

Arboricultural Impact Assessment



Phase 3, Axis J9 Bicester
20th August 2021



**Tyler
Grange**

TG Report No. 10706_R11a_RA_CW

Report No:	Date	Revision	Author	Checked
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Summary

- S.1. This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Limited on behalf of Albion Land Ltd to accompany a full planning application for a new employment area at Axis J9, Bicester.
- S.2. This report provides details of a tree survey and assesses the impact of the proposed development towards existing trees. This report has been guided by the recommendations set out within the British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- S.3. The site is located to the west of Howes Lane and north of an employment site consisting of industrial workspace that has been recently constructed. The land is currently unused but was formally arable fields with boundary hedgerows present along the northern and eastern peripheries. To the west is a young, planted woodland that is starting to establish with dense tree cover. No trees were found within the site's interior.
- S.4. Tyler Grange originally conducted the tree survey in 2019 and re-surveyed the site in July 2021 to ensure the tree survey data is up to date.
- S.5. No trees or hedgerows need to be removed to facilitate the proposed.
- S.6. No Tree Preservation Orders are administered to trees present on the site or the immediate boundaries to be affected by the proposed development.
- S.7. The proposed bunds that surround the site will be constructed outside the Root Protection Areas of the retained trees and hedgerows to safeguard their long-term retention.



Section 1: Introduction

Purpose

- 1.1 This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd on behalf of Albion Land Ltd to accompany a planning application for a new employment area at land at Phase 3, Axis J9, Bicester
- 1.2 This report provides details of a tree survey of the site and assesses the impact of the proposed development towards existing trees. This report has been guided by the recommendations set out within the British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.3 This report also includes details for the protection of trees during the construction stage by way of a Tree Protection Plan and Arboricultural Method Statement (**See Plan 2**).
- 1.4 The application is to be submitted to Cherwell District Council who's local planning policy and national planning policy pertinent to trees is set out at **Appendix 2**.



Section 2: Tree Survey Findings

Site Description

2.1 The site is centred on grid reference SP 56498 23277 and its boundary is demarked by the red line on the Tree Constraints Plan (TCP) (**See Plan 1**). The site is located to the west of Howes Lane, Bicester and consists of fields that were formally under arable use. Trees on site include boundary hedgerows along the northern and eastern periphery. To the west is a young, planted woodland that is starting to establish with dense tree cover. No trees were found within the site's interior.

Tree Survey Summary

2.2 A tree survey was completed in accordance with BS5837, and the methodology as detailed at **Appendix 3**. A tree survey was originally completed by a suitably qualified Arboricultural Consultant of Tyler Grange in March 2019 that covered the whole site. A further survey was conducted in July 2021 to review the tree data within or adjacent to the application area.

2.3 A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.

2.4 The distribution of the trees and hedgerows surveyed is illustrated on the TCP which includes plotted details of their constraints to new development in accordance with BS5837, including:

- Tree quality gradings¹;
- Root Protection Areas (RPAs)²;
- Tree canopy spreads³; and
- Tree shading⁴.

2.5 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (**See Appendix 5**). 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.

2.6 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (**See Appendix 4**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.

2.7 A breakdown of category gradings across the trees, groups and hedgerows surveyed is provided in **Table 1** below.

¹The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 3.

²a 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. See further explanation at Appendix 3.

³Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.



- 2.8 Within the survey 1 category B tree (T1) was found. The rest of the trees were found to be of category C quality, including T9, groups G1, G2, G3, and G4 and hedgerows H1, H2, H5 & H7
- 2.9 No veteran or ancient trees are present on/within influence of the site.
- 2.10 No trees on site were found to be of high arboricultural value (Category A).
- 2.11 One mature oak tree (T1) is of moderate arboricultural value (Category B) as denoted by a blue tree canopy outline as illustrated on the TCP. The tree is located outside the application site, but was included within the survey update due to its proximity to the site.
- 2.12 Trees of low arboricultural value trees are denoted by a grey tree canopy outline as illustrated on the TCP. This includes the hedgerows present at the boundaries of the site (H1, H2, H5 & H7) and the young established wooded area (G2). These were assessed at being of limited quality but where noted as having some screening value, chiefly H1 along the eastern boundary to Howes Lane.
- 2.13 No trees on-site were found to be Category U.

