Peace Arboriculture

Arboricultural Consultants

Arboricultural Method Statement

Proposed detached self-build dwelling and removal of existing portal-framed building

Client:	**Mr and Mrs Genovese**
Commissioned by:	**Rory Hartley**
Planning reference:	**26/00748/FUL**
Address:	**Park House Farm, Straight Drove, Farcet PE7 3DJ**
Prepared by:	**Caroline Hall, BSc(Hons) Tech Cert (Arbor A), Aboriculturalist**
Date:	**October 2026**

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Section 1

1. Introduction

1.1 This Arboricultural Method Statement has been prepared for the proposed detached self-build dwelling and removal of the existing portal-framed building at Park House Farm, Straight Drove, Farcet. Planning permission was granted by Huntingdonshire District Council on 17 August 2026 under reference 26/00748/FUL.

1.2 The report supports the discharge of Condition 11 and is to be read alongside the accompanying Tree Protection Plan (TPP), submitted in relation to Condition 10. Both require written approval by the Local Planning Authority before development, demolition, clearance or preparatory operations commence in connection with the permission.

1.3 The site was surveyed on 18 February 2026 by Caroline Hall, BSc (Hons), Tech Cert (Arbor A), Arboriculturalist, assisted by Eamonn Hall, MA, Junior Surveyor. The survey and Arboricultural Impact Assessment dated April 2026 were prepared with reference to BS5837:2012.

1.4 The purpose of this statement is to describe how retained trees and hedgerows will be safeguarded during demolition and construction. The TPP will show retained trees, canopy spreads, Root Protection Areas (RPAs), protective fencing, retained access and the building to be demolished.

Section 2

Site Description and Proposed Development

2.1 The site comprises a storage/works compound and paddock accessed from Straight Drove via an existing gated driveway. Tree cover includes Ash along the highway boundary and Lawson's Cypress groups and hedgerows around the site. Existing perimeter fencing and gates are present.

2.2 The approved proposal comprises a detached dwelling, associated parking and landscaping, and demolition of an existing portal-framed warehouse/store. The existing building is indicated by a dotted outline beneath the proposed parking on the site layout.

2.3 The revised scheme assessed in the April 2026 AIA places the dwelling, proposed parking and landscaping outside the RPAs of retained trees. The building footprint does not encroach into retained canopies. The existing access and hard surfacing will be retained, with no changes to surfacing or levels within RPAs.

2.4 All surveyed trees and hedgerows are to be retained apart from T5, a Category U Ash beside the driveway. The survey records basal and stem cavities, an Inonotus hispidus bracket and dead wood, and recommends removal on arboricultural grounds

independently of the development. Removal of T5 is proposed within this AMS and shall be identified on the TPP; though it is not specified in the decision notice.

2.5 Construction and demolition access shall use the existing entrance and retained hardstanding. Working space, plant positions, debris handling and storage shall remain outside RPAs and clear of retained stems and crowns. The existing building footprint and demolition working area is identified on the TPP.

2.6 Any access facilitation pruning for construction vehicles or clearance for working operations shall be limited to the minimum required. Canopies are to be raised to a maximum of 3 metres, and for any greater clearances these should be temporarily tied back.

Section 3

Tree Protection Measures

3.1 The AMS and TPP is to be submitted to and approved in writing by the Local Planning Authority before any development, demolition, clearance or preparatory operations commence. The approved protection shall be implemented before equipment, machinery or materials are brought onto site in connection with the works, in accordance with Condition 10.

3.2 Protective fencing shall be erected in the positions shown on the TPP to exclude construction activity from the RPAs of retained trees and hedgerows. Existing perimeter fencing may form part of this protection where its location and construction provide effective exclusion; additional internal fencing shall protect rooting areas accessible from the working side.

3.3 Fencing shall comprise securely fixed and adequately braced Heras-type welded-mesh panels or a rigid scaffold-supported barrier suitable for the demolition and construction operations, as specified within BS5837:2012. Installation shall avoid damage to roots, stems and branches. Weatherproof notices shall identify the Construction Exclusion Zones.

3.4 The protective fencing shall remain intact throughout demolition and construction. It shall only be removed or altered with the prior written approval of the Local Planning Authority, as required by Condition 10. Where demolition is undertaken after occupation under Condition 9, protection required for that operation shall remain in place or be reinstated in accordance with arrangements approved in writing by the Local Planning Authority.

3.5 Within Construction Exclusion Zones there shall be no access by construction plant or vehicles; storage of materials, equipment, spoil or waste; mixing or washing out of cementitious materials; storage or discharge of fuels, oils or chemicals; excavation, trenching, soil stripping or changes of level; fires; or attachment of cables, signs or equipment to retained trees. No root severance or unapproved pruning shall be undertaken.

