



Arboricultural Method Statement

Eastmere Paddocks

**Hill View and Wayside
Eastergate Lane
PO20 3SJ**

28 August 2025

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Introduction

Instruction

Arbtech Consulting Limited (Arbtech) received written instruction on 25 July 2024 from Eastmere Paddocks to attend Hill View and Wayside, Eastergate Lane, PO20 3SJ (the site) to undertake an arboricultural survey guided by British Standard 5837:2012: Trees in Relation to Design, Demolition and Construction – Recommendations of all trees, hedges and major shrub groups growing on and/or within influencing distance of the site and to produce a Schedule of Trees and Tree Constraints Plan (TCP). A further written instruction was received on 10 March 2025 from Eastmere Paddocks to produce an Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

Due to the application's hybrid nature, outline permission for the self-build in the northwest corner of the site has been excluded from the scope of this Arboricultural Method Statement and Tree Protection Plan. This is primarily due to the lack of detailed information available. The Arboricultural Impact Assessment has considered the immediate impacts of the proposed outline. It is recommended that the Local Authority secure a detailed AMS for this aspect of the proposal by way of a condition, which can be provided as and when it becomes relevant to do so.

Executive Summary

A tree survey guided by British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' ("BS5837") was carried out to include all trees within influencing distance of the proposed area for development. This report has subsequently been produced, balancing the layout of the proposed development against the competing needs of retained trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement, and any required supporting plans. It is the conclusion of this report that if followed, the overall quality and longevity of the amenity contribution provided for by retained trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development.

Table 1: Documents referred to

Document	Originator	Reference Number	Title
Survey base drawing	Encompass Surveys	ENC/240524/3403/T	Topographical Survey
Survey base drawing	Sloan & Brown	1077/01	Topographical Survey
Proposed layout drawing	Symmetry Architecture	1863-XX-ZZ-DR-A-0301_P05	Proposed Site Plan
Tree Schedule (TS)	Arbtech Consulting Ltd	Arbtech TS 01	Tree Schedule
Arboricultural Impact Assessment (AIA)	Arbtech Consulting Ltd	Arbtech AIA 01_A	Arboricultural Impact Assessment
Tree Protection Plan (TPP)	Arbtech Consulting Ltd	Arbtech TPP 01_A	Tree Protection Plan

Tree Survey

An arboricultural survey guided by British Standard 5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations of all trees within impacting distance of the site was undertaken by Chris Poplett on 19 August 2024.

A total of 48no. individual trees, 8no. groups of trees and 4no. hedges were surveyed.

For full details of all the trees surveyed, see Appendix 1: Tree Schedule.

Survey Limitations

The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment, were not employed, though they may form part of the survey's management recommendations. Measurements were taken using specialist tapes, lasers, and GPS devices. Where this was not possible, measurements are estimated. Inaccessible trees will have the best estimates made about their location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey.

Scope

Pre-development tree surveys make arboricultural management recommendations based exclusively upon the condition of the individual tree or group of trees relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status

No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without, starting at Annex B:

The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Arboricultural Impact Assessment

An Arboricultural Impact Assessment (AIA) guided by British Standard 5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations was undertaken by Phil Gower on 29 April 2025 to determine the potential conflicts between the proposed development scheme and existing trees located on and near the site and has subsequently produced this Arboricultural Method Statement to demonstrate how the proposed scheme can be successfully implemented without causing harm to retained trees.

Several issues may need to be addressed in an Arboricultural Impact Assessment between the trees and the proposed development; these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees and;
- The likelihood of any future remedial works to retained trees beyond those that would have been scheduled as part of usual management.

Table 2: Impacts upon the RPAs of retained trees

Tree Number	Species	Structure	Incursion	
			(m2)	(%)
T09	Common Oak	Hard Surfacing	24.0	4.9
T10	Common Oak	Hard Surfacing	49.5	10.7
T11	Common Oak	Hard Surfacing	102.5	14.5
G08	Cultivated Apple	Hard Surfacing	2.3	7.2

These impacts can be seen on the Arboricultural Impact Assessment (Arbtech AIA 01_A). See Appendix 2: Arboricultural Impact Assessment.

Trees to be Removed

A total of 2no. individual trees and 2no. partial hedges will require removal as part of this proposed scheme.

A breakdown of all tree works can be seen in Table 6: Summary of tree works.

Table 3: Number of individual trees to be removed

U	A	B	C
2	0	0	0

Table 4: Number of groups to be removed

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (2)

() = partial removal of a group

Arboricultural Method Statement

This Arboricultural Method Statement (Arbtech AMS 01(02)) demonstrates how any aspect of the development that could potentially result in tree loss or damage may be implemented and provides an adequate level of protection for trees that are to be retained during the proposed works.

