Part 3: BS: 5837 Arboricultural Method Statement & Tree Protection Plan Report

Site:

Land to the North of
51 London Lane
Great Paxton
Saint Neots
PE19 6RH

Prepared for:

Morton & Hall Consulting Ltd
1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Prepared by:

Mr G Davies *FdSc Arb MArborA*
ISA Tree Risk Assessment Qualified

Bartlett Project Reference:

GD/240949/R3

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Submitted on 31st January 2025

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1.0 SCOPE OF REPORT

1.1 Instruction

1.1.0 I have previously been instructed to undertake a Part 1 - Tree Survey and compose a Tree Constraints Plan (TCP), and a Part 2 - Arboricultural Implications Assessment and 'Draft' Tree Protection Plan, following the guidance contained within British Standard 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, gathering data on trees and vegetation within the site boundary as well as those on neighbouring properties considered to be within influencing distance. Data pertaining to eight (8) individual trees to the front of the site were obtained as well as one (1) third party group of trees adjacent to the site boundary.

1.1.1 The Arboricultural Method Statement (AMS) is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree identified as suitable for retention.

1.1.2 The AMS takes into consideration construction operations undertaken in the vicinity of the trees. It will deal with such issues as site access, intensity of construction activity, space required for works, location of designated material storage areas and positioning of service runs.

1.1.3 This AMS is accompanied with a Tree Protection Plan (TPP). The TPP outlines trees to be retained and removed, types of barriers to be installed and the location of robust tree protective barriers. This method statement also contains a timetable indicating when and the method of specific works adjacent to trees should be conducted.

1.1.4 This report takes the previously gathered tree data and constraints, overlaying that information with the approved site plan and site layout, allowing for an evaluation of how the works will be carried out and also will co-exist with the tree population.

1.2 Documents & Supporting Information

1.2.0 Bartlett Consulting was provided with the following documentation and plans prior to the composition of this report. They were sent via email in both PDF and DWG file format:

- Proposed Elevations & Planning Details Ref H9359/02 Dated Nov 2024
- Existing Site Plan & Proposed Site Plan Ref H9359/03 Dated Nov 2024
- Superstructure Arrangements & Details Ref: H9358/04 Dated Nov 2024
- Foundation Arrangement Details & Beam Elevations Ref: H9359/05 Dated Nov 2024
- Drainage Design Ref 3380-02 Rev C dated 27th January 2025

1.2.1 Bartlett Consulting has previously composed the following reports and plans:

- GD/220364/R1Project 3 - BS: 5837 Tree Survey & Tree Constraints Plan
- GD/220364/R2-Project 3 Arboricultural Implications Assessment & 'draft' Tree Protection Plan

1.3 Aspects Excluded from Report

1.3.0 The contents of this report do not include discussions regarding subsidence and/or heave as a result of retention or tree removal, nor does this report consider the water demands of trees present to determine foundation design and depth. If required, this can be provided on request.

1.3.1 Current or proposed structures in relation to the indirect influence of trees are not considered within the report unless directly instructed. Such considerations are best dealt with in a different report having liaised with the structural engineer.

2.0 BACKGROUND INFORMATION

2.1 Project Background

1.2.1 On 21st March 2023 Huntingdonshire District Council granted detailed planning permission for a "*Demolition of existing garages (4) to be replaced with the construction of one dwelling including off-street parking provision and outdoor amenity space.*" at the land North of 51 London Lane, Great Paxton.

1.2.2 Planning permission is subject to several conditions, specifically for this report No. 8 stating:

No development, demolition, clearance or preparatory operations (including excavations) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

2.2 Table 1: Names and Contacts numbers of parties concerned

2.2.0 Table to be completed prior to commencement of construction activities.

Contact Name	Company / Organisation	Role	Telephone Numbers
Mr G Davies	Bartlett Tree Experts Ltd.	Arboricultural Consultant/ Supervisor	01275 371000
	Morton & Hall Consulting Ltd	Planning Consultant	01354 655454
-	-	Owner	-
TBC	-	Site Manager	-
-	-	Planning Officer	01480 388424
-	-	Tree Officer	-

2.3 Availability of this Arboricultural Method Statement

2.3.0 Copies of this document shall be made available for all site visits. The appointed Site Manager and Main Contractor shall each hold a copy of this document, including the supporting Tree Protection Plan.

