

Proposed Himley Village
North West Bicester,
Middleton Stoney Road,
Bicester,
Oxfordshire

App. Ref: 14/02121/OUT

**Arboricultural information
to satisfy condition 27.**

2nd December 2020

(Rev. 31.03.21)

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1.0 INTRODUCTION

1.1 Brief

1.1.1 Marlow Consulting Ltd has been instructed by Countryside Properties Ltd to produce information to satisfy condition 27 of a planning permission (Ref: 14/02121/OUT) granted by Cherwell District Council for the development of Himley Village.

1.2 Information provided

1.2.1 Marlow Consulting Ltd has been supplied with the following information;

- Topographical Survey (Job No. P3345, Rev A) produced by Healer Surveys.
- Planning Layout (Rev. Q).

2.0 Condition 27 (Perimeter Palisade Fence)

2.1 Please find below as figure 1 a copy of condition 27.

Condition 27:

No development shall commence on a phase until an Arboricultural Method Statement (AMS) undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions including a scheme for the provision of protective fencing, to prevent damage during construction, for the retained hedgerows, trees, woodlands, ponds and areas of green space within that phase, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on the phase shall be carried out in accordance with the approved AMS with all tree protection erected prior to development commencing on that phase. If any tree or hedgerow shown to be retained is cut down, uprooted or destroyed or dies, another tree or hedgerow shall be planted in the same place within the following planting season and that tree shall be of such a size and species as will be first agreed in writing with the Local Planning Authority.

Figure 1 Copy of condition 27.

2.2 Please find as Appendix 1 a BS5837 Tree Survey Schedule in the form of two sheets with our assessment of the suitability for retention of the trees, groups and hedges within and adjacent to the site. Please find as Appendix 2 views of the trees and hedges.

3.0 ARBORICULTURAL METHOD STATEMENT

3.1 Tree Works

- 3.1.1 Prior to any other works commencing on site, including the erection of protective fencing, those trees identified to be felled, should be removed. Any other tree works should also be carried out.
- 3.1.2 The Tree Surgeon should be able to demonstrate proof of experience and hold the relevant insurance cover.
- 3.1.3 Any pruning works required to facilitate the development will be carried out. Such works will be kept to a minimum. All pruning works will be carried out in line with best practice and current industry standards.
- 3.1.4 The statutory protection afforded by the Wildlife and Countryside Act and Countryside and Rights of Way Act will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England, or other competent persons and recommendations adhered to.
- 3.1.5 All work shall be undertaken at the appropriate time and with the consent of the Local Authority.
- 3.1.6 All operations shall be carefully carried out to avoid damage to the trees being retained or neighbouring trees. No trees shall be used for anchorage or winching purposes.

3.2 Arboricultural Supervision

3.2.1 The purpose of the Arboricultural Supervision is to ensure that the Tree Protection measures are being adhered to, no damage has occurred to retained trees and if any conflicts have arisen, they are promptly and effectively dealt with.

3.2.2 The following phases of Arboricultural Supervision are suggested;

Phase 1 Pre-development Stage.

- A pre-commencement meeting will be held with the Client (or his representative), the Site Manager and the Project Arboriculturalist.
- The purpose of the meeting will be to develop a relationship between the Arboriculturalist and the Site Manager and to discuss tree protection measures, including the position and type of protective fencing. The fencing is to be erected prior to any works on site commencing.
- Contact details of all parties will be exchanged to ensure effective communication.

Phase 2 Development Stage

- During the development stage, initially, regular site visits will be carried out by the Project Arboricultural Consultant. The first two site visits will be weekly.
- Once compliance with the tree protection measures is established site visits can be reduced in frequency and any concerns/issues raised on site dealt with by means of phone call or email.

Phase 3 Post-development Stage

- Once all construction related works have been completed the protective fencing will be removed.
- Any landscape operatives employed in respect of hard or soft landscaping will be briefed by the Project Arboriculturalist.

3.3 Construction Exclusion Zones

3.3.1 The line of protective fencing is defined by the extent of the Root Protection Areas/branch spreads. The area inside the protective fencing is the Construction Exclusion Zone. Within the CEZ, the following will apply;

- No mechanical excavation.
- No excavation by any means without arboricultural site supervision.
- No lowering or raising of levels (except removal of grass sward/surface layer, using hand tools).
- No storage of plant or materials.
- No storage or handling of any chemicals, including cement washings, vehicle oils or fuels.
- No vehicular access.
- No fire lighting.
- No underground services, water storage, SUDS or other storage schemes.

3.4 **Tree Protective Fencing**

3.4.1 The protective fencing shall be installed prior to any of the following taking place:

- Plant and material delivery.
- Demolition and removal of garage bases.
- Soil stripping.
- Construction works.
- Utility installation.
- Landscaping

3.4.2 Once erected, all tree/ground protection will remain in place and will not be altered or moved without consultation and the agreement of the Project Arboriculturalist and the Local Authority.