Tree-related Designations

- 2.14 Following a background check using Cherwell District Council and MAGIC maps interactive mapping services, the presence or absence of tree-related designations is detailed in **Table 2** below.

Table 2: Tree-related Designations

Designation Type	Tree Reference Numbers
Tree Preservation Order ⁵	Tree T1 (under TPO 013/2001 – T2)
Conservation Area ⁶	None
Ancient Woodland ⁷	None
Woodland Habitat ⁸	Group G1 (National Forest Inventory, Woodland Interpreted Forest Type: Young trees, Area 2.06 hectares)

⁵ 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>.

⁶ 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>.

⁷ 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.

⁸ 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

- 3.1. The baseline tree constraints as detailed previously formed part of the overall design phase of the proposed development layout with respect to minimising the impact of arboricultural features of value. An arboricultural impact assessment has been completed based on a composite overlay of the proposed site plan and the TCP. The overlay is illustrated on the Tree Protection Plan (**TPP**) located at the rear of this report.

Tree Retention and Removal

- 3.2. No trees or hedgerows require removal to facilitate the proposed development.
- 3.3. No tree or hedgerow pruning works are deemed necessary to facilitate the development. Should pruning works be required at a later date then it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice and be approved by the LPA prior to commencement.

New Tree Planting

- 3.4. Landscape plans are being prepared by Re-form landscape architecture and will be submitted as part of this application. Reference should be made to these plans including the illustrative landscape master plan that shows replacement planting throughout the site.

Construction and Retained Trees

- 3.5. As shown on the **TPP**, the construction of the main building and the associated infrastructure is located outside the RPAs of all retained trees.
- 3.6. The proposed soil bunds that are located around the site are to be sited outside the RPAs of the retained trees and hedgerows.

Tree Protection for Retained Trees

- 3.7. The **TPP** details procedures for the removal of the hedgerow and the protection of the boundary trees and hedgerows retained.
- 3.8. BS5837:2012 section 6.2.1. states: '*All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone.*
- 3.9. The **TPP** details the location and specification of protective fencing which will safeguard the rooting environments of tree and hedgerows. Should consent be granted, it is recommended that adherence to the **TPP** is secured by way of suitably worded planning condition.



Long-Term Tree Management and Social Proximity

- 3.10. The site layout has been assessed in terms of shading and future pressure to prune retained hedges and trees. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern given the employment use of the site and low-level nature of boundary hedgerows and trees.

Conclusion

- 3.11. The proposed development does not require the removal of any trees or hedgerows to facilitate the proposed.
- 3.12. No proposed structures are to be shown within the RPAs of retained trees owing to the development offsets which have been provided, informed by the findings of the BS5837 tree quality survey.
- 3.13. Retained trees and hedgerows can be protected as part of the construction stage of the development as detailed within this report. Should consent be granted, a condition securing the adherence to the Tree Protection Plan is recommended.



Appendix 1: Proposed Site Plan



Appendix 2: Planning Policy Context

National and Local Planning Policy

- A2.1. The consideration for existing trees and woodlands in relation to planning and new is set out within Section 15 'Conservation and Enhancing the Natural Environment' within the NPPF.
- A2.2. Paragraph 175 states 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 compensatory strategy exists".
- A2.3. At a national level, the consideration for trees is recognised in the context of their contribution green infrastructure and biodiversity networks, and also in terms of their contribution in landscape terms to the local setting and character to a place. Great weight is also applied to the importance of conserving existing aged trees, including ancient woodland and trees and trees considered to be 'veterans'. No veteran, ancient trees or ancient woodlands are present to be affected by the proposed development and therefore para 175 as it relates to these features is not considered applicable to the application.
- A2.4. Local planning policy relating to trees in set-out within Cherwell District Council Adopted Local Plan 2011-2031. Which where appropriate to trees reads;

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment

- A2.5. 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

- A2.6. 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 3: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land topography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A3.7. The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will



use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.

