

Arboricultural Impact Assessment



Catalyst Bicester (Phase 4)
1st May 2024



**Tyler
Grange**

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection is required.
Site description:	The site comprises a single grassland field which is bound by hedgerows and scattered trees (See Figure 1 below).
Application type and description:	Full planning application for the construction of commercial buildings with associated access, parking and landscaping.
Report prepared on behalf of:	Albion Land.
Local Planning Authority (LPA):	Cherwell District Council. Planning policy is further detailed at Appendix 1.
Report Summary:	The trees surveyed are largely of low to moderate value and no trees of high value were identified. The boundary hedgerows offer collective merit and continuous boundary features however individual components are of limited arboricultural value. The proposed development requires the loss of hedgerow sections to facilitate access, and the removal of low to moderate value trees in the south-western corner to facilitate an area of new parking. The hedgerow along the western boundary will require cutting back to facilitate an area of new surfacing and associated ground works along the boundary however the main body of the hedge will be retained. New tree planting (30no.) is proposed which is considered sufficient a reasonable to compensate for the losses proposed. This includes new planting along Charles Shouler Way which is currently devoid of tree cover.

Figure 1: Site Location with Approximate Boundary (Google Earth ©).



¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 18 th January 2024 and 23 rd April 2024. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 2). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Other Woodland Habitat ⁹	None

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the Tree Removal and Protection Plan (TRPP). Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss
T15	B	Removal of an early mature English oak tree which is set slightly into the site from the boundary hedgerow / trees. Removal is required to facilitate the proposed yard area.
T22	B	Removal of early mature ash to facilitate proposed road widening. The widening incurs within the RPA of the tree and likely to result in severance of tree roots.
T23	C	Removal of a large mature ash tree to facilitate the proposed road widening. The tree is in poor condition and is not considered suitable to retain in such proximity to the road. The road will also impact the RPA of the tree likely requiring root severance.
T24	C	Removal of a mature field maple to facilitate the proposed road widening. He road will impact the RPA. The tree has reduced condition with decay observed in the lower stems. The tree is not considered to be of a suitable condition to retain adjacent to the road.
T25	C	Removal of a mature ash tree of medium size to facilitate the proposed road widening. The tree is in poor condition with symptoms of ash dieback.
T26	C	Removal of a small-stature hawthorn to facilitate the proposed road widening.
G2	B	Removal of 3 separate sections of the hedgerow to facilitate the main access, a footpath link to Wendlebury Road and a Foul Water pipe route. Totalling approximately 32 liner meters.
G13	B	Removal of 1no. ash tree within group to facilitate proposed yard area.
G17	B	Removal of mostly goat willow within a wet area to facilitate the proposed area of car parking.
G18	B	Removal of six sycamore trees which are set into the site from the boundary to facilitate the proposed building and boundary treatment.
G21	C	Removal of scattered scrub of small-stature trees to facilitate the proposed road widening and verge. Includes self-seeded crack willow and elder.



Hedgerow / Pruning works

- 3.2. The TRPP identifies where hedgerows require cutting back to facilitate the development. This includes G12 along the northwestern and G2 along the eastern boundary.
- 3.3. G12 which will be cut back to the existing boundary fence line. The main structure of the hedgerow will be retained beyond the fence line which is likely to be the original extent of the hedgerow. The cutting back is required to facilitate grading works from the back edge of the proposal surfacing / development boundary. The average extent of cutting back will be 3.5m. The width of the hedgerow retained is approximately 5.7m. Minor trimming back of G12 will also be required on its western side to facilitate an upgraded footway along the A41.
- 3.4. The crown spreads of G2 will be pruned back in areas to facilitate the internal parking area / footway, access visibility splays and the widening of Wendlebury Road. The main structure of the hedge will be retained apart from the loss required from the proposed access points.
- 3.5. Groups G12 and G2 form outgrown hedgerows. It is possible to complete the reduction works without affecting the integrity of the hedgerow. They will be brought into active management as part of the developed context of the site.

