

Arboricultural Method Statement



The Poplars, Land South of Clifton Road, Deddington

1st March 2022



**Tyler
Grange**

TG Report No. 11867_R03_JP_CW

Report No:	Date	Revision	Author
11867_R03	1 st March 2022	-	Jamie Pratt, BSc (Hons) MArborA

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Contents:

Section 1: Overview	1
Section 2: Arboricultural Method Statement	2

Plans:

Tree Constraints Plan 11867/P01c
Tree Retention and Removal Plan 11867/P02c
Tree Protection Plan 11867/P03c

Appendices:

Appendix 1: Tree Survey Schedule
Appendix 2: Signage Example
Appendix 3: Report Limitations and Tree Legislation
Appendix 4: Garage Foundation Design

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Section 1 - Overview

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by Tyler Grange Group Limited (TG) on behalf of Blue Cedar Homes to discharge planning condition no. 11 of full planning permission 20/03467/F. The Condition reads:

“No development shall commence unless and until an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions has been 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.

Reason - To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.”

- 1.2 The purpose of this AMS is to detail the procedures for tree removal and tree protection during the construction phase of the development in accordance with the planning condition and industry best practice. This report has been guided by the recommendations of the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (BS5837).
- 1.3 The limitations to the tree survey and this report are set-out at **Appendix 3**.

Condition Compliance

- 1.4 Copies of this report 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 phase(s) of the development. Improper implementation or deviation from working methodology set-out within this report could represent a breach of the planning conditions and trigger enforcement action from the Local Planning Authority (LPA).

Site and Tree Survey

- 1.5 A pre-development tree survey of the site has been completed in accordance with BS5837. Findings for each of the trees surveyed are detailed in the **Tree Survey Schedule (See Appendix 1)** and the accompanying **Tree Constraints Plan (See Plan 1)**. The Tree Survey Schedule provides a record of each survey entry, including tree reference numbers, species, tree and root protection area (RPA) dimensions, life stage, physiological and structural condition, and arboricultural value.

Statutory Designations Relating to Arboriculture

- 1.6 None of the trees are subject to a Tree Preservation Order. The site is located within the Deddington Conservation Area which protects all trees surveyed (measured over 75mm in stem diameter). Further details of the legislation are provided at **Appendix 3**.



Arboricultural Method Statement

2.1 The Plans and Appendices contained within must be read in conjunction with this report. These include:

- **Tree Retention and Removal Plan (TRRP) (See Plan 2)** – details the trees to be retained, removed or pruned.
- **Tree Protection Plan (TPP) (See Plan 3)** – details the protection measures for retained trees, including working within the RPAs.

2.2 This AMS details the following key areas of work relation to trees during the site preparation and construction phase:

- **AMS01** - Timing of Works
- **AMS02** - Tree Removal and Pruning Works
- **AMS03** - Tree Protection Fencing
- **AMS04** - Ground Protection
- **AMS05** - Works within Root Protection Areas (RPAs)
- **AMS06** - General Site Precautions
- **AMS07** - Procedures for Incidents

2.3 The **TPP (See Plan 3)** shows the Root Protection Areas (RPAs) and branches spread of retained trees. The RPA signifies the area that must be protected during the [demolition] and construction works to avoid harm to the rooting environments of trees. Where development and site works occur within RPAs or close the tree branches, there are mitigative measures and protocols that must be adhered to as detailed within this document. Unless otherwise stated within this document, within the areas protected by tree protection barriers the following shall apply:

- No excavation
- No lowering of levels
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No parking
- No welfare facilities

- No substances harmful to the environment or trees health shall be stored adjacent to or allow to flow into tree protection areas. This includes all fuels, oils, bitumen, cement storage towers and washing arear, building sand, salt or any other chemicals.
- No fires shall be lit in within 15m of the trees canopy.

AMS01 – Timing of Works

Timing of Works

- 2.4 The development must be carried out in the following order unless otherwise agreed in writing with the LPA. Each step must be completed in accordance with this document and before moving onto the next:
- 1) Tree removals and pruning works.
 - 2) Tree protection fencing installed.
 - 3) Site accessible to plant and construction traffic.
 - 4) Construction
 - 5) Removal of tree protection fence
 - 6) Soft landscape operations

AMS02 – Tree Removal and Pruning Works

- 2.5 Trees to be removed and pruned will be clearly identified on-site (via spray marking / taping / tagging as required) to avoid erroneous tree works. The appointed Arboricultural Consultant will be contacted if there is any uncertainty on trees to be removed or pruned.
- 2.6 Tree removals and pruning works will be carried out prior to the installation of tree protection barriers. Guidance will be sought from the appointed arboricultural consultant where tree removal works are to be phased and / or completed after the installation of tree protection fencing.
- 2.7 A geocoordinate AutoCAD file of the TRRP is available upon request which can be used by a surveyor to mark out the extent of tree group and hedgerow removals.
- 2.8 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.
- 2.9 The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any tree work being carried out.
- 2.10 No trees to be retained shall be used for anchorage or winching purposes.

Tree Removals

- 2.11 The **TRRP (See Plan 2)** identifies trees to be retained and removed. Trees to be removed are shown with a dashed tree canopy outline and red identification number. The removals will be restricted to and must follow the procedures as listed in Table 1 below.

Table 1. Tree Removals and Procedures

Tree Number	Removal Procedures
T2	Fell to ground level.
T4	Fell to ground level.
T5	Fell to ground level.
G1	Fell to ground level.
G2	Fell to ground level.
G3	Fell to ground level.
G4	Fell to ground level.

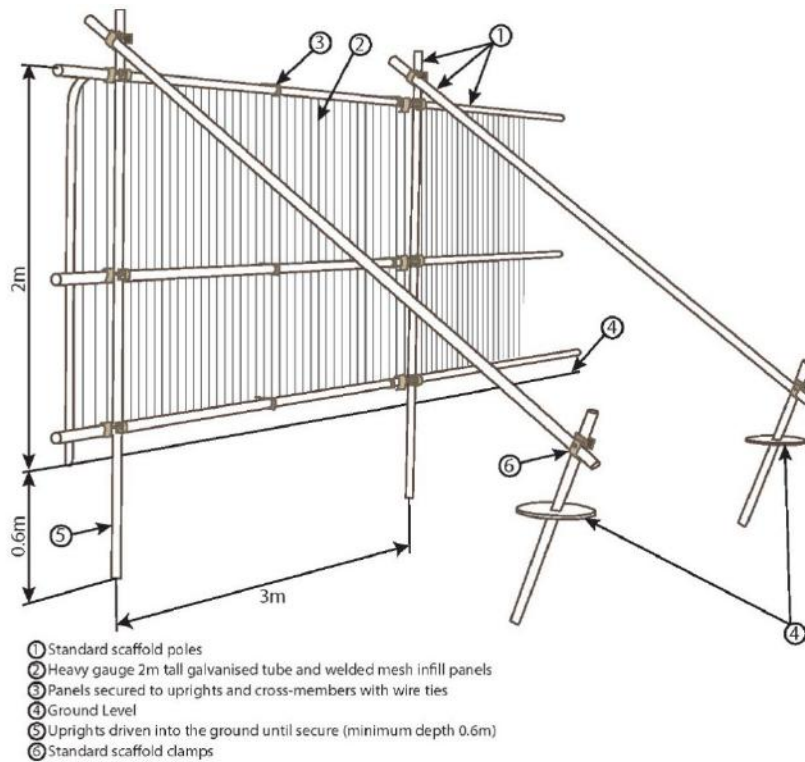
- 2.12 Particular care is required when removing the trees established within cohesive groups to avoid damage to the retained tree cover. This is relevant for tree removals T2, T4, T5, G1, G2, G3 and G4.
- 2.13 Remaining stumps from felled trees and vegetation within the RPAs of retained trees must be carefully cut flush to ground level and left in situ or ground out as opposed to pulled out with a machine. This is required to avoid up-rooting and disturbance within the rooting environment of adjacent retained trees.

