



Proposed Development at Cotefield House site, Banbury

Arboricultural Method Statement

BS5837:2012

For Planning condition 5

March 2024

This report has been prepared to discharge of planning condition 5 at Cotefield House, Oxford Road Road, Bodicote, OX15 4AQ.
Grant of planning permission; 21/011835/F, 19th Jan 2022.

The Method Statement is concerned solely with arboricultural issues related to the site referenced only.

This report is based on tree survey information Arboricultural Impact Assessment
Cotefield House Oxford Road Bodicote
Prepared by
Land and Landscape Management Ltd 10 Hawkswell Gardens Oxford OX2 7EX

No development shall take place until an arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority

The aim of the AMS is to ensure protection of all retained trees on site during the construction phase of the development and through to completion.

It gives clear guidance for construction activities which could potentially impact retained trees on site.

The information contained within the AMS is in accordance with BS5837:2012, Trees in relation design, demolition and construction.

The AMS should be made available to all site operatives during the construction phase of the project to ensure understanding of the scope and importance of the tree protection specified for the site.

The Project Arboriculturist will brief all site operatives before construction activities commence to ensure compliance with AMS.

The AMS is a bespoke document that is relevant to the planning permission for the site. If there are any deviations from this, the Arboriculturist should be informed so that he/she can evaluate any additional impacts to retained trees and specify any further tree protection measures as appropriate.

For reasons of safety, all tree works referred to below must be carried out prior to the delivery of any building materials or any site personnel being engaged to work on the land.

Any accidents involving the trees on the site, any emergencies or any spill of liquids or chemicals on site **MUST** be reported to the lead arboricultural consultant by the site manager within two hours

All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

Summary of tree works:

Removal of No T.10, T.11, T.13.

These works will be undertaken by a suitably qualified and competent contractor and in accordance with guidelines set out within BS2998:2012, Tree Work – Recommendations.

All the other trees are outside the construction site zone therefore no root protection is required.

For details of trees to be retained, and locations and types reference should be made to the latest revision of AIA RevA. which should be displayed prominently on site for all staff to see.

Once the site protection fencing is installed than the main development can start. The controlling authority is Cherwell District Council.

No materials or soils are to be stored within the Root Protection Area of the retained trees. Oil, bitumen, cement or other material that is potentially injurious to trees will not be stacked or discharged within 10m of a tree stem. No concrete mixing will be done within 10m of a tree. Allowance will be made for the slope of ground to prevent materials running towards the tree.

Wide or tall loads etc. should not come into contact with retained trees. Banks man should supervise transit of vehicles where they are in close proximity to retained trees.

No fires will be lit where flames are anticipated to extend to within 5m of tree foliage, branches or trunk, taking into consideration wind direction and size of fire.

Notice boards, telephone cables or other services will not be attached to any part of a retained tree.

If unexpected large roots (>25mm diameter) are encountered during excavation for construction works the arboricultural consultant should be contacted immediately. No exposed roots will be left uncovered. They will be covered over as soon as possible to minimise the risk of drying out and dying.

As recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, all retained trees should be subjected to sound arboricultural management where there is public access in order to satisfy the landowner's duty of care.

