

# Site Specific (Arboricultural) Method Statement

## Hotel & Conference Facility, Bicester Motion, Bicester



**February 2022**

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Bicester Motion, Bicester**

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# Site Specific (Arboricultural) Method Statement Bicester Motion, Bicester

## 1.0 Introduction

- 1.1 We have been instructed to provide an Arboricultural Method Statement to advise how retained trees at the Hotel & Conference Facility at Bicester Motion, Bicester site shall be protected during the development process.
- 1.2 This report has been written to fulfill pre-commencement planning condition No.9 (Ref : 18/01253/FUL).
- 1.3 This AMS must be read in conjunction with the previous Preliminary Arboricultural Impact Assessment undertaken by Innovation Group Environmental Services Ltd on 11<sup>th</sup> August 2016 (Ref: D0807161029), which supported the initial planning application. The tree numbers and details shown in this report must be referenced to this original report.

## 2.0 Scope of Report

**CLIENT BRIEF:** To provide supporting information to fulfill the planning condition below;

No.9. No development shall take place until a Tree Removal Plan, Tree Protection Plan and 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 and Plans.

## 3.0 The Arboricultural Protection Methods and Specifications

3.1 Tree Protection: Details of fencing location and specification	
SCOPE OF WORKS	SEQUENCING OF WORKS
Tree Protection Plan	<ol style="list-style-type: none"><li>1. Includes details and location of the tree protection fencing of the Root Protection Areas (RPA) to define the Construction Exclusion Zones (CEZ).</li><li>2. Installed protective fencing can be re-enforced by temporary site buildings for offices and welfare units where practicable.</li><li>3. All tree protection must be in place prior to main construction works. It is recommended that this fencing is installed at the time site hoarding is erected. In places, site hoarding can act as Tree Protection Fencing.</li><li>4. To be effective Tree Protection must remain in place for the duration of the development.</li><li>5. The warning signs (as detailed within this report) should be fixed at 6m intervals to raise awareness of the fencing and its desired function.</li></ol>

