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TITLE:	**Arboricultural Method Statement:** *161A Hacton Lane, Hornchurch, RM14 2YE*
DATE:	11/11/2026
PREPARED BY:	Dominic Poston
REF:	HWA16090-APIV

Institute of Chartered Foresters
Registered Consultant

ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN (APIV)

161A Hacton Lane, Hornchurch, RM14 2YE

HWA16090-APIV
11/11/2026

Prepared For:
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Report version control:

Version	Date	Author	Change description
1.0	**11/11/2026**	**Dominic Poston**	**First Issue**

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Arboricultural Association Fellow Member

CEnv Chartered Environmentalist

Summary

This report should be read in conjunction with the A.G. Mitchell Arboricultural Impact assessment (Rev: August 2026) and is required to specifically discharge Condition 5 of planning approval P0538.26 at 161A Hacton Lane, Hornchurch and worded as follows:

"*Before the development hereby permitted commences at the site, an Arboricultural Method Statement, that includes methodologies on root pruning, hand dig excavations only within Root Protection Measures, and the installation of an impermeable liner to limit concrete leachate, in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located at 161A Hacton Lane, Hornchurch, RM14 2YE shall be submitted to and approved in writing by the Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.*"

Its purpose is to explain how and when the protection measures should be installed/implemented, and how they will be maintained for the duration of development activity. All information provided is in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'.

The following explanations relate specifically to this site and they should be read in conjunction with the attached plan(s).

A copy of this report **must** be permanently available on site for the duration of development activity.

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Director
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November 26

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Part One
Introduction

This report is formulated in accordance with the recommendations contained within BS 5837, providing appropriate and sufficient information to enable the relevant Local Planning Authority (LPA) to discharge the relevant arboricultural conditions relating to the extant consent. It includes a detailed **Arboricultural Method Statement** and a **Tree Protection Plan** detailing how retained trees may be successfully retained and protected throughout the approved development. It is fully in line with the BS 5837 advice relating to the reserved matters/planning conditions stage of the process highlighted in Table B1 reproduced below:

Table B.1 **Delivery of tree-related information into the planning system**

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
	Arboricultural impact assessment	
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	

1 Particulars of Instruction

1.1 Hallwood Associates Ltd (HWA) are instructed by Miss Z Hassan to prepare a bespoke Arboricultural Method Statement (AMS) for the approved development at 161A Hacton Lane, Hornchurch, RM14 2YE

2.1 This report provides supplementary and supporting detail to that submitted and approved with the original planning application (ref: P0538.26).

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2 Authorship

2.1 Dominic Poston is a chartered arboriculturist and chartered environmentalist. He holds the Royal Forestry Society's Professional Diploma in Arboriculture, is a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of his experience. Details are available upon request or at www.hallwoodassociates.com.

3 Report References

3.1 This Arboricultural Impact Appraisal is informed by reference material, including the following:

- BS 5837: (2012) *Trees in relation to Design, Demolition and Construction – Recommendations*
- BS 3998: (2010) *Tree Works – Recommendations*
- National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*;
- DTLR (2001) *Principles of Tree Hazard Assessment and Management* – David Lonsdale

3.2 The following drawings and/or reports aided production of this Impact Assessment:

I. Approved layout
II. Service/utility layouts
III. External works (landscaping) plans
IV. Construction management plans

4 Limitations

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

4.2 This report is restricted to those trees shown on the attached plans and described in the tree survey schedule. All plans and discussions within this report are based entirely on the drawings provided to Hallwood Associates and referenced above. Any material planning changes after the date of report issue will invalidate this report.

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

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physical, chemical or otherwise. Hallwood Associates cannot accept any liability in connection with the above factors, nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within any proposed timeline.

4.4 Due to the above statements, this report remains valid for two years from the date of issue only.

4.5 The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000,provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees. These could impose significant constraints on the use and timing of access to the site. It is the responsibility of the main contractor and tree surgery contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works. Unless competent to do so, the advice of an ecologist must be sought.

