Arboricultural impact assessment, method statement and tree protection plan

Glendale House
Coopers Lane
Aldington
Kent
TN25 7HH

15th September 2021

PJC ref: 5896/21/02 Rev –

This report has been prepared by

PJC Consultancy Ltd

on behalf of

REDEC Refurbishment

Prepared by	**Luke White FdSc Arboriculture M.Arbor.A** Luke is an arboriculturist with over nine years experience working within the arboricultural and forestry industry with the latter seven years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012, is a professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters.
Checked by	**Peter Davies FdSc Arboriculture M.Arbor.A** Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has twelve years experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a Lantra accredited professional tree inspector.

Sussex office:
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham,
East Sussex, BN27 4TQ
Tel: 01323 832120

E: contact@pjcconsultancy.com

Kent office:
Unit 1, Hanover Mill,
Mersham, Ashford,
Kent, TN25 6NU
Tel: 01233 225365

W: www.pjcconsultancy.com

PJC Consultancy
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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by REDEC Refurbishment to provide an arboricultural impact assessment and arboricultural method statement to support a full application at Glendale House, Coopers Lane, Aldington, Kent. The application seeks to demolish the existing commercial buildings on site and construct three detached residential dwellings with associated access from Coopers Lane and all necessary infrastructure.

This report complies with the planning policies of Ashford Borough Council and complies with the recommendations of British Standard BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations*.

The survey was carried out on Wednesday 8th September 2021. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

No TPOs were shown within or immediately adjacent to the site and the site is not in a Conservation Area.

The key arboricultural features of the site are:

- Common walnut T1; located within an adjacent property garden, the crown of T1 significantly overhangs the site boundary. T1's crown extents should be carefully considered throughout the design of any future development within the site. Significant pruning to the crown of T1 is not recommended as this will leave an unbalanced form and likely impact upon the trees physiological condition.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan (Appendix 3) and the tree protection plan (Appendix 4).

One tree group is proposed for removal to facilitate construction of the proposed development. This group is located to the front of the existing property and has been assessed as category 'C' trees, of low quality and value. Due to the groups small stature and low quality, removal will not impact upon the site's amenity value or the wider landscape character.

The crowns of trees T1, G2, G3 and G4 will require minor pruning to provide sufficient clearance to undertake demolition and construction of the proposed dwellings. The level of pruning required will not significantly impact upon the trees physiological condition and/or overall amenity value.

A high quality landscaping scheme to provide an attractive setting for the new dwellings could readily be secured by appropriate planning condition. Early design indications show five new trees and a several shrub groups to be incorporated into the development. This represents an overall increase in net canopy cover at the site.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees. Furthermore, as the proposed new planting establishes it will progressively make a positive contribution to the age and species diversity of trees in the area, the extent of local canopy cover and the amenity of the locality.

1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by REDEC Refurbishment to provide an arboricultural impact assessment and arboricultural method statement to support a full application at Glendale House, Coopers Lane, Aldington, Kent. The application seeks to demolish the existing commercial buildings on site and construct three detached residential dwellings with associated access from Coopers Lane and all necessary infrastructure.

1.1.2 This report complies with the planning policies of Ashford Borough Council and complies with the recommendations of British Standard BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.2.2 This report includes :

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively
- An arboricultural impact assessment at section 3. A tree retention plan at Appendix 3.
- An arboricultural method statement at section 4 and a tree protection plan at Appendix 4.

1.3 Documents and information provided

1.3.1 The following documents were used to aid the preparation of this report:

- PJC Initial Arboricultural Report Ref: 5896/21/01.
- Prime Folio's Block plan, existing & proposed 20-52-22.

1.4 Limitations of report

1.4.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.5. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

2.1.1 The survey was carried out on Wednesday 8th September 2021. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.1.2 The key arboricultural features of the site are:

- Common walnut T1; located within an adjacent property garden, the crown of T1 significantly overhangs the site boundary. T1's crown extents should be carefully considered throughout the design of any future development within the site. Significant pruning to the crown of T1 is not recommended as this will leave an unbalanced form and likely impact upon the trees physiological condition.

2.2 The proposals

2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan (Appendix 3) and the tree protection plan (Appendix 4).

2.3 Tree removals

2.3.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 1 below.

Table 1: Tree removals summary

Tree number	Species	Category	Justification for tree removal
G5	elm, elder, hawthorn, bramble	C2	Dense group of unmanaged, natural regeneration. Removal is required to facilitate construction of Plot 1. Removal will not impact upon site aesthetics and/or the local landscape character.