3.2 Tree Protection: Tree Protective Fencing Specification

Figure 2 Default specification for protective barrier

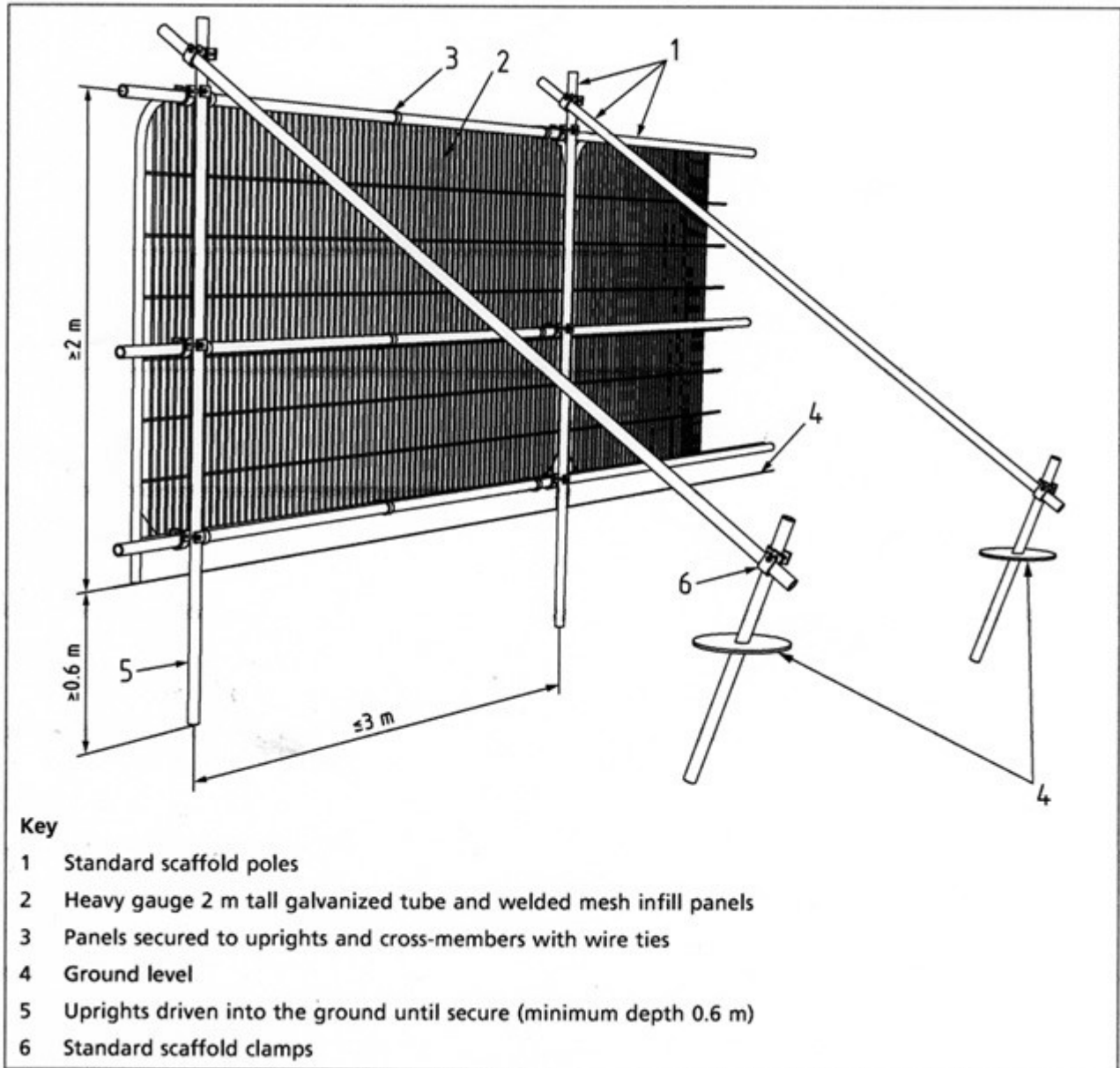
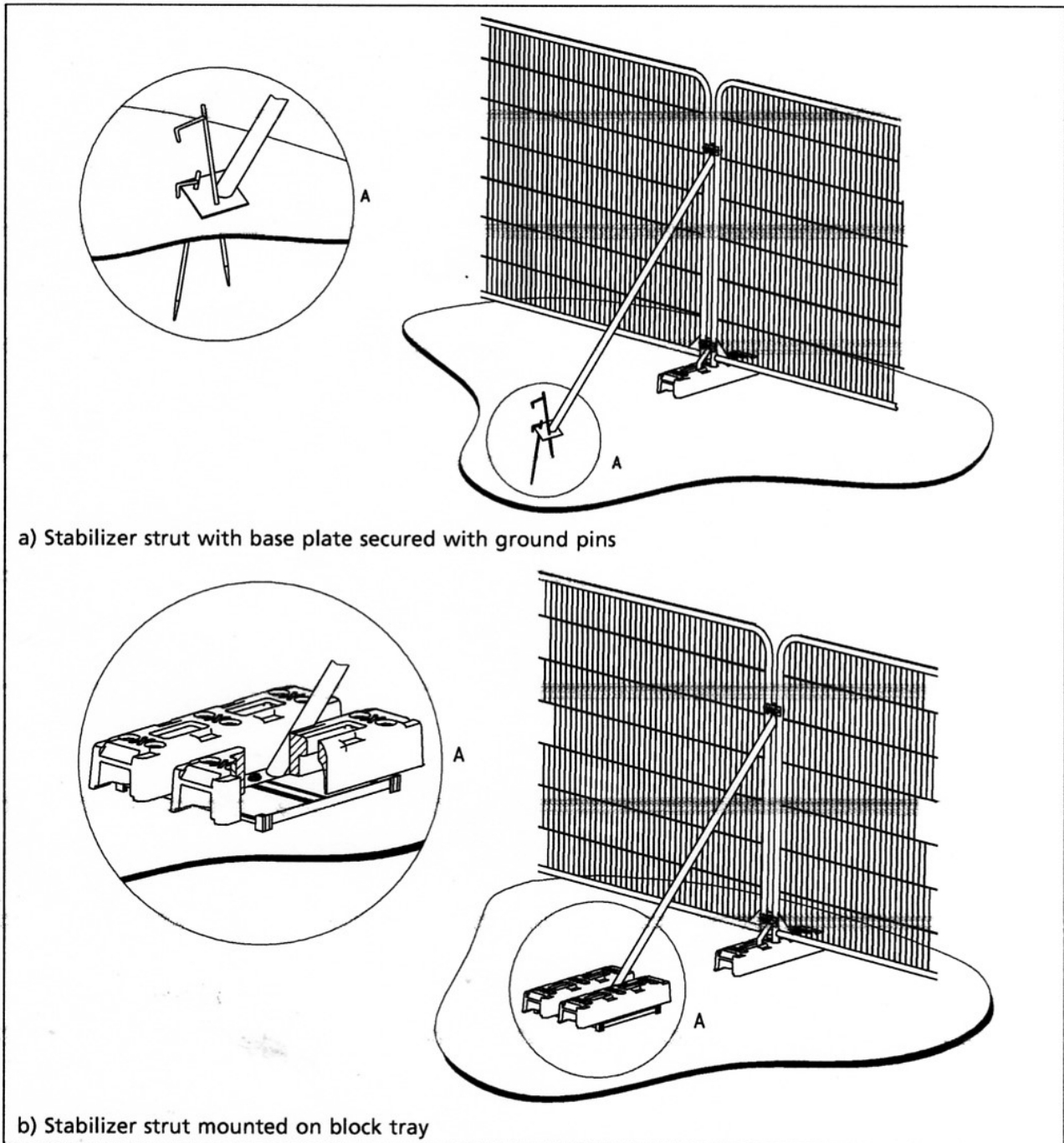


Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

### 6.2.3 Ground protection during demolition and construction

6.2.3.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

3.3 Tree Protection: Retained Tree Warning Sign



**TREE PROTECTION AREA  
KEEP OUT**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE VEGETATION PROTECTED BY THIS FENCE IS  
PROTECTED BY PLANNING CONDITIONS AND/OR IS THE  
SUBJECT OF A TREE PRESERVATION ORDER.**

**IF YOU REQUIRE ACCESS INTO THIS AREA PLEASE CONTACT**

**Email.....**

**T: .....**

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3.4 Site inspection, Monitoring and Supervision	
SCOPE OF WORKS	SEQUENCING OF WORKS
Site Inspections and Supervision	<ol style="list-style-type: none"> <li>1 Arrange details of communication between the Arboricultural Consultant, and client / client appointed groundworker.</li> <li>2 Details, instructions and authority for inspections should be provided and retained on site at all times</li> <li>3 Relevant parties will be advised of any changes in personnel or contractor during the development process.</li> <li>4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, we recommend that an experienced Arboricultural Consultant is appointed to undertake regular inspections of the site according to a site inspection / supervision schedule below.</li> <li>5 A mix of scheduled and unannounced site visits are appropriate and will serve to identify any damage to the Tree Protection Fencing, poor working practices, potential problems and points of conflict between the construction process and the health of the trees. These reports will include recommendations for remedial action.</li> <li>6 During the site visits any changes to the proposed works will be discussed, their impact assessed and recommendations for best practice will be outlined. After each of these visits a copy of the report should be sent to the Site Manager, Local Authority Tree Officer and Client. The remedial action undertaken will be recorded on the next visit.</li> <li>7 It is essential, to the successful implementation of the principals set out in the approved documentation, that effective inspection and supervision are implemented from the outset as detailed in all the previously submitted and approved tree reports and plans.</li> <li>8 Any damage or incidents regarding the retained trees should be reported to the Arboricultural Consultant. Any incidents requiring a planning variation will only be completed after prior approval and consultation with the LPA.</li> </ol>

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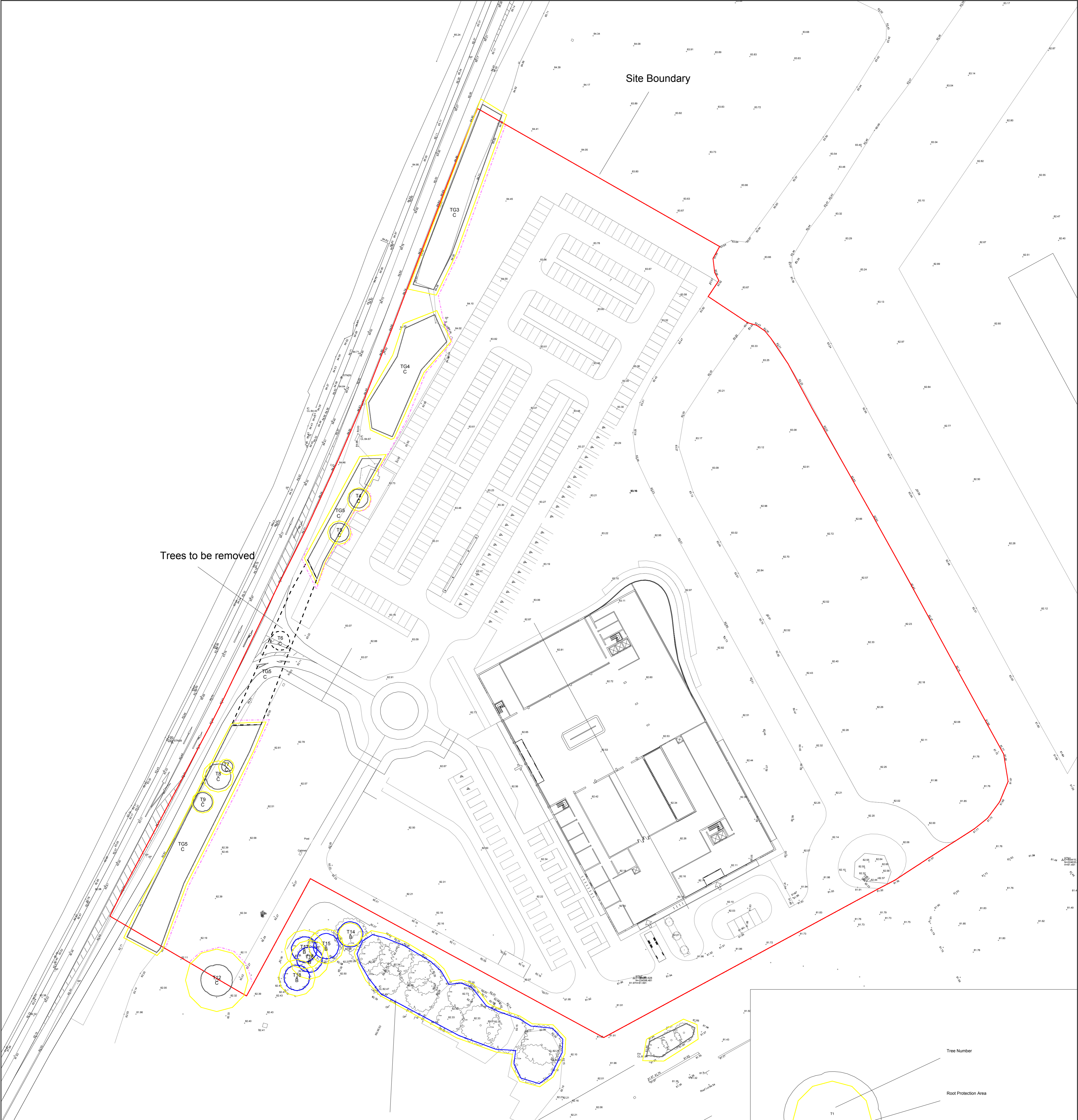
**3.5 Site Inspection / Supervision Schedule**

