS 5837 (see Appendix C). The herras panels **MUST** be joined together using a minimum of two anti-tamper couplers which **MUST** be installed so they can only be removed from the inside of the fence. The panels **MUST** supported by stabilizer struts, which **MUST** be installed on the inside and secured to the ground using pins or appropriate weights.

The Fence must be marked with a clear sign reading:

**"Construction Exclusion Zone – No Access"**

6.3 FOUNDATIONS FOR NEW EXTENSIONS

The new building extension are all located outside of the RPAs of all of the trees proposed for retention and will thus not cause any harm to these trees. These extensions will also be constructed using piled footings, designed by the project engineer which will ensure the building does not become damaged by any of the trees on site in the future.

6.4 RAISED TERRACE IN RPA OF T4

The new raised terrace will be within a section of the RPA of T4 as shown on the appended plan. This will however be a modest structure installed with localised support posts, which will be positioned (following trial digs) to ensure that any significant roots (over 25mm) that are present in the area where the posts will sit. This will then sit above the RPA of T4 allowing root growth to continue beneath this structure.

6.5 DELIVERY AND STORAGE OF BUILDING MATERIALS

Storage areas **MUST** be outside of the tree protection barriers (**pink** lines).

6.6 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts **MUST** be positioned outside of tree RPAs and the tree protection barriers (**pink** lines).

6.7 MIXING OF CONCRETE

All mixing of cement / concrete **MUST** be undertaken outside of the RPA of all of the retained trees.

6.8 INCOMING SERVICES, DRAINAGE AND SOAKAWAYS

New services **MUST** be routed to avoid all RPAs of retained trees on site and within nearby sites. From an assessment of the subject site, undertaken in conjunction with the project architect, there is no reason to assume this isn't possible. Inspection chambers **MUST** be sited outside the RPA.

6.9 ON SITE SUPERVISION

**Regular site supervision is essential to ensure all potentially damaging activities near to trees are properly supervised.** A pre start site meeting **MUST** occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this **MUST** include a site induction for key personnel.

Key personnel:

| **Name** | **Position** | **Contact number / email:** |
|---|---|---|
| Glen Harding | Retained arboriculturalist | 07884 056 025<br>Or info@ghatrees.co.uk |
| TBC | Local authority Arboricultural Officer | TBC |
| TBC | Site manager | TBC |

At this pre start meeting, a supervision programme **MUST** be devised by the site manager and retained Arboriculturalist, ensuring that Arboricultural supervision is present at the appropriate periods during construction. The critical phases as listed below will be supervised inspected on site by the retained Arboriculturalist. The records of these site monitoring visits will be recorded on the site monitoring sheet at appendix D. After this pre start meeting, day-to-day responsibility for tree protection will be devolved to the site manager who will make contact with the retained arboriculturalist as needed.

**Critical phases to be supervised / inspected on site by the retained Arboriculturalist**:

**NOTE: THE RESPONSIBILITY TO ENSURE THESE ARE SCHEDULED APPROPRIATELY IN LINE WITH THE BUILD PROGRAMME IS WITH THE SITE MANAGER.**

- Following completion of the erection of protective fencing to ensure it is constructed to the correct specification at the required proximity to ensure the healthy retention of the trees. **Date and time to be confirmed.**

6.10 OTHER TREE PROTECTION PRECAUTIONS

- **NO** fires lit on site within 20 metres of any tree to be retained.
- **NO** fuels, oils or substances with will be damaging to the tree shall be spilled or poured on site.
- **NO** storage of any materials within the root protections zone.

6.11 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site.

## Conclusion

7.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.