2.3.2 Ashford Borough Council's online TPO mapping tools shows no tree preservation orders were shown within or immediately adjacent to the site and the site is not in a conservation area.

2.3.3 The only group of trees proposed for removal is considered category 'C' trees of low quality and limited value. None are key arboricultural features of the site. Due to the small size and low quality of the tree group proposed for removal, and subject to a suitable landscaping scheme to provide an attractive setting for the development, the proposed removals would have a negligible impact on the site aesthetics and/or local landscape character.

2.4 Mitigation planting

2.4.1 The detailed soft landscape proposals for the proposed development are to be confirmed on the date of this report but could readily be secured by a planning condition. Early design indications show five new trees and a several shrub groups to be incorporated into the development. This will result in an overall increase in net canopy cover at the site.

2.5 Access facilitation pruning

2.5.1 A summary of the proposed pruning required to enable the proposals is shown at Table 2 below.

Table 2: Summary of access facilitation pruning

Tree number	Species	Works required	Reason for works
T1	Walnut	Lift crown by 1m over site. Reduce crown laterally by up to 1.5m in area indicated on the Tree Retention Plan.	To provide sufficient ground clearance over site and to provide sufficient clearance with Plot 3 to allow erection of scaffold during construction.
G1	Mixed	Reduce crowns laterally back to site boundary as shown on the Tree Retention Plan.	To provide sufficient clearance with development area.
G2	Mixed	Reduce crowns laterally back to site boundary as shown on the Tree Retention Plan.	To provide sufficient clearance with development area.
G3	Goat willow	Reduce crowns laterally back to site boundary as shown on the Tree Retention Plan.	To provide sufficient clearance with development area.
G4	Hazel	Reduce crowns laterally back to site boundary as shown on the Tree Retention Plan.	To provide sufficient clearance with development area.

2.5.1 All works are to be carried out in accordance with B33998:2010 *Tree works – Recommendations.*

2.5.2 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5.3 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.

2.6 Levels

2.6.1 The existing site decreases slightly from west to east. No final floor levels have been provided. Although it is assumed that the existing levels have been incorporated into the design process and no change of levels will occur.

2.7 Building footings in proximity to trees

2.7.1 All proposed buildings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

2.7.2 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by

information in this report as well as appropriate sampling to determine soil profiles at the site.

2.8 Hard standing in proximity to trees

2.8.1 No new hard standing will be constructed within the root protection areas of retained trees, however existing hard standing will be removed and replaced from within the root protection areas of T1. To prevent impacts to this third party tree, works must be undertaken carefully as described in the arboricultural method statement.

2.9 Services

2.9.1 Details of the routing of services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.

2.9.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

2.10 Landscaping in proximity to trees

2.10.1 New permanent garden fencing is likely within the root protection areas of numerous trees throughout the site. The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) must be used. The level of the fences must also follow existing ground levels as there may be no re-grading of levels within root protection areas.

2.10.2 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing will occur within the root protection areas of tree T1. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.

2.11 Post development tree pressures

2.11.1 The proposed development has been assessed to determine the likely impact of tree shade. Based on a typical mid-summers day, the eastern elevation of Plot 3's southern extents will experience tree shade throughout the majority of the day. The window on this elevation has been positioned outside the crown spread of this tree to maximise natural light into the this room. Based on a typical mid-summers day, the rear garden of Plot 2 will experience tree shade from approximately 17:30hrs until sunset.

2.11.2 None of the proposed dwellings are expected to be shaded to the extent that it inhibits future residents reasonable use or enjoyment of the properties, thereby leading to pressure to fell or severely prune the trees in a manner the local planning authority could not reasonably resist.

2.12 Conclusions

2.12.1 Trees requiring removal to facilitate the proposed development comprise one low value, category 'C' tree group only. All remaining arboricultural features will be retained and incorporated into the proposed site layout. The loss of this low value group will be mitigated by planting five new trees and several shrub groups during the soft landscaping phase. This represents an increase in overall canopy mass at the site.

2.12.2 Minor pruning works to the crown of T1 will be required to facilitate the erection of scaffold around the Plot 3 dwelling. The level of pruning is considered minor and should not significantly impact upon the physiological and/or amenity value of the tree. Groups G1, G2, G3 and G4 that boarder the site require lateral pruning back to the site boundary. This pruning activity is considered acceptable and would form part of the site's general maintenance irrespective of the development.

