



**Wykham Park
Farm (Proposed
Drainage)**

DRAFT

**Arboricultural
Method
Statement**

(Incorporating
Impact Assessment
and Tree Protection
Measures)

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
L&Q Estates Ltd

September 2020
Report Reference
edp5378_r008

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	Report Ref: edp5378_r008			
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Section 1 Introduction

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of L&Q Estates Ltd (the Applicant) in relation to the proposed development Wykham Park Farm (Drainage Proposals) (hereafter referred to as 'the Site'). It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

Site Context

- 1.2 The Site to the south-west of Banbury and is centered on National Grid Reference (NGR) SP 450 382. The Site comprises arable farmland and relates to part of a wider development boundary for planning reference 14/01932/OUT which was permitted by Cherwell District Council on 19 December 2019.
- 1.3 The Site is bound to the north by a group of trees with further arable land beyond, a private residential property and groups of trees to the east, Wykham Lane to the south and arable land to the west.
- 1.4 This AMS has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note as **Appendix EDP 1**. This baseline survey data was collected by EDP on 29 November 2019 and 07 April 2020.

Development Proposals

- 1.5 The purpose of this AMS is to inform a detailed planning application for a residential development, with associated infrastructure.

General Scope and Purpose of the AMS

- 1.6 Purpose: The purpose of this AMS is to assess the proposed impacts (Arboricultural Impact Assessment found in **Section 2**) and to provide detailed guidance regarding the measures to be taken to protect existing trees from direct or indirect damage during the drainage works phase of the project.
- 1.7 The Parties: The parties to the approved AMS are anticipated to be L&G Estates Ltd ('the Applicant') and Cherwell District Council (CDC) ('the Local Planning Authority').
- 1.8 Approved Contractor: The Applicant will appoint an 'approved contractor' to undertake the works specified in the AMS. The approved contractor shall abide by the provisions of the AMS.

- 1.9 Arboricultural Clerk of Works: The AMS will identify the requirement for an Arboricultural Clerk of Works (ACW), who shall be an appropriately qualified and experienced individual familiar with written best practice and a proven track record in management of drainage works projects affecting existing trees.

Relevant Baseline Documents

- 1.10 EDP's Arboricultural Technical Note (**Appendix EDP 1**) is relevant to the provisions of this AMS. It should be read in conjunction with this AMS where applicable.
- 1.11 The following best practice guidance and informative standards are relevant to the provisions of the AMS and should be read in conjunction with the AMS where applicable:
- BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
 - BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

Section 2 Arboricultural Impact Assessment

- 2.1 This Arboricultural Impact Assessment (AIA) has been prepared following Site-based observations, a desktop study of the baseline survey data and consideration of the General Arrangement Plan (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the General Arrangement Plan. The resulting drawing, a Tree Protection Plan (**Plan EDP 1**).
- 2.2 This AIA recognises that construction and drainage work activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

Baseline Survey Data Relevant to this AIA and AMS

- 2.5 This AIA only reviews and identifies the impacts from the baseline survey that are directly affected by the General Arrangement Plan i.e. those within or near to the redline identified on **Plan EDP 2**.
- 2.6 One veteran tree (T54) is located within the redline boundary identified for the proposed drainage works. In line Natural England and the Forestry Commission standing advice, a buffer 15 times larger than the stem diameter has been provided and is illustrated on both the Tree Constraints Plan (contained within **Appendix EDP 1**) and on the Tree Protection Plan (**Plan EDP 1**).

Items Impacted by Development Proposals

- 2.7 Assessment of the General Arrangement Plan (**Appendix EDP 3**) determines that no items are impacted by the development proposals.

Mitigation

- 2.8 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically this requires the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the drainage works phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Section 3 Arboricultural Method Statement

- 3.1 This section sets out management and protection details that should be implemented to ensure successful tree retention and should be read in conjunction with **Plan EDP 1**.
- 3.2 The existing trees to be retained are indicated with solid green, blue or grey circles, representing category A, B and C items respectively, along with proposed protection measures for the drainage work phase of the development. Items requiring removal are indicated with a dashed red line.

Sequence of Operations

- 3.3 At the time of preparation of this AMS, a detailed drainage work construction programme had not been produced.
- 3.4 The day to day running of the Site will take full account of the tree protection measures set out in this AMS, a copy of which will be kept on Site at all times. All Site personnel will be briefed on tree protection requirements as part of the Site induction process.
- 3.5 A programme for the arboricultural inputs needed at different phases of development is set out in **Appendix EDP 4**. To ensure the viable retention of retained trees, it is proposed that the following phase of arboricultural inputs and Site activities is adhered to:
- Appointment of Arboricultural Clerk of Works;
 - Pre-commencement Site meeting;
 - Pre-commencement tree works (if required);
 - Installation of Site-specific protection measures (**Plan EDP 1**);
 - Monitor and maintain tree protection throughout implementation of the proposed drainage; and
 - Dismantle tree protection measures.

Appointment of Arboricultural Clerk of Works

- 3.6 The developer shall appoint an ACW who shall act in the interest of ensuring that retained trees are, as far as possible, not adversely affected by the works. The ACW shall be an appropriately qualified and experienced individual, familiar with written best practice and with a proven track record in management of drainage work construction projects affecting existing trees.

- 3.7 The ACW shall be appointed at the developer's cost prior to the commencement of development and shall be retained throughout the drainage work construction period. The ACW will be responsible for monitoring and overseeing the discharge of the tasks and operations set out within this AMS.

Pre-commencement Meetings

- 3.8 Prior to the pre-commencement meeting, the Applicant's appointed contractor shall produce a detailed proposed drainage works programme, thus enabling the ACW to phase monitoring with the drainage works programme.
- 3.9 Prior to the commencement of any Site operations, a pre-commencement Site meeting between the Applicant, their appointed contractor and the ACW will be held. The purpose of the meeting will be to confirm arrangements of the tree protection measures and details concerning timing of Site inspections and reporting procedures.

Installation of Site-Specific Protection Measures

- 3.10 Prior to the commencement of any drainage works, protective measures will be installed in accordance with BS 5837:2012. Protective barriers are reproduced as **Appendix EDP 3** and as depicted on **Plan EDP 1**.
- 3.11 Protective barriers are to be set out in accordance with **Plan EDP 1**.
- 3.12 The area enclosed by the protective barriers should be considered sacrosanct and is to remain undisturbed throughout the drainage works programme. Protective barriers shall be marked with all-weather notices, an example of such a notice is appended as **Appendix EDP 5**.
- 3.13 Prior to commencement of any drainage works, the appointed ACW will undertake an inspection of all protective barriers to ensure that both positioning, and specification comply with **Plan EDP 1**.