3.5 **Avoiding damage to stems and branches**

3.5.1 Care shall be taken when planning site operations in proximity to retained trees 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 can result in serious damage and might make their safe retention impossible.

3.6 **Installation of underground services within the Root Protection Area (RPA)**

3.6.1 If, for whatever reason, installation of underground services has to pass within RPAs, the Project Arboriculturalist and the Local Authority must be notified prior to any tree protection barrier removal.

3.6.2 Trenching, for the installation of underground services, severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care will be taken in the routeing and methods of installing underground services. Wherever possible, they should be kept together and arboriculturally sensitive methods of excavation used. At all times, where services are to pass within the Root Protection Area, detailed plans showing the proposed routeing will be drawn up in conjunction with an Arboriculturalist. Such plans will also show the levels and access space needed for installing the services.

3.7 **Soft landscaping within the Root Protection Area (RPA)**

3.7.1 Ground preparation will be carried out sensitively to ensure root damage is mitigated as much as practical. At no time is any heavy plant to be used within the RPA. Removal of existing vegetation will be carried out by hand. Turf may be removed using a mechanical turf stripper or by hand.

3.7.2 At no time shall a rotovator be used within any RPA to prepare the soil. Any levelling will be done by hand with the use of hand tools.

3.7.3 Should the soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the Project Arboriculturalist.

3.7.4 New plants will be planted individually to minimise root disturbance (e.g. no 'trench' planting).

3.7.5 No works will be carried out within any RPAs if the soil moisture is of a level likely to allow compaction to occur.

4.0 TREE PROTECTION

4.1 Please find as Appendix 3 the Tree Protection Plan.

4.2 The position of protective fencing is indicated by a dashed black line.

4.3 We would recommend the use of Herras fencing braced on a framework of scaffold poles, as shown as in figure 2.

Figure 2 Default specification for protective barrier

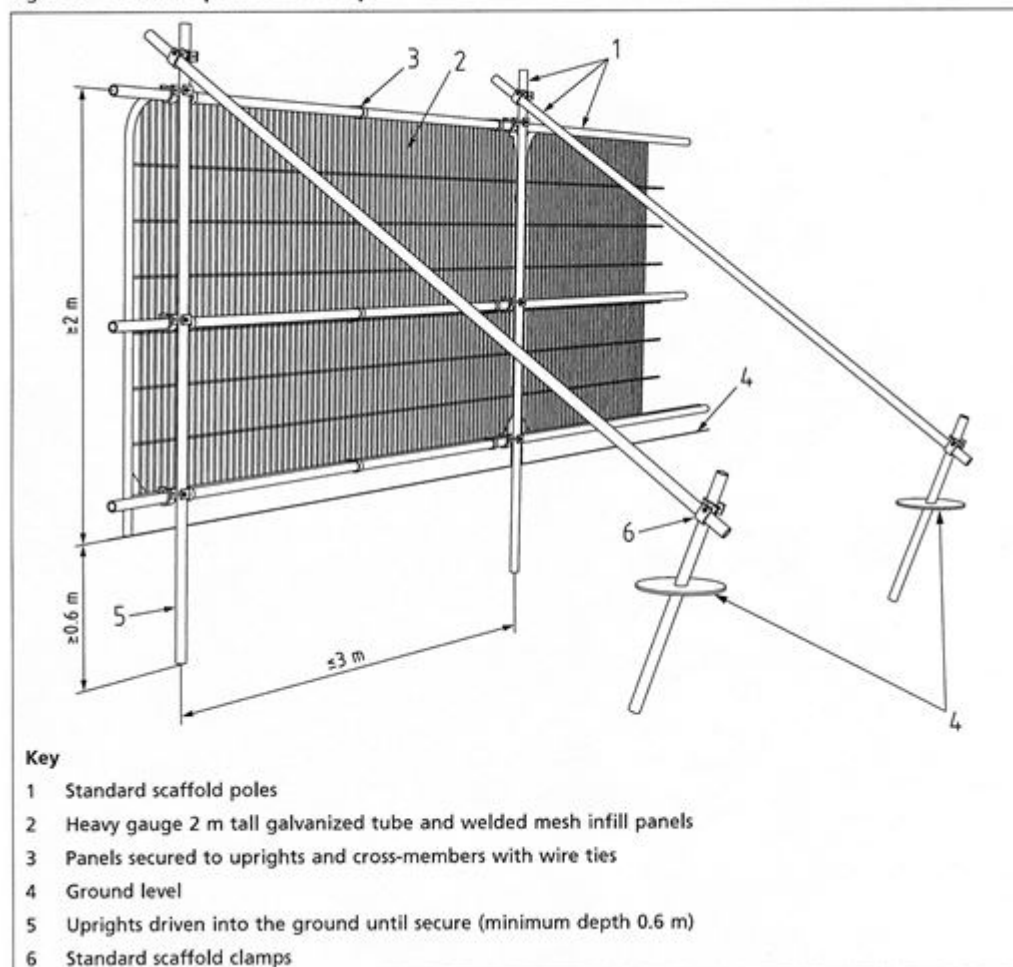


Figure 2 Recommended Tree Protective Fencing.