<b>Construction Constraint Description</b>	<b>Site Supervision required</b>	<b>Visit Sequence</b>	<b>Date / Visit stage</b>	<b>Status (Completed Yes/No &amp; Date)</b>
Tree works operations/site clearance	Optional	Visit 1	Prior to site clearance	
Pre-main construction works meeting between relevant parties.	Optional	Visit 1	Prior to site clearance	
Site Induction for relevant staff of arboricultural issues. Establishment & Protection of Root Protection Areas (RPA) within Construction Exclusion Zones (CEZ) for retained trees by Installation of secured and signed tree protection fencing/trunk hoarding	Yes	Visit 2	Prior to construction phase	
Protection and prevention of damage to retained tree canopies during construction	Yes	Visit 3 & 4	During construction phase	
Generic construction site constraints: 1 Site office / Welfare unit location 2 Temporary toilets 3 Location of contaminant storage and washout areas 4 Location for waste storage / skips	Yes	Visit 2	During construction phase	
Site 'sign off', removal of protection fencing, remedial recommendations that may be required and inspection of replacement tree planting	Yes	Visit 5	Post construction	



## 4.0 Appendices

### Appendix 1 Drawings (Tree Removal Plan, Tree Protection Plan)



Trees to be removed

Group of significant trees outside site boundary and not impacted by the development. Not included within original Tree Constraints Plan & AIA

**KEY**

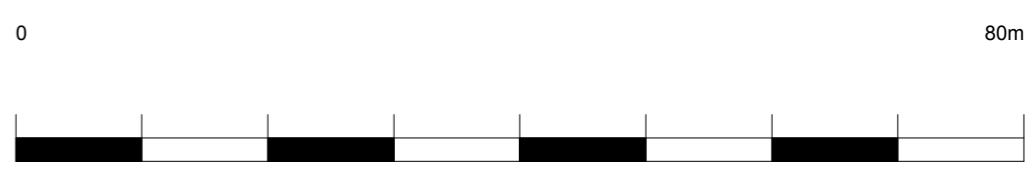
--- Trees To Be Removed      - - - Tree Protection Fence

Tree Number

Root Protection Area

Crown Spread

Category 'A'      Category 'B'      Category 'C'      Category 'V'

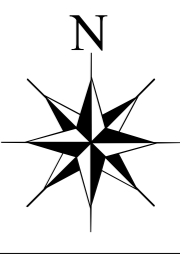


# Bicester Motion Hotel & Conference Facility

## TREE PROTECTION PLAN

SCALE : 1 : 600 @ A1      DATE : 09/06/2022

MAP FILENAME : Hotel TPP



Higginson Associates  
Arboricultural & Woodland Consultants



Trees to be removed

Group of significant trees outside site boundary and not impacted by the development. Not included within original Tree Constraints Plan & AIA

**KEY**

--- Trees To Be Removed

**Bicester Motion  
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**TREE REMOVAL PLAN**

SCALE : 1 : 600 @ A1	DATE : 09/02/2022	
MAP FILENAME : Hotel TPP		
Higginson Associates Arboricultural & Woodland Consultants		