aspect arboriculture

THE BUNGALOW
WHITEPOST ROAD
BODICOTE
OX15 4BN

Arboricultural Method Statement

March 2020
10456_AMS.001

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1 INTRODUCTION

1.1 Background

1.1.1 Aspect Arboriculture are instructed to prepare an Arboricultural Method Statement (hereafter the AMS) to inform confident protection of retained trees during the construction of an extension to The Bungalow, Whitepost Road, permitted under application 19/02168/F.

1.1.2 Planning permission has been granted subject to Conditions, one of which relates to Arboriculture (Condition 5). Condition 5 (reproduced below), requires an AMS to be submitted in accordance with BS5837:2012.

1.1.3 CONDITION 5

Prior to the removal of the existing roof or any groundworks relating to the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

1.1.4 This document and appended Tree Protection Plan have been prepared in direct response to this request and have been informed by a survey of the site's existing trees underpinned by guidance BS5837:2012.

1.1.5 It is our understanding that this work will be submitted to, and approved by, Cherwell District Council prior to the commencement of any construction works on site. Once approved, the works should be implemented as specified and maintained to the Council's satisfaction until completion of the works.

1.1.6 The confident protection of retained trees will be achieved through the use of the appended Tree Protection Plan (Appendix A) and Works Auditing Schedule (Appendix B) alongside other supporting documents included within Appendix C.

1.2 Limitations

1.2.1 This document has been prepared to inform safeguarding measures during development works, and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey, however trees are prone to natural failure without warning; no guarantee can be made as to the absolute safety of any of the trees surveyed.

1.2.2 Aspect's opinion of tree condition and structural potential is valid for limited period of 12 months from the date of survey. Validity is assumed in the absence of inclement weather and no change to the trees' existing context.

2 ESSENTIAL WORK

2.1 Tree Protection Plan

2.1.1 The tree protection drawing provided in Appendix A will be relied upon during redevelopment works. The TPP should be read in conjunction with the entirety of this document.

2.1.2 To prevent avoidable damage to retained trees or erroneous tree loss, a scaled A1 copy of the TPP accompanied by a copy of this document will be provided to the site manager. This will ensure they are able to:

- Identify retained trees;
- Identify the correct locations for tree protection barriers;
- Identify features of the site that must be prepared/installed under an arboricultural watching brief;
- Request attendance of the project arboriculturist on site for site monitoring and to provide advice in case of any emerging issue;
- Demonstrate compliance with the Council's consent for development by completing the Works Auditing Schedule (Appendix B).

2.2 Tree Removals

2.2.1 It will not be necessary to remove any trees to implement the proposals.

2.3 Pruning Works

2.3.1 To enable the construction of the approved scheme, specifically, the construction of the roof of the proposed extension, it will be necessary to undertake selective pruning works to the south western portion of T1's (Lime) lower canopy. The extent of pruning is limited to the removal of two secondary branches to the branch collars visible at their point of origin.

2.3.2 Selective pruning works must be undertaken in accordance with section 7.8 of BS3998:2010. A qualified and competent contractor should be employed to ensure that cuts are performed correctly and positioned so as to avoid future structural defects or physiological issues and facilitate growth.

2.4 Sensitive Excavation

2.4.1 To facilitate the construction of the proposed extension, it will be necessary to carry out excavation works within of T1 and T2's RPAs. The affected area is illustrated on the Tree Protection Plan (Appendix A) with an orange hatch, and amounts to c.8% of T1's and less that 0.5.% of T2's RPAs.

2.4.2 To avoid having a detrimental effect on the retained trees, the excavation works must be carried out sensitively to a depth of 600mm adopting the principles within section 7.2 of BS5837:2012.

2.4.3 During the excavation within the RPAs, the following procedure will be adopted:

a) The breaking up and clearance of the existing hard surface must be undertaken sensitively using hand tools or a small excavator using a toothless bucket.

b) During the works the protective bark of larger roots is not to be damaged.

c) If necessary, roots that are less than 25mm diameter will be pruned back, preferably to a side branch, using sharp cutting tools i.e. bypass secateurs or pruning saw.

d) No roots over 25mm are to be severed without the approval of the project arboriculturist as they may be integral to tree health and stability.

e) Areas adjacent to roots that are to be filled with concrete will be lined with an impermeable membrane to prevent concrete leachate coming into contact with tree roots.

f) Exposed roots must be covered in hessian sack or clean top soil to protect from dehydration and temperature flux. The hessian sack is to be removed prior to backfilling. Exposed roots are to be surrounded with sharp sand. Builders' sand will not be used because of its' high salt content which is toxic to roots.

g) Any use of an excavator to complete excavations must occur from outside of the RPAs (which will be spray-marked on the ground in advance of the works taking place) utilising the retained hard surface. A toothless bucket will be utilised at all times.

h) A record of exposed roots will be made and accompanied by a photographic log (if encountered).

i) Should any issues be raised during the course of construction, the project manager should inform the project arboriculturist, indicating the nature of the problem. The project arboriculturist will then inform the LPA's arboricultural officer and provide recommendations for remedial action.