New Tree Planting

- 3.6. A proposed soft-landscaping scheme has been prepared and submitted separately as part of the application. The proposal includes for new tree planting at the boundaries of the site, within the pockets of green spaces and car parking internally. Approximately 30 new trees will be planted.

Works within Root Protection Areas

- 3.7. Works required within the RPAs of trees to facilitate the construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided. The protective measures are incorporated into the TRPP.

Table 6: Works within RPAs

Tree Number	Description of works	Protective measures
Groundworks		
G13 and G14	The surface level will be raised, and this requires a graded batter back from the back edge of the surface towards the boundary trees / hedge. This will involve soil being instructed within the RPAs of the trees that extent into the site.	Soil will not be piled around tree stems and will be contained to the boundary line. Soil will naturally remain permeable and a limited impact on the rooting environment is expected. Protective fencing is to be installed along the boundary edge to prevent disturbance closer to the trees.



Tree Number	Description of works	Protective measures
Drainage		
T10	A proposed surface water pipeline will be located within the RPA.	Excavation to be completed sensitively to retain any significant tree roots and in accordance with the TRPP / AMS. The finalised route of pipes will require input from an arboricultural consultant and on-site watching brief during installation. Localised clearance of vegetation will be required within G2.
G2	3 x surface water outfalls required within hedge line to ditch. This will require excavation within adjacent RPAs.	
Proposed Surfacing		
G13 and G14	The proposed yard surface will incur within the site side RPAs. The yard surface will be made of a concrete slabs.	Levels are to be raised and with no excavation of existing levels is required. Above soil construction is required.
T10	The edge of a footpath surface is located at the periphery of the RPA.	Sensitive excavation as required in line with TRRP / AMS.
T1	Footpath surface located within the RPA.	Surface to be constructed using a no-dig approach.
Proposed Structures		
T3	A proposed sub station is located at the periphery RPA.	Excavation of footing to be completed by sensitively under arboricultural watching brief.

Construction Mitigation

- 3.8. The TRPP sets out the tree protection measures required during construction stages. The protection measures follow the recommendations for construction mitigation as detailed within this report in order to safeguard trees from damage / impacts. Revised tree protection measures may be required post-planning should further details be provided.

Conclusion

- 3.9. There are no high value arboricultural features present on the site that could be affected by the development. The proposals require the removal of a 7 trees and sections of hedgerow recorded as low to moderate value. None of the features to be removed are considered important to the character or appearance of the local landscape from an arboricultural perspective as reference in local policy ESD 13. New planting is proposed which is reasonable compensation for the losses required. Retained trees will require protection during the construction stages as outline within the report. It is therefore advised that implementation of the protection measures is secured via a suitably worded planning condition.



Appendix 1: Planning Policy Relating to Trees

Table 7: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”
	Section 15, paragraph 174	“Planning policies and decisions should contribute to and enhance the natural and local environment by:” Subsection B; “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”
	Section 15, paragraph 180	“When determining planning applications, local planning authorities should apply the following principles:” Subsection C; “that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.”
Local Planning Policy (Cherwell Local Plan 2011 – 2031)	Policy ESD 10: Protection and Enhancement of Biodiversity and the natural Environment	“Protection and enhancement of biodiversity and the natural environment will be achieved by the following: The protection of trees will be encouraged, with an aim to increase the number of trees in the District.”
	Policy ESD 13: Local Landscape Protection and Enhancement	B.253 – “The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.”



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of 			DARK RED
	<ul style="list-style-type: none"> Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. <p>(NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)</p>			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
<p>Category B</p> <p><i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i></p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
<p>Category C</p> <p><i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i></p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (16562/TSS01)