5 Summary of Arboricultural Impact

5.1 The proposed developments' impact upon existing trees has been assessed by A.G. Mitchell and subsequently corroborated by HWA as accurate according to tree loss, RPA encroachment/disturbance and any post-development considerations. Details are summarised in Table 1 below. Please note, for clarity, HWA have referenced the aforementioned boundary group of conifers located at 161 Hacton Lane as Grp1.

British Standard 5837 Category			Impact
A (High Value)	B (Moderate value)	C (Low value)	
None	None	None	Trees to be removed
None	None	Grp1 (conifers)	Trees to be pruned
None	None	T1	RPA disturbance
None	None	None	Post development considerations

Table 1: Arboricultural Implications (T= Tree, G = Group, H = Hedge)

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Part Two
Arboricultural Method Statement

This arboricultural method statement has taken account of the recommendations set out in section 6.1 of BS 5837, as reproduced below:

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.1.2 The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:

a) removal of existing structures and hard surfacing;

b) installation of temporary ground protection (see **6.2.3**);

c) excavations and the requirement for specialized trenchless techniques (see **7.7.2**);

d) installation of new hard surfacing – materials, design constraints and implications for levels;

e) specialist foundations – installation techniques and effect on finished floor levels and overall height;

f) retaining structures to facilitate changes in ground levels;

g) preparatory works for new landscaping;

h) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

6.1.3 The arboricultural method statement should also include a list of contact details for the relevant parties.

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6 General Principals

6.1 Hallwood Associates (HWA) are appointed by the developer to advise on tree management for the site and to attend:

The pre-commencement meeting before any works start;

As needed to oversee any specific works which could affect trees.

6.2 Additionally, the consultant will have a supervisory role in the following operations:

Excavation of foundations and root pruning on northern elevation

Installation, maintenance and removal of barriers.

6.3 To ensure that the Local Planning Authority Tree Officer has an opportunity to visit the site, the Local Authority is to be given notice in writing 5 full working days prior to the date of commencement of development to check all physical tree protection.

6.4 Equally as important as the physical measures of tree protection are the links of communication. The section below should include the details of the relevant parties and individuals that are important in the process of tree preservation at this development site. Such details should be retained by all relevant parties and available on site at all times. It is an undertaking that the relevant parties are advised of any changes in personnel or contractor during the development process. The Contact details are to be updated prior to commencement of any works in connection with the planning permission.

Site Contact: *TBA*

LPA Tree Officer: *TBA*

Arboricultural Consultant: *Dominic Poston, Hallwood Associates (07946 938906)*

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7 Sequence of Events

7.1 ***Before demolitions, soil stripping and construction work starts (including bringing of plant and materials on site):***

- **A pre-commencement site meeting** shall be held prior to the commencement of any works associated with the proposed development. This is required in order for the Local Planning Authority, the retained Arboricultural Consultant and construction personnel to agree all approved site processes. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work. If an LPA representative is unavailable, the retained arboricultural consultant will inform the LPA in writing of the details of the meeting.

- **Tree works to be completed**

7.2 ***After tree works but before demolition, soil stripping and construction work starts (including bringing of plant and materials onto site):***

- **Tree protection fencing** will be constructed in accordance with the recommendations in BS5837:2012 after tree works have been carried out but before any construction or demolition has commenced.

7.3 ***During construction:***

- **Tree protection will not be moved or altered** without written consent from the Local Planning Authorities tree officer and the area within (Construction Exclusion Zone (CEZ)) will be considered sacrosanct.

- **Arboricultural supervision** will be provided as and when necessary throughout development process. Including initial foundation excavation and root pruning fo rteh northern elevation.

7.4 ***Post construction works and following removal of all plant and materials from site:***

- **Remove tree protection** to facilitate landscaping. This will only be permitted once construction work is complete; following approval from the Local planning authorities' tree officer.

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8 Tree Surgery Works

8.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.