3.6 Removal of T5 and any agreed clearance pruning to form part of the approved sequence of preliminary operations. Protection for adjacent retained trees to be installed first wherever practicable. Barriers are to be in place before demolition or construction begins.

3.7 Tree works shall be carried out by a competent contractor in accordance with BS3998:2010. T5 shall be dismantled or felled in a controlled manner without damage to adjacent retained vegetation. Where stump removal could disturb roots of retained trees, the stump to be retained rather than mechanically excavated or pulled out.

3.8 Demolition and removal of existing containers and structures shall be carried out from the existing hardstanding and working areas. Where existing hardstanding extends within RPAs, machinery and vehicles shall remain on the existing surfaced areas and shall not overrun onto exposed rooting areas. Containers and other structures shall be lifted or removed in a controlled manner and shall not be dragged across unsurfaced ground within RPAs. Falling materials and debris shall be kept clear of retained trees and protection barriers, and arisings shall be removed via the site access.

3.9 The existing access and hardstanding is to be retained. Vehicles to remain on the surfaced route and shall not overrun onto exposed rooting areas. No widening, excavation or level changes within RPAs are proposed.

3.10 Vehicles, loads, plant booms and scaffolding are to remain clear of retained tree crowns. Restricted movements shall be managed by a banksman where necessary, and if further clearance is necessary this should be undertaken to prevent any damage to branches.

3.11 Site facilities, materials storage, skips, plant parking, scaffolding and construction working space shall be located outside RPAs. Fuel handling and concrete washout to use contained arrangements outside RPAs to prevent contamination or runoff into protected areas.

3.12 Services, drainage, soakaways and associated excavations are expected to be routed outside RPAs. Landscaping shall retain existing levels within RPAs, with no mechanical cultivation or soil spreading in protected areas.

3.13 The site manager shall brief all operatives and subcontractors on the protection measures and retain the AMS and TPP on site, and explain the importance of soil surrounding tree roots. Installed fencing shall be checked against the approved TPP before demolition or construction begins, and a dated photographic record retained. The site manager to check and maintain barriers throughout the works.

3.14 Accidental tree damage, unexpected roots or a proposed requirement to enter an RPA shall be referred to the project arboriculturalist before the affected operation continues. Should roots become exposed, any that are under 25mm in diameter may be cut with clean, sharp tools and backfilled as soon as possible, for larger roots, please consult the project arboriculturalist for further advice.

3.15 The sequence shall be:

1. Written approval of AMS/TPP
2. Installation of the approved preliminary protection and agreed tree works
3. Completion and checking of protection barriers
4. Demolition and construction in the approved working areas; clearance of construction materials and equipment
5. Barrier removal with prior written LPA approval and completion of landscaping
6. If demolition is deferred, the protection arrangements described in paragraph 3.4 apply

3.16 In accordance with Condition 10, any trees, shrubs or hedges covered by the agreed protection measures which die or become severely damaged, whether from natural causes or construction, during the works or within five years of their completion shall be replaced with plants of similar size and species unless otherwise agreed in writing with the Local Planning Authority. Replacement planting shall be undertaken by the end of the next available planting season.

Section 4

Conclusion

4.1 The development assessed in the April 2026 AIA is located outside of the RPAs of retained trees, and the existing access and hard surfacing are to be retained. T5 is proposed for removal on arboricultural grounds; all other surveyed trees and hedgerows are to be retained.

4.2 Provided that the protection measures and working methods set out in this AMS and the accompanying TPP are approved and implemented throughout demolition and construction, the scheme can be undertaken whilst safeguarding the trees and hedgerows. Any change affecting protected areas shall be reviewed before implementation.

References

BS5837:2012 - *Trees in relation to design, demolition and construction – Recommendations*
Planning Application Reference – 26/00748/FUL

Contacts

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Rory Hartley	Architect	roryhartleyads@gmail.com	07840 643270
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Appendices

The appendices include the Tree Schedule and Tree Protection Plan prepared as part of the arboricultural assessment. The Tree Schedule provides details of each tree inspected, while the Tree Protection Plan shows the location of the trees and their Root Protection Areas, and position of protective fencing recommended for the duration of construction.