- A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran - tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A3.9. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A3.10. An assessment of a tree's physiological condition is defined as:

Good - fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair - fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor - a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead - tree observed to fully dead with no living parts.

- A3.11. An assessment of a tree's structural condition is defined as:

Good - no significant structural defects.

Fair - structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor - structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



Tree Quality Gradings

A3.12. The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 4). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively. **Root Protection Areas**

A3.13. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.14. Plotted RPAs serve as 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.

A3.15. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);

b) topography and drainage;

c) the soil type and structure;

d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.16. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.17. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

A3.18. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.



A3.19. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

A3.20. 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.

A3.21. 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

A3.22. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A3.23. 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.

A3.24. 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.



Appendix 4: Cascade Chart for Tree Quality Assessment



Appendix 4: Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U 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	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 other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	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. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
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	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	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
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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 designation	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
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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 5: Tree Survey Schedule

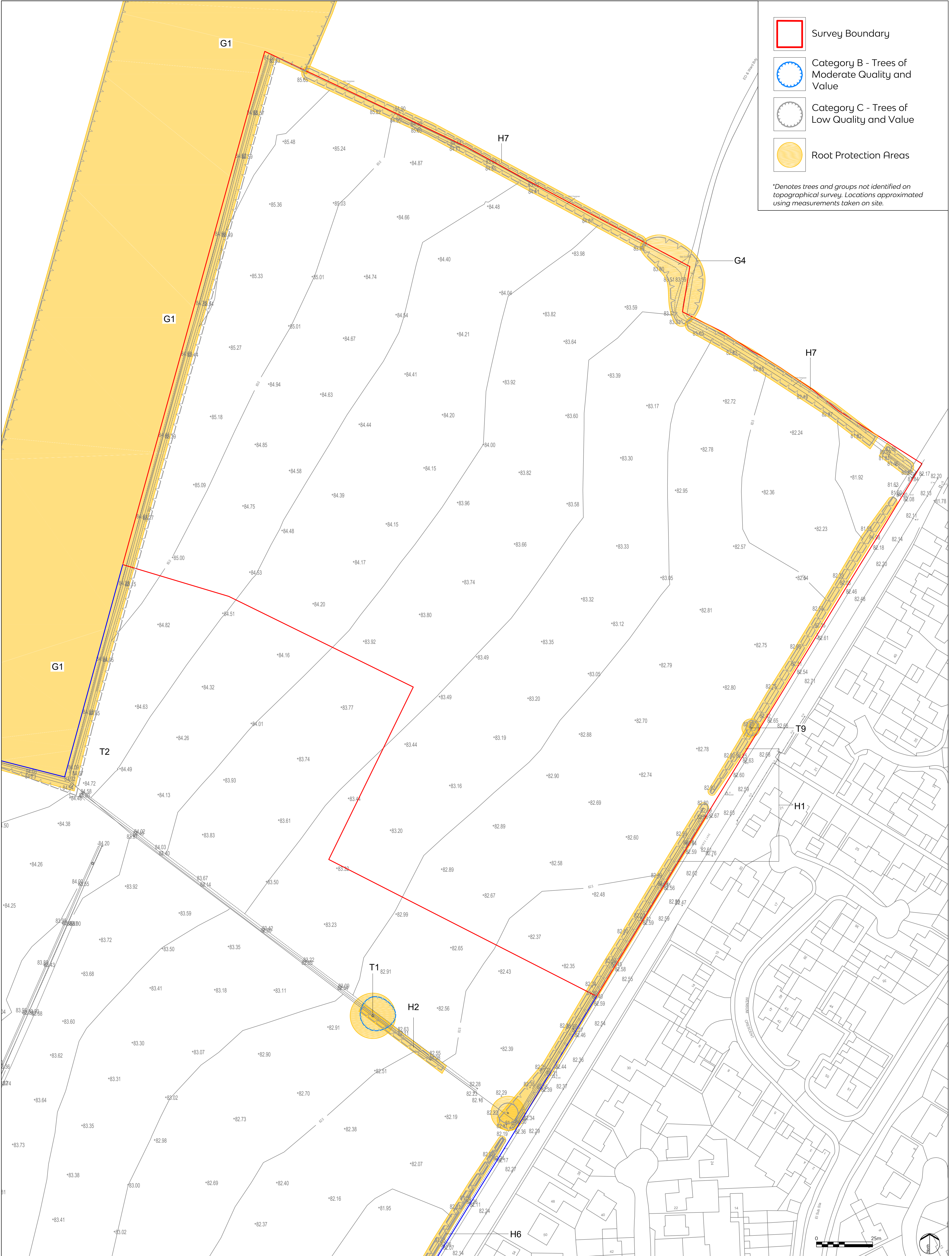


Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)				Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W	N	E	S	W							