Site Specific Construction Methodologies in Proximity to Trees

Installation of Services

- 3.14 The routes of all services will be located outside of the RPAs of retained trees and hedgerows.

Tree Protection Measures

Monitor and Maintain Tree Protection Measures Throughout Drainage Works Phase

- 3.15 All tree protection measures should remain fit for purpose and serviceable throughout the drainage works phase of the development. The ACW shall undertake a periodic monitoring and inspection programme in accordance with the interval agreed at the pre-commencement meeting.
- 3.16 The main contractor shall contact the ACW to inform of any conflicts with the tree protection measures set out in this document and at any other time issues are raised relating to trees on Site. Once notified, the ACW shall then make recommendations and/or conduct a monitoring visit as required.
- 3.17 Any changes to on-Site specifications departing from those set out in this document will be agreed in writing with CDC prior to implementation.
- 3.18 Written records of each monitoring visit will be kept in the form of a Site inspection report (**Appendix EDP 6**) outlining activities undertaken. Each report will be made available to the CDC upon their request.
- 3.19 Upon completion of the drainage works programme, an email will be sent to the Applicant, main contractor and CDC advising of compliance with, and completion of, the agreed programme.

Site Set Up and Operation

Site Compound

- 3.20 Activities related to the establishment of a temporary Site compound have the potential to impact upon retained trees by various means. In particular, the storage and mixing of chemicals and materials, such as concrete, can have a damaging effect on tree health. To prevent harm occurring to trees, provision for materials storage, site offices, deliveries and other related activities should be made available in areas away from retained trees.

Plant and Machinery

- 3.21 All plant and vehicles engaged in Site set-up and ongoing drainage works construction will be required to operate within defined zones outside of the protected areas, as agreed at the pre-commencement meetings.

Additional Precautions

- 3.22 No storage of materials or lighting of fires will take place within any protected areas; no mixing or storage of materials will take place upon a slope where they may subsequently leak and contaminate a protected area.

- 3.23 No fires will be lit within 20m of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 3.24 No notice-boards, cables or other services will be attached to any tree.
- 3.25 Materials that may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root area.

Responsibilities

- 3.26 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times.
- 3.27 It will be the responsibility of the main contractor to comply with the provisions and principles of this AMS.
- 3.28 The ACW will be responsible for the monitoring regime regarding tree protection.
- 3.29 The main contractor will be responsible for contacting the ACW at any time that issues are raised related to the trees on Site.
- 3.30 If at any time pruning works are required, the main contractor must inform the ACW. No works may proceed until written consent has been received from CDC.
- 3.31 The main contractor will ensure the drainage works are appropriate to ensure that no damage occurs to the trees during the drainage works processes. Protective measures will remain in position until completion of all drainage works on the Site.
- 3.32 The main contractor will be responsible for ensuring that sub-contractors do not undertake any process or operation that is likely to adversely impact upon any tree on Site.

Dismantle Tree Protection Measures

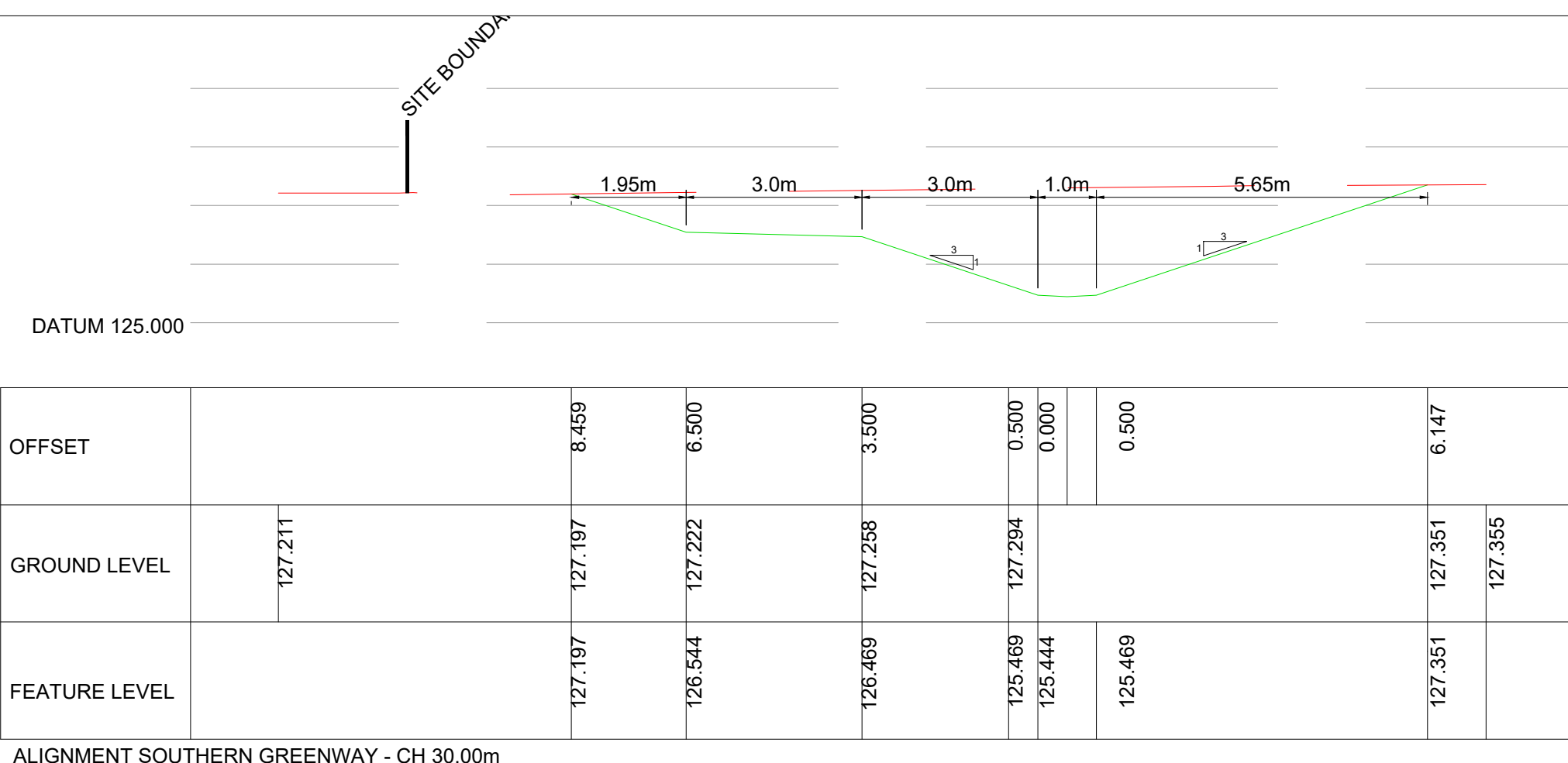
- 3.33 Upon completion of the drainage works programme, or phases of the drainage works programme all tree protection measures may be dismantled following receipt of written consent from CDC.