Tree Pruning

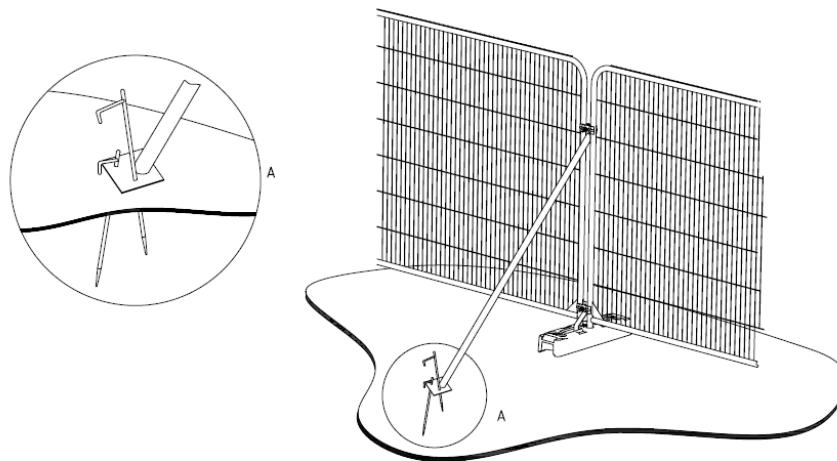
- 2.14 Tree T1 will be pruned on its southern side as shown on the **TRRP (See Plan 2)**. The canopy will be pruned back towards the tree by 4m to provide clearance from the dwelling and garage to be constructed. The trees will also be crown lifted to 2.4m on its southern side to provide clearance over the garden space.

AMS03 – Tree Protection Fencing

- 2.15 Tree protection fencing must be installed to protect the roots, trunks and branches of retained trees, group of trees and hedgerows from damage.
- 2.16 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 the construction works until the construction work is deemed completed.
- 2.17 The **TPP (See Plan 3)** identifies the location of the tree protective fencing. To ensure accurate positioning and to avoid costly adjustments, the tree protection fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to. A geocoordinate AutoCAD file of the **TPP** is available upon request. The fencing for tree T1 will be moved to a secondary position to facilitate access for works within the RPA. The fencing will only be moved once the works are imminent. Ground protection will then be laid to protect exposed areas of RPA (**See AMS04**).
- 2.18 The fencing will comprise 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.



2.19 An alternative reduced specification will be used for low-intensity areas and for hedgerows as shown on the **TPP**. This reduced specification will comprise a heras panels braces by a stabiliser strut and secured to ground with pins.



a) Stabilizer strut with base plate secured with ground pins

2.20 Stages for installing Tree Protection Fence are as follows:

- 1) Clearance of vegetation (where required) to allow working access to install the protection fence.
- 2) Setting out of fencing node points or spray marked by an appointed arboricultural consultant.

- 3) Fence is installed and signs installed.
 - 4) Appointed Arboricultural Consultant attends site to inspect protection fence on-site.
 - 5) Site accessible to construction traffic.
- 2.21 Special attention is essential in maintaining the protective barriers during the construction phase, ensuring that it remains rigid and complete as well as fit for the purpose intended. Protective barriers will be inspected frequently and repairs shall be made immediately where required.
- 2.22 All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone - No Access' (See signage example at **Appendix 2**).
- 2.23 Any alterations to the tree protection fence otherwise as stated within this AMS must only be completed under the guidance of a suitably qualified arboricultural consultant.

AMS04 - Ground Protection

- 2.24 The **TPP (See Plan 3)** identifies the location of the ground protection required in the RPAs of trees T1 and T19. The ground protection will be fully installed for tree T19 before the arrival of any plant or construction activity on-site. Ground protection will be used where tree protection barriers require relocating for tree T1 (exposing RPA) and where barriers are impractical to install such as prohibiting sufficient and safe working room to facilitate construction works.
- 2.25 Temporary ground protection will be capable of supporting any machinery used around the tree without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:
- for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
 - for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;
 - for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading.

AMS05 - Works within Root Protection Areas (RPAs)

- 2.26 The **TPP (See Plan 3)** shows the RPAs of retained trees. This signifies the area that must be protected during the constructions works to avoid harm to the rooting environments of trees. Where development and site works occur in these areas, there are mitigative measures and protocols to adhere to as detailed within the document.

AMS05.1 - Excavation within RPAs

- 2.27 The **TPP (See Plan 3)** identifies where excavation is required within RPAs for construction purposes.

- 2.28 Excavation for a surface water drain and building foundation is required within the RPA of tree T1. Excavation for new paving is required within the RPA of tree T19.
- 2.29 The excavation works will be carried out in accordance with the following tree protection measures:
- 1) The works will be completed under the supervision of a qualified arboricultural consultant.
 - 2) Protection fencing will be temporarily removed / repositioned to provide access.
 - 3) Identify area for excavation, mark out with pegs or spray paint.
 - 4) Remove hard surface if necessary (see relevant section of this report).
 - 5) Excavation within the RPAs will be carried out using hand-held tools or by air-spading or air-vacating.
 - 6) A light-weight machine will only be used as a last resort and at the discretion of the supervising Arboriculturist (typically for the removal of hard surfacing and imbedded rocks/rubble. The machine will be operated outside the RPA and where this is not possible ground protection must be laid in accordance with this document.
 - 7) For the drainage trench excavation within the RPA of tree T1, roots will be retained where possible by spanning the trench with services fed beneath.
 - 8) Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root. Avoid tearing or ripping the root.
 - 9) 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.
 - 10) Exposed roots will be covered with topsoil or a hessian sack to avoid root desiccation;
 - 11) Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed. Excavated holes must therefore be sheathed to reduce the risk of contamination where concrete is to be implemented.
 - 12) Backfill as soon as possible to cover cut root ends.

AMS05.2 – Investigative Excavation within RPA of T1 for Garage Construction

- 2.30 The garage for plot 7 will be constructed within the RPA of tree T1. The current proposal is to form a raft foundation design (see Appendix 5) which requires approximately 425mm excavation below the existing ground level within the RPA. The presence of roots within the footprint of the garage is unknown and therefore further investigation is required prior to construction of the raft foundation design.

2.31 An investigative trench will be completed to determine the presence or absence of tree roots within the 425mm excavation zone and whether the raft foundation can be implemented or whether an alternative solution, avoiding damage to any tree roots, is necessary. The following sequence / methodology will be adopted:

- 1) The investigative trench will be completed using an air-spade to efficiently remove soil without damage to tree roots and allowing for an effective assessment of any tree roots identified. The air-spade will be completed to a depth of 500mm and to cover the footprint of the garage where located within the RPA.
- 2) On completion of the excavation, an appointed Arboricultural Consultant will inspect the any tree roots identified, recording their size and significance to the trees physiological and structural condition.
- 3) Where no or minimal tree roots are found it is likely that the raft foundation design can be implemented without causing harm to the tree's rooting environment in so far as affecting the health or stability of the tree.
- 4) Should roots be identified of significance that would require severance, the raft foundation design will not be implemented / construction. The foundation design will be reviewed to provide a solution that avoid severance of roots identified, such as a screw-pile foundation method.
- 5) Where an alternative foundation design is required, this will be coordinated with the appointed arboricultural consultant. The known location of roots identified will inform the position and number of screw piles, for example.
- 6) The alternative foundation design as agreed between the appointed Arboricultural Consultant and structural engineers will be implemented and any agreed arboricultural supervision requirements will be adhered to.