2.12.3 The proposed site layout involves the removal and replacement of hard surfacing within the root protection area of T1. Due to the condition and amenity value of this tree, sympathetic construction methodologies have been provided to minimise the impact of construction works, therefore allowing its retention and continued contribution to the site.

2.12.4 All proposed buildings and areas of new surfacing will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and tree protection plan are followed, trees proposed for retention should not be adversely affected by the construction works.

2.12.5 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.

3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Phasing of works

3.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment. Completion of these works will be required to enable the installation of tree protection barriers.
2	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase. The existing tarmac hard surface within the rooting area of T1 shall be retained in situ throughout demolition to act as ground protection.
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. The existing tarmac hard surface within the rooting area of T1 shall be retained in situ throughout demolition to act as ground protection.

Works Order	Operation	Notes
6	Removal of existing tarmac hard surface within the rooting area of T1	The existing tarmac surface within the rooting area of T1 shall be retained in situ throughout demolition and construction to act as ground protection. Removal of the existing tarmac hard surface shall occur sensitively within the root protection areas of T1, as described in this method statement. These works shall be undertaken as a final phase of development, once all primary construction works have been undertaken.
7	Replacement hard surfacing within the rooting area of T1	The replacement hard surfacing within the rooting area of T1 to form parking bays shall occur sympathetically as described within this method statement.
6	Soft landscaping phase	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

3.3 Initial tree works

3.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.

3.3.2 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.

3.3.3 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

3.3.4 The tree works contractors should carry out all tree works to BS3998: 2010 '*Tree works – recommendations*' as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.

3.3.5 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.4 Tree protection barriers

3.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of tree protection fencing.

3.4.2 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 5). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.

3.4.3 Signs shall be affixed to the fencing as shown in Appendix 6 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

3.4.4 To provide a usable workspace within the rooting area of T1, the existing tarmac hard surface shall be retained in situ throughout demolition and construction (as highlighted orange on the Tree Protection Plan). If at any time during demolition and construction this surface is removed, temporary ground protection must be installed. The specification for ground protection shall be interlocking proprietary ground protection boards (e.g. IsoTrack L Ground Protection Mat or equivalent product signed off by the project arboriculturist) on a compressible layer (150mm woodchip from the initial tree works or sharp sand), spread across a geotextile membrane. This specification is designed to support loads of up to 2 tons only. If larger loads need to be supported, a more robust ground protection specification shall be agreed with the project arboriculturist.

3.4.5 The tree protection fencing and temporary ground protection (if required) shall be installed before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.

3.4.6 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

3.5 Storage and handling of harmful chemicals

3.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

3.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

3.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

3.6 Contractor facilities

3.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

3.7 Demolition of existing building adjacent to trees

3.7.1 Demolition of the above ground parts of the building adjacent to T1 must occur carefully to avoid accidental contact with the tree. Where possible the building shall be dismantled by hand, however if plant machinery is used, a banksman must always be present to spot overhanging branches that are not visible to the machine operator. The machine must be of a reasonable size so it can be controlled safely in proximity to the tree, and must always be operated from outside the construction exclusion zones. Debris from the demolition works must also be stockpiled outside the construction exclusion zones.

3.8 Removing existing hard standing from root protection areas

3.8.1 The existing tarmac surface within the root protection area of T1 shall provide ground protection for construction traffic throughout demolition and construction. Vehicular access across the root protection area shall be prohibited when the surface has been removed. Therefore, if removal occurs prior to the completion of primary construction, temporary ground protection shall be immediately installed after the surface is lifted.

3.8.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection area by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be

used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection area unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand. If roots are exposed, they shall be covered with a layer of topsoil to prevent desiccation or frost damage.

3.8.3 To minimise the chance of encountering tree roots, as much of the sub-base shall be retained below ground level as is feasible, with a layer of topsoil imported to enable soft landscaping. If it is deemed necessary to remove the sub-base to allow sufficient soil volume to be imported for the proposed soft landscaping, the sub-base shall be removed carefully in shallow increments following the same methodology required for removing the wearing course.

3.9 Replacing existing surfacing within root protection areas

3.9.1 The existing tarmac surface within the root protection area of T1 shall provide ground protection for construction traffic throughout demolition and construction. Vehicular access across the root protection area shall be prohibited when the surface has been removed. Therefore, if removal occurs prior to the completion of primary construction, temporary ground protection shall be immediately installed after the surface is lifted.