Details of key site personnel, including the Site/Project Manager, will be submitted to the Council's Tree Officer before site works commence. This Arboricultural Method Statement (Arbtech AMS 01(02)) is to be approved and agreed to in writing by all key personnel before the commencement of any site works.

No site personnel are to be present, and no demolition, site clearance, building work, or material delivery is to occur until the protective measures are in accordance with this Arboricultural Method Statement (Arbtech AMS 01(02)) and the Tree Protection Plan (Arbtech TPP 01_A). Unless otherwise specified, protective measures will remain unaltered and in situ for the entire duration of the construction.

Sequencing of works

A logical sequence of events is to be observed and shall be phased as follows:

Table 5: Sequencing of works

Stage	Event
Stage 1.	Undertake and complete tree works as specified within Table 6: Summary of tree works
Stage 2.	Installation of protective measures in accordance with the approved Tree Protection Plan (Arbtech TPP 01_A – Phase 1).
Stage 3.	Pre-commencement site meeting.
Stage 4.	Undertake and complete demolition of existing site features.
Stage 5.	Re-location of protective measures in accordance with approved Tree Protective Plan (Arbtech TPP 01_A – Phase 2).
Stage 6.	Undertake and complete ground works.
Stage 7.	Undertake and complete construction works
Stage 8.	Undertake and complete hard landscaping outside of the construction exclusion zones (CEZs).
Stage 9.	Removal of all machinery and materials from the site.
Stage 10.	Dismantle and removal of protective tree measures.
Stage 11.	Undertake and complete soft landscaping.
Stage 12.	Site completion and sign-off from Project Arboriculturist.

Tree Work

For reasons of public safety, all tree works referred to herein must be carried out before site personnel commence work or building materials are delivered.

Table 6: Summary of tree works

Tree Number	Species	Works	Category
T21	Unknown	Remove; grind stump	U
T44	Cultivated Apple	Remove; grind stump	U
H03	Cherry	Partial removal of group as indicated on the plan; grind stumps; cut back internal face by 1.5m	C2
H04	Common Beech	Partial removal of group as indicated on the plan; grind stumps	C2
G02	Leyland Cypress	Cut back internal face by 1.5m	B2
G03	Cherry	Cut back western aspect by 3m	C2

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010 - Recommendations for tree work. All arising's are to be removed, and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators, or cranes shall be parked or driven beneath the crowns of any retained trees to prevent subsequent compaction and root death.

Protected Species (general informative for tree works)

Conservation Status of British Bats

The consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well-documented contractions in range and population size. Given this general picture of decline in the UK Government, the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's, and pipistrelle). These plans provide an action pathway for investigating the maintenance and restoration of the former populations' levels.

Legal Status of British Bats

Given the above position, all British bats, as well as their breeding sites and resting places, enjoy national and international protection. All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed in Annex IV (and some in Annex II) of the EC Habitats Directive, giving further European protection. Taken together, the Act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat unless acquired legally;
- Sell, barter or exchange bats or parts of bats

Although the legislation does not strictly protect foraging grounds, it does protect roost sites. Bat roosts are protected at all times of the year, whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, several birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate "no-go" buffer zones around such nests – typically out to 100m. Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Protective Measures

Protective measures are to be installed immediately following the completion of the tree works and sited and aligned in accordance with the Tree Protection Plan (Arbtech TPP 01_A) before the commencement of any works or the introduction of any machinery or material to the site.

Upon installing the protective measures around the retained trees, the client will instruct on a pre-commencement site meeting, during which the Project Arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

If the protective measures and their positions do not comply with this Arboricultural Method Statement (Arbtech AMS 01(02)) dated: 28 August 2025 and Tree Protection Plan (Arbtech TPP 01_A), the Project Arboriculturist shall inform the client and Fencing Contractor so adjustments can be made.

When the protective measures comply with this Arboricultural Method Statement (Arbtech AMS 01(02)) and Tree Protection Plan (Arbtech TPP 01_A), the Project Arboriculturist will sign-off the protective measures in writing to the client for which a copy can be sent to the Fencing Contractor, Site Agent and Local Authority Tree Officer.

If the protective measures become damaged or there is an accident or emergency involving trees, these areas are to be cordoned off immediately with high-visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the Project Arboriculturist immediately after the incident. All work within this area is to cease until the Project Arboriculturist has visited the site. Any damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, the mixing of concrete or other products, the access of machinery, equipment, or pedestrians, or any other way disturbed by construction activity.