7.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

## Recommendations

8.2 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:

a. Be present on the site the majority of the time.
b. Be aware of the arboricultural responsibilities.
c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

8.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

28th March 2024
Signed:

Glen Harding MICFor, MSc (Forestry), MArborA
For and on behalf of GHA Trees

# Appendix A
# TREE PROTECTION PLAN
# (see separate PDF)

# Appendix B
# TREE TABLE

| Tree Number | Tree Name (species) | Ht (m) | Calculated Stem Diameter (mm) | Number of Stems | Root Protection Area (Radius, m) | N (m) | E (m) | S (m) | W (m) | Age Class | Clearance (m) | Estimated life expectancy | BS Category | Comments / Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G1 | Hornbeam | 4 | 150 | 1 | 1.80 | 2 | 2 | 2 | 2 | M | 0.5 | 10-20 | C2 | Trees regularly pruned in past. |
| T2 | Eucalyptus | 11 | 350 | 1 | 4.20 | 4 | 4 | 3 | 3 | M | 4 | 10-20 | C1 | Unremarkable trees of modest quality and of limited value in the wider landscape. |
| T3 | Alder | 10 | 370 | 1 | 4.44 | 4 | 4 | 3 | 3 | M | 2 | 20-40 | B1 | No significant / notable defects observed during inspection. |
| T4 | Silver birch | 19 | 488 | 2 | 5.86 | 4.5 | 5 | 3 | 5 | M | 0.5 | 20-40 | B1 | Poor fork / stem union at 1m. |
| T5 | Acer ssp | 6 | 190 | 1 | 2.28 | 2 | 2 | 2 | 2 | MA | 1 | 10-20 | C1 | Small tree of limited value in the wider landscape. |
| G6 | Ash | 15 | 380 | 1 | 4.56 | 4 | 4 | 4 | 4 | M | 2.5 | 10-20 | C2 | Eastern tree has poor / included fork. Unremarkable trees of modest quality and of limited value in the wider landscape. Early signs of Ash dieback noted. Minor crown dieback observed from ground level. Recommend: to be removed. |
| G7 | Lawson cypress | 8 to 12 | 360 | 1 | 4.32 | 2 | 2 | 2 | 2 | M | 1 | 10-20 | C2 | Unremarkable trees of modest quality and of limited value in the wider landscape. Recommend: to be removed. |
| T8 | Ash | 7 | 300 | 1 | 3.60 | 2 | 2 | 4 | 4 | MA | 4 | 10-20 | C1 | Self set tree of little value. |