AMS05.3 – No-dig Surfacing Footpath within the RPAs of T1 and T6

2.32 The **TPP (See Plan 3)** identifies where a new footpath is to be implemented to the north of tree T1 and T6. This will adopt a no-dig construction method, typically using a cellular confinement system (example below). Site conditions and circumstances may require the use of alternative products.



Figure 1. Example of no-dig footpath construction using a cellular confinement system laid on-top of existing round levels.

2.33 The design will take account of the bearing capacity of the soil and loading requirements. The detail of product and specification are technical engineering matters to be provided by the project engineer and product specialists. Design advice and detailed specifications can be provided by the following suppliers:

- Geosynthetics Ltd, 01455 617139, www.geosyn.co.uk
- Wrekin Products Ltd, 01543 440440, www.wrekinproducts.com
- Green Grid Systems, 01962 433460, greengridsystems.com

2.34 The final specification must meet the following design criteria for low-invasive surfaces to provide the conditions for continued tree survival and growth:

- Maintains oxygen diffusion through new surface to rooting area (5-12% by volume)
- Maintains sufficient passage of water to the rooting area (12-40% by volume)
- Maintains the high points of existing ground levels to avoid root damage (severance and/or asphyxiation)
- Avoids compaction by maintaining a soil structure sufficient to sustain root growth (soil bulk density below 1.4g/cc)

2.35 Implementation of the surface must adopt the following arboricultural mitigation measures:

- 1) Ideally, the surface should be installed between May and October when the ground is driest and least prone to compaction.
- 2) Protection fencing will be temporarily removed / repositioned to provide access as shown on the **TPP**.
- 3) Ground preparation and setting out of the surface will be overseen by the project arboricultural consultant.

- 4) Machines must not be used to scrape or prepare the ground.
- 5) Removal of any turf layer vegetation by using a herbicide (as advised by a specialist) or manual removal with hand tools only. Shrubs and saplings are to be cut and ground out to just below ground level rather than grubbed or winched out.
- 6) If required, remove existing hard surfaces / structures in accordance with this document.
- 7) Retain all original ground levels after vegetation removal. No excavation into the soil is to occur.
- 8) Level area if necessary, by raising low spots with non-compacted washed sand. No excavation of high spots is to occur unless otherwise agreed with the project arboricultural consultant.
- 9) Install membrane, system and surface in accordance with manufacturers specification.
 - a. Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or pegs.
 - b. Install kerbs and edgings directly on top of existing soil grade level. For light structures, a treated peg and board may be acceptable. For more substantial structures, railway sleepers, haunched concrete with road pins, drilled kerbstones, gabions or cast in situ kerbs will be appropriate.
 - c. Fill the cellular system ensuring any machinery works only on already filled areas. Typical infill consists of no fines angular granular material 20-40mm, which will remain un-compacted.
 - d. Install porous wearing surface.

2.36 If ground levels are to be raised more than 150mm this will be achieved by the use of a granular material, which does not inhibit vertical gaseous diffusion. For example: no-fines gravel, washed aggregate, structural soil (min. 20% sand content) or cobbles.

AMS05.4 - Installing of boundary fencing and walls within RPAs

2.37 Installing fence posts and wall footings within the RPAs of trees will adopt the following tree protection measures / stages:

- 1) Remove Tree Protection Fence to allow access to area.
- 2) Dig post holes / wall footings using hand tools, avoiding damage to the bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
- 3) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.

- 4) Line holes / trenches with non-porous membrane to prevent concrete leaching into soil.
- 5) Insert post and fill post hole with concrete to ground level / construct wall footings.
- 6) Install infill panels / brickwork.

AMS05.5 - Soft landscaping within RPAs

- 2.38 All landscaping and associated ground preparation within RPAs will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area.
- 2.39 Removal of existing vegetation will be carried out by hand; turf may be removed using a mechanical turf stripper or by hand.
- 2.40 Soft landscaping operations within RPAs will be conducted when no plant machinery is to be working on the site for the remainder of the build.
- 2.41 No rotovators are to be used within the RPAs of retained trees.

AMS05.6- Turfing within RPAs

- 2.42 Turfing operations within the RPAs of trees will adopt the following tree protection measures / stages:
- 1) Remove tree protection fence to allow access to area.
 - 2) Do not reduce high spot or conduct any excavations within RPAs.
 - 3) Existing poor-quality turf may be removed with a turf stripping machine
 - 4) Use good quality topsoil to level any low-lying areas and hollows and provide a fine tilth to lay turf on. This imported soil must not result in a level increase of more than 100mm in any area.
 - 5) Import turves by hand or in wheelbarrow. Wheelbarrows should be tracked over scaffold boards to prevent soil compaction
 - 6) Lay turves.

AMS05.7 - Planting

- 2.43 Should the existing 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 arboriculturist.
- 2.44 Planting operations within the RPAs of trees will adopt the following tree protection measures / stages:
- 1) Remove Tree Protection fence to allow access to area.
 - 2) Remove existing vegetation by hand.

- 3) Do not reduce any high spots or excavate in any way
- 4) With the use of a wheelbarrow Import good quality topsoil into the area. level to a depth no more than 100mm with hand tools.
- 5) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted).
- 6) Any mulch should also be imported and spread by hand.

AMS06- General Site Precautions

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

- The site compound area must be established outside of the unprotected RPAs prior to undertaking demolition and or construction works on-site, inclusive of any areas for materials storage, contractor parking and mixing must also be established outside of the RPAs;
- 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 under the guidance of a suitably qualified arboricultural consultant or otherwise stated within this AMS;
- No materials, equipment or debris will be stored within the RPA at any time unless otherwise stated within this AMS;
- 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, see page 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.
- Contamination of the soil by fuel and lubricant leaks must be avoided at all costs. If such a situation arises the project arboriculturist must be notified to assess the situation and prescribe remedial measures.

AMS07 - Procedures for Incidents

2.46 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.