The Works Auditing Schedule (Appendix B) will be signed on completion of the works.

2.5 Tree Protection Barriers

2.5.1 Tree protection barriers are required to safeguard retained tree cover from damage during construction. The location for the barriers has been informed by the retained trees' RPAs, their canopy extents and existing site features, whilst allowing sufficient spatial separation from the proposals to enable construction.

2.5.2 Due to the scale of the development it is considered acceptable for a reduced specification barrier to be utilised, as an alternative to the standard specification provided within BS5837:2012. The location for tree protection barriers' is illustrated on the Tree Protection Plan (Appendix A) with a dashed light-blue line.

2.5.3 The existing area of soft landscape, immediately to the north of the proposed extension will be protected from compaction or disturbance during construction through the use of polyethylene ground boards (Trakmats or similar). The location of ground protection is illustrated within Appendix A with a light blue hatch, and is to be installed prior to commencement, and to remain in situ for the duration of works in the vicinity.

2.5.4 Written confirmation will be provided to the Council's Arboricultural Officer following the erection of the protective barriers. The project manager will be responsible for the setting out of barriers and for their monitoring at appropriate intervals during the construction of the development.

The Works Auditing Schedule (Appendix B) will be used as a record to show that barriers have been correctly sited.

2.6 Proposed Order of Works

i. Tree removals, tree protection measures, sensitive works, inspection and monitoring requirements will be identified/agreed during a pre-commencement site meeting.

ii. Necessary tree removals as illustrated within Appendix A to be carried out prior to installation of tree protection barriers and commencement of construction works.

iii. Tree protection barriers are to be installed following removals and prior to construction works.

iv. The Council's Arboricultural Officer shall be informed of the proposed commencement date as soon as possible, to allow the inspection of protection measures.

v. The project manager will assume responsibility for auditing works which fall within RPA's, as detailed with the Works Auditing Schedule (Appendix B).

vi. The project manager will assume responsibility for the monitoring of barriers at appropriate intervals for the duration of the development works. Erection of barriers and monitoring is included within the Works Auditing Schedule (Appendix B).

2.7 **Project Manager's Point of Contact for Arboricultural Input:**

Mr James Bardey (Aspect Arboriculture)
Telephone: 01295 276066
Email: James.Bardey@aspect-arbor.com

3 CONCLUSIONS

3.1 This document has been prepared in response to Condition 5 attached to planning consent 19/02168/F. It has been informed by guidance provided in BS5837:2012, including a survey of the site's existing trees.

3.2 Pursuant to the instruction, this document and its supporting work (Appendices A - C) identifies all features of the development works that must be managed to facilitate confident tree retention during the construction process.

3.3 To ensure confident tree retention, the excavation works to construct the foundations to the proposed extension must be carried out sensitively adopting the approach set out within this document.

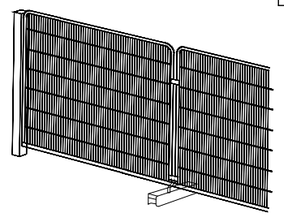
3.4 It is Aspect's opinion that, subject to strict adherence to this document, the proposed extension can be constructed whilst ensuring the confident protection of retained trees.

APPENDICES

APPENDIX A

TREE PROTECTION PLAN (10456 TPP 01)

Secondary Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

1:100 @ A3

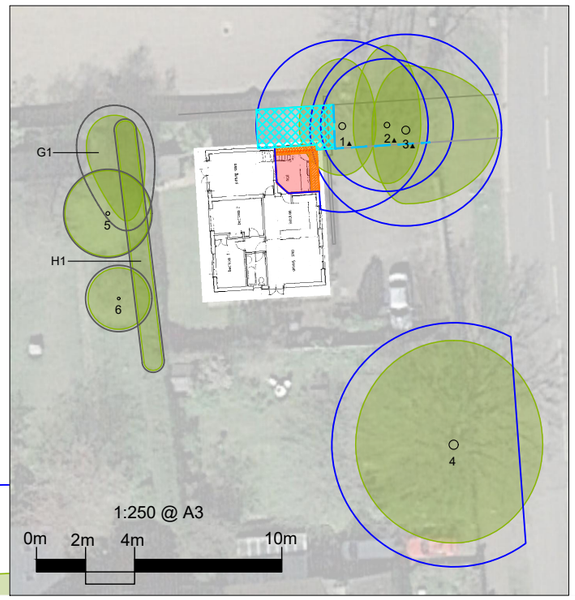
0m 1m 2m 4m

KEY:

- ⌀15 Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Tree Protection Barrier
- Manual Excavation
- Hard Surface Removal
- Tree Protection Barrier (Secondary Specification)
- Ground Boarding
- 1▲ Tree Preservation Order (ref: TPO No. 36/2017)

Note: All trees, groups and hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for trees 1 & 4 have been displaced to allow for the effect of the adopted highway and existing building. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

The Bungalow, Bodicote
Tree Protection Plan

CLIENT

Ms Debbie Whitford

SCALE	DATE	DRAWN
1:100 @ A3	DEC 2019	GW

DRAWING NUMBER	REVISION
10456 TPP 01	

Based on: 2019-20/12/2.pdf and aerial photograph cited from Google Earth

APPENDIX B

WORKS AUDITING SCHEDULE

Works Auditing Schedule

Works Requiring Auditing	Tree No.	Date Undertaken	Date Reported to LPA
1. Pre-commencement meeting identifying pruning works, tree protection barrier locations and works which require arboricultural auditing, as specified within 10456_AMS.001 and illustrated on drawing no. 10456_TPP.01.	As drawn	……	……
2: Installation of tree protection barriers prior to commencement of development works.	As drawn	……	……
3: Pruning works	T1	……	……
4: Excavation works within RPAs	T1 T2	…… ……	…… ……
Inspection of installed tree protection barriers as specified within 10456_AMS.001 and illustrated on drawing no. 10456_TPP.01 (appropriate basis).	As drawn	……	……

This schedule will be completed as evidence that works have been undertaken as per the approved methodology.

APPENDIX C

TREE SURVEY SCHEDULE (10456 TS 01)

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BS 5837:2012 Tree Schedule: The Bungalow, Whitepost Road, Bodicote

10456 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature, mature or over-mature

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
1	Lime	570	17m	5.5	2.75	4	3.5		6	5.5 (S)	Early Mature	Average	Indifferent	**Subject to TPO no: 36/2017** Single stem, forking at c.3m Previously crown lifted over driveway Cohesive canopy with T2 Average deadwood within canopy Structure typical for species given context	B2	6.9
2	Lime	450	18m	6.5	2.75	4.75	2.75		4 (N), 10 (S)	10 (S)	Early Mature	Average	Indifferent	**Subject to TPO no: 36/2017** Single stem, maintains single leader Cohesive canopy with T1 & T3 Structure typical for species given context	B2	5.4
3	Lime	640	20m	5.25	7.5	6	2.75		9.75	8 (S)	Early Mature	Average	Indifferent	**Subject to TPO no: 36/2017** Single stem, forking at c.3m Lean to east Previously crown lifted over driveway Cohesive canopy with T2 Offsite within adjacent garden	B2	7.8
4	English Oak	750#	13m	8.5	7.25	8#	8#		2	4.25 (N)	Mature	Average	Moderate	Single bole, branching from c.2m Spreading habit Previously crown lifted and reduced over footpath and adjacent highway Considered to be of moderate arboricultural quality	B12	9
5	Hybrid Black Poplar	300#	12m					3.5	4.5	4.5 (E)	Early Mature	Average	Indifferent	Offsite within adjacent garden Single stem forking at c.4.5m Structure typical for species Considered to be of low arboricultural quality	C12	3.6
6	Apple	220#	4m					2.5	1.75	2 (N)	Mature	Average	Indifferent	Ornamental planting offsite within adjacent garden Structure typical for species Considered to be of low arboricultural quality	C12	2.7
G1	Apple Elder Privet	2x200 max #	7 max.					2.5	1.5	1.5	Early Mature - Mature	Average	Indifferent	Offsite, set within adjacent garden Mixed ornamental group with single Elder Considered to be of low arboricultural quality	C12	3.3
H1	Leyland Cypress Privet	75 max.	3m					0.75	0.5	0.5	Early Mature	Average	Indifferent	Maintained garden hedge	C12	0.9

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