3.0 SUPERVISION AND MONITORING

3.1 Monitoring and Supervision

3.1.0 All required arboricultural supervisory works and monitoring visits must be confirmed by formal correspondence circulated to all relevant parties, including the local planning authority. These detailed records of site visits will provide proof of compliance.

3.2 Phasing of Arboricultural Involvement throughout the Development

3.2.0 Section 5.0 below, lists and details the events in relation to trees that require arboricultural involvement.

3.3 Recommendations for Site Monitoring and Supervision

3.3.0 It would be beneficial for a pre-commencement meeting to be held on site before any of the tree work, demolition and construction work begins. This should be attended by the appointed Site Manager and the Arboricultural Consultant.

3.3.1 If required, the Arboricultural Consultant can inform the local planning authority (Huntingdonshire District Council) in writing of the details of meetings held. All tree protection measures detailed in this document must be discussed so that they are fully understood by all parties.

3.3.2 Clarification or modifications to the consented details must be recorded and circulated to all parties in writing. These documents should then form the basis of any supervision arrangements between the Arboricultural Consultant and the proposer, as agreed with the local planning authority where applicable.

3.3.3 The Arboricultural Consultant will visit during the phases as set out in section 5.0 below. The Consultant's role is to advise on the development in relation to the trees, as well as liaise as necessary between the Site Manager and the local planning authority to ensure that appropriate protection measures are in place.

3.3.4 The role will involve monitoring compliance with any/all arboricultural conditions (where applied) and advising on any tree problems as they arise. A development site monitoring form (please see Appendix 5 for example), will be completed by the Supervising Arboriculturist during each site visit, to include the following;

1. Date of visit.
2. List of those in attendance on site.
3. Findings in relation to trees.
4. Details of any non-compliance.
5. Recommendations to be actioned so that the non-compliance is addressed and remedied.
6. List of the parties concerned to whom the monitoring sheet has been sent.
7. Date that Monitoring sheet emailed/ posted to the recipients.

3.0 SUPERVISION AND MONITORING

3.4 Site Management

3.4.0 It is the Site Manager's responsibility to ensure that the requirements set out within the Arboricultural Method Statement are known and understood by all site personnel. Copies of pertinent documents should be kept on site at all times.

3.4.1 The site manager will brief all personnel who may have an impact on any trees and relay specific tree protection requirements. This methodology should be a part of all site induction procedures and written into appropriate site management documents.

3.4.2 The following pertinent points should be explained to all personnel who could have an impact on trees;

1. The specification of the Protective Barriers around retained trees.
2. The requirement for Protective Barriers to be sufficiently robust to prevent incursion by construction activity.
3. Why it is essential that the Protective Barriers remain throughout the works.
4. The importance of the 'exclusion zones' around retained trees.
5. The potential damage caused to trees by compaction of soils.

3.5 Variations

3.5.0 Any variations to the tree protection measures will need to be agreed in writing by the local planning authority before implementation. The variation will be set out in writing, detailing the reasons leading to the change and the modifications required.

4.0 SCHEDULE OF TREE WORK

4.1 Table 2: Tree works to be carried out prior to and post-construction

Tree Ref	Species	Category	Schedule of works prior to erection of tree protection barriers
T1	Elm *Ulmus*	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
T2	Elm *Ulmus*	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
T3	Elm *Ulmus*	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
T4	Hawthorn Crataegus monogyna	U	• Remove to ground level
T5	Elm *Ulmus*	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
T6	Field Maple Acer campestre	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
T7	Field Maple Acer campestre	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
T8	Field Maple Acer campestre	B2	• Carry out maximum 3,0m lateral reduction of combined crown back to suitable growth points in line with BS3998:2010
G9	Elm *Ulmus*	U	• Cary out a approx. 1.0m – 1.5m lateral reduction back to site boundary to provide suitable clearance

5.0 SEQUENCE OF EVENTS

5.1 Table 3: Sequence of events

Sequence	Description	Arboricultural Input
1	Pre-commencement site meeting	Site visit – please refer to Section 3.3
2	Carry out all approved tree works	No site visit required
3	Installation of Tree Protective Barriers Clearly mark area of hardstanding within RPA of trees that must be retained during construction works Establish designated material storage and mixing up areas as well as establishing site facilities, as shown on the Tree Protection Plan (TPP).	Site visit – to check adequacy and location of Tree Protection Barriers to ensure area of hard standing to be retained clearly mark out To check location of designated areas
4	Commence any necessary demolition and carry out ground works including, ground preparations, excavation for foundations and services	Site Visit – Any aspect of ground work carried out within RPA of retained trees must be done so under arboricultural supervision
5	Carry out Piled foundations followed by commencement of general construction works on site	No site visit required
6	Commencement of hard landscaping on site	No site visit required
7	Removal of tree protection barriers to enable commencement of work with RPA carful removal of hardstanding with use of hand tools	Site visit – to oversee removal of hardstanding within RPA
8	Commencement of soft landscaping	No site visit required