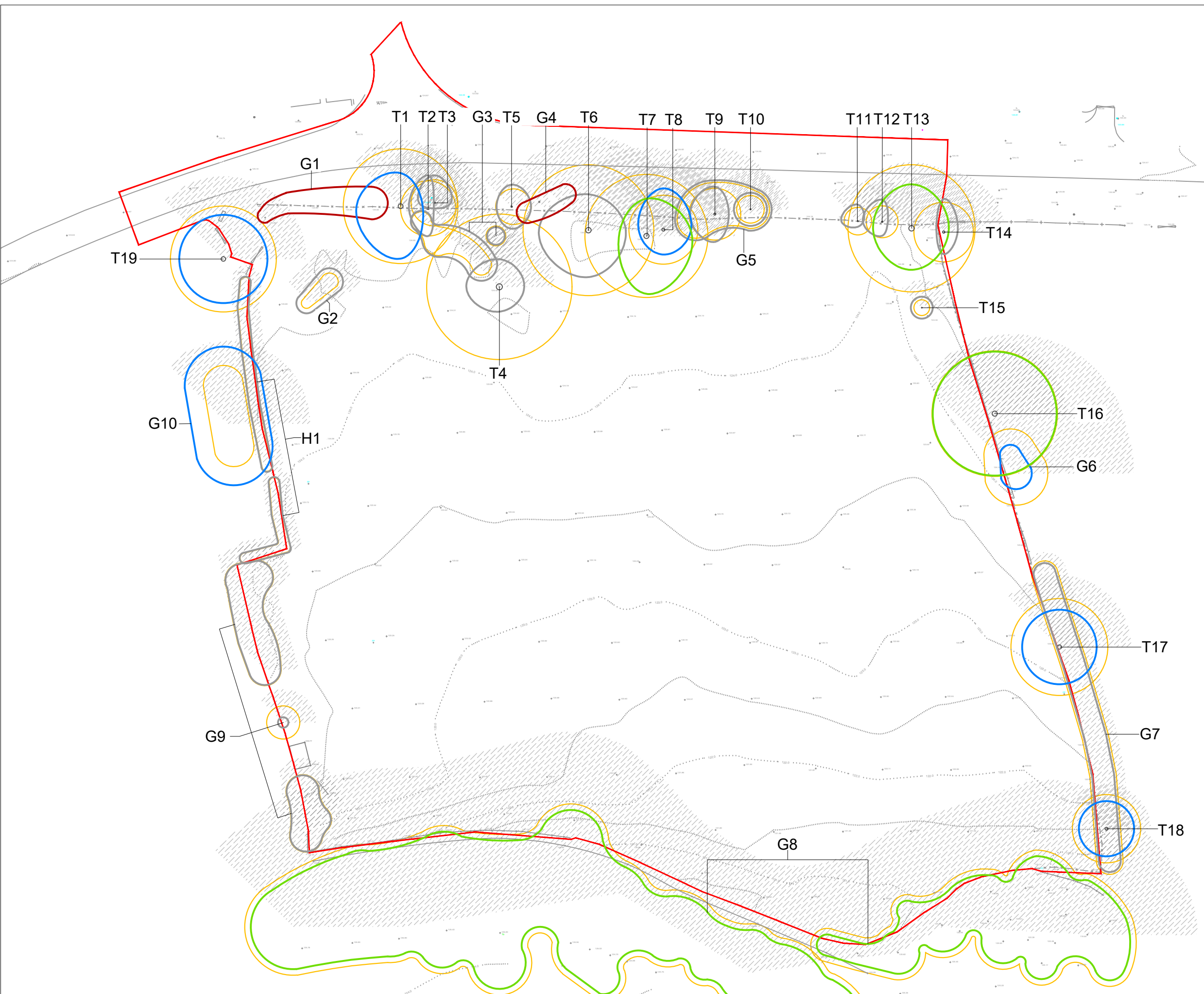
Plans:

Tree Constraints Plan 11867/P01c








Tree Retention and Removal Plan 11867/P02c

Tree Protection Plan 11867/P03c





Key:

-  Site Boundary
-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Dead / Dying Trees
-  Root Protection Areas
-  Tree Shading

Project Name
 The Poplars, Land South of Clifton Road, Deddington

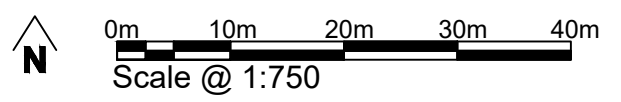
Drawing Title
Tree Constraints Plan



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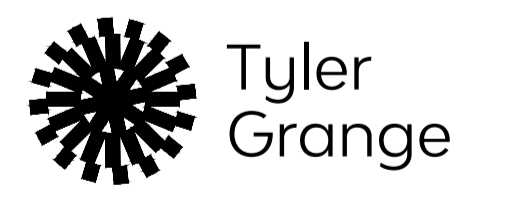
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- Key:
- Site Boundary
 - Category A - Trees of High Quality and Value
 - Category B - Trees of Moderate Quality and Value
 - Category C - Trees of Low Quality and Value
 - Root Protection Areas
 - Tree Shading
 - Removal of Low Value Trees to Accommodate new Development / Tree Management
 - Removal of Dead / Dying Trees for Boundary Enhancement
 - Pruning Work Requirements to Tree T1



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Project title
The Poplars, Land South of Clifton Road,
Deddington

Drawing title
Tree Retention and Removal Plan

Scale	1:400 @ A1	Drawn	LB
Date	28.02.2022	Checked	JP

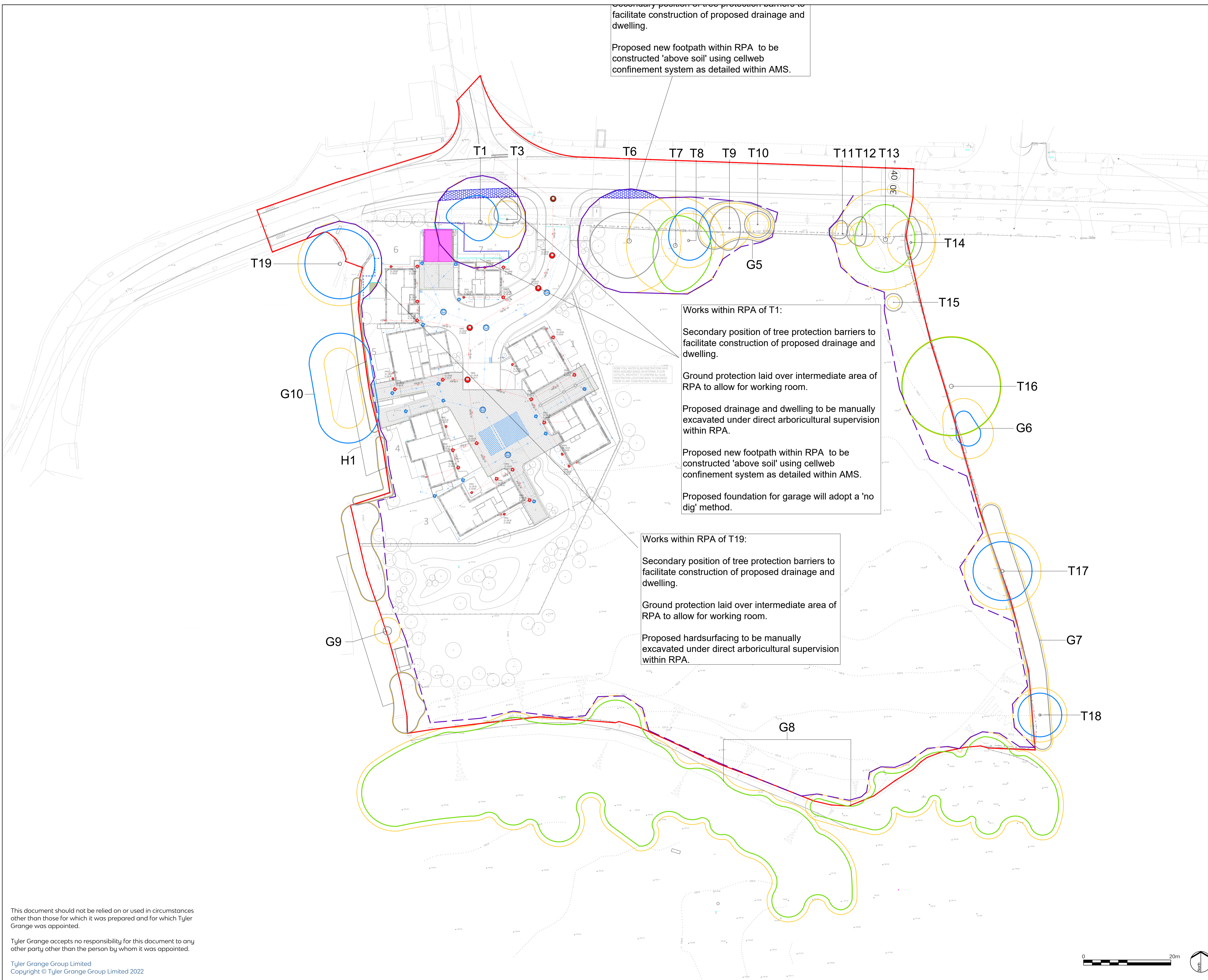
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Secondary position of tree protection barriers to facilitate construction of proposed drainage and dwelling.

