

Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS)

Project: 24_5837_11_24 **Site:** Sandhill Farm, Sandhill Lane, Crawley Down, West Sussex, RH10 4LE

Client: Adrian Kirkpatrick **Date:** 22 May 2025

1. Introduction

This document comprises a Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) prepared in accordance with the principles of BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. It provides detailed guidance for the protection of trees during the proposed development at Sandhill Farm, which involves the siting of a single residential caravan annex.

The primary objective is to ensure the long-term health and retention of all trees identified for retention on and adjacent to the site, minimising any potential adverse impacts from construction activities.

2. Site Context and Tree Quality Statement

The site at Sandhill Farm is characterised by a robust tree cover, predominantly composed of mature remnant trees (T1 to T21, T23 to T38, and G1). These trees contribute significantly to the character and biodiversity of the site and its surroundings, providing high levels of amenity value and natural screening. They form an integral part of the local environment. A desktop assessment has confirmed that the site is not within a Conservation Area, nor are there any Tree Preservation Orders (TPOs) on or adjacent to the plot.

3. Tree Protection Plan

For the Tree Protection Plan please refer to ROAVR Group Drawing No. KirkBPE241107, Rev 1 and Rev 2, as per the Arboricultural Report.

- **Tree Protection Zones (TPZs):** The Root Protection Areas (RPAs) for all retained trees (T1-T21, T23-T38, G1, and T22) is clearly delineated. These RPAs are calculated in accordance with BS 5837:2012 and represent the minimum area around a tree that should remain undisturbed.
- **Protective Fencing:** The location and extent of robust protective fencing will be at the edge of the TPZs. This fencing will be fit for purpose to exclude construction traffic and materials from the TPZs.
- **Ground Protection:** Where access is required over unpaved ground within the TPZ (e.g., for the minimal encroachment around T22), ground protection measures will be installed. These will consist of **Ground Protection Mats:** These are heavy-duty, interlocking plastic or rubber mats that distribute weight over a larger area, preventing compaction. They are suitable for temporary access by vehicles and machinery.
- **Site Access and Storage:** Areas for site access, material storage, welfare facilities, and parking will be outside of all TPZs.

4. Arboricultural Method Statement

This method statement details the procedures to be implemented to protect the retained trees throughout the development process.

4.1 Pre-Commencement Works

Prior to the commencement of any site operations, including demolition, ground stripping, or delivery of materials:

- **Installation of Protective Fencing:** Robust protective fencing will be erected around the Root Protection Areas (RPAs) of all retained trees (T1-T21, T23-T38, G1, and T22). This fencing will be constructed to a standard appropriate for construction exclusion, such as Heras

fencing or similar, securely fixed to prevent accidental removal or displacement. The fencing will be positioned at the edge of the RPA as indicated on the Tree Protection Plan.

- **Erection of Warning Notices:** Clear and durable notices will be attached to the protective fencing, stating "TREE PROTECTION ZONE - NO ACCESS - NO STORAGE - NO DIGGING" or similar, to ensure all site personnel are aware of the protected areas.
- **Briefing of Site Personnel:** All site personnel, including contractors and delivery drivers, will be briefed on the importance of tree protection, the location of TPZs, and the restrictions that apply within these areas.
- **Designation of Site Compound:** All site welfare facilities, material storage, waste skips, and parking areas will be located outside the designated TPZs. No hazardous materials (e.g., cement, fuels, oils) will be stored or mixed within 10m of any TPZ.

4.2 General Site Management within Tree Protection Zones (TPZs)

Once installed, the protective fencing will be considered sacrosanct. No activities will be permitted within the TPZs unless explicitly approved by the Arboricultural Consultant and the Local Planning Authority.

Within the TPZs, the following prohibitions will apply:

- No storage of materials, plant, or machinery.
- No mixing of cement, chemicals, or other hazardous substances.
- No bonfires or fires.
- No changes in ground levels (e.g., excavation or raising of levels).
- No parking or driving of vehicles, plant, or machinery.
- No refuelling or discharge of liquids.
- No excavation or digging.
- No attachment of signs, cables, or other items to trees.
- No access for pedestrians or vehicles, other than for approved arboricultural works.

4.3 Specific Works within Root Protection Area of T22

The proposed caravan slightly encroaches into the radial Root Protection Area of T22 (Goat Willow, M, 750mm DBH, Category B1).

