



ON CENTRE
SURVEYS

PROJECT RADIAL

FAST 2A

Arboricultural Implications Assessment

Prepared on instruction by

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A Pre-Development Tree Survey

1.0 Introduction

- 1.1 This Arboricultural Implications Assessment and Arboricultural Method Statement is aimed at identifying and addressing those matters concerning the successful retention of suitable trees within and adjacent to the proposed Project Radial – FAST 2A development at Bicester Heritage Centre.
- 1.2 The trees were re-inspected during January 2019 by Brian Higginson who holds the RFS Professional Diploma in Arboriculture and is a professional member of the Arboricultural Association. The report follows the guidelines given in BS5837 : 2012.
- 1.3 All trees have been inspected from ground level only. Should further more detailed inspection be deemed appropriate, this will be covered under 'Recommendations'. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.

2.0 Impact of Proposed Development

- 2.1 The proposed development has been carefully designed to ensure a successful juxtaposition between the existing trees and the proposed development.
- 2.2 The construction of the proposed development will involve the removal of the following trees.

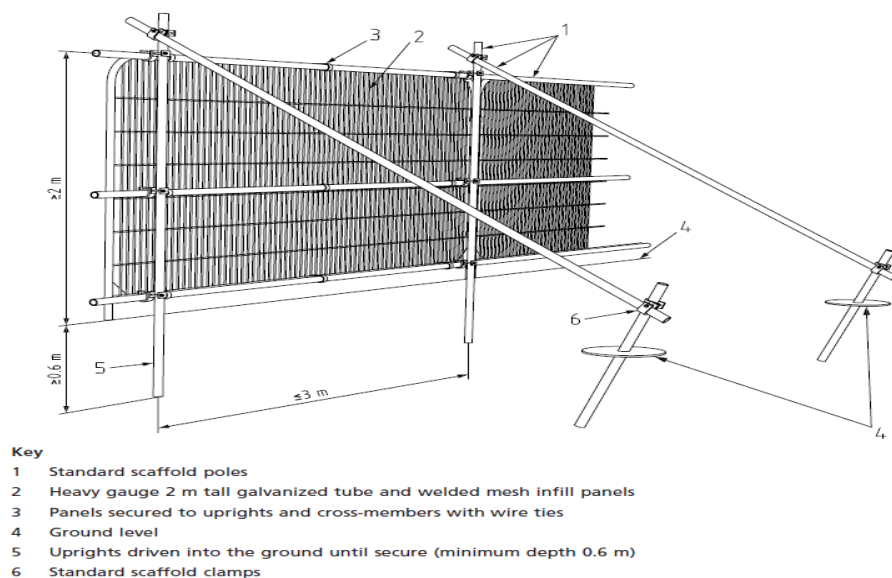
BS 5837 Cat	A	B	C	U
Trees to be removed	N/A	N/A	G245(part of) G246(part of) G247(part of) G248(part of) G286(part of) G287(part of) T261, T262, T263, T282, T283, T285,	N/A

The vegetation to be removed is predominantly invasive scrub, of mixed broadleaved species. This scrub is generally low quality. Where possible, boundary vegetation has been retained to retain an effective screen that can be improved with careful soft landscaping.

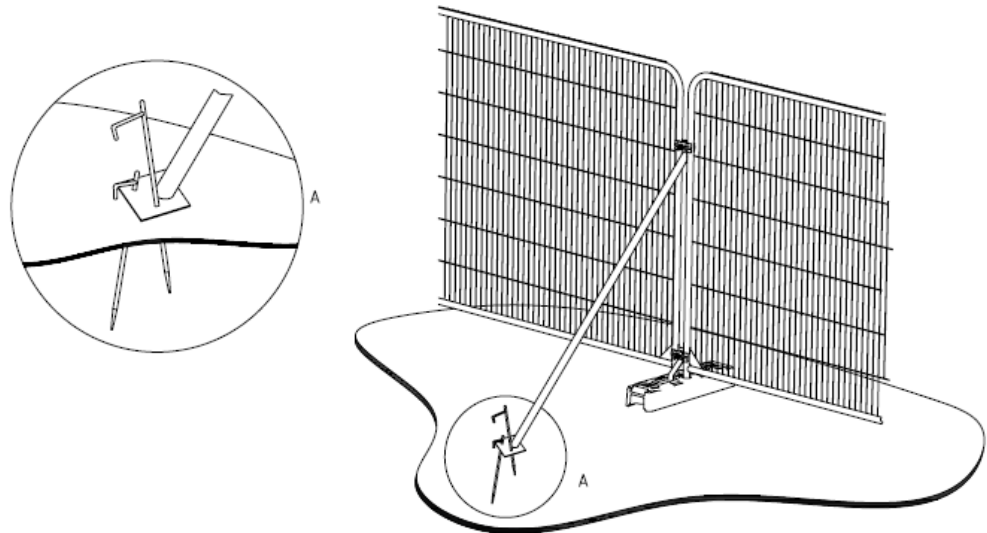
- 2.3 The proposed development will **NOT** fall within the root protection area of any retained tree.
- 2.4 The proposed development will **NOT** require any facilitation pruning to any retained trees.
- 2.5 Tree shading is **NOT** considered an issue, taking into account the orientation and location of the proposed building.