Proposed new footpath within RPA to be constructed 'above soil' using cellweb confinement system as detailed within AMS.

Works within RPA of T1:

Secondary position of tree protection barriers to facilitate construction of proposed drainage and dwelling.

Ground protection laid over intermediate area of RPA to allow for working room.

Proposed drainage and dwelling to be manually excavated under direct arboricultural supervision within RPA.

Proposed new footpath within RPA to be constructed 'above soil' using cellweb confinement system as detailed within AMS.

Proposed foundation for garage will adopt a 'no dig' method.

Works within RPA of T19:

Secondary position of tree protection barriers to facilitate construction of proposed drainage and dwelling.

Ground protection laid over intermediate area of RPA to allow for working room.

Proposed hardsurfacing to be manually excavated under direct arboricultural supervision within RPA.

- Key:
- Site Boundary
 - Category A - Trees of High Quality and Value
 - Category B - Trees of Moderate Quality and Value
 - Category C - Trees of Low Quality and Value
 - Root Protection Areas
 - Full Specification Tree Protection Barrier
 - Reduced Specification Tree Protection Barrier
 - Secondary Tree Protection Barrier Locations
 - Ground Protection
 - Investigative Excavation to determine Garage Foundation within RPA of tree T1
 - Manual Excavation within RPAs
 - Above-soil surfacing within RPAs



Project title
 The Poplars, Land South of Clifton Road,
 Deddington

Drawing title
 Tree Protection Plan

Scale 1:400 @ A1
 Date 28.02.2022
 Drawn LB
 Checked LS

Drawing number 11867_P03
 Revision C



This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

Appendices



Appendix 1: 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 (m ²)
				N	E	S	W								
T1	Sycamore	12m	510, 350, 300, 300, 300, 300, 125	6.00	4.00	9.50	8.00	2.50	Mature	Good	Fair	B2	Established at field boundary on southern side of ditch, multi-stem from base, crown suppressed to the east by less dominant tree and understorey growth. Moderate value due to location / visibility along Clifton Road however structural form is not typically of a good quality example of the species.	10.4	340
T2	Sycamore	11m	270, 250, 200	6.00	1.00	5.00	3.50	2.50	Mature	Fair	Poor	C12	Established at field boundary to southern side of ditch, multi-stem from base with poor union, suppressed by T1, heavy ivy cladding around stem.	5.0	79
T3	Sycamore	9m	2 x 250	5.00	3.00	1.00	2.75	1.00	Early Mature	Fair	Fair	C12	Established at field boundary to southern side of ditch, multi-stem from base, suppressed to south by T2.	4.2	55
T4	Lime	10m	1100	5.00	4.50	4.50	6.00	0.50	Mature	Fair	Poor	C1	Established internally to south of site, large main stem failed historically at 3m, extensive decay and hollowing in remaining stem, 2 x Ganoderma fungal brackets around base at 1m, decay of buttrous roots to south, new growth forming crown with good vitality noted in foliage.	13.2	547
T5	Ash	7m	270	4.00	3.50	4.00	2.75	2.00	Semi Mature	Good	Good	C12	Established at northern boundary on southern side of ditch, structure typical for species.	3.2	33
T6	Beech	17m	990	6.50	6.75	8.50	9.00	2.00	Mature	Fair	Poor	C12	Established within site at northern boundary, maintained straight stem, significant cavity at 3m to east with evidence of hollowing potentially resulting in structural weak point, large dead primary limbs in upper crown, sparse upper canopy with dieback, ivy clad stem. Recommend monitoring of condition due to proximity next to road.	11.9	443

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								
T7	English Oak	15m	930	6.25	8.25	10.50	5.00	2.50	Mature	Fair	Fair	A12	Established within site at northern boundary, suppressed to the east by less dominant T8, slight lean to south west, previously crown lifted, age related deadwood throughout crown.	11.2	391
T8	English Oak	12m	520	7.50	5.00	4.50	4.50	2.50	Mature	Fair	Fair	B2	Established within site at northern boundary, suppressed to west by more dominant T7, moderate ivy cladding around stem, slightly sparse crown with epicormic growth.	6.2	122
T9	Ash	12m	300, 250	5.00	2.50	5.00	4.50	4.00	Early Mature	Fair	Fair	C12	Established within site at northern boundary, dense understorey (G5) suppressing lower canopy, poor union structure at base.	4.7	69
T10	Ash	6m	150, 150		3.00			1.00	Semi Mature	Fair	Fair	C12	Established within site at northern boundary, dense understorey (G5) suppressing canopy throughout.	2.5	20
T11	Elder	7m	150, 150	3.00	1.00	1.00	3.00	2.00	Mature	Poor	Fair	C12	Established within site at northern boundary, in decline.	2.5	20
T12	Elder	7m	200, 100, 100	4.00	1.00	2.50	3.50	2.00	Mature	Poor	Poor	C12	Established within site at northern boundary, in decline.	2.9	26
T13	Beech	12m	960	8.00	6.75	7.50	7.00	2.00	Mature	Good	Fair	A12	Established within site at northern boundary, heavy ivy cladding around stem obstructing assessment, well distributed crown with good foliage density.	11.5	417
T14	Sycamore	11m	450	6.00	2.50	4.00	0.00	5.00	Mature	Fair	Fair	B2	Established within private residence at northern boundary, slight lean to north east, heavily suppressed by T12 to west and conifer to east.	5.4	92