3.9.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection area by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection area unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.

3.9.3 The existing sub-base shall be reused (augmented as necessary) for the new surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course. The final wearing course shall be installed on top of the retained sub-base.

3.10 Services

3.10.1 The routing of new services for the development is not available on the date of this report. These must be signed off by the project arboriculturist before implementation. Wherever possible, the services must completely avoid the root protection areas of retained trees. Where this is not feasible, the arboriculturist shall provide an arboricultural method statement (to be signed off by the local authority arboricultural officer before implementation) detailing any sympathetic methodologies that are required to minimise damage to tree roots (as described in NJUG4 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012).

3.11 Installing new permanent fencing within root protection areas

3.11.1 Installation of permanent fencing within root protection areas will require access into the construction exclusion zones. Only pedestrian access will be permitted into the construction exclusion zones and scaffold board pathways shall be used in wet conditions. Ideally these works shall occur during the soft landscaping phase of development when it is safe to dismantle the tree protection fencing.

3.11.2 The fencing specification is to be confirmed on the date of this report. Within root protection areas a fencing type that requires only postholes (no trenching) shall be used. The level of the fences must follow existing ground levels as there should be no re-grading of levels within root protection areas.

3.11.3 The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zones.

3.12 Soft landscaping within root protection areas

3.12.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers. The detailed specification for soft landscaping is to be confirmed but will potentially include turfing and tree/shrub planting within root protection areas.

3.12.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.

3.12.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.

3.12.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.

3.12.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

3.13 Pre-commencement arboricultural consultancy input

3.13.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:

1) The construction management plan.

2) The routing of new services.

3) Final levels based on the detailed design.

4) The above soil surfacing design within the RPA of T1.

5) Details of any further areas where the existing surfacing covering RPAs is to be replaced.

3.13.2 This arboricultural method statement and tree protection plan shall be updated to accommodate these aspects of the project and the revised information submitted to the local authority tree officer for approval.

3.14 Pre-commencement meeting

3.14.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager, specifically in relation to the ground works within the rooting area of T1.
2. To discuss the chronology and phasing of the project with the site manager.
3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
4. To sign off that the tree protection fencing and ground protection have been installed in the correct locations and to the agreed specification. To agree revised locations subject to the phasing of the development.
5. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

3.14.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

3.15 Arboricultural supervision

3.15.1 No arboricultural supervision is deemed necessary at this time.

3.16 Arboricultural monitoring

3.16.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.

3.17 Process if an unforeseen issue relating to trees arises

3.17.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered

that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

3.17.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

3.17.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

Contact details	
Sussex office: Rocks Yard Victoria Road Herstmonceux Hailsham East Sussex BN27 4TQ	**Kent office:** Unit 1, Hanover Mill Mersham Nr Ashford Kent TN25 6NU
Tel: 01323 832120	**Tel:** 01233 225365
Author: Luke White	
Date: 15th September 2021	
E-mail: luke@pjcconsultancy.com	

Appendix 1: Tree Constraints Plan

Key:

- Root protection area of category A* tree
- Root protection area of category B* tree
- Root protection area of category C* tree
- Root protection area of category U* tree
- Tree canopy
- Site boundary

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/5896/21/01 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/5896/21/A **Rev:** - **Sheet number:** 1 of 1

Client and site:
REDEC Refurbishment
Glendale House
Aldington
Kent
TN25 7HH

Drawing title: Tree Constraints Plan

Date drawn: 09/09/2021

Scale: 1:250 at A3

Drawn by: LW **Checked by:** PD

PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

PJC Consultancy Ltd

Rocks Yard, Victoria Road, Herstmonceux, Hailsham, East Sussex, BN27 4TQ.

t: 01233 225365

w: www.pjconsultancy.com

Appendix 2: Tree Survey Schedule

Site: Glendale House, Coopers Lane, Aldington, Kent. TN25 7HH.