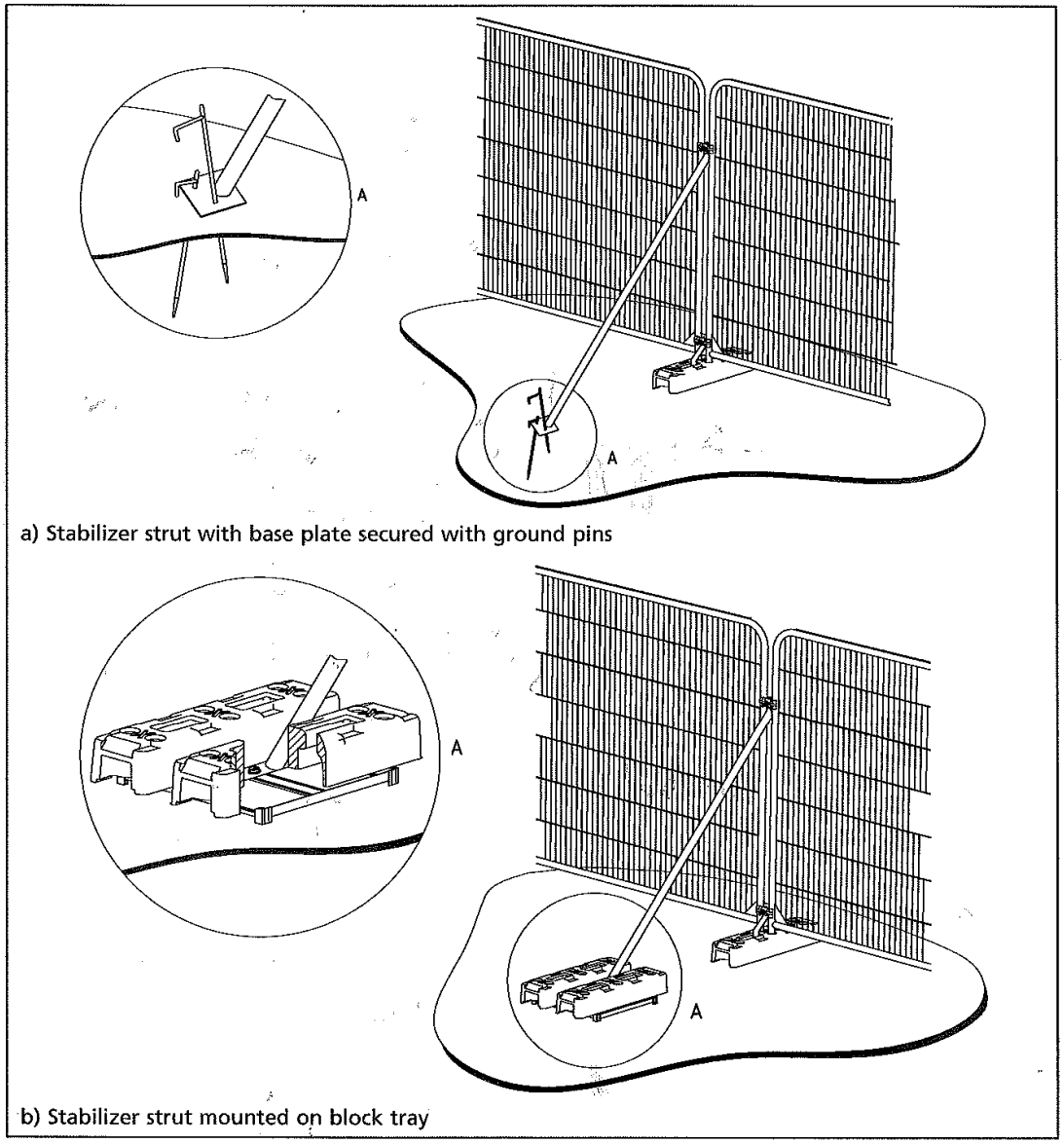
| Tree Number | Tree Name (species) | Ht (m) | Calculated Stem Diameter (mm) | Number of Stems | Root Protection Area (Radius, m) | N (m) | E (m) | S (m) | W (m) | Age Class | Clearance (m) | Estimated life expectancy | BS Category | Comments / Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T9 | Holly | 4 | 80 | 1 | 0.96 | 1 | 1 | 1 | 1 | MA | 1 | 10-20 | C1 | Small tree of limited value in the wider landscape. |
| T10 | Beech | 12 | 436 | 3 | 5.23 | 5 | 5 | 4 | 2 | MA | 4 | 20-40 | B1 | Poor fork / stem union at 1.2m. |
| G11 | Hornbeam | 13 | 340 | 1 | 4.08 | 4 | 4 | 6 | 4 | M | 1 south | 20-40 | B2 | No significant / notable defects observed during inspection. |
| G12 | Cypress | 6 | 424 | 18 | 5.09 | 2 | 2 | 2 | 2 | M | 0 | 10-20 | C1 | Stems peeling out of both trees. |
| T13 | Cypress | 6 | 265 | 7 | 3.17 | 1.5 | 1.5 | 1.5 | 1.5 | M | 0 | 10-20 | C1 | Small tree of limited value in the wider landscape. |
| T14 | Pine | 20 | 930 | 1 | 11.16 | 2 | 4 | 9 | 4 | M | 5 south | 20-40 | B3 | Deadwood and storm damage noted in crown. |
| T15 | Pine | 26 | 1000 | 1 | 12.00 | 0 | 3 | 8 | 4 | M | 1 south and west | 20-40 | B3 | Deadwood and storm damage noted in crown. |
| T16 | Sycamore | 14 | 520 | 1 | 6.24 | 4 | 5 | 5 | 4 | M | 2 | 10-20 | C1 | Rodent damage in crown. |
| T17 | Sycamore | 13 | 350 | 1 | 4.20 | 3 | 4 | 2 | 3 | M | 6 plus epicormic | 20-40 | B2 | No significant / notable defects observed during inspection. |
| T18 | Ash | 23 | 570 | 1 | 6.84 | 5 | 5 | 4 | 3 | M | 8 | 20-40 | B2 | Early signs of Ash dieback noted. Minor crown dieback observed from ground level. |
| T19 | Oak | 20 | 1110 | 1 | 13.32 | 9 | 1 | 6 | 5 | OM | 5 | Less than 10 | U | Dead tree |
| T20 | Ash | 15 | 590 | 1 | 7.08 | 7 | 5 | 7 | 7 | M | 5 east | | B1 | Basal wound at ground level near access road. |
| G21 | Cherry and ash | 10 to 15 | 250 | 1 | 3.00 | 4 | 1 | 4 | 4 | M | 4 | 10-20 | C2 | Scrub growth. |
| T22 | Elder | 7 | 230 | 1 | 2.76 | 3 | 3 | 1 | 2 | M | 4 | 10-20 | C1 | Scrub growth. |