T1	English Oak	10m	750	7.50	9.00	5.75	5.00	1.50	7.00	3.00	3.00	Mature	Fair	Good	B.1.2	Established in field boundary hedgerow. Structure is typical for the species. No significant defects noted. Typical age related deadwood throughout crown.	9.0	254
T9	Western Red Cedar	8m	300	3.00	3.00	3.00	2.00		1.00			Early Mature	Poor	Fair	C.1.2	Established in field boundary hedgerow. Low vitality / sparse crown.	3.6	4
G1	Common Ash, Goat Willow, Field Maple, Wild Cherry, Elm	8m av.	250 max.			3 av.			3 av.			Early Mature	Fair	Fair	C.1.2	planted woodland that is nearly established. Bramble scrub at site side edges. Site been cleared to drip line	3.0	N/a
G2	Elm, Wild Cherry, Common Ash, Elder	6 max, 4 av.	200 max			2 av.			0.00			Early Mature	Poor to Fair	Poor to Fair	C.1.2	Field boundary group predominately comprising Elm with some dead sections from DED.	2.4	N/a
G3	Crack Willow, Hybrid Black Poplar, Hawthorn, Elm	15 max.	5 x 280 max, 250 av.			3 av.			4m av			Early Mature	Fair	Fair	C.1.2	Planted group of Poplar with 1 x larger Crack Willow. Densely established.	7.5	N/a
G4	Sycamore	7 av.	250 max.			3 av.			1.00			Early Mature	Fair	Fair	C.1.2	Field boundary group of unmaintained trees.growing on banks of shallow ditch.	3.0	N/a
H1	Hawthorn, Elm, Elder	5m max	100 max			1m av.			1.00			Early Mature	Good	Good	C.1.2	Field boundary hedgerow. Unmaintained.	1.2	N/a
H2	Hawthorn, Elm	2m	75 max			1m av.			0.00			Early Mature	Fair	Fair	C.1.2	Field boundary hedgerow. Maintained at top and sides by flail cutter.	0.9	N/a
H6	Elm, Sycamore, Ash	4 av.	200 av.			2.5 av.			1.00			Early Mature	Fair	Fair	C.1.2	Field boundary group predominately comprising Elm with few small stature scattered trees.	2.4	N/a

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	N	E	S	W								
H7	Hawthorn, Blackthorn, Elder, Sycamore	3 av.	100 max		1.00					0.00			Mature	Fair	Fair	C1.2	Field boundary hedgerow. Maintained at sides with some scattered small stature trees. Not been pruned for some time . Site been soft striped up to trees	1.2	N/a

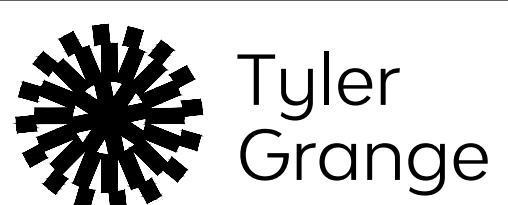
Plan 1: Tree Constraints Plan





- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas

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



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B	Updated site data	20/07/2021
Rev	Description	Date

Project title
Land of Middleton Stoney Road, Bicester

Drawing title
Tree Constraints Plan

Scale
Date 1:750 @ A1
06.07.2021

Drawing number
10706_P04

Drawn RA
Checked JP

Revision
B

Plan 2: Tree Retention and Removal Plan



ARBORICULTURAL METHOD STATEMENT

INTRODUCTION

This Arboricultural Method Statement (AMS) has been prepared by Tyler Grange Group on behalf of on behalf of Albion Land to support a full planning application for a new employment area at Axis J9, Bicester.

