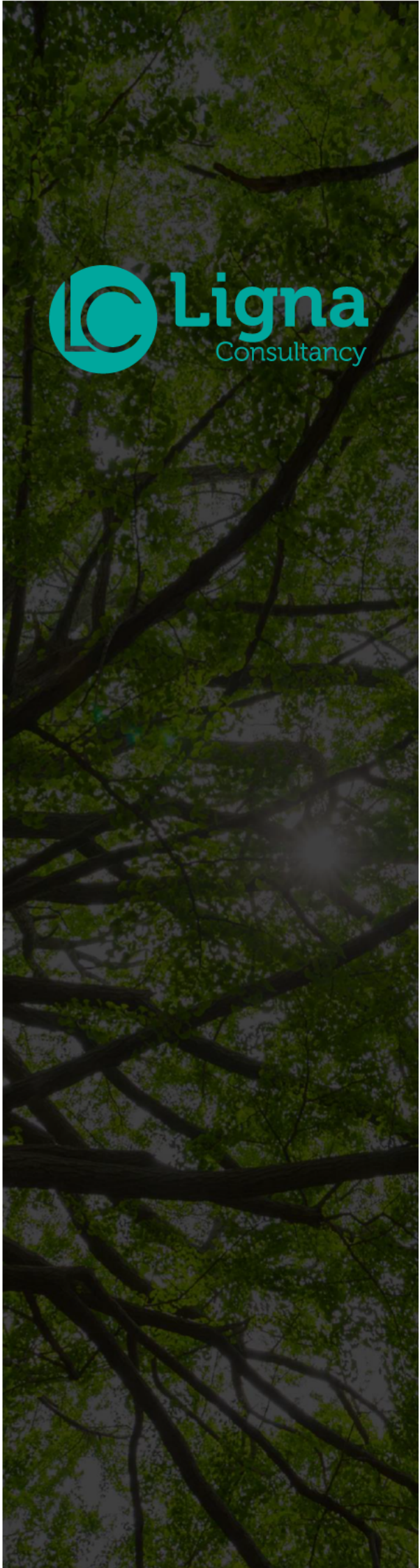
ARBORICULTURAL METHOD STATEMENT

CLIENT -	Bridge UK Properties 7 LP
PROJECT -	Bridge Point Weybridge
DOC. REF -	P2062–AMS01 V3
PLANNING REF -	n/a
DATE OF ISSUE -	14/10/2022

W. www.lignaconsultancy.co.uk
E. info@lignaconsultancy.co.uk
T. 01284 598008



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PURPOSE OF DOCUMENT

This document details the methodology behind the installation of any required tree protection measures, and any demolition and construction activities with the potential to cause harm to the site's trees.

The methods outlined in this document must be implemented as per this document. Failure to do so may result in a breach of planning or significant fines.

ARBORICULTURAL DOCUMENT REGISTER

Planning Documents		Version Issued	
Document	Ref.	Current Version	Document Date
Arb. Impact Assessment	P2062-AIA01	V3	14/10/2022
Arb. Site Plan (Existing)	P2062-ASP01	V2	22/09/2022
Arb. Site Plan (Proposed)	P2062-ASP02	V3	14/10/2022

Technical Documents		Version Issued	
Document	Ref.	Current Version	Document Date
Arb. Method Statement	P2062-AMS01	V3	14/10/2022
Tree Protection Plan	P2062-TPP01	V3	14/10/2022

1. GENERAL INFORMATION

1.1. USE OF DOCUMENT

1.1.1. This document has been produced to assist key design and construction personnel in ensuring the satisfactory protection of all important trees present within the development site.