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								
T15	Elm	5m	120		2.00			1.00	Early Mature	Poor	Poor	C12	Self set small stature tree, in decline.	1.4	7
T16	English Oak	13m	950		11.25			5.00	Mature	Good	Good	A12	Established off site at eastern boundary in rear garden, actively managed, good example of species at maturity.	11.4	408
T17	Sycamore	13m	6 x 300		6.75			3.75	Mature	Fair	Fair	B2	Established off site at eastern boundary in rear garden, multi stem from base, structure typical for species.	8.8	243
T18	Ash	8m	3 x 300		5.00			2.00	Early Mature	Fair	Fair	B2	Established off site at eastern boundary, multi stem from base, structure typical for species.	6.2	121
T19	Sycamore	15m	800		8.00			4.00	Mature	Good	Good	B2	Established off site at north western corner of site within residential front garden, actively managed, good example of species at maturity,	9.6	289
G1	Elm, Hazel, Sycamore	5m	175 max.		2.00			1.00	Young to Semi Mature	Poor to Fair	Poor to Fair	U	Naturalised defunct group of understorey vegetation and a number of dead / dying elm standards.	N/A	N/A
G2	Elder, Goat Willow, Sycamore.	5m	75 max.		1.50			1.50	Young to Semi Mature	Fair to Good	Fair to Good	C12	Naturalised group of self-set, small stature trees established at northern boundary.	.9	N/A
G3	Elder, Elm	5m	3 x 125 max, 150 av.		2.00			1.00	Young to Mature	Poor to Fair	Poor to Fair	C1/ U	Naturalised group of small stature trees & shrubs established at northern boundary, including dead Elm and dense Elder.	1.8	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 (m ²)
				N	E	S	W								
G4	Elm	5m	120 av.		3.50			2.00	Young	Poor to Fair	Poor to Fair	U	Naturalised group of Elm at northern boundary, declining standards.	N/A	N/A
G5	Elder, Elm	7m	220, 150, 75 max, 150 av.		3.50			2.50	Early Mature to Mature	Poor to Fair	Poor to Fair	C12	Naturalised group of small stature trees established at northern boundary, predominantly Elm with dead Elder.	3.3	N/A
G6	Lombardy Poplar	22m	450 max.		2.50			6.00	Mature	Fair	Fair	B2	Established off site at eastern boundary in residential rear garden, structure typical for species.	5.4	N/A
G7	Elder, Hawthorn, Plum	4m	200 max.		2.00			0.00	Young to Mature	Fair	Fair	C12	Small stature trees and shrubs established off site at eastern boundary.	2.4	N/A
G8	Ash, Beech, Hawthorn, Horse Chestnut, Hybrid Black Poplar, Oak, Rowan, Scots Pine, Sycamore	20m av.	800 max.		8.50			2.00	Young to Mature	Fair to Good	Fair to Good	A12	Cohesive tree line established at southern boundary, south of footpath, with one Sycamore established north of footpath. High value as a collective feature with individuals of lower value, higher value specimens to east.	9.6	N/A
G9	Elder, Hazel, Sycamore	6m av.	250 max.		3 av.			2.00	Early Mature to Mature	Poor to Fair	Poor to Fair	C12	Scattered small stature trees established at western boundary, Elder in decline.	3.0	N/A
G10	Ash, Sycamore	15m	350 av.		7.00			6.00	Early Mature	Good	Good	B12	Established group off site at western boundary, crown spreads into site boundary line by 2m.	4.2	N/A
H1	Elder, Leyland Cypress	3m	75 max.		1.00			1.00	Early Mature	Fair	Fair	C12	Ornamental hedgerow established at western boundary within residential rear garden, maintained and topped.	.9	N/A

Appendix 2: Tree Protection Fence Signage



Note: Digital A4 copies can be obtained via contacting Tyler Grange.



Appendix 3: Report Limitations and Tree Legislation

Limitations of Survey

- A3.1. 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.
- A3.2. 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

- A3.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. Detail of the site's logistical issues (e.g. site storage and the construction programme) may not be finalised until after consented development. As this report has been prepared in advance of consent, some of its contents may need to be updated as more specific information becomes available once the post-consent project management commences. Although this document will remain the primary legal reference in the event of any disputes, some of its content may be superseded by authorised post-consent amendments.
- A3.4. 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.
- A3.5. 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.

Statutory Designations Relating to Arboriculture

- A3.6. Consent to undertake works to protected trees is not required where the work is in relation to proposed development that has been granted full / detailed planning permission.
- A3.7. 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', six weeks before carrying out certain work



on such trees, unless an exception applies. The work may go ahead before the end of the six-week period if the local planning authority gives consent. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.



Appendix 4: Garage Foundation Design



NOTES:

GENERAL

- G1. DO NOT SCALE THIS DRAWING, USE ONLY WRITTEN DIMENSIONS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEERS. IF IN DOUBT ASK.
- G2. SETTING OUT TO ARCHITECT'S DRAWINGS.
- G3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS, ENGINEERS, AND SPECIALISTS DRAWINGS, AND WITH THE SPECIFICATIONS.
- G4. WORKS TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICES, EURO CODES AND THE BUILDING REGULATIONS.
- G5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE WORKS AT ALL TIMES BY THE PROVISION OF ADEQUATE TEMPORARY WORKS.
- G6. ALL DIMENSIONS IN MILLIMETERS (mm), ALL LEVELS IN METRES (m).

FOUNDATIONS

- REFER TO GROUND INVESTIGATION REPORT PRODUCED BY SOUTHWEST GEOTECHNICAL LTD. (REPORT REF. No. 13436) FOR FULL DESCRIPTION OF GROUND CONDITIONS.
- RAFT SLAB FOUNDATION DESIGN HAS BEEN BASED ON AN ASSUMED ALLOWABLE GROUND BEARING PRESSURE OF 25kN/m² AT A DEPTH OF 0.4m. CONTRACTOR TO VERIFY GROUND CONDITIONS ON SITE PRIOR TO CONSTRUCTION.
- NORTH EASTERN CORNER OF RAFT FOUNDATION IS LOCATED WITHIN ROOT PROTECTION ZONE - REFER TO ARBORICULTURALISTS REPORT: ARBORICULTURALIST TO CONFIRM PROPOSED EXCAVATION DEPTH IS ACCEPTABLE.
- EXCAVATION TO BE UNDERTAKEN VIA HAND DIGGING WITHIN TREE ROOT PROTECTION ZONE. REFER TO ARBORICULTURALISTS REPORT FOR FULL REQUIREMENTS.
- BLINDING AND MASS CONCRETE FILL TO BE GEN1 WITH A CONSISTENCY CLASS S3.
- RAFT SLAB TO BE RC35 TO B.S 8500 Pt.1. ALL WITH 20mm AGGREGATE AND S3 CONSISTENCY CLASS, AND TO BE IN ACCORDANCE WITH BS EN 206 PART 1 AND BS 8500 PART 1.
- ALL FOUNDATIONS TO HAVE A MINIMUM PROJECTION OF 75mm TO BOTH SIDES OF WALL SUPPORTED.
- FOUNDATION DEPTHS AS SPECIFIED ARE MINIMUM. DEPTH TO BE INCREASED TO SUIT LOCAL BEARING STRATA AND 'SOFT SPOTS'.
- CONCRETE TO BE DESIGNED TO A DESIGN SULPHATE CLASS OF DS-1 AND ACEC CLASS AC-1.

BLOCKWORK BELOW GROUND

- MASONRY BELOW GROUND LEVEL TO BE EITHER NON FROST SUSCEPTIBLE BLOCKWORK WITH A MINIMUM COMPRESSIVE STRENGTH OF 7N/mm², OR CLASS B ENGINEERING BRICKWORK, BOTH IN CLASS M12 (i) MORTAR.
- 215 WIDE WALL CONSTRUCTION, BELOW SLAB, TO BE EITHER:
2x100 WIDE BLOCK COLLAR JOINTED, WITH ALL JOINTS FILLED & WALL TIES AT 450 CRS.
OR,
BLOCKS LAID FLAT (NO ONE BLOCK UNIT TO WEIGH MORE THAN 20kg)
- ALL WALL TIES ARE TO BE STAINLESS STEEL AND COMPLY WITH BS.1243 AND MEET THE PERFORMANCE REQUIREMENTS OF STANDARD DD140, CLASS 1, AND ARE TO BE INSTALLED IN FULL ACCORDANCE WITH BS 5628 - PART 3 : 2001.