8.2 All permitted or approved tree work should be carried out in accordance with the British Standard "Recommendations for Tree Work" BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.

8.3 **Facilitative Crown Pruning.**

Tabulated below is a final list of all tree works required to facilitate the approved development. All works should be implemented in line with Clause 7.6 of British Standard 3998: *Tree work - Recommendations*.

Tree No('s).	Species	Schedule of works prior to Development
Grp1	Leyland cypress	Lateral reduction to site boundary of all encroaching branches.

Table 2: Tree works specification

8.4 **Root Pruning.**

Provided below is a table referencing proposed root pruning.

Tree No	Root ref	Diameter & Depth	Aspect of proposed development	Implications
Grp1	N/A	N/A	Foundation for northern elevation	- Pruning required to facilitate development

Table 3: Tree root interface with proposed development

8.5 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.

8.6 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also be given to the

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potential for nesting birds. Therefore, if tree work is to be carried out within June, July or August the project ecologist must be consulted to:

8.7 Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contactors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds.

8.8 Should additional tree works become apparent during the construction process; written consent will be required from the LPA prior to these additional works being undertaken.

9 Interpretation

9.1 A copy of this method statement including the final tree protection plan (ref: HWA16090-TPP) will be provided to all relevant parties.

9.2 Dimensions and positions of the approved fencing will be drawn onto all plans used by site operatives.

9.3 Laminated protective fence signage, such as that shown below will be erected on all protective fencing at 1.5 from ground level and every 3m along the fence.

9.4 *Figure 1*: Barrier signage



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10 Site Monitoring and Supervision

10.1 The supervision arrangement will be sufficiently flexible to allow the supervision of all sensitive works as they occur. The arboricultural consultant's initial role is to liaise with the developer and the LPA to ensure protective measures are fit for purpose and in place before works commence. That role will switch to compliance monitoring when development begins.

10.2 All supervisory visits will be formally confirmed in writing and circulated to all relevant parties, including the LPA. The purpose of these written records is to firstly provide proof of compliance that will allow the developer to robustly demonstrate adherence to best practice in the event of disputes, and secondly to help the LPA efficiently discharge the relevant planning conditions.

10.3 Results will be recorded and available for scrutiny by the LPA and Developer. Any defects requiring remediation or rectification shall be notified to the site foreman/manager and the client.

10.4 Should protective fencing become damaged so as to impair its function as a protective barrier, all works shall cease in the vicinity of the damage, until the fence has been repaired.

10.5 Should damage occur to any of the retained trees for whatever reason, the damage should be reported to the site foreman/manager immediately. The site foreman/manager will then report to the retained arboricultural consultant to enable remediation to be implemented as necessary and agreed with the LPA.