APPENDIX 1: LIMITATIONS OF REPORT

Limitations of the Arboricultural Method Statement

- Please also refer to sections 1.2 and 1.3 at the beginning of this report.
- The report is based on information provided by third parties and the specifications and recommendations is dependent upon information provided therein.
- This report does not consider the possible implications to any present or future built structures other than those considered within the report.

Findings of the Survey and the Report

- Validity, accuracy and findings of the report are directed by the accuracy of information provided to Bartlett Consulting at the time of conducting the tree survey and during report writing.
- Checking of independent data/information will not be undertaken, with particular reference given to scaled maps and drawings provided to Bartlett Consulting

Timing of the Survey and the Report

- The considerations/ findings in this method statement are valid for one year.
- Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken outside of the scope of works as detailed and presented at the time of compiling this report.
- If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree report is undertaken.

Trees in relation to other Properties:

- This report/survey only considers the trees in relation to the site as identified.
- It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed.
- Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report.
- Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property.

Trees in Relation to Subsidence, Heave and Direct damage

- This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation whether the structure or vegetation falls within the boundaries as considered or lies beyond the boundaries.
- The report does not consider issues relating to subsidence or heave in relation to any proposed built structures or future vegetation whether within the boundaries as considered or beyond the boundaries
- It is prudent to consider the effects of heave on any property if trees are removed.
- Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

Trees subject to statutory controls:

- Whilst Bartlett Consulting has made attempts to ascertain if any of the trees subject to this report are 'protected', their status is always subject to change. Therefore the final responsibility for checking statutory protection for trees rests with the employed contractor and not with Bartlett Consulting
- Any prescribed tree works to a protected tree are provided due to perceived hazard and risk, and should be considered acceptable by the Local Planning Authority (LPA). However appropriate notification must still be provided to the LPA as they may take an alternative point of view.

Trees are subject to environmental factors:

- The statements, findings and preliminary recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise.

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- All rights in this report are reserved. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Bartlett Consulting.

APPENDIX 2: REPORT REFERENCES

As a progressive company, we keep abreast of research data relating to Arboriculture. All observations, recommendations and works are based on current industry standard reference material and a selection of pertinent items is shown below.

This survey and report has evolved from industry material including the following:

- BS 5837: (2012) *Trees in Relation to Design, Demolition and Construction – Recommendations*
- BS 3998: (2010) *Tree Works - Recommendations*
- Town & Country Planning Act (Tree Preservation) (England) Regulations 2012
- Town & Country Planning Act (As amended) 1990
- Mattheck, C, Bethge K, Weber K. (2015) *The Body Language of Trees – Encyclopaedia of Visual Tree Assessment*, Karlsruhe Institute of Technology Campus North.
- National Joint Utilities Group (2007) *Publication Volume 4: Issue 2 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*
- National House Building Council Standard, Part 4.2 – *Building Near Trees*

Bartlett Consulting's arboricultural expertise has been used to interpret these references for practical application to the site and the trees which are the subject of this report, and to provide the most appropriate advice and guidance at this stage of project planning.

APPENDIX 3: TREE PROTECTION PLANNING

The Tree Protection Plan (TPP) referenced GD/240949/TPP can be found as an appendix at the end of this report. The TPP has been prepared in accordance with Section 7.1 of British Standard 5837:2012.

Before the commencement of any works on site (other than those set out in the schedule of tree works, contained in this document), protective vertical barriers must be erected. The location of the barriers is illustrated on the 'Final' Tree Protection Plan. However, it must be noted that these locations are now final, construction methodologies have been considered and the barrier locations should not require amendment or supplementing.

The barriers will remain in place until completion of the main construction phase and then only removed with the agreement with the consulting Project Arboriculturist.

Other than works detailed within this method statement or approved in writing by the local planning authority, no works shall take place within the exclusion zones defined by the protective fencing.