1.2. SITE

1.2.1. The site discussed within this report is located at:

Weybridge Business Park,
Addlestone Road,
Addlestone,
Surrey,
KT15 2UP

2. ADMINISTRATIVE DETAILS

2.1. SCOPE OF DOCUMENT

2.1.1. This document consists of the following:

- Arboricultural Method Statement

2.1.2. Appendices included with this report are:

- Tree Protection Plan (P2062-TPP01 V3)
- CEZ Notice
- Schedule of Arboricultural Supervision

2.2. PROJECT CONTACTS

Role	Name	Telephone	Email
Arboricultural Consultant	Ligna Consultancy Ltd	[redacted]	

2.3. AUTHOR

[redacted]

[redacted]

2.4. LIMITATIONS

2.4.1. Any engineering solutions presented within this document are recommendations for their suitability from an arboricultural viewpoint. The architect and structural engineers should make the final decision on the suitability of the methods advised.

2.4.2. Information provided by third parties, considered in the creation of this report, is assumed to be correct.

2.5. COPYRIGHT

2.5.1. This report was prepared for use by the Clients and their contractors for planning purposes. The report and its appendices may not be copied, modified, or distributed beyond the necessary parties without the written consent of Ligna Consultancy Ltd

3. RESPONSIBILITIES

3.1. DISTRIBUTION

3.1.1. It is important to ensure everyone involved in the planning and design of the proposed development is aware of this report and has access to a copy as soon as it is released.

3.2. RESPONSIBILITIES

3.2.1. Successful implementation of tree protection measures and long-term tree retention depends on coordination between the client and key personnel involved in the development.

3.2.2. The client and agent shall ensure that:

• The site manager and all other personnel are provided with this document.
• All planning conditions relating to underground works, services, trees, and landscaping are cleared before development commences.
• All requirements of this Tree Protection Plan are adhered to.
• The site manager is updated of any approved changes or variations to this document

3.2.3. The client and site manager shall ensure that:

• A copy of this document with the plan is easily accessible for site personnel to refer to before and during the time construction activity is taking place.
• All personnel working on the site are made aware of the tree protection plan and arboricultural method statements covering any activities they will undertake. This duty includes delegating the task of briefing personnel in the absence of the site manager.
• The tree protection measures are left in place until the construction phase of development is completed, except with the written consent of the LPA.
• Site personnel are updated of any approved changes or variations to the approved tree protection measures.
• All personnel must work in accordance with this document at all times,

or in accordance with approved variation.

3.3. PROCEDURES FOR INCIDENTS

3.3.1. If any breach of the approved tree protection measures occurs the site manager must:

• The Local Planning Authority Tree officer or other Planning Officer and the Author of this report shall be notified.
• The site manager must be informed immediately.
• Swift action must be taken to halt the breach and prevent any further breach.
• Damage mitigation measures appropriate to the scale of the incident will be deployed where required.

3.4. PROHIBITED ACTIVITIES

3.4.1. The following must not be carried out under any circumstances:

• Cutting down, uprooting, damaging or otherwise destroying any retained tree.
• Lighting a fire within 10 metres of the canopy of any retained tree.
• Equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall not be attached to or supported by a retained tree.
• Mixing cement, chemical toilets and other use or storage of anything that would be harmful to trees shall not take place within, or close to a Root Protection Area (RPA). The distance away from the RPA must be sufficient, and the slope of the site must be such that contamination of soil in the RPA would not occur if there were spillage, seepage or displacement.
• No plant or equipment or vehicle with a hydraulic arm such as a mini digger shall be operated within striking distance of the stem and branches or the RPA of any retained tree unless otherwise specified in this report.

3.4.2. No alterations or variations shall be made to the approved tree protection measures without written approval from the LPA.

4. PHASING

4.1. PHASING OF DEVELOPMENT

4.1.1. The development should be carried out in the following order (see table 1) unless otherwise agreed in writing with the LPA. Each step should be completed before moving onto the next.

4.1.2. The general responsibilities described in section 3 of the report must be implemented for the entire time that the site is undergoing development related works. However, the additional precautions detailed in the following arboricultural guidance notes (AGN) must be implemented at the stage indicated below.