A tree updated survey in accordance with BS5837:2012 was completed by a suitably qualified arboricultural consultant of Tyler Grange on July 2021 of the trees located within or immediately adjacent to the application boundary.

The Tree Survey Schedule (10706/TSS01a) enclosed within the arboricultural impact assessment provides a tabulated record of the trees surveyed, including; species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each tree.

The Tree Constraints Plan (10706/PC1b) identifies the location of the trees surveyed, based on topographical survey data, and the associated Root Protection Areas (RPAs), tree canopy spreads and tree shading constraints.

ARBORICULTURAL METHOD STATEMENT

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 demolition and construction phases 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 AND HEDGEROW PROTECTION BARRIERS:

In order to protect the roots and canopy of retained trees and hedgerows from damage during construction, fencing will be installed as illustrated by a **squiggled purple line**. The locations of tree protection barriers have been informed by the Root Protection Areas (RPAs).

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 is deemed completed. Tree protection fencing will consist of BS5837:2012 Figure 3 fencing see **Diagram 1** specification. Tree protection signs will be attached the every 3 panels (see **Image 1**) 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. Repairs shall be made immediately where required.

GENERAL SITE PRECAUTIONS:

The following points must be observed during both advanced works and the construction process:

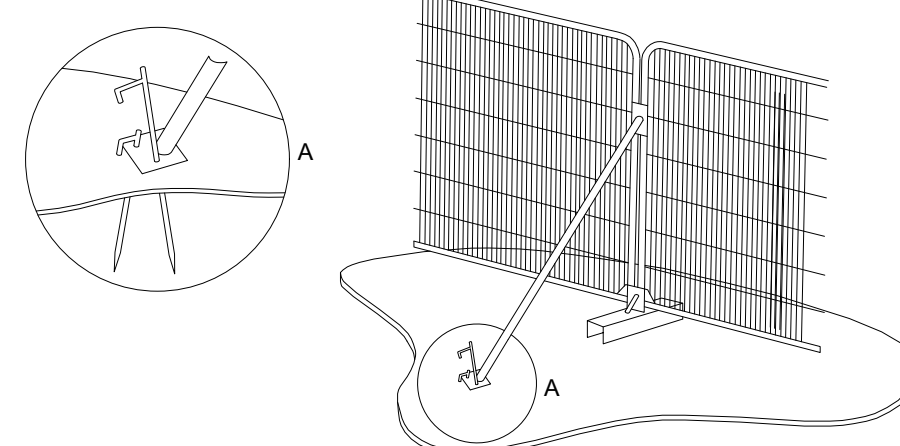
- No fires will be lit on-site;
- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs (unless authorisation is obtained in writing from the LPA);
- No materials, equipment or debris will be stored within the RPA at any time;
- 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.