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Ash	13m	780#	9.00	9.00	9.00	11.00	2.00	Mature	Fair	Fair	B2	Located on eastern side of deep ditch likely to restrict root development into site. Moderate die back in canopy but generally fair condition.	9.4	275
G2	Ash, Field maple, Hawthorn, Blackthorn, English elm	9m	250		4.00			1.50	Mature	Good	Good	B2	Established boundary trees forming linear feature. Site side canopies previously lifted to 3m. Stems established on both sides of ditch.	3.0	28
T3	Ash	14m	800#	6.00	8.00	7.00	7.00	3.00	Mature	Fair	Fair	B2	Larger specimen at boundary. Located on western side of deep ditch. Sparseness in upper crown with sections of deadwood. Fair amount of live canopy remaining. Unable to inspect off site side of tree and stem. Previously crown lifted on site side.	9.6	289
T4	Ash	13m	3 x 300#	4.00	6.00	6.00	5.00	7.00	Mature	Fair	Fair	C1	Located on western side of ditch. Reduce quality in terms of form and structure.	6.2	121
T5	Ash	14m	580#	6.00	6.00	5.00	5.00	8.00	Mature	Fair	Good	B2	Located on eastern side of ditch. Heavily obscured by ivy.	7.0	152
T6	Ash	8m	300#	5.00	4.50	2.50	4.00	4.00	Early mature	Fair	Fair	C1	Located on eastern side of ditch. Reduced quality for age.	3.6	41
T7	Ash	9m	300, 2 x 200#	2.50	5.00	6.00	4.00	4.00	Early mature	Fair	Fair	C1	Located on eastern side of ditch. Reduced quality for age.	4.9	75
T8	Ash	6m	250#	1.00	5.00	6.00	4.00	2.00	Early mature	Fair	Poor	C1	Located on eastern side of ditch. Reduced quality for age.	3.0	28
T9	Ash	11m	340#		5.00			4.00	Early mature	Fair	Fair	C1	Located on eastern side of ditch. Reduced quality for age.	4.1	52
T10	Ash	10m	3 x 300#	4.00	5.00	4.00	5.00	4.00	Early mature	Fair	Fair	B2	Located in boundary hedgerow. Multi stemmed.	6.2	121
T11	Ash	8m	3 x 200#		4.00			4.00	Early mature	Fair	Fair	C1	Located in boundary hedgerow. Multi stemmed.	4.2	55
G12	Blackthorn, Hawthorn, Goat willow	5m	120		2.00			1.00	Early mature	Fair	Fair	C1	Dense hedgerow structure, forms linear feature at boundary.	1.4	7
G13	Ash	12m	300#		4.00			4.00	Early mature	Fair	Fair	B2	Group of ash at boundary, collective merit with individuals of limited value.	3.6	41
G14	Ash, English oak	12m	350#		6.00			3.00	Early mature	Fair	Fair	B2	Group of ash and oak at boundary. Some slightly larger specimens to south of group and smaller ash to north. Collective merit.	4.2	55
T15	English oak	9m	520	4.00	6.75	6.50	4.00	1.00	Mature	Good	Fair	B2	Located slightly into site from boundary. General bias to east / west.	6.2	122
G16	Ash	13m	300#		4.50			6.00	Early mature	Fair	Fair	B2	Group of taller ash at boundary. Etiolated forms.	3.6	41

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m ²)
				N	E	S	W								
G17	Goat willow, ash, blackthorn, Field maple, oak	13m	300 average		5.00			1.50	Semi mature to mature	Good	Good	B2	Mix of naturalised riparian species in bog areas, with planted trees on embankments. Collective merit as a feature with no individuals of particular merit observed.	3.6	41
G18	Hawthorn, field maple, english oak, cherry, alder, horse chestnut,	13m	300		4.00			3.00	Early mature	Good	Fair	B2	Established structure planting on embankment at southern side of fence line. Trees planted along fence line to north of ditch and path, with an equally spaced row of horse chestnut south of ditch.	3.6	41
G19	Field Maple, Ash	14m	6x 275		7.00 ave, 9.5 west.			2.25 (ave) E, 4.75 W	Mature	Fair	Poor/Fair	B2	Tree line established along western site boundary. Trees have multiple stems at bases from previous felling / coppice management now with mature crowns with poor structures overall. Heavy ivy growth through with lean 1 x field maple into site. Group requires thinning / remedial pruning work to improve structure. Tree stems are located on eastern side of ditch at lower level to road to west. Recommend crown reduction to limbs extending over road. Prune back by 3m.	8.1	206
T20	English Oak	18m	1100	9.75	10.00	9.00	10.00	10.00 (E) 6.00 (N), 5.25 (W)	Mature	Good	Good	B1.2	Forms principal component of tree line established at western site boundary. Good example of the species in late stages of maturity. Forms well-distributed crown with good foliage density. Age-related deadwood throughout crown. Heavy ivy growth should be removed. Considered to be of moderate arboricultural quality and value. Located on eastern side of ditch at lower level to road.	13.2	547
G21	Hawthorn, Field Maple, Elder, Ash, Crack Willow	7m	250		3.00 ave			0.00	Mature	Fair	Fair	C1.2	Understory trees and shrubs forming hedgerow structure along western site boundary. Scrappy appearance overall / lack of active management.	3.0	28
T22	Ash	9m	280	5.00	4.00	5.00	5.00	2.00	Early mature	Fair	Good	B1	Located on roadside verge on western side of ditch. Some early symptoms of Ash die back however good vitality currently. Vehicular damage to limb extending towards road.	3.4	35