3.0 Tree Protection

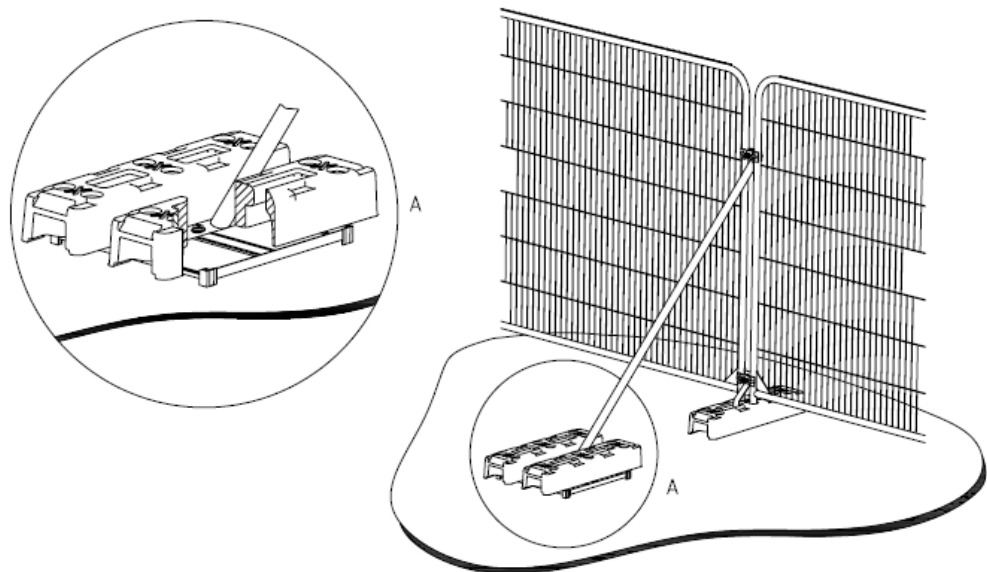
- 3.1 All trees that are to be retained on or in close proximity to the site will be protected by the use of stout fencing erected at specified distances from the base of the trees. This fencing will be constructed with weld mesh on a framework of scaffolding, or similarly sturdy material (Herras type fencing), driven into the ground to a suitable depth to ensure its stability all in line with BS5837:2012 figure 2 (shown below)



Alternatively, the herras fencing may be supported as shown below, and in line with BS5837 :2012 figure 3



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

- 3.2 All tree protection fencing will be erected prior to the commencement of the development so that trees are protected from the outset. This fencing will be regarded as inviolate. Once erected the fencing will remain in situ and will not be removed or altered without the prior consent of the Local Planning Authority Arboricultural Officer in consultation with the named arboriculturalist.

- 3.3 The protective fencing will be erected on the line shown on the Tree Protection Plan drawing.

4.0 On Site Storage of Spoil and Building Materials

- 4.1 Prior to and during construction works on site no spoil or construction materials will be stored within the crown-spread of any tree on, or adjacent to the site, even if the proposed development is to be within the crown-spread. This is to reduce to a minimum the compaction of tree roots. Any encroachment within this protected area will only be with the prior agreement of the Local Planning Authority Arboricultural Officer.

5.0 Location of Site Office

- 5.1 The location of the site office will not be within the crown spread of the trees on or adjacent to the site. Any re-siting of the office through the various stages of development will be agreed prior to the re-siting with the Local Planning Authority Arboricultural Officer.