Stage	Arboricultural Guidance Note	Plan
Facilitative Tree Works	* Works should be undertaken by suitably qualified and insured arborists, in line with *'BS 3998:2010 Tree Work. Recommendations'*	Arb Site Plan (Proposed) (P2062-ASP02 V3)
Pre-Commencement	AGN1 – Installation of Tree Protection Barriers	Tree Protection Plan (P2062-TPP01 V3)
Site Clearance & Demolition	AGN4 – Demolition of Structures Near Trees AGN3 – Removal of Surfacing Within RPAs AGN4 – Modification of Tree Protection Barrier Layout	Tree Protection Plan (P2062-TPP01 V3)
Groundworks & Installation of Foundations	AGN5 – Repurposing of Existing Surfacing AGN6 – Installation of New Surfacing Within RPAs	Tree Protection Plan (P2062-TPP01 V3)
Construction		Tree Protection Plan (P2062-TPP01 V3)
Removal of Tree Protection Measures	* Tree protection measures may be removed	
Landscaping		

Table 1 – Timing and implementation of specific arboricultural measures

5. TREE WORKS

5.1. TREE WORK REQUIREMENTS

5.1.1. The following tree work should be undertaken following acceptance of planning permission. These works should be undertaken by suitably qualified and insured arborists.

5.1.2. Work specification:

Ref.	Species	Development Related Tree Works	Cat.
T1	Robinia pseudoacacia (Black locust)	Remove	C3
T2	Robinia pseudoacacia (Black locust)	Remove	B3
T3	Robinia pseudoacacia (Black locust)	Remove	B3
T4	Robinia pseudoacacia (Black locust)	Remove	B3
T5	Rhus typhina (Staghorn sumac)	Remove	U
T6	Pinus sylvestris (Scots pine)	Remove	B2
T7	Fraxinus excelsior (Ash)	Remove	C3
T8	Prunus spp. (Plum)	Remove	C3
T9	Malus sylvestris (Crab apple)	Remove	C3
T10	Malus sylvestris (Crab apple)	Remove	C3
T11	Sambucus nigra (Elder)	Remove	U
T12	Malus sylvestris (Crab apple)	Remove	C3
T13	Mixed group	Remove	C3
T14	Acer platanoides (Norway Maple)	Remove	C3

Ref.	Species	Development Related Tree Works	Cat.
T15	Fraxinus excelsior (Ash)	Remove	C3
T16	Fraxinus excelsior (Ash)	Remove	C3
T17	Fraxinus excelsior (Ash)	Remove	C3
T18	Sorbus aucuparia (Rowan)	Remove	C3
T19	Robinia pseudoacacia (Black locust)	Remove	B3
T20	Acer platanoides (Norway Maple)	Remove	C3
T21	Acer platanoides (Norway Maple)	Remove	U
T22	Fraxinus excelsior (Ash)	Remove	C3
T23	Fraxinus excelsior (Ash)	Remove	C3
T24	Fraxinus excelsior (Ash)	Remove	C3
T25	Fraxinus excelsior (Ash)	Remove	C3
T26	Malus sylvestris (Crab apple)	Remove	C3
T27	Sorbus aucuparia (Rowan)	Remove	C3
T28	Fraxinus excelsior (Ash)	Remove	C3
T31	Sorbus aucuparia (Rowan)	Remove	C3
T32	Prunus spp. (Plum)	Remove	B2
T33	Fagus sylvatica (Beech)	Remove	C3
T34	Malus sylvestris (Crab apple)	Remove	C3
T35	Malus sylvestris (Crab apple)	Remove	C3
T36	Malus sylvestris (Crab apple)	Remove	B3
T37	Acer platanoides (Norway Maple)	Remove	B3