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T23	Ash	22m	800, 700	10.50	8.25	4.00	8.50	6.00 (E)	Mature	Fair	Poor	C1	Forms component of tree line established at western site boundary. 2 x co-dominant stems with suppressed crown to south by previously failed T16. Sparse crown and now exposed following collapse of adjacent tree T16. Located on eastern side of ditch at lower level to road.	12.8	514
T24	Field Maple	10m	5 x 200	3.00	5.00	3.00	5.00	4.00	Mature	Fair	Poor	C1	Multiple stems with decay and bark necrosis at main stem union. Good vitality in foliage however above average epicormic growth indicating physiological reduced physiological condition. Decay in stems likely to reduce life expectancy. Located on eastern side of ditch at lower level to road.	5.4	92
T25	Ash	13m	400	5.00	2.00	2.00	5.00	5.00	Mature	Poor	Fair	C1	Located on roadside verge on western side of ditch. Very sparse canopy with symptoms of ash dieback. Poorly formed primary limb extending over road which is rubbing against adjacent elm.	4.8	72
T26	Hawthorn	4m	250	5.00	2.00	2.00	1.00	1.00	Mature	Fair	Poor	C1	Located at bottom of ditch. Formerly cut at base and laid. Limit merit.	3.0	28
G27	Crack Willow, Ash, Norway Maple	19m max	800 max	6.75 ave				3.00 (ave)	Early Mature to Mature	Fair to Good	Fair to Good	B2	Forms component of tree line established along western site boundary. Includes 1 x larger crack willow to north-east of group.	9.6	289
T28	Goat willow	4m	6 x 100	3.50	3.50	3.50	3.50	0.50	Semi mature	Fair	Fair	C1.2	Likely self seeded within patch of soft ground around footpaths. Limited merit and likely to become a maintenance issue due to proximity to footpaths.	2.9	26

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A4.5. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Plans:

Plan 1: Tree Constraints Plan (TCP), (16562/P01a)

Plan 2: Tree Removal and Protection Plan (TRPP), (16562/P03a)





	Site Boundary		Root Protection Areas
	Category B - Trees of Moderate Quality and Value		Tree Shading Constraints
	Category C - Trees of Low Quality and Value	<i>*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.</i>	

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A	Additional tree survey data	25/04/2024
Rev	Description	Date

Project title
 Catalyst Bicester Phase 4 (Bloombridge Land)
 Drawing title
 Tree Constraints Plan

Scale	1:400 @ A0	Drawn	LB
Date	25.04.2024	Checked	JR
Drawing number	16582_P01	Revision	A

ARBORICULTURAL METHOD STATEMENT

This Arboricultural Method Statement (AMS) has been prepared to detail tree protection measures during the construction phase of development at the Catalyst Bicester Phase 4.