BLOCKWORK ABOVE GROUND

- ALL LOADBEARING BLOCKWORK ABOVE GROUND LEVEL TO BE MIN 7.3N/mm², NON LOADBEARING TO BE 3.6N/mm², ALL IN GRADE M6 (ii) MORTAR
- ALL MOVEMENT JOINTS TO BE FORMED WITH 10mm, LOW DENSITY CLOSED CELL POLYTHENE FILLER WITH FLAT TIES, FITTED WITH PLASTIC DEBONDING SLEEVES, AT 225mm VERTICAL CENTRES, SEALED WITH POLYSULPHATE SEALANT TO ARCHITECT'S REQUIREMENTS.
- ALL WALL TIES ARE TO BE STAINLESS STEEL AND COMPLY WITH BS.1243 AND MEET THE PERFORMANCE REQUIREMENTS OF STANDARD DD140, CLASS 1, AND ARE TO BE INSTALLED IN FULL ACCORDANCE WITH BS 5628 - PART 3 : 2001.
- VERTICAL RESTRAINT STRAPS TO BE 30 x 2.5mm THICK SECTION GALVANIZED MILD STEEL IN ACCORDANCE WITH BUILDING REGULATIONS U.N.C. (STRAP LEGS 100 x 900mm, Lg), 100mm, LEG NAILED TWICE TO WALL PLATE, 900mm, LEG PLUGGED AND SCREWED TO THE WALL A MINIMUM OF 3 TIMES USING 50mm, LONG No.10 SCREWS, (LAST FIXING 150mm, MAXIMUM FROM END OF STRAP).
- PADSTONES TO BE GRADE C20 CONCRETE WITH A MINIMUM CEMENT CONTENT OF 220kg/m³ AND A FREE WATER/CEMENT RATIO OF 0.8, OR ALTERNATIVE APPROVED.

P	2	GROUND LEVELS ADDED	JN	MC	08.02.22
P	1	PRELIMINARY ISSUE	JN	MC	20.01.22
STATUS	REV	DESCRIPTION	DRAWN	CHKD	DATE

STATUS / REVISION
P = PRELIMINARY, T = TENDER, A = APPROVAL, C = CONSTRUCTION, FD = FINAL DESIGN ISSUE

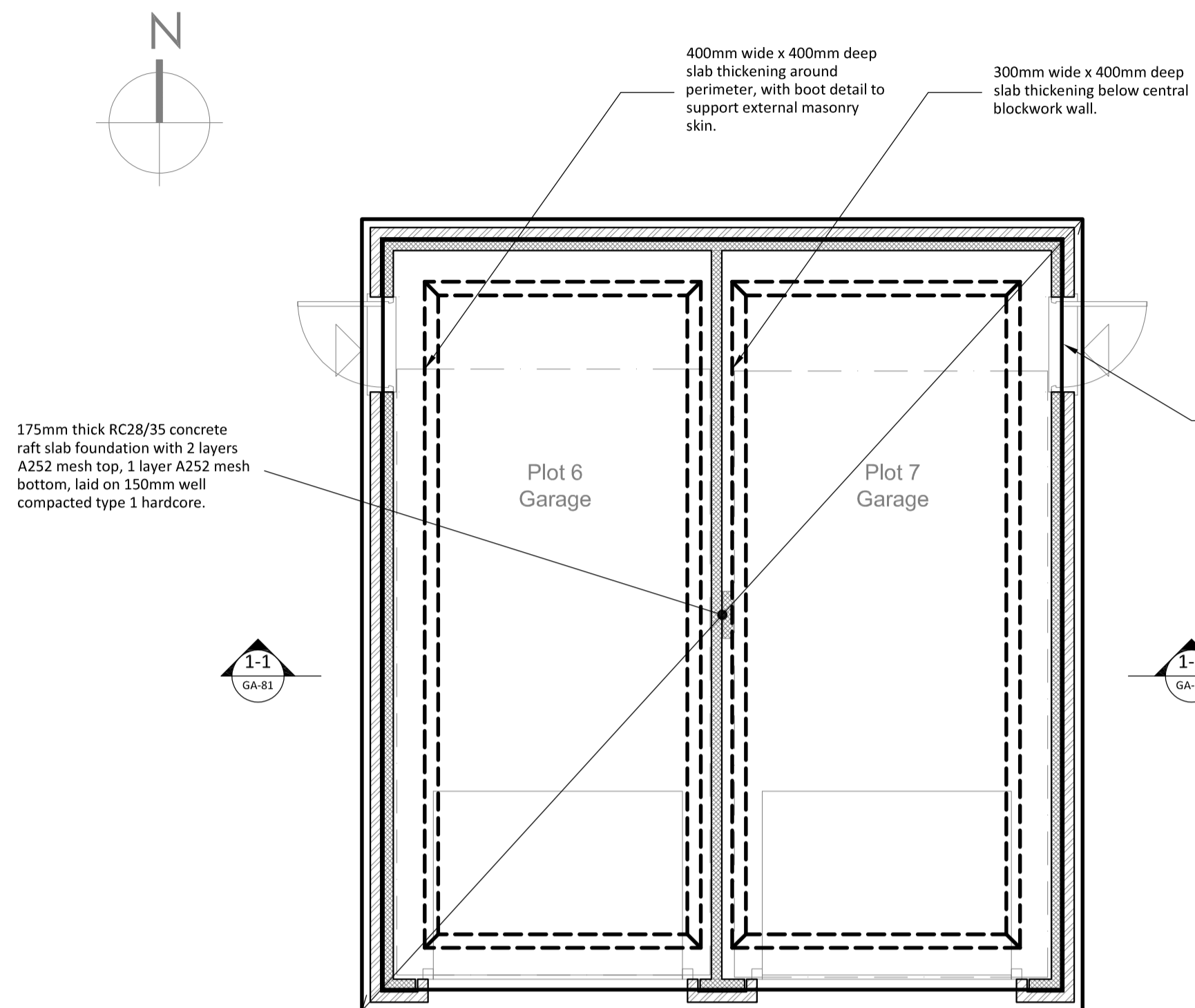
CLIENT:
Blue Cedar Homes Ltd.