Ref.	Species	Development Related Tree Works	Cat.
T38	Pinus sylvestris (Scots pine)	Remove	B3
T39	Acer ginnala (Amur maple)	Remove	C3
T40	Pinus sylvestris (Scots pine)	Remove	B3
T41	Acer pseudoplatanus (Sycamore)	Remove	C3
T42	Aesculus hippocastanum (Horse chestnut)	Remove	B1
T44	Salix spp. (Willow)	Remove	U
T45	Alnus glutinosa (Common alder)	Remove	B2
T46	Acer campestre (Field maple)	Remove	B2
T47	Alnus glutinosa (Common alder)	Remove	B2
T50	Alnus glutinosa (Common alder)	Remove	B3
T51	Salix spp. (Willow)	Remove	C1
T59	Ulmus (English elm)	Remove	U
T67	Ailanthus altissima (Tree of heaven)	Remove	C3
T68	Robinia pseudoacacia (Black locust)	Remove	B3
T69	Acer campestre (Field maple)	Remove	C2
T70	Ailanthus altissima (Tree of heaven)	Remove	C3
T71	Ailanthus altissima (Tree of heaven)	Remove	C3
T72	Ailanthus altissima (Tree of heaven)	Remove	C3
T73	Prunus avium (Cherry)	Remove	B3
G1	Mixed group	Remove	B3
G2	Mixed group	Remove	C3
G3	Mixed group	Remove section of group as per Arb. Site Plan (Proposed).	B2

Ref.	Species	Development Related Tree Works	Cat.
G5	Mixed group	Branches to be reduced back inline with proposed surfacing to facilitate construction.	B2
G6	Mixed group	Remove section of group as per Arb. Site Plan (Proposed).	C3
H1	Mixed group	Remove	C2
H2	Cupressus x leylandii (Leylandii)	Remove	C3
H3	Prunus laurocerasus (Laurel)	Remove	C3

Table 2 – Facilitation Tree Works

5.1.3. The location of the trees can be seen on the Arboricultural Site Plan (P2062-ASP02 V3). Trees selected for removal will be shown with a red canopy fill.

6. ARBORICULTURAL GUIDANCE NOTES

AGN1 – INSTALLATION OF TREE PROTECTION BARRIERS

OUTLINE

Tree protection barriers must be installed so as to ensure that damage does not occur to the rooting areas, stems, and canopies of retained trees.

INSTALLATION METHODOLOGY

i) The barriers shall be installed and removed in accordance with the timing of operations in section 4.1 and laid out in accordance with the appended Tree Protection Plan.

ii) The "CEZ Notice" provided, should be used to create weather-proof notices that must be attached to the tree protection barriers at suitable intervals.

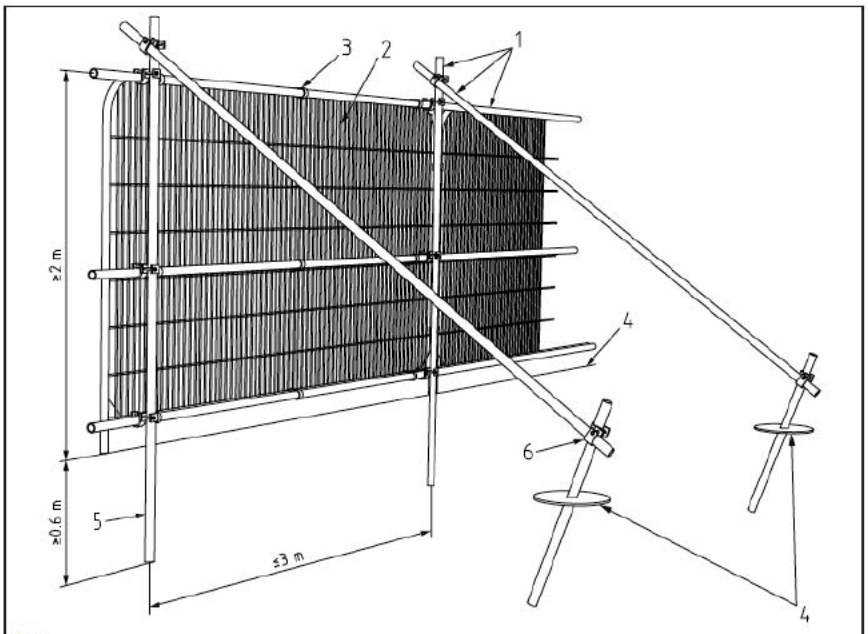
iii) If any panel or support becomes damaged, immediate reinforcement must occur by adding panels in, compliant with the specification detailed below.