- Copies of this AMS must be available for inspection on site and all personnel must be made aware of the key implications of this AMS during the construction phase(s) of the development. The site manager and all other personnel must be provided with this document to ensure that:
 - All requirements of this Tree Protection Scheme are adhered to
 - The site manager and site personnel are updated of any approved changes or variations to this document (approval for alterations must be obtained in writing from the LPA);
 - Site personnel must work in accordance with this document at all times, or in accordance with any approved variation; and
 - The tree protection measures are left in place until the construction phase of development is completed, except with the written consent of the LPA.

TREE REMOVAL AND PRUNING WORKS:

- Tree removals necessary to implement the proposals are denoted by a red dashed hatched tree canopy outline and a red tree identification number on the Tree Retention and Removal Plan. Tree removals will be restricted to trees T15, T22, T23, T24, T25, T26 and one tree within group G13. Partial removals of groups and hedges will be restricted to G2, G12, G17, G18 and G21. Trees to be removed should be clearly identified on-site (via spray marking / taping / tagging as required) by an appointed project Arboriculturist to avoid erroneous tree felling. Remaining stumps from felled trees must be carefully ground out as opposed to pulled out with a machine. This is required to avoid up-rooting and disturbance within the rooting environment of retained trees.
- Hedgehog cutting back and tree pruning works necessary to implement the proposals are denoted by a purple hatched tree canopy outline to trees/groups T1, T7, T8, T11, G2, G12, G13, G14, G16 and G18.
- Tree removal and pruning works should be carried out prior to the installation of tree protection barriers. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.

TREE PROTECTION BARRIERS:

- In order to protect the above and below ground features and characteristics of retained trees from damage during construction, tree protection fencing will be installed as illustrated by a solid purple line. The locations of tree protection barriers have been informed by the Root Protection Areas and canopies of retained trees and groups of trees. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of construction work until it is deemed completed. Tree protection fencing will consist of the default specification recommended within BS5837:2012, comprising a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps (see extract of BS 5837 - Figure A). Special attention is essential in maintaining the protective barriers during the construction, ensuring that it remains rigid and complete as well as fit for the purpose intended. To avoid disturbances to the protective barriers once installed, they will be inspected frequently, including during site visits by the project Arboriculturist. Repairs shall be made immediately where required.

WORKS WITHIN THE RPAs:

- New surfacing will be required within the RPAs of T1, T3, T10, T20, G13, G14 and G27 will be carried out in accordance with the following protective measures in

accordance with BS5837:2012:

- Position of tree protection barriers and placement of ground protection should machinery be used within RPA.
- The new surface will utilise a no-dig technique where possible. The surface will be created using a porous material and granular wearing course/sub-base system, retained by non-invasive timber edging (see Figure B cross-section below). A no-dig solution using a Cellweb Tree Root Protection system will require that only turf layers and other vegetation need to be removed from the surface as the Cellweb system does not require excavation into the soil, therefore avoiding damage to tree roots. Construction will need to be undertaken by hand and with care not to disrupt the ground condition within the RPA.
- A separation fabric, using the Treetex T-300 Geotextile (Geosynthetics Ltd), will be laid directly onto the ground as a separation and filtration layer. Treetex T-300 also acts as a pollution control layer to protect the soils beneath. Angular 40/20mm stone will then be laid as a sub-base to allow for variable levels and soil conditions within the site. The Cellweb Tree Root Protection system will then be laid, (strictly as per the manufacturer's specification) and filled with the same stone as infill to provide a load-bearing and permeable structure suitable for pedestrian movements.
- Any excavation work required for new surfacing within the RPAs will be carried out in accordance with the following protective measures in accordance with BS5837:2012:
 - Excavation works should be carried out under direct supervision of an appropriately qualified Arboriculturist.
 - Excavation within the RPAs will be carried out using hand-held tools or by compressed air displacement (i.e. air-spade).
 - A light weight machine will only be used where practical and at the discretion of the supervising Arboriculturist (typically for the displacement of imbedded rocks/rubble).
 - Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool.
 - Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly.
 - Exposed roots will be covered with top soil or a hessian sack to avoid root desiccation.
 - Exposed roots to be retained as part of the construction will be supported by sharp sand.