- **TREE SCHEDULE**
- **TREE PROTECTION PLAN**

TREE SURVEY SCHEDULE

PARK HOUSE FARM, FARCET - NEW LAYOUT

Tree no	Species	Height (m)	Stem diameter at 1.5 metres (mm)	Radius of nominal circle	Root Protection area m^2	Branch Spread (m)	Height of Crown Clearance (m)	Age/Class	Condition	Condition notes	*Management Considerations	Estimated Remaining Contribution (years)	Category/Grading
G1	Lawsons Cypress *Chamaecyparis lawsoniana* (41 trees)	11	<300	3.6	41	N2.5 S2.5 E2.5 W2.5	1.5	EM	FAIR	Isolated areas of dieback	No work required	10-20 years	C1
H2	Lawsons Cypress *Chamaecyparis lawsoniana* (~15 trees)	5	<150	1.8	10	N2 S2 E2 W2	0	EST	FAIR	Asymmetric crowns, managed as hedgerow	No work required	10-20 years	C1
T3	Ash *Fraxinus excelsior* (multi-stemmed x 5)	11	290, 380, 110, 120, 320	7.1	157	N6 S6 E6 W6	3	M	FAIR	Cavity at crown break, dead wood scattered through crown	No work required	20-40 years	B2
T4	Ash Fraxinus excelsior	7	200	2.4	18	N2 S2 E2 W2	3	EM	POOR	Suppressed by adjacent tree, poor form, pruning wounds, dead wood	No work required	10-20 years	C2
T5	Ash *Fraxinus excelsior*	12	330	4.0	49	N5 S5 E5 W5	3	M	POOR	Basal cavity, stem cavity, fungal bracket *(Inonotus hispidus)* on stem, dead wood	Limited future contribution, fell	<10 years	U
T6	Hawthorn *Crataegus monogyna*	5	110	1.3	5	N1.5 S1.5 E1.5 W1.5	2.5	EM	FAIR	Suppressed by adjacent tree	No work required	10-20 years	C2
H7	Lawsons Cypress *Chamaecyparis lawsoniana* (25 trees)	5	<150	1.8	10	N2 S2 E2 W2	0	EST	FAIR	Asymmetric crowns, managed as hedgerow	No work required	10-20 years	C1
T8	Ash *Fraxinus excelsior*	10	250	3.0	28	N6 S0 E1 W3	4	EM	FAIR	Leaning, pruning wounds, asymmetric crown, dead wood	No work required	10-20 years	C1
T9	Ash *Fraxinus excelsior*	11	250	3.0	28	N4 S0 E1 W2	4	EM	POOR	Dead wood scattered through crown, sparse crown	No work required	10-20 years	C2
T10	Ash *Fraxinus excelsior*	12	360, 330	5.9	108	N6 S6 E6 W6	3.5	M	FAIR	Soil level changes around base, dead wood scattered through crown, slightly sparse crown, stem bulge	No work required	20-40 years	B2

TREE SURVEY SCHEDULE

PARK HOUSE FARM, FARCET - NEW LAYOUT

Tree no	Species	Height (m)	Stem diameter at 1.5 metres (mm)	Radius of nominal circle	Root Protection area m^2	Branch Spread (m)	Height of Crown Clearance (m)	Age/Class	Condition	Condition notes	*Management Considerations	Estimated Remaining Contribution (years)	Category/Grading
T11	Ash *Fraxinus excelsior*	12	310, 230	4.6	67	N3 S3 E3 W3	5	EM	FAIR	Pruning wound at base, high crown, sparse crown, dead wood scattered through crown	No work required	10-20 years	C1
T12	Ash *Fraxinus excelsior*	12	380	4.6	65	N4 S4 E4 W2	4	M	FAIR	Minor ivy, tear out wound, sparse crown, dead wood	No work required	10-20 years	C1
T13	Ash *Fraxinus excelsior*	12	210	2.5	20	N1 S2.5 E2 W1	5	EM	FAIR	Minor ivy, asymmetric crown, sparse crown, dead wood, suppressed by adjacent tree	No work required	10-20 years	C2
T14	Ash Fraxinus excelsior	12	300	3.6	41	N5 S4, E5, W1	4	EM	FAIR	Minor ivy, stem wound, dead wood, sparse crown	No work required	10-20 years	C1
T15	Ash *Fraxinus excelsior*	11	460, 450	7.7	187	N5 S5 E4 W3	3	M	FAIR	Minor ivy, stem wounds, one large stem removed, pruning wounds, soil level changes at base	No work required	20-40 years	B2
G16	Lawsons Cypress *Chamaecyparis lawsoniana* (41 trees)	11	<300	3.6	41	N2.5 S2.5 E2.5 W2.5	1.5	EM	FAIR	Isolated areas of dieback	No work required	10-20 years	C1

Management considerations relate to general maintenance only and are not associated with any proposed or future development. In the event of a change to residential use, further site-specific tree risk assessment and appropriate safety works may be required.

