



SOMERTON FARMYARD BICESTER

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

for

LAXTON PROPERTIES

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1. Executive Summary

- 1.1. For the Arboricultural Method Statement see section 4.
- 1.2. The site is currently an active livestock farmyard and adjacent grazing field with associated surfacing and ancillary structures.
- 1.3. The proposals include the redevelopment of an existing yard for the erection of up to 10 residential dwellings (Use Class C3) including allotments, footpath, public open space and other associated works.
- 1.4. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation and adequate protection measures in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'..
- 1.5. Given the number of trees on the site, the development proposals incorporate the majority of the better, more sustainable specimens.
- 1.6. All of the 'A' category trees are to be retained and protected throughout the development.
- 1.7. Number of trees to be removed as a direct result of the current design (see section 4 for details):

BS Category	Number of individual trees	Tree Groups
U	0	0
A	0	0
B	1	0
C	14	1

- 1.8. Where existing structures and surfacing which are to be demolished are located within the projected RPAs of retained trees, a sensitive methodology will be required.
- 1.9. Where proposed pedestrian surfacing is located within retained RPAs, a no-dig design will be required.
- 1.10. Where proposed highway and parking surfaces are located within retained RPAs, a sensitive excavation methodology will be required.
- 1.11. Where proposed new hard surfaces encroach into the RPA of trees highlighted for retention, sensitive surface construction will be required.
- 1.12. Where connection to existing public infrastructure is required within the RPA of retained trees, a sensitive excavation methodology and construction considerations will be required.
- 1.13. Tree Surgery will be required to facilitate Tree Protection Fencing alignments, scaffolding erection and access.
- 1.14. As good arboricultural practice the additional removal of 'U' category trees T113 and T115 is recommended but are not required to implement the development proposals.
- 1.15. The Arboricultural Method Statement (AMS) has been compiled in conjunction with the Tree Protection Plan (TPP) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

2. Introduction

- 2.1. ACD Environmental Ltd. (ACD) have been instructed to prepare the following Arboricultural Impact Assessment and Method Statement by Laxton Properties. Reference should be made to the latest revision of the corresponding Tree Protection Plan for the development proposals, ACD drawing reference: PRI24625-03.
- 2.2. This Impact Assessment is based upon tree survey data recorded by ACD in November 2025. Reference should be made to the latest revisions of the corresponding Tree Survey Report and Tree Survey Plan for the site, ACD file reference, PRI24625tsA and PRI24625-01A, respectively.
- 2.3. This Method Statement is to be made available to all operatives on site during the construction process, so that they understand the scope and importance of the measures set out for tree protection. Implementation of the protection methods and other details within this report are integral to ensuring protection for the retained trees.
- 2.4. For details of trees to be retained, and locations and types of special protection methods, reference should be made to the latest revision of Tree Protection Plan (ref: PRI24625-03), which should be displayed prominently on site for all staff to see.
- 2.5. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor/engineer with all node points being marked clearly on site for the fencing contractor to work to. The AutoCAD version of the Tree Protection Plan is available on request.
- 2.6. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.7. The controlling authority is Cherwell District Council, who can be contacted at:
Address: 39 Castle Quay, Banbury, Oxfordshire, OX16 5FD.
Email: Planning@cherwell-dc.gov.uk
Telephone: 01295 227006
- 2.8. A search of the Interactive mapping service provided on the Cherwell District Council website¹ indicates that none of the surveyed trees are subject to Tree Preservation Orders (TPO), nor is the site located within a Conservation Area.
- 2.9. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.
- 2.10. The following abbreviations have been used throughout this document:
 - Root Protection Area – RPA.
 - Construction Exclusion Zone – CEZ.
 - Tree Protection Plan – TPP.
 - Tree Protection Fencing – TPF.