Survey date: 8th September 2021

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree Survey Schedule

PJC Consultancy

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Required management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T1	common walnut *(Juglans regia)*	9	460	N: 7 E: 7 S: 7 W: 7	Crown: 2 north Branch: 4 south	Mature	Good	Good	Located in adjacent property garden. Figures estimated due to lack of access. Comprised of a single stem supporting a well balanced crown.	Lift crown by 1m to provide 3m ground clearance. Reduce crown laterally by up to 1.5m as shown on the tree retention plan.	B1+2	95.7	5.5
G1	pyracantha. viburnum. pedunculate oak cultivated plum	4	80	N: 2 E: 2 S: 2 W: 2	Crown: 1.5 average Branch: 2 average	Semi mature – Mature	Fair	Fair	Group located in third party garden. Small stature.	Reduce crown laterally back to site boundary in the area shown on the tree retention plan.	C1	2.9	1.0
G2	elder. hawthorn. cultivated plum	5	180	N: 2.5 E: 2.5 S: 2.5 W: 2.5	Crown: 0 average Branch: 0 average	Semi mature – Mature	Good	Fair	Dense group. Boundary not defined on site. Does not appear to have been subject to regular maintenance. Provides screening between property to the west.	Reduce crown laterally back to site boundary in the area shown on the tree retention plan.	C2	14.7	2.2
G3	goat willow. *(Salix caprea)*	5	160	N: 3 E: 3 S: 3 W: 3	Crown: 2 average Branch: 2 average	Early mature	Good	Fair	Dense group located in adjacent property garden. Crowns extend over existing building. One stem against gutter causing distortion.	Reduce crown laterally back to site boundary in the area shown on the tree retention plan.	C1	11.6	1.9
T2	corkscrew willow *(Salix matsudana)*	5	120	N: 2 E: 2 S: 2 W: 2.5	Crown: 1 average Branch: 1 average	Early mature	Good	Fair	Located in adjacent property garden. Typical form for species. Figures estimated due to lack of access.	Not impacted by the proposed development.	C1	6.5	1.4
G4	hazel. *(Corylus avellana)*	5	240	N: 3 E: 3 S: 3 W: 3	Crown: .5 average Branch: .5 average	Mature	Good	Fair	Dense cluster formed of multiple co-dominant stems arising from ground. Appears healthy and vigorous.	Reduce crown laterally back to site boundary in the area shown on the tree retention plan.	C1	26.1	2.9

Site: Glendale House, Coopers Lane, Aldington, Kent. TN25 7HH.

Survey date: 8th September 2021

Surveyor: Luke White *FdSc Arboriculture M.Arbor.A*

Tree Survey Schedule

Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Required management recommendation	Category grading	Root Protection Area (m^2)	Root Protection Radius (m)
T3	cultivated apple *(Malus domestica)*	3	80	N: 2 E: 2 S: 2 W: 2	Crown: .5 average Branch: .5 average	Semi mature	Good	Fair	Located in adjacent property garden. Typical form for species. Figures estimated due to lack of access.	Not impacted by the proposed development.	C1	2.9	1.0
G5	elm. elder. hawthorn. bramble	4	80	N: 1.5 E: 1.5 S: 1.5 W: 1.5	Crown: 0 average Branch: 0 average	Semi mature	Fair	Fair	Dense group running adjacent to brick boundary wall. Does not appear to have been subject to regular maintenance. Elm in poor condition.	Remove to facilitate development.	C2	2.9	1.0

Appendix 3: Tree Retention Plan

Key:

- Root protection area of category B* tree to be retained
- Root protection area of category C* tree to be retained
- Canopy of retained tree
- Canopy of retained tree to be lifted
- Section of retained tree canopy to be pruned
- Canopy of category C* tree to be removed
- Existing hard surface to be replaced
- Existing hard surface to be removed and replaced with soft landscaping

* Tree categorised in accordance with BS 5837:2012 *'Trees in relation to design, demolition and construction - Recommendations'*.

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/5896/21/02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/5896/21/B **Rev:** - **Sheet number:** 1 of 1

Client and site:
REDEC Refurbishment
Glendale House
Aldington
Kent
TN25 7HH

Drawing title: Tree Retention Plan

Date drawn: 15/09/2021

Scale: 1:250 at A3

Drawn by: LW **Checked by:** PD

PJC Consultancy Ltd
Rocks Yard, Victoria Road, Herstmonceux, Hailsham, East Sussex, BN27 4TQ.
t: 01233 225365
w: www.pjconsultancy.com

Appendix 4: Tree Protection Plan

Key:

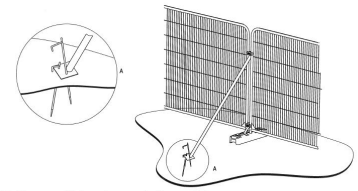
- Root protection area of tree to be retained
- Canopy of retained tree
- Tree protection fencing installed
- Construction exclusion zone
- Existing tarmac surface to be retained as ground protection. Removal to occur as a final phase of development.