- **Minimal Ground Preparation:** Any ground preparations required for the caravan's implementation within the RPA of T22 will be strictly limited to the absolute minimum necessary.
- **Hand Digging:** All excavation or ground preparation within the RPA of T22 will be undertaken by hand digging, carefully supervised by the Arboricultural Consultant. This will allow for the identification and retention of any roots greater than 25mm in diameter.
- **Root Management:** Any roots encountered that are greater than 25mm in diameter will be retained and protected. If severance is unavoidable, it will be carried out cleanly by hand tools, under the supervision of the Arboricultural Consultant. Smaller roots will be protected from desiccation.
- **Ground Protection:** If any temporary access for light machinery or foot traffic is required over the RPA of T22, appropriate ground protection (e.g., ground protection mats) will be laid to prevent soil compaction.

4.4 Impact on Tree Canopies and Pruning

- No pruning works are required to facilitate the proposed development.
- Any accidental damage to tree branches during the delivery or siting of the caravan will be reported immediately to the Arboricultural Consultant for appropriate remedial action. All pruning will be carried out in accordance with BS 3998:2010 'Tree work – Recommendations'.

4.5 New Surfaces and Underground Services

- No new hard surfaces are proposed within the Root Protection Areas of any trees.
- No underground services are contained within the proposals submitted for assessment within RPAs. Should any services be required in the future, they will be routed outside RPAs or installed using 'no-dig' or trenchless techniques under arboricultural supervision.

4.6 Changes in Ground Levels and Soil Compaction

- No changes in ground levels are proposed within the Root Protection Areas of any trees.
- The protective fencing and ground protection measures (as detailed in 4.1 and 4.3) are specifically designed to prevent soil compaction over RPAs, which is crucial for tree root health.

4.7 Demolition Activities

- As no demolition activities are explicitly stated within the submitted proposal for the caravan siting, this section primarily serves as a general reminder. Should any minor demolition be required (e.g., removal of small existing structures within the curtilage), the tree protection measures specified in 4.1 will be installed prior to commencement to prevent any detrimental impact on tree health.

4.8 Hazardous Materials

- All hazardous materials (including cement, concrete washout, fuels, and petrochemical products) will be controlled according to COSHH regulations and stored, mixed, and disposed of strictly outside of all Tree Protection Zones. Provision will be made to ensure that no run-off from such materials can enter the TPZs.

4.9 Monitoring and Supervision

- The appointed Arboricultural Consultant will be responsible for providing advice and monitoring compliance with this AMS.
- Regular site visits by the Arboricultural Consultant will be undertaken at key stages of the development (e.g., prior to commencement, during groundworks near T22, and upon completion of the caravan siting) to ensure tree protection measures are correctly implemented and maintained.
- Any deviations from this AMS will be immediately reported to the site manager and the Local Planning Authority, and corrective actions will be agreed upon with the Arboricultural Consultant.

4.10 Ecological Considerations

- **Bats:** Trees provide numerous potential roosting features for bats. Any trees proposed for removal (though none are in this proposal) or significant pruning would require inspection by an appropriately competent person for bats prior to works. All works will be undertaken in accordance with relevant bat legislation and guidance.
- **Birds:** It is an offence to kill, injure, or take any wild bird; or take, damage, or destroy the nest of any wild bird while it is in use or being built. Therefore, work likely to disturb nesting birds

will be avoided during the breeding season (late March to August inclusive). If works are unavoidable during this period, a qualified ecologist will be consulted.

5. Contingency Planning

In the event of accidental damage to any retained tree or a breach of the Tree Protection Zone:

- All works in the vicinity will cease immediately.
- The site manager and the Arboricultural Consultant will be informed without delay.
- The Arboricultural Consultant will assess the damage and advise on appropriate remedial action.
- No further works will proceed in the affected area until the Arboricultural Consultant has confirmed that it is safe to do so and any necessary remedial measures have been implemented.

6. Conclusion

This Tree Protection Plan and Arboricultural Method Statement outlines the necessary measures to ensure the effective protection of all retained trees at Sandhill Farm during the proposed siting of the residential caravan annex. By adhering to these guidelines, the long-term health and amenity value of the tree stock will be preserved, in accordance with BS 5837:2012 and relevant planning policy.