Appendix EDP 1
Arboricultural Technical Note
(edp5378_r003)

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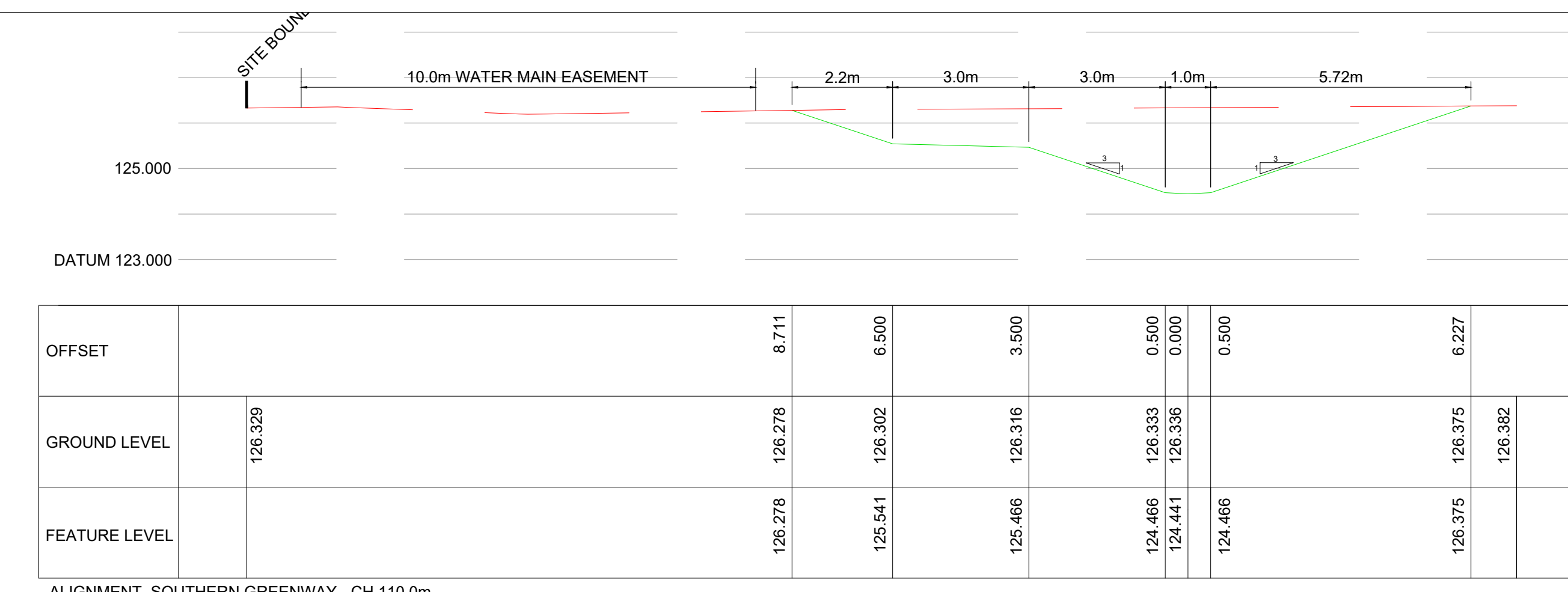
Appendix EDP 2
Southern Greenway Cross Sections & General Arrangement
Drawing Number WPF-HYD-XX-XX-DR-C-2120
Revision P01

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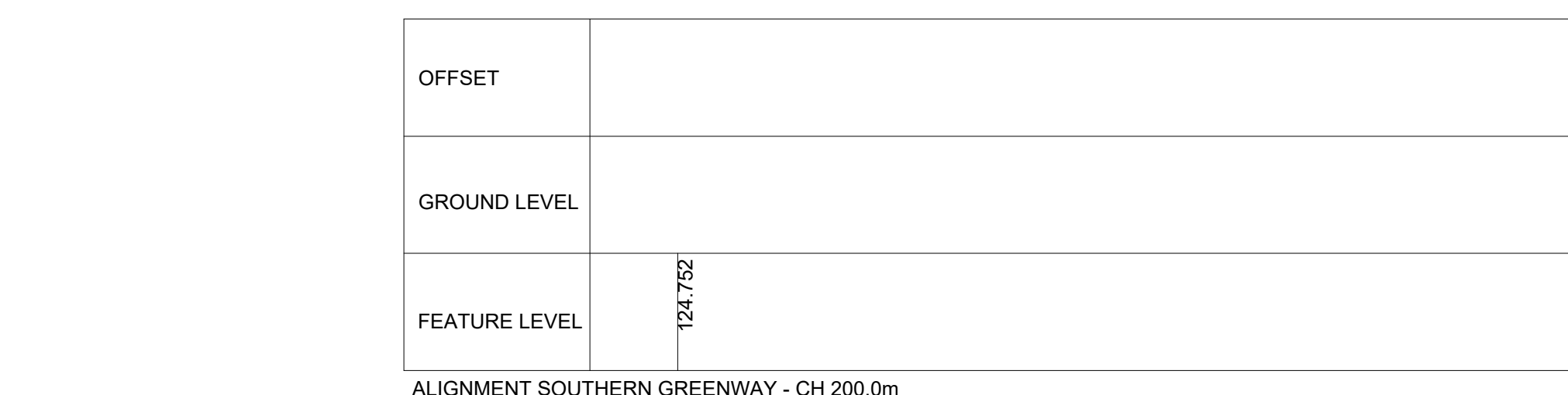
ALIGNMENT SOUTHERN GREENWAY - CH 30.00m

OFFSET	GROUND LEVEL	FEATURE LEVEL
8.459	127.197	127.197
6.900	126.544	126.544
3.900	126.469	126.469
0.000	125.469	125.469
0.000	125.444	125.444
6.147	127.251	127.251
	127.355	127.355