4.4 We would recommend informative signs are attached to the fencing as shown in figure 3.



Figure 3 Recommended informative sign to be attached to the Tree Protective Fencing.

Jeff Marlow
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Arboricultural Association Registered Consultant
Director, Marlow Consulting Ltd
2nd December 2020 (amended 31.03.21)

Appendix 1

Date of Site visit: 1st December 2020

Tree No.	Species	Height (m)	Trunk diam. At 1.5 m (mm)	Branch Spread (m)				Crown Clear. (m)	Age Class	Physiol. Condition	Structural Condition	General Observations	Preliminary Work Required	Est. Contrib. (years)	BS5837 Category Grading	Sub Cat	Root Protection Radius	Root Protection Area (m ²)
				N	S	E	W											
T1	Common Ash	9	200 #	3	3	3	3	4	Young	Poor	Fair	Sickly crown. Poor condition.	Fell.	<10	Fell U	1/2	2.40	18
T2	Common Ash	10	700 #	5	5	5	5	3	Middle Aged	Poor	Fair	Developed from a laid hedge. Sickly crown.	No work required.	10+	Low C	1/2	8.40	222
G1	Lime, Sycamore, Ash	>14	400 #	6	6	6	6	1	Young	Good	Good	Within 2m of the boundary fence. Overall in good condition.		20+	Moderate B	1/2	4.80	72
G2	Ash, Elm, Field Maple	>10	200 #	4	4	4	4	0	Middle Aged	Good	Good	Young trees and mature hedge with trees developing.	No work required.	20+	Moderate B	1/2	2.40	18
G3	Aspen	>18	500 #	6	6	6	6	4	Young	Good	Good	Dense group of stems.	No work required.	20+	Moderate B	1/2	6.00	113
H1	Ash, Blackthorn, Elm, Field Maple	>14	500 #	5	5	5	5	0	Mature	Good	Good	Previously laid hedge. Overall in good condition.	No work required.	40+	High A	1/3	6.00	113
H2	Blackthorn, Hawthorn, Field Maple, Oak	>8	200 #	4	4	4	4	0	Middle Aged	Good	Good	Overgrown with dense Brambles.	No work required.	20+	Moderate B	1/3	2.40	18
H3	Ash, Blackthorn, Elm, Field Maple	>6	150 #	1	1	1	1	0	Young	Good	Good	Previously laid hedge and parallel newly planted hedge.	No work required.	20+	Moderate B	1/3	1.80	10

- Estimated

Site: Himley Village

BS5837
Tree Survey Schedule

Marlow Consulting Ltd
T: 01562 820907

Date of Site visit: 1st December 2020

Tree No.	Species	Height (m)	Trunk diam. At 1.5 m (mm)	Branch Spread (m)				Crown Clear. (m)	Age Class	Physiol. Condition	Structural Condition	General Observations	Preliminary Work Required	Est. Contrib. (years)	BS5837 Category Grading	Sub Cat	Root Protection Radius	Root Protection Area (m ²)
				N	S	E	W											
H4	Elm, Hawthorn	>8	100 #	2	2	2	2	0	Young	Fair	Fair	Many dead/dying Elms. Gappy.	Remove dead/dying Elms.	10+	Low C	1/2	1.20	5
																	-	-

- Estimated

Appendix 2



Figure 1 View of Ash (T1).



Figure 2 View of Ash (T2).



Figure 3 View of Group G1.



Figure 4 View of Group G2.



Figure 5 View of Group G3.



Figure 6 View of hedge H1.



Figure 7 View of hedge H2.



Figure 8 View of hedge H3.



Figure 9 View of hedge H4.