10.6 The LPA Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

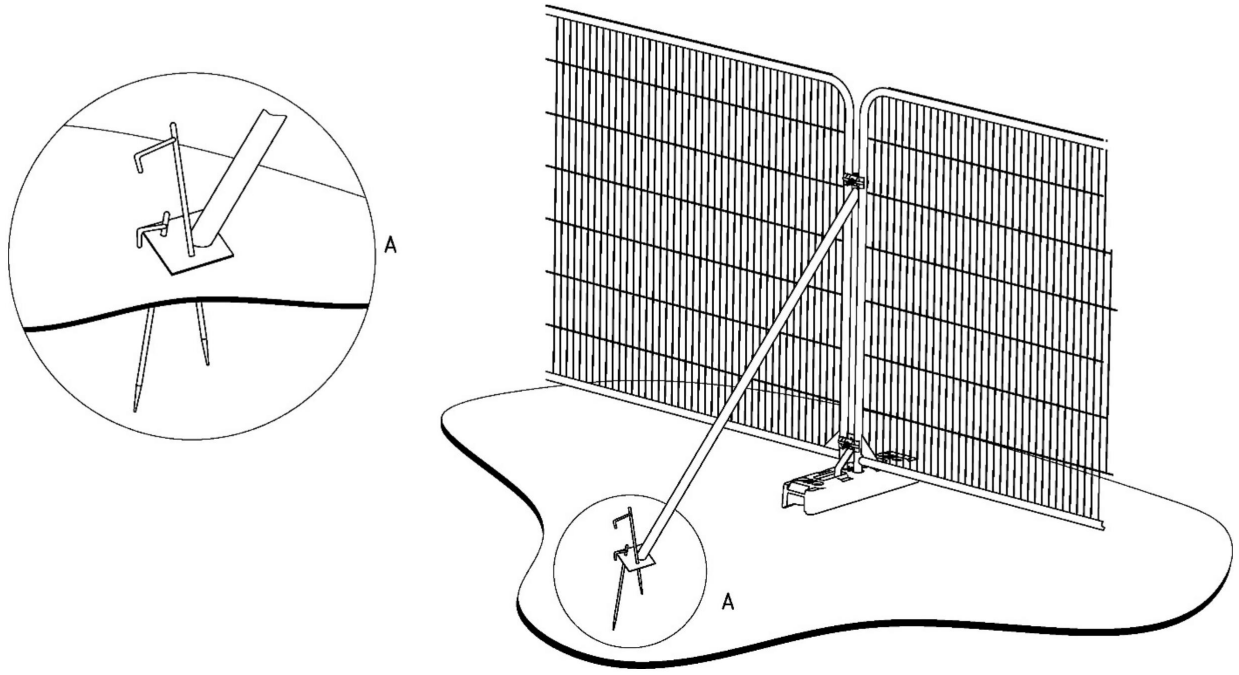
10.7 Upon completion of all development works the retained Arboricultural Consultant, the client and a representative from the LPA will meet on site to discuss any remedial works required.

11 Tree Protection

Standard tree protection barriers will be required near tree T1 which is adjacent to areas of significant construction activity and will be protected by installing the following protective barrier as indicated on Tree Protection Plan ref:HWA16090-TPP and as per BS5837:2012 Figure 3a.

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Figure 2: **Protective Barrier**

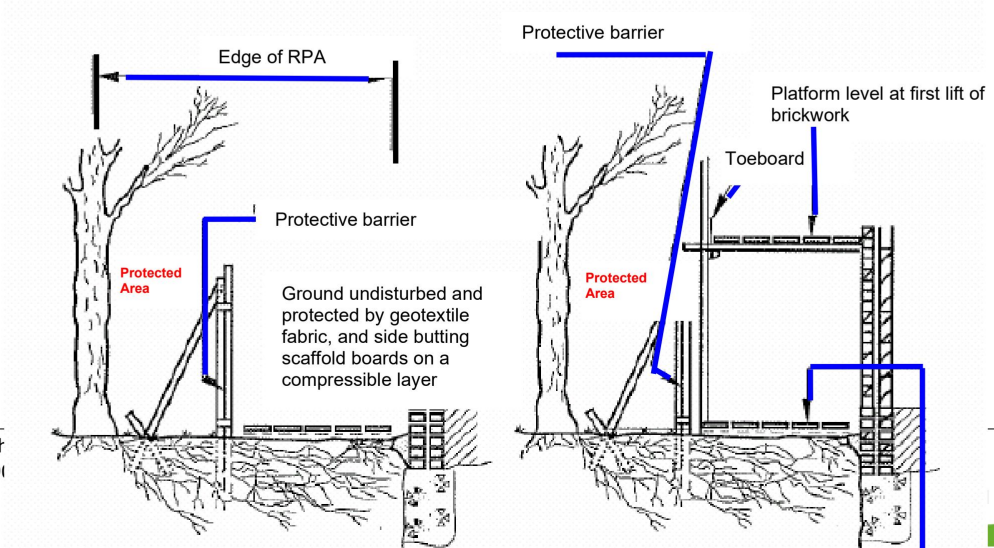


12 Ground Protection

12.1 Tree T1 require construction activity within the identified Construction Exclusion Zone (CEZ). Ground protection will be implemented as per the Tree Protection Plan ref: HWA16090-TPP.