iv) The default heavy-duty tree protection barrier specification is a vertical and horizontal scaffold framework, braced to resist impacts, as per *Figure 1*. The vertical tubes are spaced at a maximum interval of 3 metres and these are driven securely into the ground. Welded mesh panels are securely attached to the frame. During installation, it is important to consider the position of below ground services and structural roots, which must not be damaged. Where these constraints prevent the use of this specification, an alternative specification is given below.

v) Alternative heavy-duty tree protection barrier design - 2-metre-tall welded mesh panels standing in rubber or concrete feet joined using a minimum of two anti-tamper couplers installed, so they can only be removed from inside the protected area. The fence couplers should be at spaced least 1 metre apart, but uniformly across the whole barrier. These panels must be supported within the protected area with struts attached to a base plate secured by ground pins as per *Figure 2a*.

vi) Where the fencing is installed above retained hard surfacing and/or it is otherwise not feasible to use ground pins (e.g. due to underlying services or structural roots), the struts can be mounted on a block tray as per *Figure 2b*.

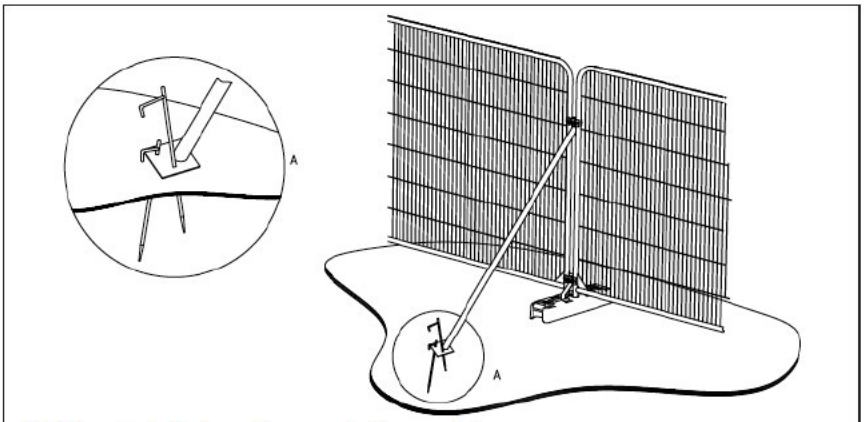
vii) Arboricultural Sign-off – Following the installation of the barriers, the project's arboricultural expert must confirm that they have been correctly laid out.



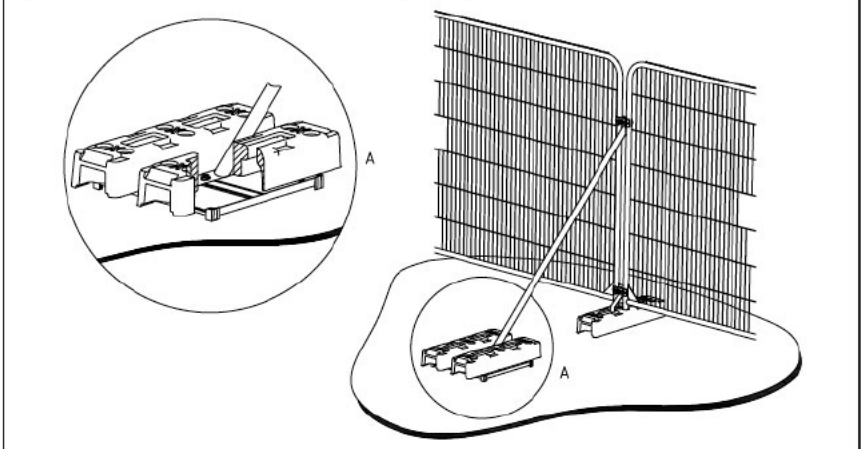
Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 1 – Conventional tree protection barrier specification (source - BS 5837:2012 Section 6)



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Figure 2 – Above ground stabilising systems (source - BS 5837:2012 Section 6)

AGN2 – DEMOLITION OF STRUCTURES NEAR TREES

OUTLINE

To ensure that nearby trees are not damaged during the demolition of the existing buildings, the following methodology must be used when within 5m of retained trees.