Appendix 3

0 5 10 15 20 50 m
SCALE BAR 1:1000

LEGEND

- APPLICATION BOUNDARY
- HATCH IDENTIFIES BLOCK FACING
- HATCH IDENTIFIES LANDSCAPING WITHIN PRIVATELY DEEDED AREAS. PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING.
- HATCH IDENTIFIES LANDSCAPING WITHIN PUBLIC REAL ESTATE. PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING.
- 1800mm HIGH BRICK WALL
- 1800mm HIGH CLOSE BOARD FENCE
- 1200mm HIGH DRAPE WALL WITH 1200mm BRICK PIERS AND ORNAMENTAL BALUSTES
- 1200mm HIGH ESTATE RAILINGS
- 450mm HIGH TIMBER KNEE RAIL
- 450mm HIGH HEDGE
- 1800mm HIGH CLOSE BOARDED GATE, SEAM TO LOCK WITH ACCESS RAY
- FRENCH ENTRANCE DOOR, ALL EDGES TO HAVE FLUSH THRESHOLD. UNLESS NOTED OTHERWISE PROVIDE 300 x 1200mm LEVEL PLATFORM AT ENTRANCE TO BUILDING.
- PATIO / FRENCH DOORS
- GARAGE PERSONNEL DOORS
- GARAGE DOORS
- PROPOSED TREES SHOWN INDICATIVELY. PLEASE REFER TO SPECIALIST CONTRACTORS DRAWING.
- TREES TO BE RETAINED (REFER TO TREE SURVEY).
- ROOT PROTECTION AREA (REFER TO TREE SURVEY FOR NOTES).
- TREES TO BE REMOVED (REFER TO TREE SURVEY).
- IDENTIFIES LOCATION OF CHIMNEY

NOTES

- PATHS GENERALLY TO BE 800mm WIDE.
 - PATHS GENERALLY TO BE 800 x 1800mm UNLESS INDICATED OTHERWISE.
 - PAVING SHALL BE TO OFFSET 50mm WHERE FOOTPATH OR PATH ADJACENT TO BUILDING.
 - ARCHING STEP TO BE PROVIDED WHERE TIERED AREAS ARE FORMED. TO CONSIST OF 100mm HIGH GOLDEN (BSP) STONE CHAMPISS.
 - UNLESS OTHERWISE INDICATED TO BE 100mm BELOW B.S.L. UNLESS OTHERWISE NOTED.
 - ALL BUILDING PRINCIPAL ENTRANCES TO HAVE LEVEL THRESHOLDS.
- MATERIAL REFERENCE**
- R1 = BRICK OPTION
 - R2 = RENDER OPTION
 - R3 = STONE OPTION
- FOR MATERIAL SCHEDULES RELATIVE TO MATERIAL DISTRIBUTION PLEASE REFER TO FACING MATERIALS LAYOUT AND MATERIAL SCHEDULES DRAWINGS.

ID	Description	Start	End	Start Elev	End Elev
1	Level 1 garden area	0.00	100.00	100.00	100.00
2	Level 2 garden area	100.00	200.00	100.00	100.00
3	Level 3 garden area	200.00	300.00	100.00	100.00
4	Level 4 garden area	300.00	400.00	100.00	100.00
5	Level 5 garden area	400.00	500.00	100.00	100.00
6	Level 6 garden area	500.00	600.00	100.00	100.00
7	Level 7 garden area	600.00	700.00	100.00	100.00
8	Level 8 garden area	700.00	800.00	100.00	100.00
9	Level 9 garden area	800.00	900.00	100.00	100.00
10	Level 10 garden area	900.00	1000.00	100.00	100.00

COUNTRYSIDE
Places People Love

Himley Village Bicesteter

Planning Layout

Scale: 1:1000
Date: 18.12.20
Drawn by: FRS/JW
Checked: S/JW

Project: P20-3215_12-01
Sheet 1 of 3

Client: Countryside Properties Ltd
Drawing Title: Tree Protection Plan
Date: 31.03.21
Scale: 1:1000@A1

Line of Protective Fencing

Root Protection Area

Indicative Tree Position

Tree Suitability for Retention as per BS5837:2012

(tree numbers)

High (A)

Moderate (B)

Low (C)

Fell (L)

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Site: Himley Village

NO	TOTAL SQUARE FOOT
1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000
11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000
21	2100
22	2200
23	2300
24	2400
25	2500
26	2600
27	2700
28	2800
29	2900
30	3000
31	3100
32	3200
33	3300
34	3400
35	3500
36	3600
37	3700
38	3800
39	3900
40	4000
41	4100
42	4200
43	4300
44	4400
45	4500
46	4600
47	4700
48	4800
49	4900
50	5000
51	5100
52	5200
53	5300
54	5400
55	5500
56	5600
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58	5800
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60	6000
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69	6900
70	7000
71	7100
72	7200
73	7300
74	7400
75	7500
76	7600
77	7700
78	7800
79	7900
80	8000
81	8100
82	8200
83	8300
84	8400
85	8500
86	8600
87	8700
88	8800
89	8900
90	9000
91	9100
92	9200
93	9300
94	9400
95	9500
96	9600
97	9700
98	9800
99	9900
100	10000