PROJECT TITLE:
The Poplars, Deddington

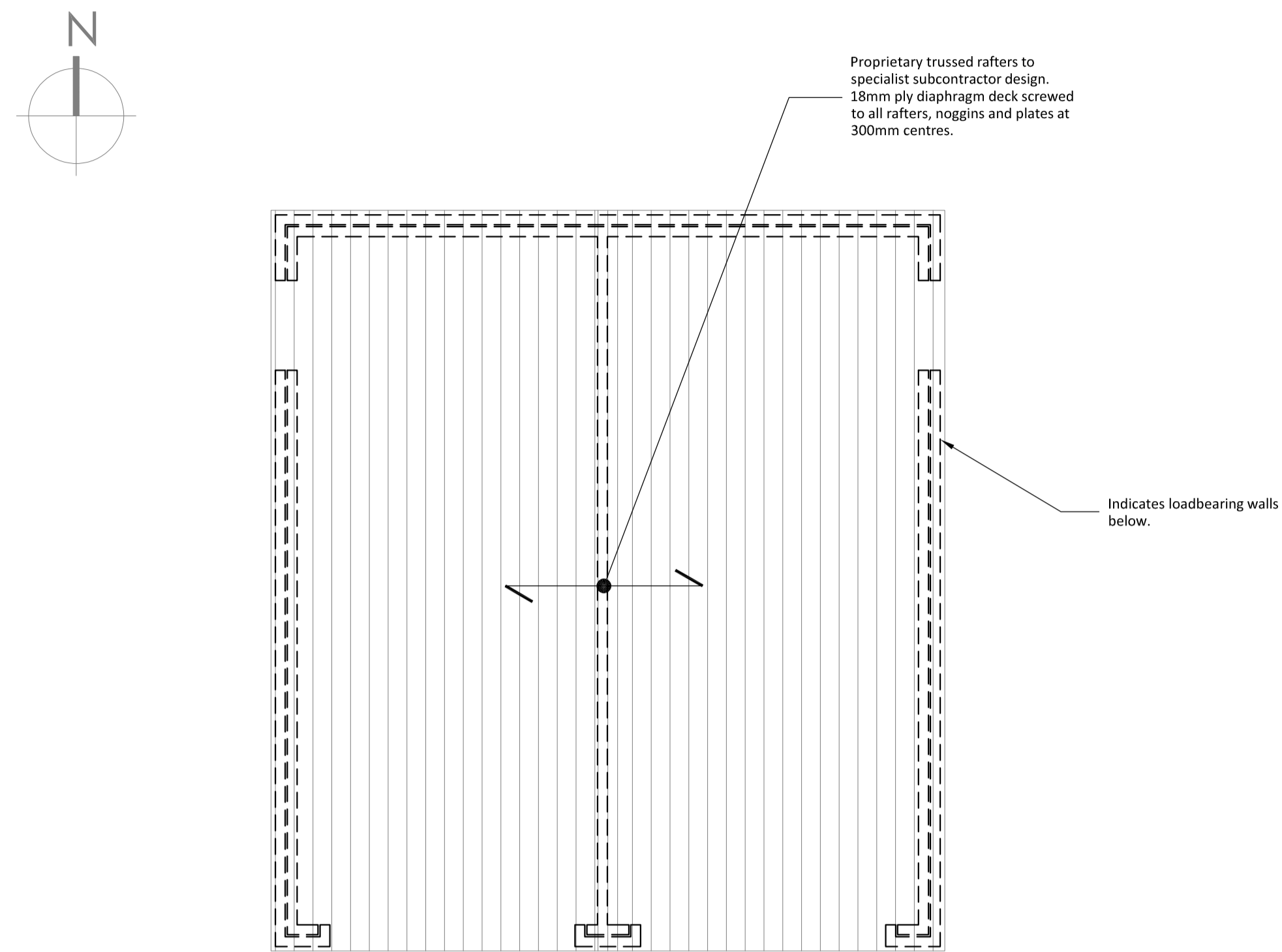
DRAWING TITLE:
Garage Plans and Section



SCALE (A1):	DRAWN:	CHECKED:	DATE:	
As shown	JN	MC	JAN 2022	
PROJECT REF:	FILE:	DOC NO.:	STATUS:	REV:
M2-2170	GA	81	P	2



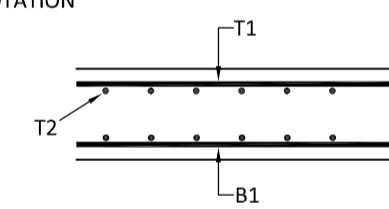
Ground Floor Plan
Scale 1:50



Roof Plan
Scale 1:50

REINFORCED CONCRETE

- COVER TO ALL REINFORCEMENT TO BE (mm) :-
25 TOP
75 BOTTOM
75 SIDES
UNLESS NOTED OTHERWISE
- CONCRETE GRADE TO BE C28/35
- REINFORCEMENT LISTED ON BAR BENDING SCHEDULE NOS. 2170-B5-81.
- NOTATION

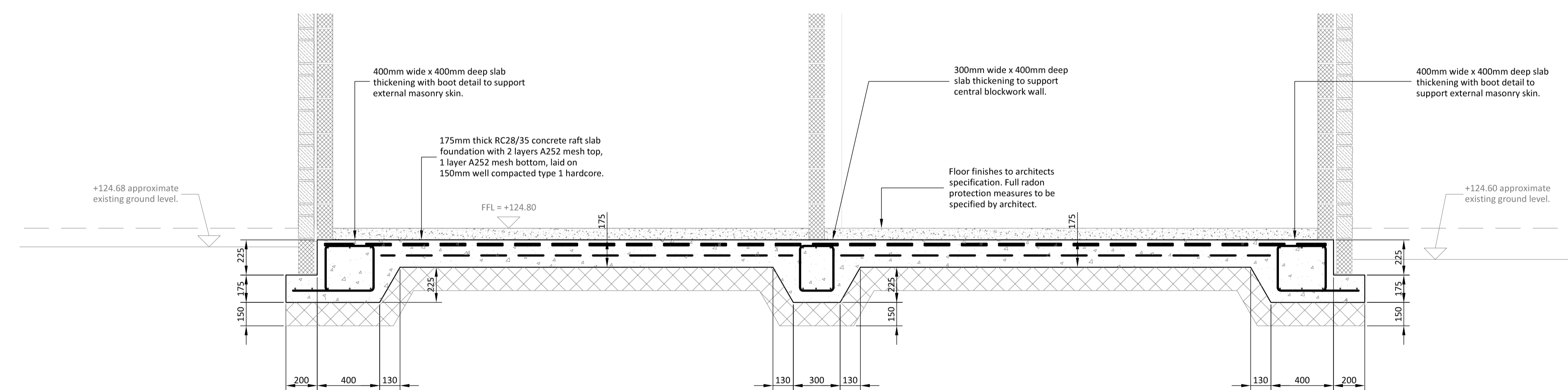


LINKS ARE INCLUDED IN THE ABOVE NOTATION AS T1/B1.

- ABBREVIATIONS
T - TOP LAYER
B - BOTTOM LAYER
AB - ALTERNATE BARS
ABR - ALTERNATE BARS REVERSED
STGD - STAGGERED
NF - NEAR FACE
FF - FAR FACE
EF - EACH FACE
- MINIMUM LAPS TO BE 40xBARØ (mm) :-
H10 - 400
H12 - 500
H16 - 650
H20 - 800
H25 - 1000
H32 - 1300
- KICKERS TO BE 150 UNLESS NOTED OTHERWISE.

TIMBER ROOFS

- SOFTWOOD TIMBER MEMBERS TO BE GRADE AS FOLLOWS: GRADE C24 TO BS 5628-2:2002 MINIMUM.
- HARDWOOD TIMBER MEMBERS TO BE GRADE D30 HARDWOOD.
- PROPRIETARY TRUSSED RAFTERS TO BE DESIGNED AND DETAILED BY SPECIALIST SUBCONTRACTOR.
- VERTICAL RESTRAINT STRAPS TO BE 30mm. x 2.5mm THICK GALVANIZED M.S. AT 2000mm Ctrs. (STRAP LEGS 100 x 900Lg), 100mm, LEG NAILED TWICE TO WALL PLATE AND PLUGGED AND SCREWED TO WALL A MINIMUM OF 3 TIMES USING 50mm, LONG No.10 SCREWS, (LAST FIXING 150mm, MAXIMUM FROM END OF STRAP).
- HORIZONTAL RESTRAINT STRAPS TO BE PROVIDED AT RAFTER AND CEILING JOIST LEVEL AT 2000mm Ctrs. STRAPS TO BE 30mm. x 5.0mm THICK GALVANIZED MILD STEEL 100mm, LEG OF STRAP TO BE BUILT INTO WALL. STRAPS TO EXTEND OVER 3 No. RAFTERS / CEILING JOISTS AND TO BE NAILED TWICE TO EACH USING 50mm, LONG 8 SWG NAILS. SOLID NOGGINS ARE TO BE PROVIDED AT STRAP LOCATIONS BETWEEN RAFTERS/CEILING JOIST POSITIONS AND BETWEEN RAFTER/CEILING JOIST AND WALL.
- ALL EXPOSED TIMBER MEMBERS TO BE TREATED FOR EXTERNAL ENVIRONMENT.



Section 1-1
Scale 1:20

Note:
Raft slab foundation has been designed for allowable ground bearing pressure of 25kPa. Ground conditions to be verified on site prior to construction.



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