METHODOLOGY

i) Walls – The walls of the building may be demolished using plant equipment.

ii) Any plant and vehicles engaged in demolition works must either operate from outside the RPA of all trees or from atop existing surfacing.

iii) The demolition should be undertaken inwards, within the footprint of the existing building (often referred to as "top down, pull back" demolition).

iv) Below ground structure (within or immediately adjacent to RPAs) – If possible, the existing foundations should be left in-situ, so as to avoid unnecessary rooting area disruption.

v) Should the retention of the existing foundations be unfeasible, their removal must be accomplished via excavation on the internal edge of the building's foundations. Excavations on the outer edge of the foundations should be avoided. This must be done under the supervision of an arboriculturalist.

AGN3 – REMOVAL OF SURFACING WITHIN RPAS

OUTLINE

Areas of existing surfacing will be removed during as part of the proposed scheme.

To ensure that this activity does not damage nearby trees, the following methodology will be used:

METHODOLOGY

i) Where surfacing is to be removed from within an RPA, the surfacing will be broken up into manageable sized pieces, using pneumatic and hand tools.

ii) Once broken, the pieces of broken surfacing should be carefully scraped back (using excavator with a toothless bucket or manual techniques). Once the native soil layer or tree roots are reached, mechanical excavation must halt in that area, and manual techniques must be used to remove the remaining gravel/sub-base.

iii) This activity must be undertaken with any machinery situated atop existing intact surfacing or ground protection boards, working backwards away from the root protection areas of any retained trees.

iv) Once exposed, the unsurfaced RPA must not be used for materials storage or pedestrian or vehicular access.

AGN4 – MODIFICATION OF TREE PROTECTION BARRIER LAYOUT

OUTLINE

Following the demolition phase of the project, the tree protection barrier positions will need to be modified to protect exposed root protection areas.

METHODOLOGY

i) Using the methodologies described in AGN1, the site's tree protection barriers must be updated as per the Tree Protection Plan. The areas where barrier positions need to be modified are shown as purple 'Barrier' lines (as opposed to the standard pink).

AGN5 – REPURPOSING OF EXISTING SURFACING

OUTLINE

To prevent unnecessary damage from being caused to the root system of T64, T65, G5 and G7, the following method must be used for the repurposing of the existing surfacing within its RPA.

METHODOLOGY

i) The existing surface layer is to be broken up and removed, leaving the existing subbase in place and undisturbed.

ii) Should the subbase require reinforcing, this must be done with material being added atop the existing layer.

iii) The new surface material can then be installed onto the subbase.

AGN6 – INSTALLATION OF NEW SURFACING WITHIN RPAS

OUTLINE

The existing site access it to be widened as part of the proposed scheme. This will involve lateral excavation into a bank that contains some of G5, G6 and G7's roots.

To minimise damage to the tree during this excavation, the following methodology must be followed.

METHODOLOGY

i) All excavations within the RPAs of retained trees must be done under the supervision of the project's arboricultural consultant.

ii) The excavation may be undertaken using a mini digger using a toothless bucket, provided that it is situated atop existing surfacing at all times (or externally to RPAs).

iii) During the excavation, any unearthed roots that are greater than 20mm in diameter must be pruned back behind the final foundation line, using purpose made pruning loppers (see figure 3).

iv) The extent of the excavation must not exceed the area shown in the appended tree protection plan.