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<https://cherwell.maps.arcgis.com/apps/webappviewer/index.html?id=79616c90743d4da98b291ebd1683fe50&extent=396524.7311%2C202503.5161%2C497066.5989%2C256081.7483%2C27700>

3. Arboricultural Impact Assessment

- 3.1. The site is currently an active livestock farmyard and adjacent grazing field with associated surfacing and ancillary structures.
- 3.2. The proposals will necessitate the demolition of the farmyard, including removal of all existing surfacing, and a redevelopment of the existing yard for the erection of up to 10 residential dwellings (Use Class C3) including allotments, footpath, public open space and other associated works.
- 3.3. A secondary land parcel adjacent to Somerton Park to the south of Ardley Road is included within this arboricultural assessment. This area is devoid of trees and the landscape improvement proposals will not be of detriment to the limited low level scrub on the southern boundary of the park.
- 3.4. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts are identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.
- 3.5. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.6. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 3.7. The tree survey for the site is at Appendix 2 of the latest revision of the corresponding Tree Survey Report for the site ACD reference PRI24625tsA.
- 3.8. This assessment is based upon the supplied layout drawing produced by BHPH Architects Ltd., drawing reference: '3904.P.101_revB.'
- 3.9. **Evaluation of impact of proposed tree losses**

Table 1: Trees to be removed as a direct consequence of development

BS Category	Number of individual trees	Tree Groups
U	0	0
A	0	0
B	1	0
C	14	1

- 3.9.1. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the latest revision of the corresponding Tree Protection Plan, ACD drawing reference PRI24625-03.
- 3.9.2. Trees T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37 and G56(x3) are to be removed as a result of the development proposals.
- 3.9.3. With the exception of T33('B'), all the trees proposed for removal are in the two lower categories ('C' & 'U') and as such it is judged that they are not of a quality that should present any constraint to development of the site.

- 3.9.4. Although the removal of 'B' category trees is not ideal, T33 is located within the interior of the site on a raised embankment. It is considered that attempting to retain this tree whilst providing adequate protection would cause a significant obstruction to the re-development of the site, and likely result in an awkward layout design. Given the interior location of the tree, which is visually obstructed from the surrounding area by existing farm structures and high perimeter hedging, it is considered that its removal is unlikely to have an adverse impact on the wider landscape.
- 3.9.5. T1134 and T115 are 'U' category Elder specimens located adjacent to the proposed allotments; whilst their removal is not required to implement the development, the removal of these trees is recommended for safety considerations given their limited life expectancy. This work would be in accordance with suitable arboricultural management practices.
- 3.9.6. All the trees to be removed are located within the interior of the site and therefore will not have any significant adverse impact on the surrounding area. Any impact and loss of amenity which may be felt locally will only be short term.
- 3.9.7. In relation to the conception and design of development proposals, BS5837:2012 section 5.1.1 states: "*The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal*".
- 3.9.8. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.
- 3.9.9. Replacement trees will be proposed through landscape design and will more than mitigate for their removal by providing robust long term tree cover in keeping with the proposal and surrounding properties.

3.10. Trees to be pruned

3.10.1. At this time the following tree surgery works are proposed:

Tree number	Species	Operation
W48	Multiple	Cutback eastern aspect of woodland crowns and vegetation as shown on TPP to allow 0.5m clearance from proposed surfacing footprint.
G52	Leyland Cypress	Cut back northern group as shown on TPP to allow 1.5m clearance from proposed development footprints.
G61	Hawthorn	Sectional removal of approximately 24m from north aspect of hedge, as shown on TPP. Grind out remaining stumps.
G109	Filed Maple	Cut back northern aspect of group as shown on TPP to allow 0.5m clearance from new surfacing footprint.

3.10.2. Further to the above the following Access Facilitation Pruning is to be conducted as required throughout the duration of the development:

3.10.3. BS5837:2012 describes the term 'Access Facilitation Pruning' as "*One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site*". For any Access Facilitation Pruning required to be conducted, the project arboriculturist should first be consulted to ensure that pruning is conducted to the bare minimum required to allow the continuation of the development.