Key to Survey

Tree no: Number on plan

Species: Common name of tree, *Latin name of tree*

Height: Estimated in metres

Stem diameter: Measured in mm at 1.5 metres above ground level, multi stem values shown separately

Radius of nominal circle: Shown in metres as calculated to the guidance in BS5837

Root protection area m^2: The total area in m^2 of the root protection area

Branch spread: Estimated extent of canopy cover, shown at each point, N, S, E, W in metres

Height of crown clearance: Estimated height of lowest branches

Age/Class: Y – Young, newly planted, self set or still supported on a stake

EST – Established tree is thriving and does not require the support of a stake

EM – Semi-Mature, within 1/3 of expected normal life

M – Mature, tree has reached maturity, and is within 2/3 – 3/3 of expected normal life

OM – Over Mature, tree is within the last stage of life, or is already in decline

D – Dead

Condition: GOOD – no significant defects seen

FAIR – some defects which can either be rectified, or will not have a significant impact on the health and safety of the tree

POOR – defects which can not be rectified, and could have a significant impact upon the overall health and safety of the tree

DEAD

Preliminary Management Considerations: The recommendations at this stage are purely for good arboricultural management and do not have any bearing upon the proposed development

Estimated remaining contribution – in years

Category/Grading – U – Tree is in poor condition, dead, of low arboricultural value, or may only contribute a further 10 years

A1 – Tree has high value, is a good example of its species, offering 40 years or more

A2 – Tree has high value, offers screening and landscape contribution for 40 years or more

A3 – Tree has high value, offers cultural or historical value for 40 years or more

B1 – Tree has moderate value, has a slightly impaired value, but offers 20 years or more

B2 – Tree has moderate value, has distinct landscape value, offering 20 years or more

B3 – Tree has moderate value, offers clear conservation or cultural benefits for 20 years or more

C1 – Tree is of low quality and value, offers at least 10 years but does not qualify in higher categories

C2 – Tree is of low quality and value, groups or woodlands with temporary landscape value, for at least 10 years

C3 – Tree is of low quality and value, has limited contribution in terms of landscape or conservation but offering 10 years or more

- As trees are living plants their health and condition can change both by forces of nature, intervention by people or vehicles, and with the seasons. For this reason the recommendations in the report are valid for one year only

PARK HOUSE FARM, FARCET
TREE PROTECTION PLAN

KEY

EXTENT OF ROOT PROTECTION AREA

EXTENT OF CANOPY COVER

"A" CATEGORY TREE

"B" CATEGORY TREE

"C" OR "U" CATEGORY TREE

GENERAL TREE PROTECTION NOTE

ALL TREE PROTECTION AND WORKS WITHIN OR ADJACENT TO RPAS SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE APPROVED ARBORICULTURAL METHOD STATEMENT AND THIS TREE PROTECTION PLAN. PROTECTIVE MEASURES SHALL BE INSTALLED BEFORE DEMOLITION/CONSTRUCTION OPERATIONS COMMENCE AND MAINTAINED THROUGHOUT THE WORKS.

DEMOLITION AREA

Existing building/store to be demolished in accordance with the AMS. Demolition to proceed from existing hardstanding working areas with debris directed away from retained trees.





TREE PROTECTION FENCING

Protective fencing to be installed and maintained for the duration of the works. Area beyond fencing to form Construction Exclusion Zone.

CONSTRUCTION EXCLUSION ZONE

G1

H2

H7

T3

T4

T5

T6

T8

T9

T10

T11

T12

T13

T14

T15

G16

27.5m

20m

11m

11m

11m

6m

1

2

3

4

secure bike shed

3no.wheeled bins

porcelain patio

planted boarder

wheeled bins collection point

RETAINED TREES / RPAs

No storage, excavation, level changes, mixing/washout or unauthorised access within protected rooting areas.

EXISTING HARDSTANDING / ACCESS

Existing surfaced access and hardstanding to be retained. Vehicles and plant to remain on existing surfaced areas. No excavation, widening or alteration of levels within RPAs.

T5 – CATEGORY U ASH

T5 to be removed as part of preliminary works. Stump to be retained or ground where necessary to avoid disturbance to roots of adjacent retained trees.

EXISTING CONTAINERS / STRUCTURES

Existing containers and structures to be removed carefully from the existing ground. No dragging across unsurfaced RPAs and no excavation or disturbance of the underlying ground.

denotes lawn

denotes mixed species native hedge

denotes footprint of building to be removed

0m 10m 20m