The protective measures will remain in place until the completion of Stage 9 (see Table 5: Sequencing of works) thereafter, they will be carefully dismantled only with the agreement of the Project Arboriculturist and or the Local Authority Tree Officer.

The existing site boundary measures are to be retained for the duration of the development. If, for any reason, the existing boundary measures are not to be used, protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the Project Arboriculturist upon the completion of the development or immediately before the installation of the permanent boundary measures.

The proposed hard surfacing is to be installed immediately to act as ground protection. Where it is decided that this is not a viable option, these areas are to be covered by ground boarding as designed by the Project Engineer to cope with any likely loading.

No equipment, vehicles, or plant shall operate beyond the tree protection fencing. Booms, hoists, and rigs should be kept as far away from the canopies of retained trees as possible at all times. Where it is necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banksman. Damage to trees will be considered a breach of this Tree Protection Plan and Arboricultural Method Statement, which in turn could be a breach of planning permission.

Construction Exclusion Zone

A construction exclusion zone (CEZ), as designated by the protective barrier fencing, is an area where there is to be no construction activity. Access to the area for construction personnel or machinery is strictly prohibited unless detailed in the tree protection plan, and there is no scope for materials or waste storage, welfare facilities, etc. There may be some construction activities planned for these areas (e.g. the installation of service trenches) these activities will be undertaken under the direct supervision of the Project Arboriculturist.

Protective Barrier Fencing

Protective barrier fencing should be appropriate for the intensity and proximity of the development to protect trees where development activity is nearby.

The protective barrier fencing will be fixed with signage denoting the words “tree protection area” at 5.0m intervals. See Appendix 4: Tree Protection Notice

Default Specification: The fence will comprise either a 2.4m wooden site hoarding or a 2.3m high scaffold framework, well-braced to resist impacts. The uprights will be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. Standard anti-climb welded mesh panels will be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire.

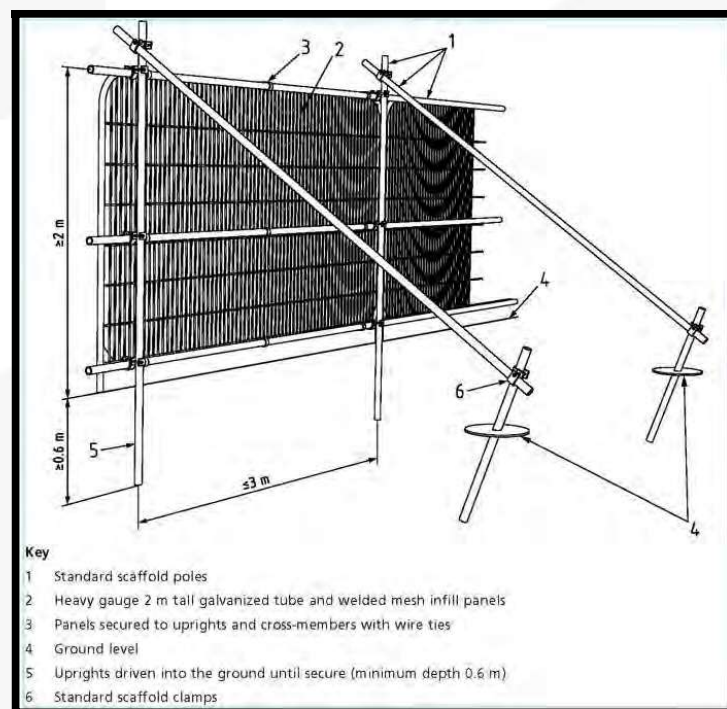


Figure 1: Default specification for protective barrier fencing (BS5837)

Secondary specification: The fence will comprise 2m tall welded mesh panels on rubber or concrete feet. The panels are to be joined together using a minimum of two anti-tamper couplers installed so that they can only be removed from inside the fence. The panels will be supported on the inner side by stabiliser struts, which will be attached to a base plate and secured with ground pins.