| Tree Number | Tree Name (species) | Ht (m) | Calculated Stem Diameter (mm) | Number of Stems | Root Protection Area (Radius, m) | N (m) | E (m) | S (m) | W (m) | Age Class | Clearance (m) | Estimated life expectancy | BS Category | Comments / Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T23 | Ash | 16 | 470 | 1 | 5.64 | 7 | 1 | 1 | 7 | M | 6 | 20-40 | B1 | No significant / notable defects observed during inspection. |
| T24 | Lime | 14 | 410 | 1 | 4.92 | 4.5 | 4.5 | 4.5 | 4.5 | M | 2 | 20-40 | B1 | No significant / notable defects observed during inspection. |
| T25 | Oak | 20 | 910 | 1 | 10.92 | 5 | 5 | 5 | 5 | M | 6 | 20-40 | B1 | Deadwood and storm damage noted in crown. |
| G26 | Sycamore | 22 | 1000 | 1 | 12.00 | 10 | 6 | 4 | 6 | M | 6 | 20-40 | B2 | Some minor basal wounds noted. |
| G27 | Ash, sycamore, beech | 8 to 15 | 300 | 1 | 3.60 | 4 | 4 | 4 | 4 | M | 2 | 10-20 | C2 | Scrub growth. |
| G28 | Lime | up to 30 | 900 | 1 | 10.80 | 7 | 4 | 7 | 7 | M | 5 east | 20-40 | B2 | Off site - full inspection not possible. Some measurements estimated. |

KEY :
Tree No: (T= individual tree, G= group of trees, W= woodland)
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM), Veteran (V)
Height (Ht): Measured in metres +/- 1m

# Appendix C
# TREE FENCING DETAIL

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

# Appendix D

# Site Monitoring Sheet

| | | | | |
|---|---|---|---|---|
| **Site:** | | | | |
| **Project:** | | | | |
| **Client:** | | | **Contact:** | |
| | | | | |
| Site monitoring inspection date: | | | Name of inspector: | |
| Notes: | | | | |
| | | | | |
| Action required to rectify any issues: | | | | |
| | | | | |
| Date Action taken: | | | | |
| | | | | |
| Site monitoring inspection date: | | | Name of inspector: | |
| Notes: | | | | |
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| Action required to rectify any issues: | | | | |
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| Site monitoring inspection date: | | | Name of inspector: | |
| Notes: | | | | |
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| Action required to rectify any issues: | | | | |
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