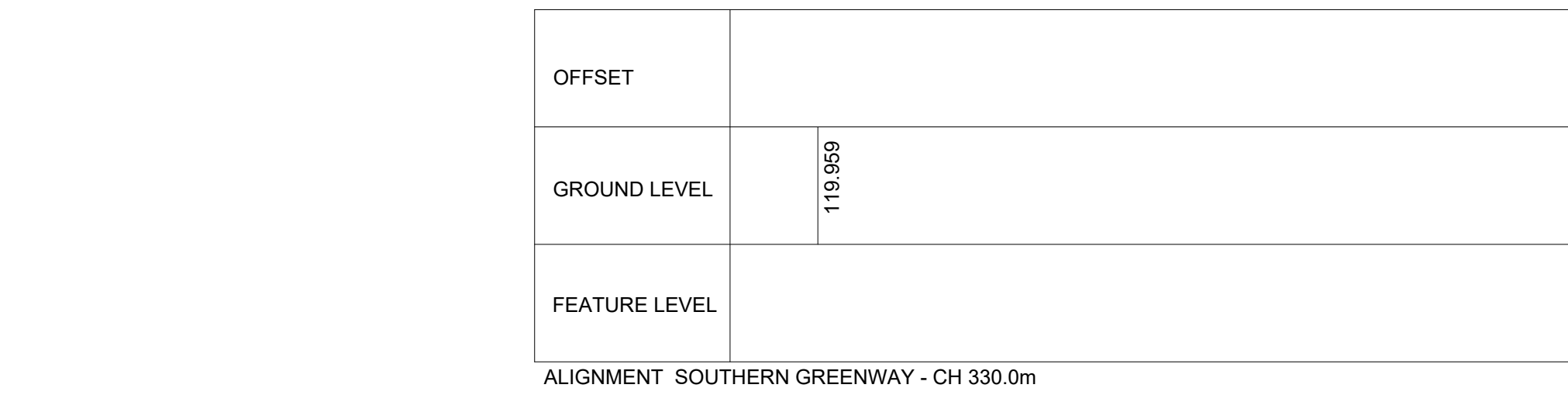
ALIGNMENT SOUTHERN GREENWAY - CH 110.0m

OFFSET	GROUND LEVEL	FEATURE LEVEL
8.711	126.278	126.278
6.500	126.302	126.302
3.500	125.441	125.441
0.500	125.441	125.441
0.000	124.441	124.441
6.227	126.375	126.375
	126.362	126.362



ALIGNMENT SOUTHERN GREENWAY - CH 200.0m

OFFSET	GROUND LEVEL	FEATURE LEVEL
9.194	124.820	124.820
6.500	123.826	123.826
3.500	124.829	124.829
0.500	122.851	122.851
0.000	122.851	122.851
6.529	124.860	124.860
	124.862	124.862



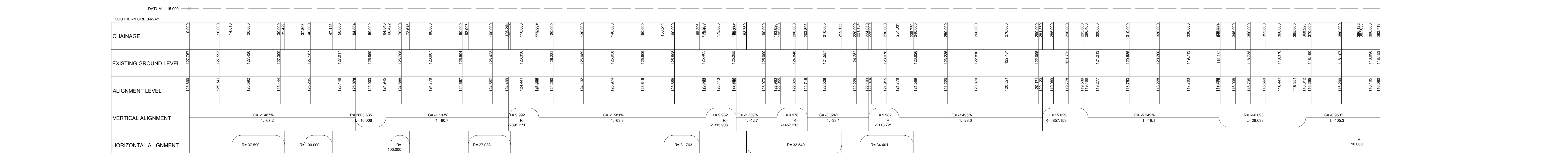
ALIGNMENT SOUTHERN GREENWAY - CH 330.0m

OFFSET	GROUND LEVEL	FEATURE LEVEL
9.520	119.813	119.813
6.500	118.789	118.789
3.500	118.728	118.728
0.500	117.728	117.728
0.000	117.728	117.728
6.191	119.025	119.025
	119.010	119.010



BASIN TO SWALE OUTFALL SECTION A - A

CHAINAGE	EXISTING GROUND LEVEL	SOU GRW LEVEL	DETENTION BASIN LEVEL
0.000	128.200		126.300
10.000	128.082		126.300
20.000	127.936		128.014
23.768			127.875
30.000	127.997		
40.000	127.931		
50.000	127.791		
50.710		127.788	
60.000	127.695	125.822	
66.688	127.693		
68.440	127.574		