3.10.4. All trees will be subject Access Facilitation Pruning to as required throughout the duration of the development, the scope of which shall not exceed the following thresholds:

Tree number	Operation
All Trees	Lift lower crowns overhanging proposed pedestrian surfaces to 3.5m.
All Trees	Lift lower crowns overhanging proposed vehicular surfaces to 5.5m.
All Trees	Reduce crowns to allow 0.5m clearance from proposed surfacing footprints
All Trees	Reduce crowns to allow 1.5m clearance from proposed building footprints

3.10.5. Should any further surgery works become necessary it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice and be approved by the Cherwell District Council prior to any commencement.

3.11. Tree Protection Fencing

- 3.11.1. 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. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree’s RPA, appropriate ground protection should be installed (see 6.2.3).”*
- 3.11.2. A specification for protective suitable Tree Protection Fencing is given on the Tree Protection Plan. This consists of interlocking weld-mesh panels (e.g., Heras) well braced by attachment to scaffold pole uprights driven firmly into the ground. Should any alternative method of barrier construction be proposed the design should be approved by the Cherwell District Council.
- 3.11.3. A minimum 1.5m offset has been allowed for working room and scaffolding erection between all proposed building construction and the Tree Protection Fencing. A minimum 0.5m offset has been allowed between the Tree Protection Fencing and all proposed surfacing footprints for working room.
- 3.11.4. All tree protection fence should be erected before any works start on site whatsoever and be clearly indicated as Tree Protection Fencing by attached weatherproof signage, an example of which can be found in the Arboricultural Method Statement below.

3.12. Ground protection

- 3.12.1. Where protective fencing cannot be specified due to site constraints or offsets, potential damage caused by foot traffic and associated development works can be mitigated by the use of adequate ground protection as specified in BS5837:2012 section 6.2.3.
- 3.12.2. Suitable ground protection specifications as advised in BS5837:2012 may consist of one of the following:
- a)** 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:
 - b)** 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:
 - c)** 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 to which it will be subjected.
- 3.12.3. If any alternative specification is to be used, then this must first be approved by Cherwell District Council prior to installation.
- 3.12.4. All Ground Protection used must be suitable for the expected loads without rutting, damage or compaction of the soil beneath.

3.13. Demolition & Groundworks

- 3.13.1. Existing structures within the RPAs of retained trees T14, T22, G52, T61, G62, T63, G64 and G65 are to be demolished using a sensitive methodology to ensure any potential impact to the trees is limited. This will include ensuring that buildings are folded in on themselves away from retained trees, and that any foundation slabs are carefully broken up and removed without any further excavation into the soil below. More detail can be found in the Method Statement below.
- 3.13.2. Existing hard surfacing throughout the farmyard is to be removed as part of the development proposals. Where existing hard surfacing is located within the projected RPA of retained trees, this must be carried out using a sensitive methodology as per the Method Statement below, ensuring that there is no excavation into the soil below.
- 3.13.3. It should be ensured that during demolition operations that no large plan or machinery, nor debris from the demolition, are sited within soft ground located within retained RPAs. Existing hard surfacing may be used as adequate ground protection during demolition works and consideration must be given so as to ensure that all demolition can be carried out without damaging or compacting soft ground within retained RPAs. Where required, additional temporary adequate Ground Protection may be required to ensure this can be achieved.
- 3.13.4. Care should be taken during all demolition works to avoid damage to stems and branches from impact or proximity of machinery and plant.