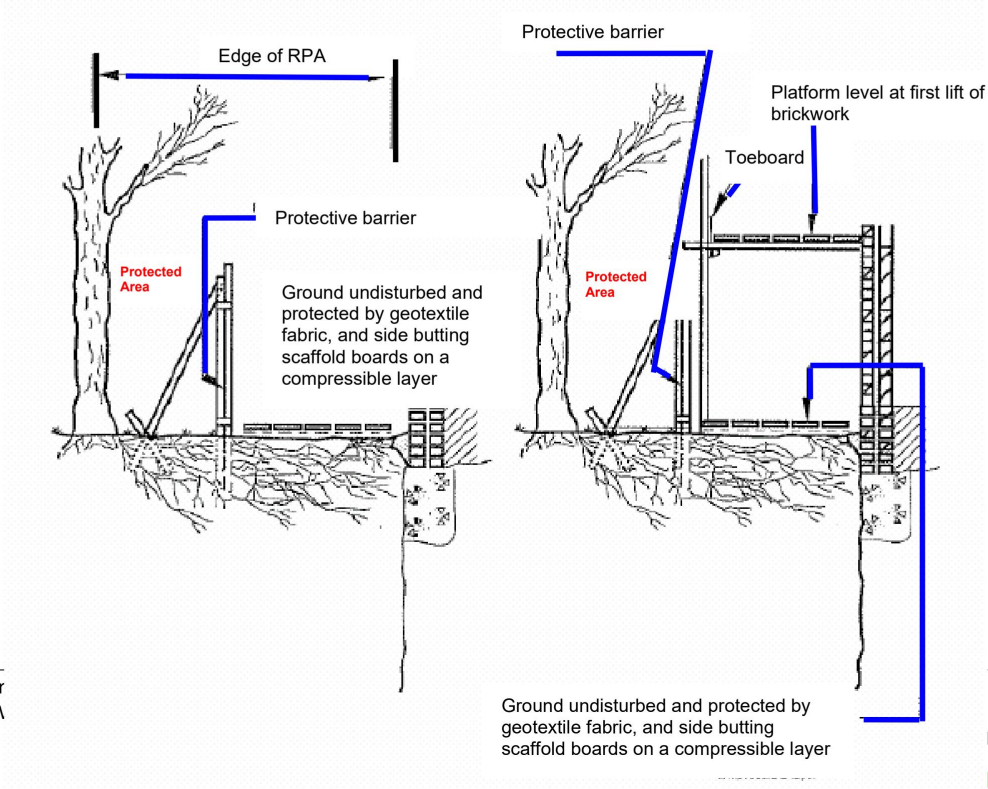
12.2 Ground protection above existing unsurfaced ground for pedestrian traffic will be constructed in accordance with Figure 3 below, and consist of consist of a single thickness of butt jointed scaffold boards supported on a 75mm thick layer of composted woodchip which is prevented from mixing with the underlying soil by geotextile separation layer.

Figure 4: Ground Protection Specification



12.3 Prior to the commencement of works, ground protection will be assessed by the retained arboricultural consultant and approved in writing by the LPA tree officer.

Figure 3: Ground Protection Specification



12.4 Ground protection within the CEZ of Trees T1 will remain in-situ for the duration of the construction project.

Once the barriers are in place they must remain in-situ throughout the following list:

Contractor occupancy
Plant and Materials delivery
Construction works
Installation of porous surfacing
Utility installation
Completion of development
Landscaping

12.5 The area within the CEZ will be regarded as sacrosanct, and the tree protective barriers shall not be taken down or relocated at any time without the written approval of the LPA.

13 Removal of Hard Surfaces, Excavation and Root Pruning in Close Proximity to retained Trees (Grp1)

13.1 Removal of existing surfacing, including initial excavation for foundations within the 'precautionary zone' indicated within the Tree Protection Plan Ref: HWA16090-TPP must be

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undertaken by hand (where feasible and in line with Health and Safety polices) to avoid any excessive root damage, and shall be supervised on-site by the retained arboricultural consultant.