SOUTHERN GREENWAY LONGITUDINAL SECTION
SCALE 1:100 VERT - 1:500 HORZ



NOTES

REVISIONS

Rev	Date	Description	By	Ckd	App

PROJECT
WYKHAM PARK FARM
BANBURY

TITLE
SOUTHERN GREENWAY CROSS
SECTIONS & GENERAL
ARRANGEMENT

HYDROCK PROJECT NO.
C-04841-C

SCALE @ A0
1:1000

STATUS
S2

REVISION
P01

CLIENT
L & Q ESTATES

PROJECT
WYKHAM PARK FARM
BANBURY

TITLE
SOUTHERN GREENWAY CROSS
SECTIONS & GENERAL
ARRANGEMENT

HYDROCK PROJECT NO.
C-04841-C

SCALE @ A0
1:1000

STATUS
S2

REVISION
P01

P01 02/07/18 First Issue MF SM SM

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CLIENT
L & Q ESTATES

PROJECT
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BANBURY

TITLE
SOUTHERN GREENWAY CROSS
SECTIONS & GENERAL
ARRANGEMENT

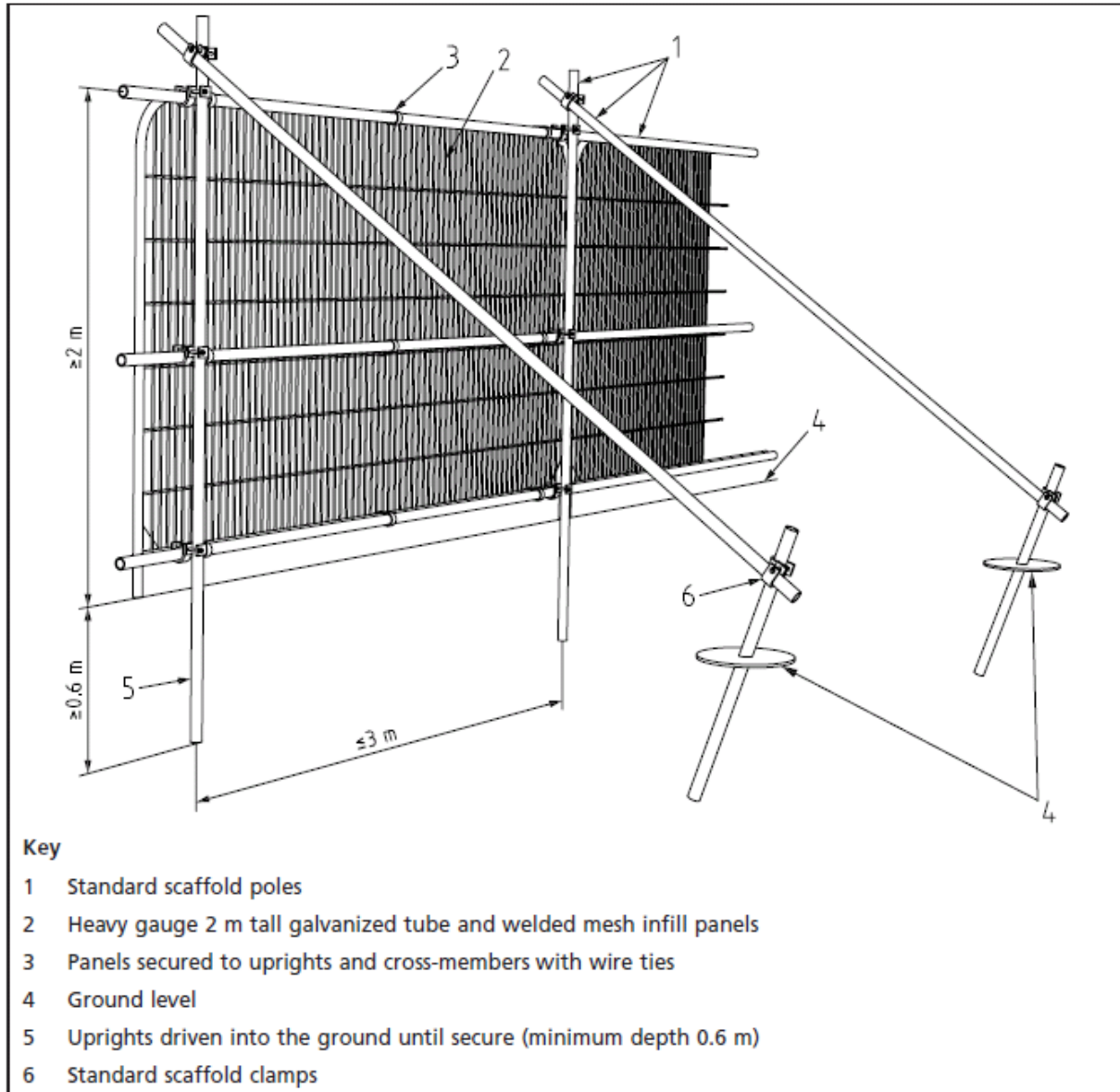
HYDROCK PROJECT NO.
C-04841-C

SCALE @ A0
1:1000

STATUS
S2

REVISION
P01

Appendix EDP 3
Tree Protection Barrier on Scaffold 2.0m High
(Extract from BS 5837:2012, Figure 2 'Protective Barrier')



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Appendix EDP 4 Programme of Arboricultural Inputs

Phase	Activity	Extent of Input
Pre-commencement	Pre-commencement tree works	Developer/ACW to brief appointed arboricultural contractor. A monitoring visit will be conducted to check successful completion of tree works before installation of protective barriers.
	Installation of tree protection measures	The developer to monitor the installation of protective barriers to form Construction Exclusion Zone (CEZ) ensuring distances and specification comply with those specified in Plan EDP 1 and Appendix EDP 3 .
Drainage Works Construction Phase	Monitor and maintain tree protection measures	Tree protection measures will be monitored and maintained by the appointed contractor throughout the construction phases. Any defects will be reported to the developer and remedied by the appointed contractor.
	Phased drainage works construction tree inspection	The developer will monitor the health and condition of the retained trees and identify any remedial works after completion of each drainage works phase.

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Appendix EDP 5
Example of Tree Protection Notice

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TREE PROTECTION AREA!

**THIS FENCING MUST BE MAINTAINED IN
ACCORDANCE WITH THE APPROVED PLANS AND
DOCUMENTS FOR THIS DEVELOPMENT**

**IF ANY DAMAGE TO OR BREACH OF THE TREE
PROTECTION FENCING OCCURS PLEASE CALL:**

01285 740 427

Appendix EDP 6 Sample Site Inspection Record

Site		Date	
		Arbicultural Clerk of Works (ACW)	
Developer		Planning Application Number	
Site Manager		Contact No.	

Notes and overview of today's ACW site visit

	Yes	No
Are any special works scheduled for coming build period?		
Give details		

	Yes	No
General Overview and Checks List:		
Protective fencing all as approved?		
Was debris/storage/groundwork evident within CEZ?		
Was there any evidence of damage to trees?		

Signed		Signed	
Name		Name	
Company		Company	
ACW for and on behalf of:		Main Contractor for and on behalf of:	

Circulation:	Name	Contact Details
LPA Tree Officer		
Developer Head Office		
Site Agent		