6.0 Programme of Works

- 6.1 All tree surgery works and felling works approved by the Local Planning Authority Arboricultural Officer will be carried out prior to any other site works. Once completed, the proposed protective fencing will be erected along the lines indicated above.
- 6.2 This work will be carried out prior to commencement of any construction or demolition works on the site.
- 6.3 During the construction works on site the protective fencing will be maintained and every effort will be made to prevent unnecessary damage to the trees. The Arboricultural Officer will be notified immediately of any unforeseen damage. The necessary remedial tree surgery will be carried out at the earliest opportunity to the approval of the Arboricultural Officer. The site

should be inspected on a regular basis by a competent and qualified arboriculturalist.

- 6.4 On completion of the development works on site it would be advisable to carry out a further tree survey to identify any remedial tree surgery necessary as a result of the development works, and suggest details for future management of trees,

7.0 Remedial Tree Surgery

- 7.1 Any proposed tree surgery works identified and agreed with the Local Planning Authority will be carried out in accordance with BS3998:2010 (Tree Work - Recommendations). A competent arboricultural contractor will carry out the work. Any alterations to the proposed schedule of works will be agreed with the Arboricultural Officer prior to the commencement of the works.
- 7.2 Accidental damage to trees during the construction phase of the development will be noted and reported as per paragraph 11.2 of this document.

8.0 Levels

- 8.1 No changes or alterations to levels have been identified on this site. It is recommended that existing site levels are retained in order to minimise the potential for adverse impact on the frontage trees.
- 8.2 Should levels need to be changed in areas adjacent to the trees or within the minimum distance recommended, then appropriate measures will be taken to minimise the detrimental effects to the tree(s) in question, subject to prior approval.
- 8.3 If excavations have to be so close to the tree(s) that roots greater than 25mm diameter are likely to be encountered, particular care will be taken to avoid damage. Excavation in these areas will be undertaken by hand, avoiding any damage to the bark. The roots will be surrounded with sharp sand prior to the replacement of any soil or other material in the vicinity.

9.0 Services

- 9.1 It is proposed that all service runs will be placed outside the crown spread of the trees on or adjacent to the site. Where it is not possible to achieve this, the section of service run, which passes within the tree protection area around a retained tree, will be hand dug in accordance with 'broken trenches' (NJUG 4). This will ensure that tree roots are not damaged during the installation of the service. All root pruning will be agreed before hand with the named arboriculturalist in consultation with the Local Planning Authority Arboricultural Officer. All root pruning will be in accordance with BS3998:2010. All routes for overhead services will aim to avoid the trees. Where this is unavoidable any tree work will be agreed prior to commencement with the Arboricultural Officer.
- 9.2 All service runs to be agreed with the Local Planning Authority prior to the commencement of works.

10.0 Construction Within The Tree Protection Area

- 10.1 The proposed buildings have been carefully sited to fall outside the RPA of any retained tree, with only poorer quality specimens being removed to facilitate this.
- 10.2 No specific mitigation measures are required, apart from the regular monitoring of the tree protection fence during the development process..

11.0 Reporting Procedure

- 11.1 For the period of the development a qualified arboriculturalist should be named as the contact so that arboricultural issues that arise during the period of the development can be dealt with effectively.

- 11.2 When an inspection occurs, planned or otherwise, a report will be written and provided to the client. If appropriate the report will be copied to the Local authority Arboricultural Officer.
- 11.3 The site and associated development will be monitored/inspected regularly by the named arboriculturalist to ensure that the arboricultural aspects of the planning permission are enforced and to deal with and advise upon any problems that may arise during the development process. Should any problems arise during the development the site manager will contact the named arboriculturalist. The Local Planning Authority will be notified of any arboricultural issues that arise and appropriate action taken with the prior permission of the client.

12.0 Tree Protection Plan

- 12.1 The Tree Protection Plan drawing indicates the trees marked for retention and identified with a continuous canopy outline.
- 12.2 The drawing also indicates the location for the erection of the tree protection barriers, based upon the calculations of Root Protection Areas (RPA) as part of the Tree Constraints Plan. This drawing shows the actual position of the tree protection barriers.

Drawings

Tree Constraints & Protection Plan