The vertical barriers shall completely exclude access during all phases of site operations. The protected areas shall not be used for the storage of materials or spoil, nor for the mixing of substances or the disposal of any residues. Materials, equipment and arising debris will not be stacked against the vertical barrier, even temporarily. A4 sized Notice Signs must be laminated and attached to the vertical barrier at regular intervals so all visitors and operatives are aware of the tree protection requirements.

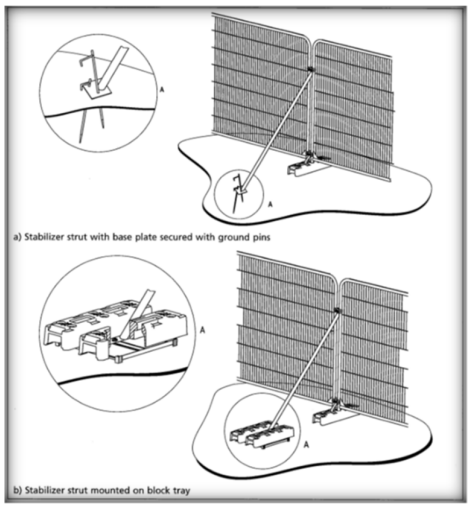


Figure 1: Illustration of Vertical Tree Protection Barrier



Figure 2: Showing appropriate on site Notices to apply to Tree Protection Barriers.

APPENDIX 4: GENERAL SITE CONDITIONS AND TREE PROTECTION MEASURES

Storage of Materials
Designated areas for storage of materials and site office will be decided by the Site Manager before any works can commence. This detail can be discussed and agreed within the pre-commencement meeting. Suggested suitable areas for storage, mixing up and skip locations along with facility and welfare units are marked out on the Tree Protection Plan (TPP). It is advisable to consult with the Arboriculturist if the storage areas or site office deviates from that area as outlined by the TPP.

Discharge of Contaminants
No materials that are likely to have an adverse effect on tree health, such as oil, bitumen or cement will be discharged within the RPA of any of the trees to be retained. It is advised that the disposal of all waste materials is carried out in an appropriately sustainable fashion.

Contingency Plans
Should there be any contamination of soils either within or adjacent to the RPA these should be dealt with as quickly as possible with a proprietary emergency clean up kit. The situation should then be assessed as to whether it is appropriate to remove soils. An Arboriculturist should be consulted before a decision is made. The protection barriers erected should be able to be removed relatively easily to access the area in event of an emergency.

Access to the area of proposed works
Only access to the site is via the High Street.

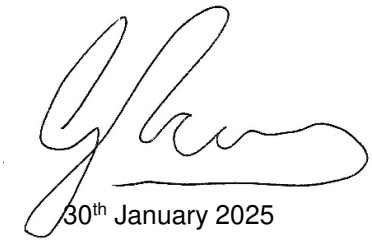
Boundaries/ Scope of the Site
The appointed Arboricultural Supervisor must be consulted if the site boundaries of the site are extended or if excavations/ storage/ construction related to this development is to be carried out on other parts of the site, outside of the development site as indicated on the Tree Protection Plan.

APPENDIX 5: BARTLETT TREE EXPERTS LTD SITE MONITORING FORM

Arboricultural Consultant's Details	
Consultant's Name: **Tel:** **Mobile:**	
Development Site Details	
Address: **Planning Application Ref:**	
Local Authority Details (LPA):	
LPA: **LPA Tree Officer:** **LPA Planning Case Officer/ Contact:**	
Developer's Details	
Developer name: **Address:**	
Contractor Details:	
Contractor name: **Contact name:**	
Date	
Stage of Development	
Purpose of visit	
Protective Barriers	
Ground Protection	
Compaction	
Damage to retained trees	
Other notes	
Photos attached	
Further action required:	
Date of next site visit:	

Date issued to LPA: …… Signed: ……

We trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your tree. Should you have any further questions or concerns, please do not hesitate to contact us again.

REPORT CLASSIFICATION:	BS: 5837 Arboricultural Method Statement & Tree Protection Plan
REPORT STATUS:	Final
REPORT COMPLETED BY:	Mr G Davies *FdSc Arb MArborA* **Senior Arboricultural Consultant**
SIGNATURE:	
DATE:	30th January 2025
REPORT REVIEWED BY:	Ruth Le Poidevin **Barlett Tree Experts Administrator- Consultancy**
SIGNATURE:	
DATE:	31st January 2025

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TREE PROTECTION PLAN

SCALE :	DATE :
1 : 150 @ A4	1/31/2025

51 London Lane, Great Paxton, PE19 6RH
GD/240949 /TPP

N

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