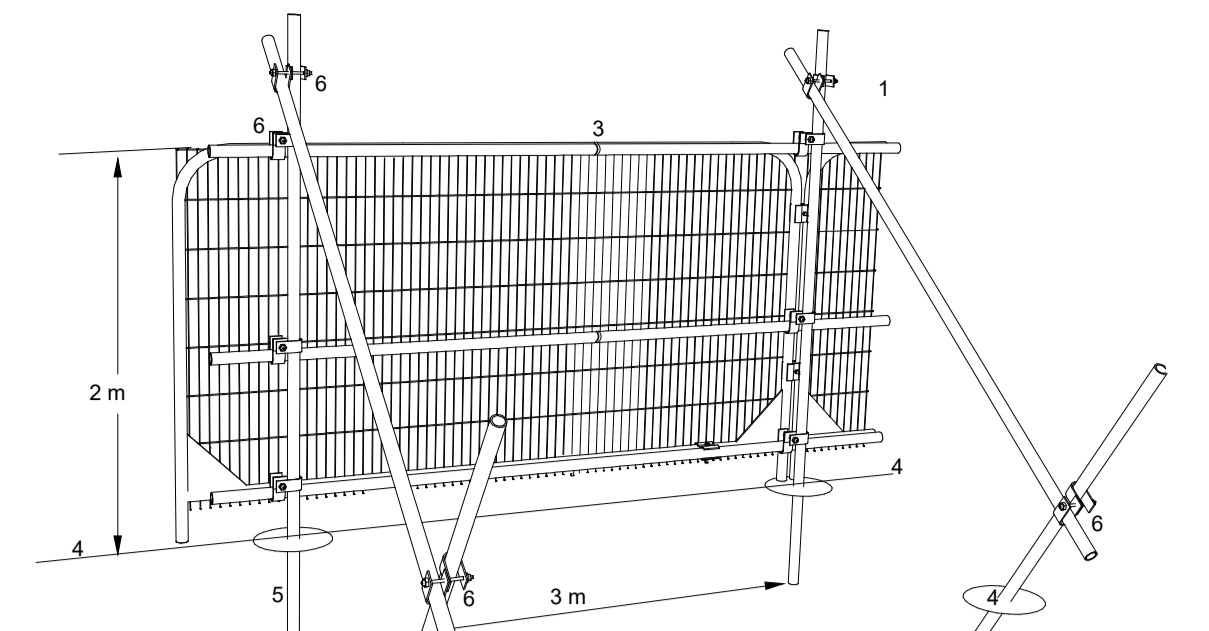
GENERAL SITE PRECAUTIONS:

- The following points must be observed during both advanced works and the construction process:
 - No fires will be lit on-site;
 - Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
 - No access will be permitted inside RPAs (unless authorisation is obtained in writing from the LPA);
 - No materials, equipment or debris will be stored within the RPA at any time;
 - If during demolition or construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
 - Notice boards, telephone wires or other services must not be attached to any part of retained trees; and;
 - Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, seepage or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree.

PROCEDURES FOR INCIDENTS:

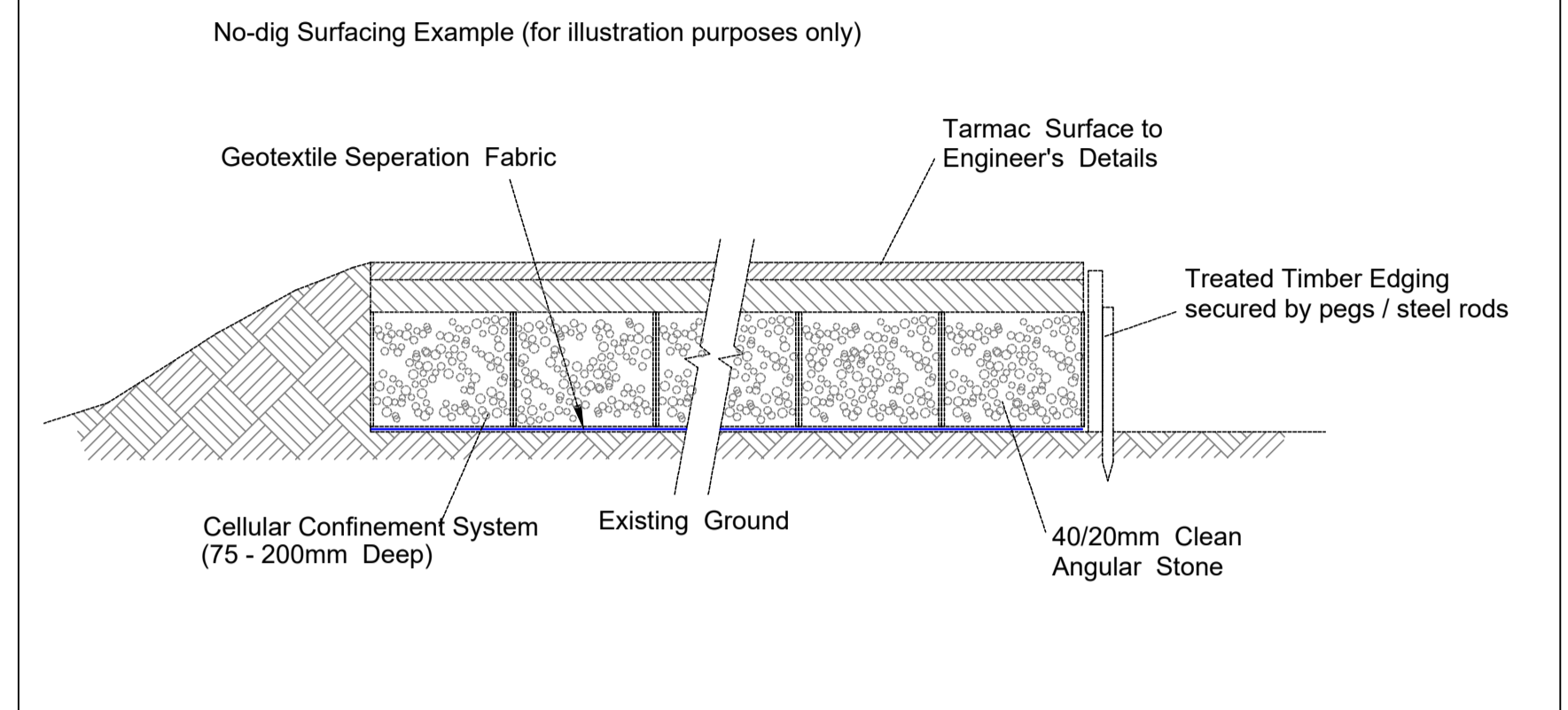
- If any breach of the approved tree protection measures occurs:
 - The site manager must be informed immediately;
 - The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
 - Swift action must be taken to halt the breach and prevent any further breaches; and
 - All preventative action and details of agreed remedial works must be recorded and reported to the LPA.

Figure A: Default specification for protective barrier



- Standard scaffold poles
 - 2.2m tall galvanized tube and weld mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - Existing ground level
 - Uprights driven into the ground until secure (minimum depth 0.6m)
 - Scaffold clamps
- Examples of alternative barrier designs can be found in the method statement. Should an alternative design be more viable and appropriate, it must be agreed with the project arboriculturist before its implementation.

Figure B: Specification for no-dig surfacing (Geosynthetics Ltd)



Tree Retention and Removal Plan

Tree Protection Plan



Survey Boundary	Root Protection Areas	Scrub to be removed
Category B - Trees of Moderate Quality and Value	Proposed Tree and Hedgehog Removal	Tree Protection Barrier Locations
Category C - Trees of Low Quality and Value	Cutting back of Hedgehog and Tree Pruning	Works within RPAs

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

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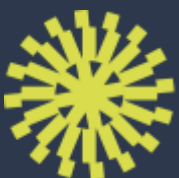
Project title	Catalyst Bicester Phase 4 (Bloombridge Land)
Drawing title	Tree Removal and Protection Plan
Scale	1:750 @ A0
Date	30.04.2024
Drawn	LB
Checked	JP
Revision	A

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