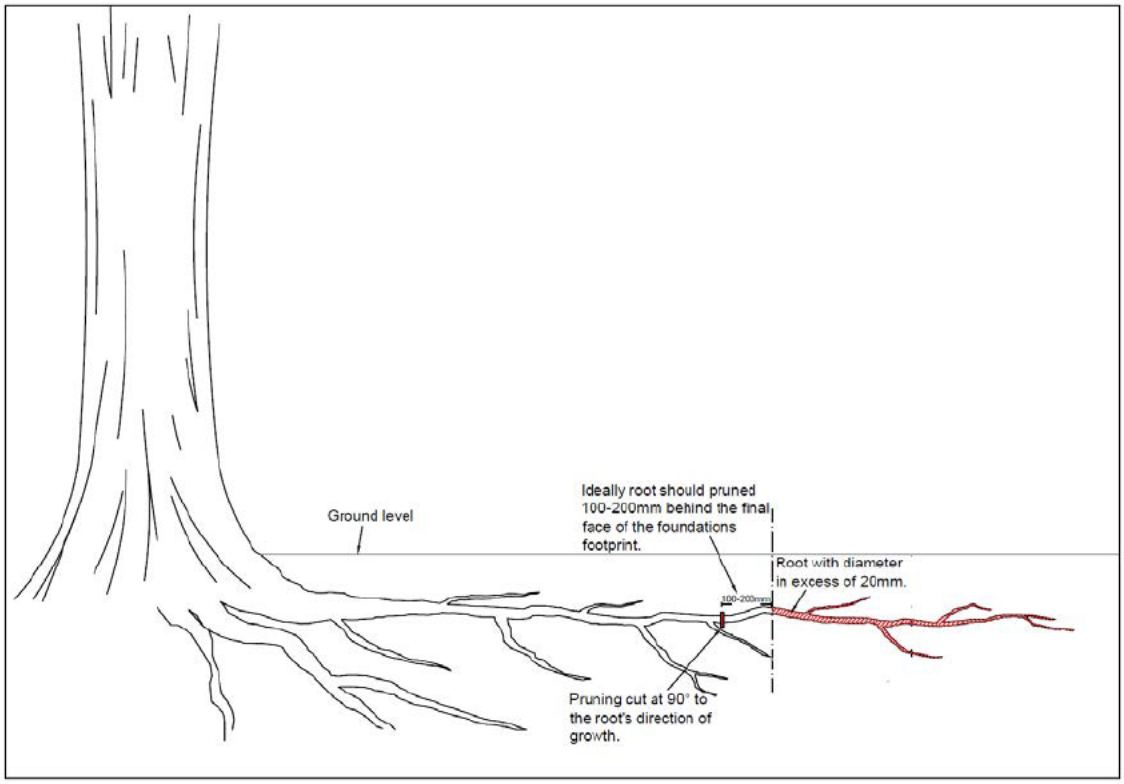


Figure 3 - Root pruning diagram

7. APPENDICES

7.1. APPENDICES

7.1.1. The following appendices should be used in conjunction with this document:

Appendix	Document	Reference
1	Tree Protection Plan	P2062-TPP01 V3
2	CEZ Notice	n/a
3	Schedule of Arboricultural Supervision	n/a