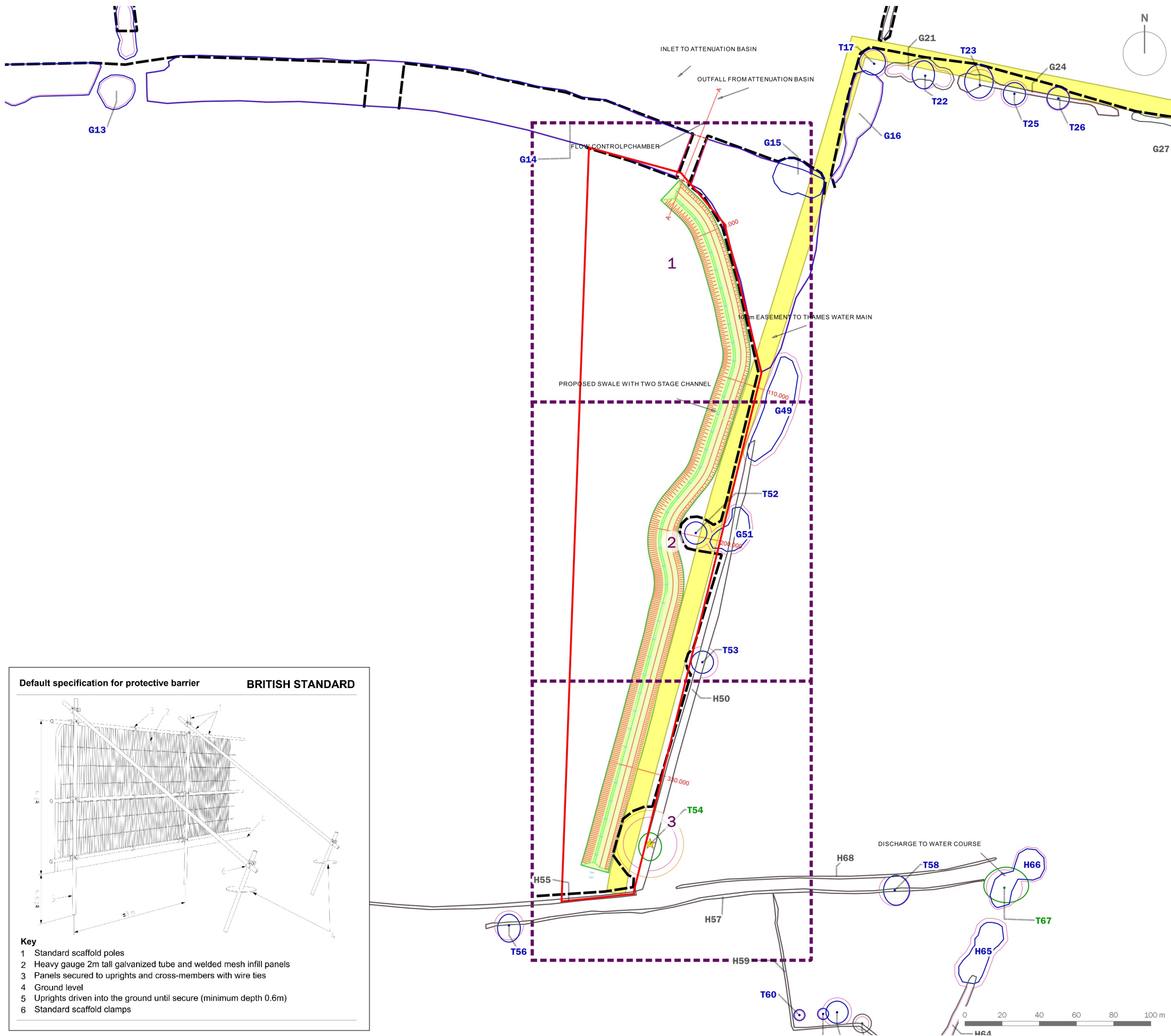
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Plan

Plan EDP 1

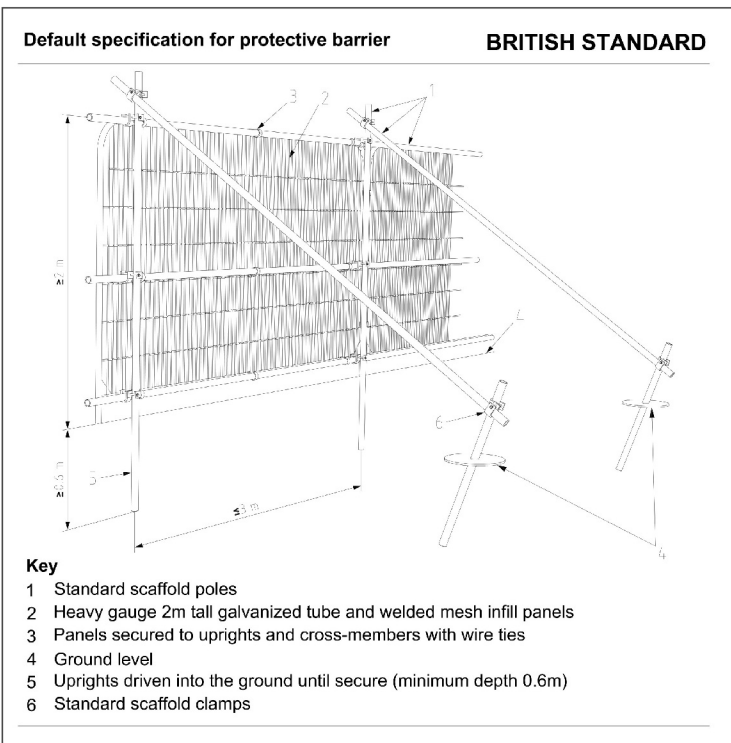
Tree Protection Plan
(edp5378_d012 24 September 2020 TC/LS)

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DRAFT

- Site Boundary
- T1..... Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- 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: Trees of poor quality and value
- ★ Veteran Tree
- Veteran Tree Buffer
- Trees to be Removed
- Protective Fencing in accordance with BS 5837:2012