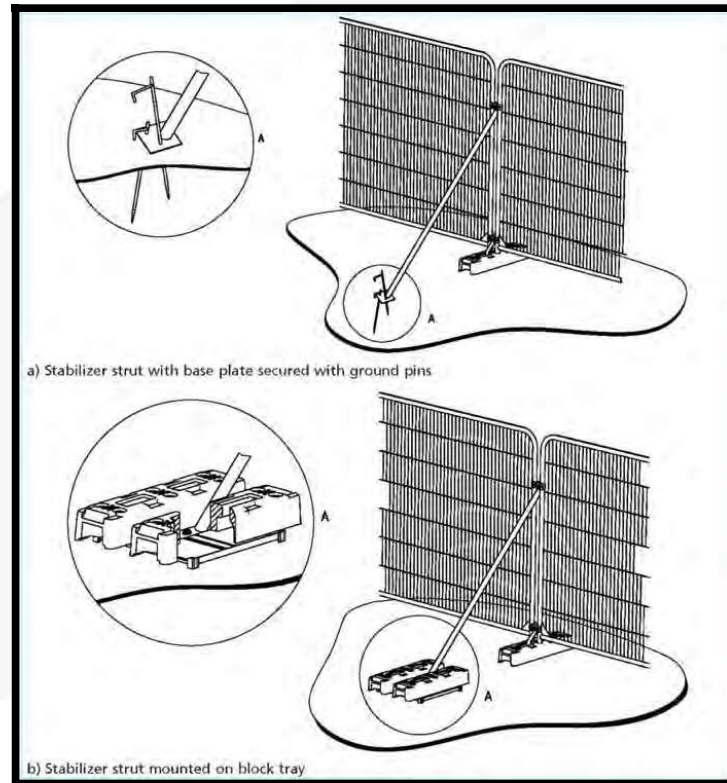


Figure 2: Example of protective barrier fencing with above-ground stabilising system (BS5837)

Ground Protection

The existing hard surfacing within the RPAs of retained provides passive protection against compaction to the underlying soil and, therefore, must be retained for the duration of the project. If this is removed, it shall be done so under the direct supervision of the Project Arboriculturist and replaced immediately with either the new surface treatment or with suitable ground protection, capable of withstanding the likely loading for the site.

New temporary ground protection will be capable of supporting any traffic entering or using the site without being distorted or causing compaction of the underlying soil.

Where the Project Engineer determines that any hard surfacing is not adequate protection from any expected loading, ground boarding is to be installed to the engineer's specification on top of the hard surfacing within the root protection areas of retained trees.

Where machinery will be stored or used on the ground boarding within the RPAs of retained trees, an impervious barrier and/or bunding to prevent oils, fuel, or chemicals from leaching into the soil within or adjacent to the RPAs is to be installed.

Note: The ground protection might comprise one of the following:

- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame to form a suspended walkway or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
- b) for pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;
- c) for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary system or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.

For any situations other than those described in a) or b) (as above), the ground boarding is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice to be suitable for supporting the expected loading to be placed upon it.

In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath so that tree root functions remain unimpaired.

At this stage, no contractors have been approached, so it is not possible to know exactly what equipment they have available and will be using.

Due to the various sizes of demolition and construction plant available and the potential requirements for material storage within the site, the final specifications for the ground boarding must be designed and supplied to the Project Arboriculturist for their approval by the Project Engineer a minimum of ten (10) working days before its installation.

Demolition

Before the demolition of the existing site features, all tree works are to have been completed, tree protection measures are to be in place as per Tree Protection Plan document (Arbtech TPP 01_A) and have been signed-off, and a copy of the demolition method statement submitted and approved by the Project Arboriculturist to ensure that there is no conflict with this Arboricultural Method statement.

Due to the nature of the demolition works, it is not considered appropriate that direct supervision from the Project Arboriculturist be specified. Instead, an increased monitoring frequency during the demolition work is to be adhered to. The recommended frequency is one visit per week; this should, however, be agreed with the Local Authority and secured by way of a condition.

Structures / Buildings / Walls

Demolition of the existing features beneath the canopies and within or immediately adjacent to the RPAs of retained trees, as shown on the Tree Protection Plan (Arbtech TPP 01_A), is to be undertaken carefully and are to be taken down so that all debris and materials fall outside the RPAs and away from the canopies of all retained trees.

Foundations within and immediately adjacent to the RPAs of retained trees are to be left in situ wherever possible. Where this is not possible, the existing foundations must be demolished to the minimum depth required to allow for the installation of the new soft and hard landscaping.

The removal of the existing foundations within the RPA of retained trees is to be undertaken using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the debris from the RPAs. In some situations, and only at the discretion of the project arboriculturists, it may be possible to use a hydraulic breaker mounted on an excavator combined with a suitably sized toothless grading bucket.

Where the Project arboriculturists permits the use of an excavator to demolish and remove foundations, it must be situated outside the RPAs of retained trees, on top of the hard surfacing working away from the RPAs, or from suitable ground boarding capable of handling the expected loading.

If it is likely that soil will collapse or the trench will begin to collapse within the RPAs of retained trees, leading to a loss of rooting environment, excavations are to be stopped immediately, and the trench shored up to prevent further soil collapse.

Where the removal of foundations occurs within the RPAs of retained trees, these voids are to be backfilled with clean topsoil.