Diagram 1: Protection fencing specification

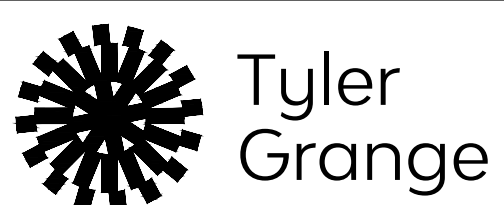
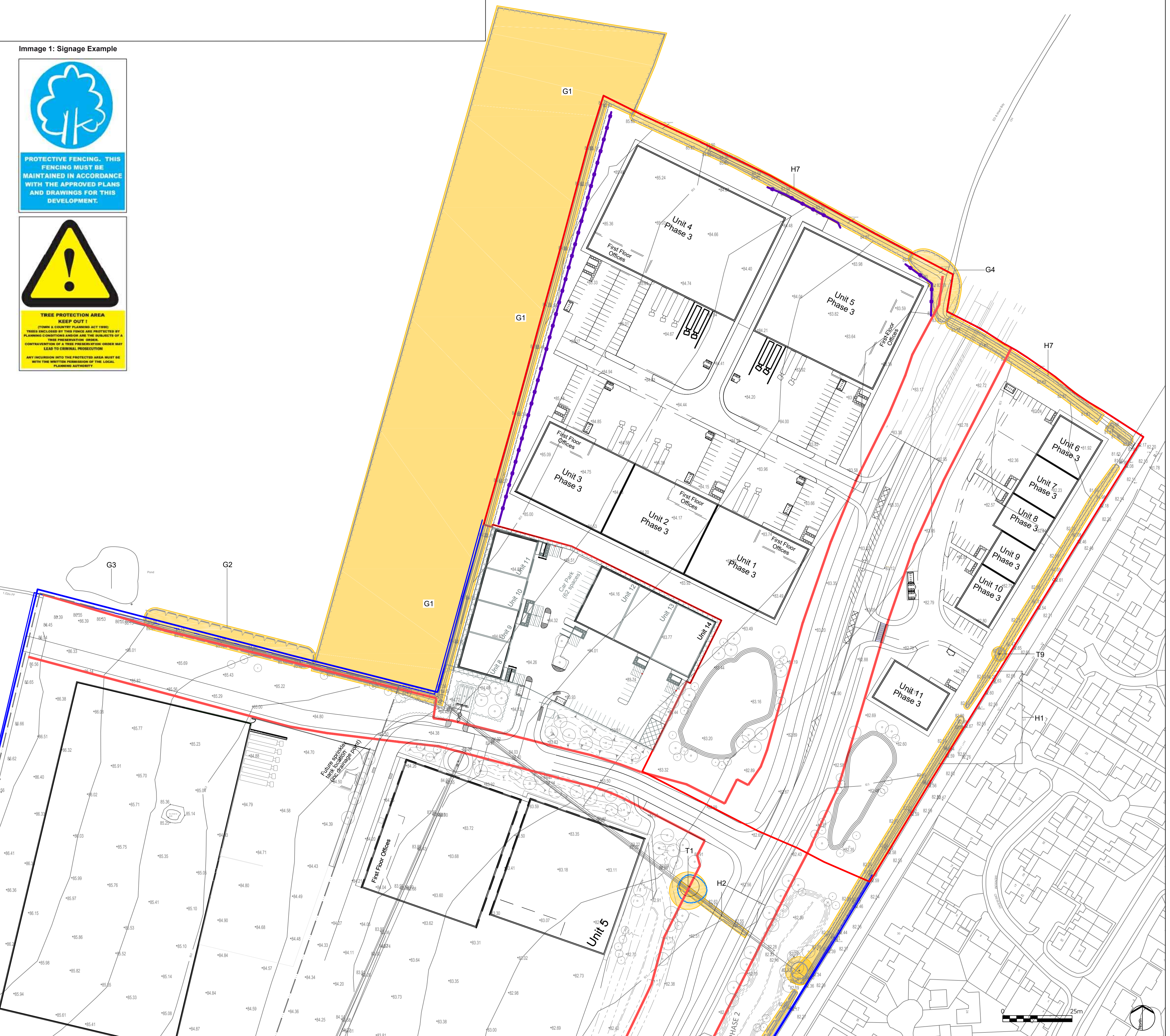


a) Stabilizer strut with base plate secured with ground pins

- Planning Red Line Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Tree Protection Barrier Locations
- Root Protection Areas

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

Image 1: Signage Example



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A Rev Revised tree removals Description 20.08.21 Date

Project title
 Land of Middleton Stoney Road, Bicester

Drawing title
 Tree Protection Plan
 (Arboricultural Method Statement)

Scale Date
 1:750 @ A1
 28.07.2021

Drawing number
 10706_P08

Drawn Checked
 RA
 JP

Revision
 A



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