3.14. New Hard Surfaces within RPAs

- 3.14.1. New hard surfacing is proposed within the RPAs of trees G6, T14, T16, G18, T21, T41, T42, T60 T70, T71, T73, T74, T75, T79, T80, T81, T98 – T108, and T117 - T131.
- 3.14.2. As shown on the Tree Protection Plan, where pedestrian surfaces are proposed within RPAs, these should be constructed over existing ground levels using a 'no-dig' design, incorporating a Cellular Confinement System (CCS) and porous wearing surface within the construction profile (subject to engineering design).
- 3.14.3. The use of a three-dimensional cellular confinement system, such as 'Cellweb' is an acceptable approach, which aims to fulfil the above design criteria. This system maintains the passage of oxygen and water to root systems; avoids root loss through severance or asphyxiation and minimises the potential for soil compaction. It is achieved by laying a Geotextile membrane directly onto unchanged soil levels, with a three-dimensional cellular confinement system ('Cellweb') laid on top filled with no fines granular fill, with a porous finishing surface. See specification on Tree Protection Plan (PRI24625-03).
- 3.14.4. A minor pedestrian surfacing encroachment is also proposed within the RPA of T60. This incursion is minimal and the tree has ample additional rooting medium available directly adjoining its RPA within offsite land, therefore no special construction designs or methodologies are considered to be required.
- 3.14.5. Due to the unsuitability of CCS being used within high-traffic vehicular surfacing, and the need to tie in surfacing with existing highways, where proposed vehicular surfacing is proposed within retained RPAs of trees G6 T22, T41 and T42 a sensitive excavation methodology is to be used to ensure any impacts to trees are limited, and any root pruning required can be recorded and quantified.

- 3.14.6. The Arboricultural Method Statement describes installation of a typical no-dig surface. This follows the recommendations set out in Section 7.4 of British Standard 5837:2012. The author of this report is not an engineer and therefore detailed engineering design, and analysis must be carried out by a suitably qualified engineer. However, any design must be approved for use by the project arboriculturist.
- 3.14.7. Where existing hard surfaces are present within proposed surface footprints, the existing surface should be removed and the new surface installed without any excavation into the underlying soil.
- 3.14.8. Retained trees must first be protected during all stages of the development including demolition, by the erection of Tree Protection Fencing or use of adequate Ground Protection. Installing new surfacing may require the temporary re-positioning of Tree Protection Fencing to a secondary location in line with the associated Method Statement below.

3.15. Construction within RPAs

- 3.15.1. BS5837:2012 states at section 5.3.1: *“The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7). If operations within the RPA are proposed, the project arboriculturist should:*
- a) demonstrate that the tree(s) can remain viable, and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA:*
 - b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.”*
- 3.15.2. The footprint of the garage building for Plot 4 is shown marginally within the RPA of G52. Given the small area of encroachment, as well as the level differences of the tree line being located at the top of an embankment to the rear of the existing farm structure, it is considered that the impact proposed to the ground is minimal and as such no special mitigation is proposed.
- 3.15.3. The construction of a pedestrian stairway to allow connection to Fritwell Road is proposed within the RPA of trees T83 and T84. Given the level differences between the field and the adjacent existing pedestrian footpath, a no-dig approach is not feasible, therefore a sensitive excavation methodology has been specified. The footpath has been designed to be equidistance between the RPAs to ensure any impacts to both these trees is minimised and any root pruning required can be quantified. It is considered that both trees have access to additional rooting medium adjoining their RPAs equal to or greater than the area of incursion within land outside of the redline boundary.

3.16. **Services**

- 3.16.1. It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability.
- 3.16.2. Details of services have not been provided at the time of writing. The Tree Protection Plan, showing the constraints posed by retained trees will be passed to the infrastructure engineers to inform their design, ensuring that all services avoid areas of potential conflict.
- 3.16.3. As per BS5837:2012 Figure 1, once further details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these details for services for inclusion in the Tender documentation.

3.17. **Levels and Landscaping**

- 3.17.1. Full details of any changes in ground levels on site remain to be finalised. Any alterations to levels close to trees may damage roots and affect tree health and stability.
- 3.17.2. Unless no-dig methodology is proposed for installation of surfaces within RPAs the original levels in these areas must be noted, retained, and integrated into the engineering design of the site. Landscaping operations within the RPAs of retained trees must be carried out in a sensitive manner and be subject to a detailed method statement and arboricultural supervision.

3.18. **Boundaries**

- 3.18.1. All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non-porous membrane to stop leachates from the concrete damaging tree roots.