13.2 All excavation within the demarcated precautionary zone must be undertaken in full accordance with the following precautionary methodology.

- Excavation of the existing hard surface will be undertaken with hand-operated machinery only.
- Beyond the existing hard surface and sub-base, excavation can be undertaken utilising plant, operated from existing hard surface and fitted with a toothless (grading) bucket under arboricultural supervision.
- Exposed roots will be cut back cleanly with a sharp saw or secateurs 10- 20 cm behind the final face of the excavation.
- Prior to the pouring of concrete for foundations, the northern face of the trench will be lined with heavy gauge polythene to prevent harmful leachate entering the root zone of Grp1.

14 Avoiding Damage to Stems and Branches

14.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them, and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

15 Siting of Temporary Offices, Toilets and Material Storage Compounds

15.1 It is anticipated that all storage materials and deliveries shall make use of the existing access and hard surfaces within the site confines, in order to avoid unnecessary damage to tree roots.

15.2 **Material Storage**

This shall be accommodated outside of the CEZ, particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees.

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16 General Considerations Within and Outside the Construction Exclusion Zone

16.1 Materials, which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.

16.2 No fires are permitted.

16.3 Notice boards, telephone cables or other services shall not be attached to any part of the tree.

17 Utility Service Connections

17.1 HWA are informed that a new drainage connection will be made on the southern side of the approved dwelling, therefore outside of the RPA of retained trees.

17.2 All other connections will be routed to avoid RPA's.

18 Removal of Protective Barriers

18.1 When the development phase is complete, all drainage and service runs are in place, all site machinery has been removed and any landscaping for the principal area of the site has been implemented, the protective barriers will be dismantled.

18.2 This fence dismantling must be undertaken with great care, and will need to be supervised to avoid heavy machinery being used within the root protection areas. Hoarding, scaffolding and other barrier materials will need to be removed from site immediately.

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Appendix A

Plans

Figure 1: Tree Protection Plan

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Figure 1: Tree Protection Plan

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NOTE:

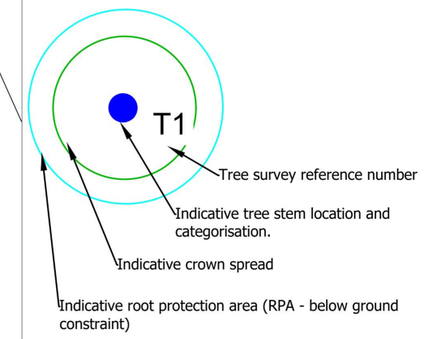
This drawing is to be read in conjunction with supporting Hallwood Associates arboricultural report(s). Do not scale from this drawing other than for the consideration of tree protection measures. Use only dimensions provided. The original of this drawing was produced in colour and monochrome versions cannot be relied upon. This drawing is to be used only for the purposes indicated. It is the responsibility of the contractor to ensure any necessary consents are in place. This drawing is copyright and the property of Hallwood Associates Ltd (HWA) and must not be reproduced without prior written agreement.

SCALE BAR 1:200

0 4 8 16

SCALE BAR 1:500

0 10 20 30



Tree stem location and value category according to BS 5837:
Red - No value
Grey - Low value
Blue - Moderate value
Green - High value

Precautionary zone requiring foundation excavation under supervision and in accordance with supporting AMS (Ref: HWA16090-APIV).

Area requiring ground protection in accordance with supporting AMS (Ref: HWA16090-APIV).

Proposed line of tree protection fencing.

Rev.	Description.	Date.

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Client:
Miss Z Hassan

Site:
161A Hacton Lane, Hornchurch, RM14 2YE

Drawing Title:
Tree Protection Plan
1 of 1

Date: 11.11.26
Drawn By: DAP
Scale: 1:200 @ A3
Checked By: GLP

Drawing Number: HWA16090-TPP
Rev. .