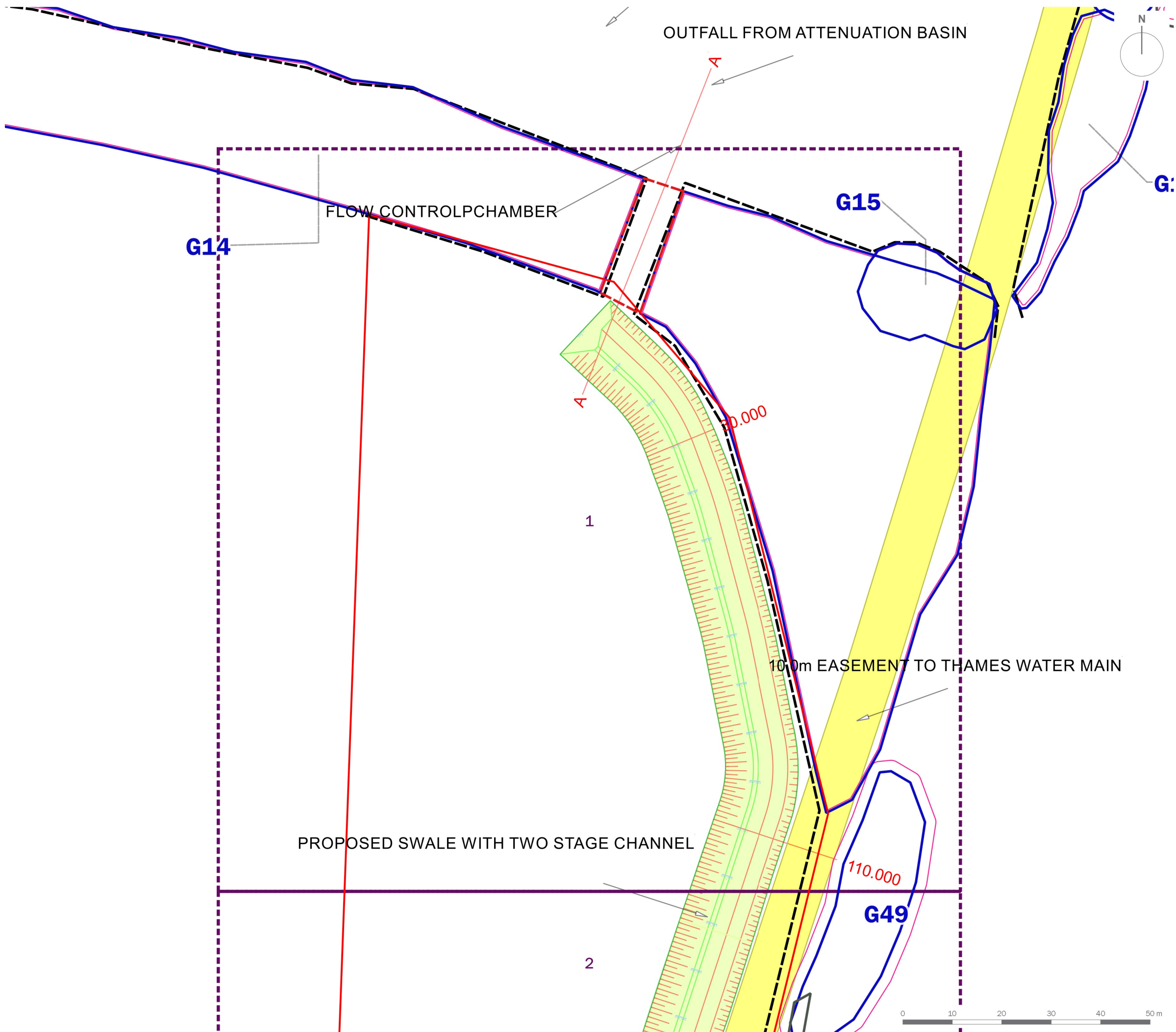
client
L&Q Estates Ltd

project title
Wykham Park Farm (Proposed Drainage)

drawing title
Plan EDP 1: Tree Protection Plan Overview

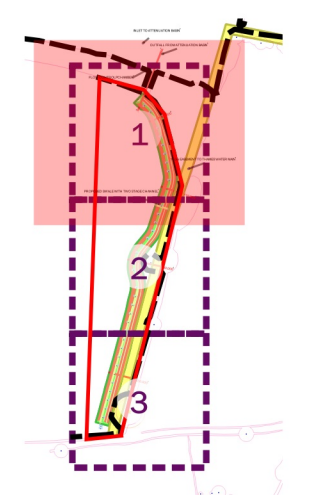
date **24 SEPTEMBER 2020** drawn by **TC**
drawing number **edp5378_d012** checked **LS**
scale **1:2,000 @ A3** QA

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



DRAFT

- Site Boundary
- T1: Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
- Category B: Trees of moderate quality and value
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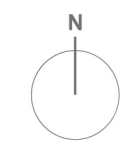
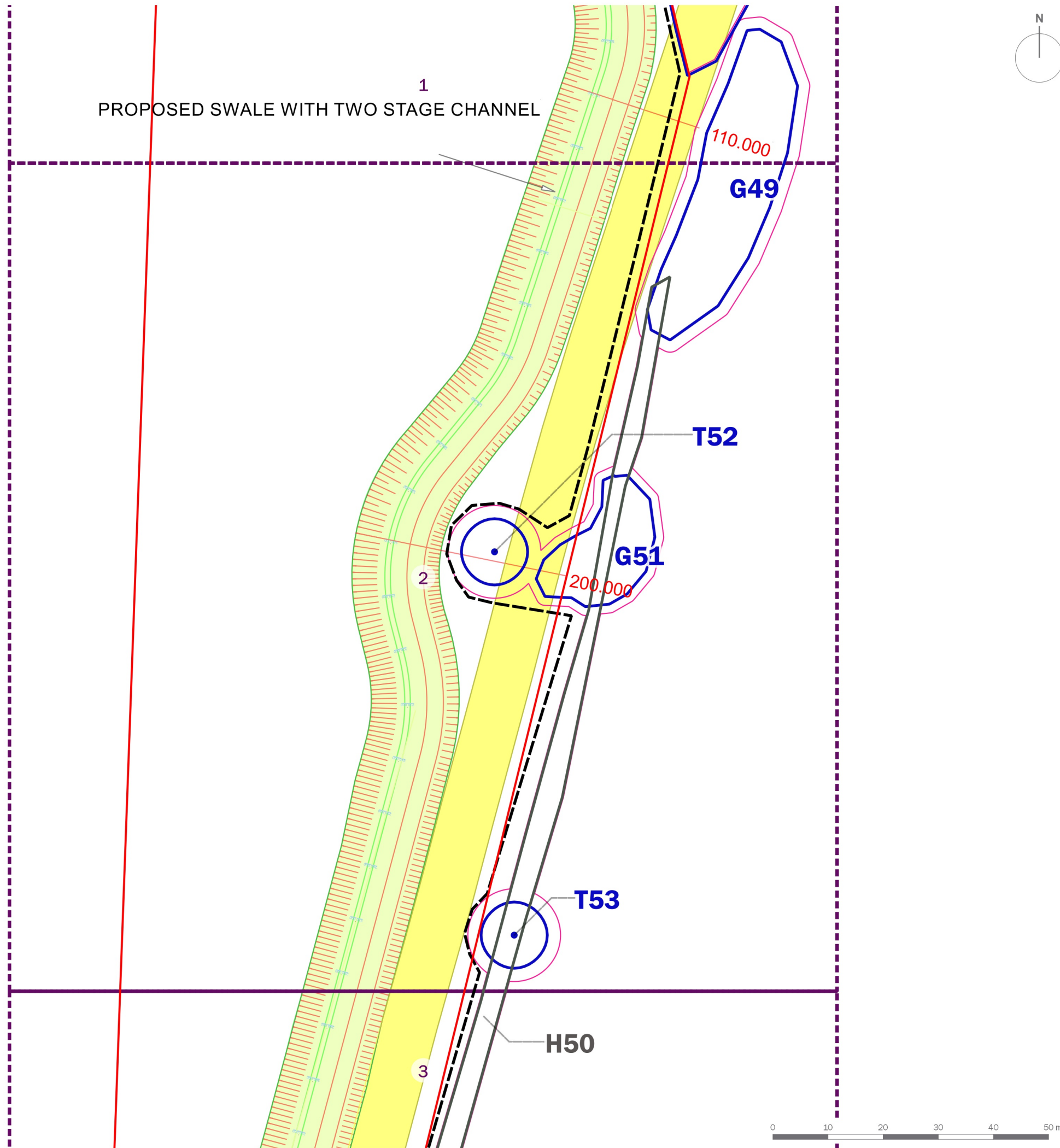