APPENDIX 1
TREE PROTECTION PLAN


Weybridge Road
LINK ROAD
Shelter
New surfacing installed in place of existing surfacing - negligible impact on RPAs
Arboriculturally sensitive removal of surfacing
21 Car Parking Spaces (6 EV Spaces / 2 Accessible)
Secondary barrier position (following demolition phase)
Allowable RPA incursion. Any roots >20mm diameter to be cut using purpose made pruning loppers.
Branches of G5 to be reduced back inline with proposed surfacing to facilitate construction.
Secondary barrier posi ion (following demoli ion phase)
Arboriculturally sensitive removal of surfacing
Secondary barrier posi ion (following demoli ion phase)
Allowable RPA incursion. Any roots >20mm diameter to be cut using purpose made pruning loppers.
Ocean House
Unit 210
FFL +13.000
Offices
Unit 220
FFL +13.000
Offices
10 Car Parking Spaces
17 Car Parking Spaces (6 EV Spaces / 2 Accessible)
Secondary barrier position (following demolition phase)
Allowable RPA incursion. Any roots >20mm diameter to be cut using purpose made pruning loppers.
6 Car Parking Spaces
Substation
Acoustic Fence
66
Drain
FBs
FB
Weybourne
5
New House
Bourneside
River View
12.1m
12.3m
45 Car Parking Spaces
2 Storey Office (1st & 2nd Floor)
32 Car Parking Spaces
Secondary barrier position (following demolition phase)
Arboriculturally sensitive demolition of building/Surfacing
New drainage pond must not involve excavations within the RPA of T74.
Sliding Gate
2 No. Level Access Doors
El Sub
12.9m
Unit 100
7 No. Dock Loading Doors
2 Storey Transport Office
7 No. Dock Loading Doors
2 No. Level Access Doors
River Wey Navigation
13.1m
MOOR LANE
HAMM
10
20
Use of This Document
This document should be viewed in conjunction with the relevant arboricultural method statement and must be implemented as stated for the duration of the site's development. Failure to do so may result in a breach of planning, and damage to protected trees; potentially resulting in fines. Any queries regarding the trees on site should be addressed by Ligna Consultancy Ltd: 01284 598008 / info@lignaconsultancy.co.uk
Root Protection Areas
The enforcement of root protection areas (RPAs) is vital for the successful retention of a site's trees during the development process. RPAs that are not covered by ground protection must not be subjected to the following activities unless otherwise stated within the Tree Protection Plan or Arboricultural Method Statement:
- materials storage
- pedestrian / vehicular movement
- excavation or soil level increase
- installation of new surfacing
- car parking
- mixing of cement
- any other infringement
Should any issues arise from the enforcement of root protection areas restricting necessary site works, the site manager should be informed, and the project's arboriculturalist contacted.
Root Protection Area (RPA) : The notional area around each tree which should be left undisturbed during the development of the site
Construction Exclusion Zone : No access allowed by any person, machinery, or material.
Allowable RPA incursion : Allowable incursion into the root protection area. Root pruning may be required (see Arboricultural Method Statement)
Root Pruning : Roots to be pruned using purpose made pruning loppers to prevent construction damage.
Tree Protection Measures
Tree Protection Barrier (light-duty)
Tree Protection Barrier (heavy-duty)
Stem Protection
Ground Protection
Specialist Measures (Refer to Technical Specification)
No-Dig 3D Cellular System
Crate System
Pile/Screwpile Foundation
Specialist Foundation
Ligna Consultancy
Project: Bridge Point Weybridge
Client: Bridge UK Properties 7 LP
Drawing: Tree Protection Plan
Drawing Ref: P2062-TPP01
Rev: V3
Date: 14/10/2022
Scale: 1:500 - A1
Drawn By: B. Hallinan
Based on: Arb. Site Plan (Proposed) V3
All dimensions should be checked on site. No dimensions to be scaled from this drawing. Please notify us of any discrepancies found. Ligna Consultancy Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based. This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees.
An architect or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services.
This drawing was produced in colour - a monochrome copy should not be re lied upon.
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APPENDIX 2
CEZ NOTICE

NO ENTRY

CONSTRUCTION EXCLUSION ZONE

This area contains trees which must be protected as part of the planning permission. Additional legal protection may also apply e.g. a Tree Preservation Order.

Removing or damaging trees in this area may be a breach in planning permission. Damage to protected trees may lead to a criminal conviction and / or a fine.

Should any issues arrive regarding the tree protection or its layout, please contact Ligna Consultancy Ltd for advice:

info@lignaconsultancy.co.uk
01284 598008

APPENDIX 3
SCHEDULE OF SUPERVISION

APPENDIX 3 – SCHEDULE OF ARBORICULTURAL SUPERVISION

Date: **Planning Ref:**

This statement is to confirm that …… of …….. has undertaken the following supervision activities for the development at Bridge Point Weybridge; ensuring that any deviation from the approved tree protection scheme is recorded and appropriate action is undertaken.

Liability for any failure of compliance will remain with the client.

Arboricultural Sign-Off

The correct installation of the approved tree protection measures must be confirmed by the project's arboriculturalist in the table below. No further demolition or construction activities may occur until approval has been given by the project's arboriculturalist.

Failure to abide by the following schedule may result in a breach of planning. Any deviation from the agreed upon protection measures must be reported to the project arboriculturalist immediately.

Activity	Date of Visit	Protection Measures Compliant	Remedial Action Required
Pre-commencement site meeting			
Sign-off of correct installation of tree protection measures (pre-demolition)			
Sign-off of correct installation of tree protection measures (pre-construction)			
Supervision of excavation within RPAs (and root pruning)			

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