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

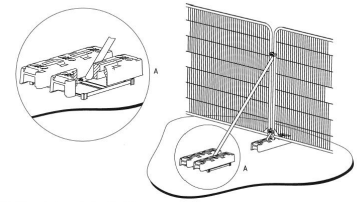
Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/5896/21/02 contains further information for each tree.

This drawing should be viewed in colour.

Tree protection fencing specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Example tree protection warning sign

Drawing no: PJC/5896/21/C **Rev:** - **Sheet number:** 1 of 1

Client and site:
REDEC Refurbishment
Glendale House
Aldington
Kent
TN25 7HH

Drawing title: Tree Protection Plan

Date drawn: 15/09/2021

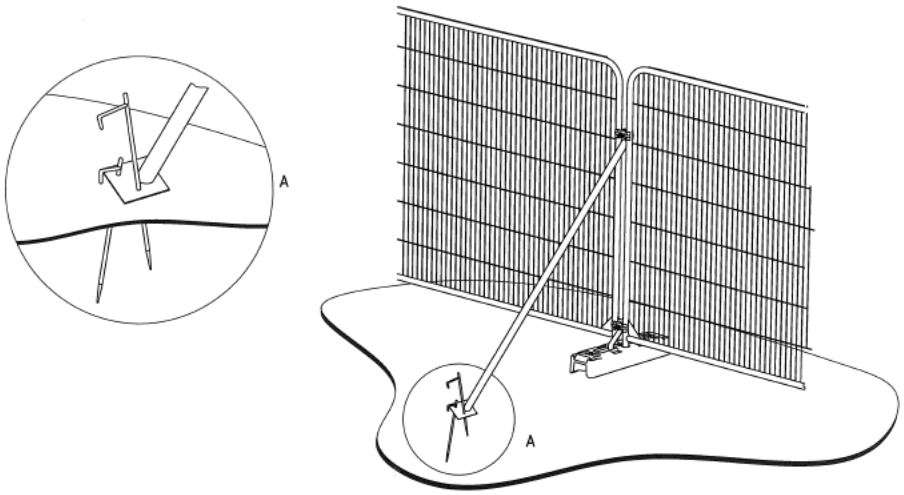
Scale: 1:250 at A3

Drawn by: LW **Checked by:** PD

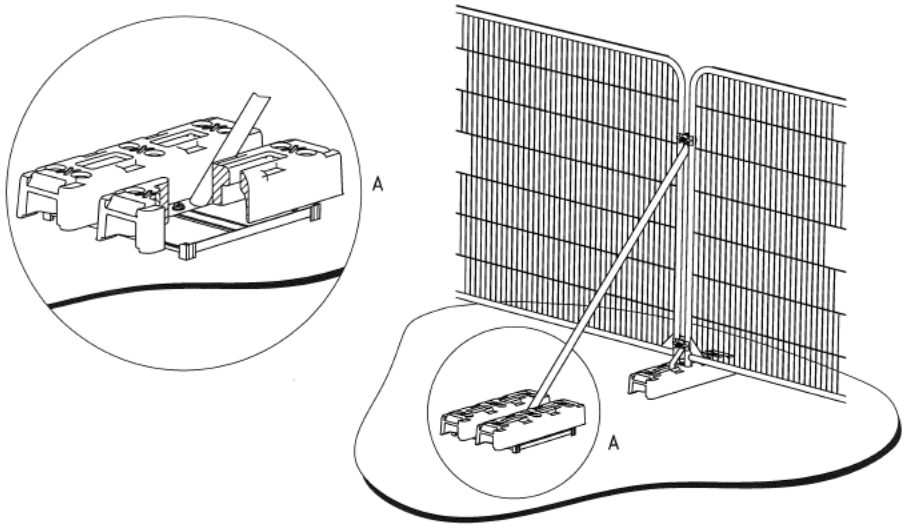
PJC Consultancy
Arboricultural, Ecological & Landscape Consultancy

PJC Consultancy Ltd
Rocks Yard, Victoria Road, Herstmonceux, Hailsham, East Sussex, BN27 4TQ.
t: 01233 225365
w: www.pjconsultancy.com

Appendix 5: Tree protection fencing specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Appendix 6: Example Protective Fencing Sign