client
L&Q Estates Ltd

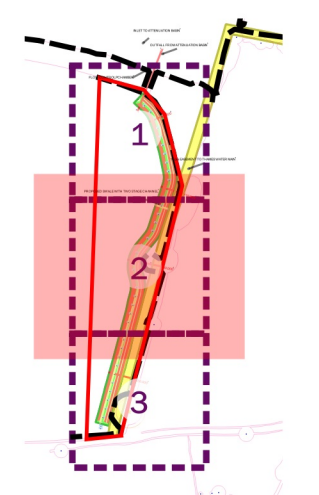
project title
Wykham Park Farm (Proposed Drainage)

drawing title
Plan EDP 1: Tree Protection Plan (Sheet 1 of 3)

date **24 SEPTEMBER 2020** drawn by **TC**
drawing number **edp5378_d012** checked **LS**
scale **1:750 @ A3** QA



- Site Boundary
- DRAFT
- T1 Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- 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: Trees of poor quality and value
- ★ Veteran Tree
- Veteran Tree Buffer
- Trees to be Removed
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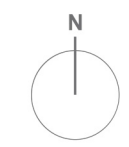
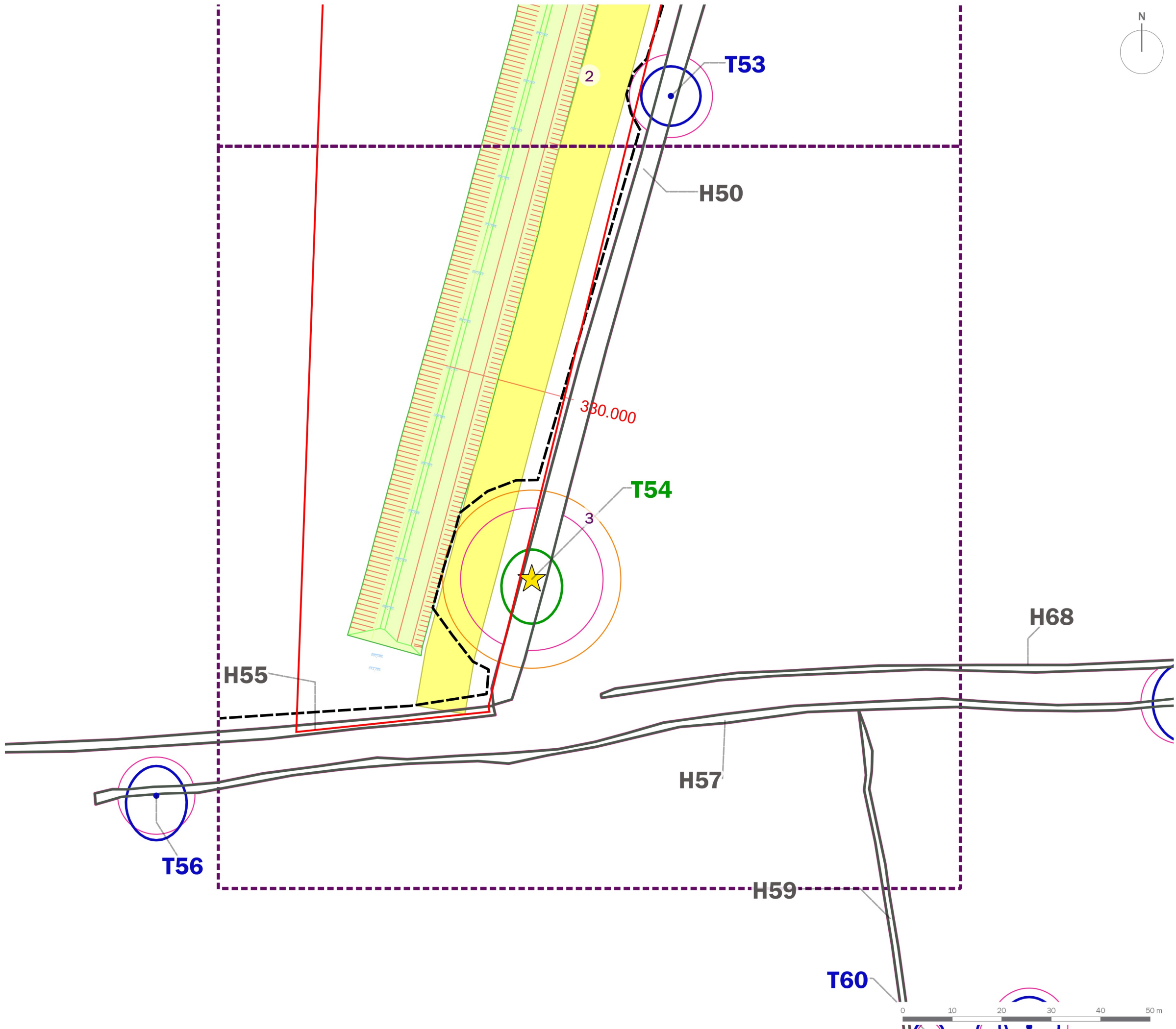


client
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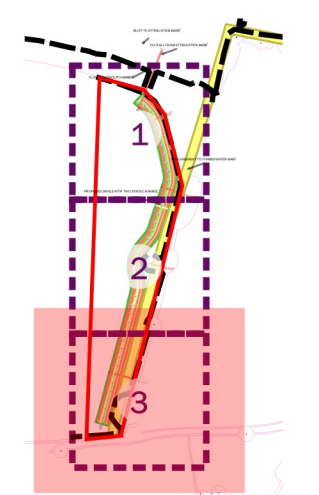
project title
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drawing title
Plan EDP 1: Tree Protection Plan (Sheet 2 of 3)

date	24 SEPTEMBER 2020	drawn by	TC
drawing number	edp5378_d012	checked	LS
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- Protective Fencing in accordance with BS 5837:2012



client
L&Q Estates Ltd

project title
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drawing title
Plan EDP 1: Tree Protection Plan (Sheet 3 of 3)

date	24 SEPTEMBER 2020	drawn by	TC
drawing number	edp5378_d012	checked	LS
scale	1:750 @ A3	QA	



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