3.19. **Supervision & monitoring**

Supervision is recommended during the conduction of all special details specified within retained RPAs, such as sensitive demolition, no-dig surface construction and sensitive excavation as per the associated Method Statements.

4. Arboricultural Method Statement

TO BE READ IN CONJUNCTION WITH THE LATEST REVISION OF THE CORRESPONDING TREE PROTECTION PLAN REFERENCE: PRI24625-03

4.1. Phasing of operations for tree protection

4.1.1. Implementation of tree protection measures on the site must be carried out in the following order:

- 1) Tree removals and tree surgery.
- 2) Line of tree protection fence to be set out to node points by surveyor.
- 3) Accurate erection of tree protection fence and ground protection.
- 4) Site accessible to construction/demolition traffic.
- 5) Demolition/site clearance.
- 6) Construction.
- 7) Removal of tree protection fencing.
- 8) Remedial tree surgery (if required).

4.1.2. The above phasing must not be changed without approval from the project arboriculturist and agreement with the Council.

4.2. Site storage, parking, welfare facilities

4.2.1. The site will require provision for; site storage, contractor parking, welfare facilities, temporary services/drainage, material drop of points, etc.

4.2.2. No details of these provisions are available at the time of writing of this report.

4.2.3. None of the above provisions will be sited within RPAs of retained trees without the input of the project arboriculturist and the consent of the Local Authority.

4.3. Restrictions within tree protection areas

4.3.1. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever.
- No excavation by any other means without arboricultural site supervision.
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools).
- No storage of plant or materials.
- No storage or handling of any chemical including cement washings.
- No vehicular access.
- No fire lighting.

4.3.2. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees.
- No fire shall be lit such that flames come within 5m of tree foliage.

4.4. Avoiding damage to stems and branches

- 4.4.1. Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible.
- 4.4.2. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as 'access facilitation pruning'.
- 4.4.3. Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstances shall construction personnel undertake any tree pruning operations.

4.5. Site supervision

- 4.5.1. The development process should be subject to arboricultural supervision where construction work inside the construction exclusion zone is required, and for the installation of any special detail (e.g., no-dig surface). Therefore, input and/or supervision from the project arboriculturist will be required at the following stages:
 - 1) Tree removals and access facilitation pruning.
 - 2) Installation of tree protection measures.
 - 3) Sensitive demolition.
 - 4) No-dig surfacing.
 - 5) Sensitive excavation
- 4.5.2. Arboricultural supervision is to be carried out at all crucial stages throughout the development process (as specified in the relevant methodologies below) and during any other, unplanned incursions into protection areas, for whatever reason, to ensure detailed tasks are carried out in a suitable manner as per the specified methodology.
- 4.5.3. Supervision will usually require the arboriculturist to be present throughout the task, to ensure all the arboricultural objectives are met, however, if the task is to take a long period of time or consist of repetitive tasks, provided the arboriculturist is satisfied with the prior attitude and conduct of those involved, and after an additional 'tool-box talk', the supervision may be reduced to telephone contact between the site foreman/contractor and arboriculturist with photos supplied as requested.

4.6. Tree protection fencing

- 4.6.1. The Tree Protection Plan (see the latest revision of: PRI24625-03) shows the alignment of Tree Protection Fencing (TPF), which is to be installed prior to any of the following taking place:
- Demolition.
 - Plant and material delivery.
 - Soil stripping.
 - Utility installation.
 - Construction works.
 - Landscaping.
- 4.6.2. Stages for installation of TPF:
- 1) Hand clearance of any vegetation to allow clear working access.
 - 2) Setting out of fencing points.
 - 3) Fencing erected.
 - 4) Site accessible to demolition/construction traffic.
- 4.6.3. To ensure accuracy and avoid future 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.
- 4.6.4. Once erected, all TPF will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the Cherwell District Council.
- 4.6.5. The specified TPF construction is suitable for areas of high intensity development, and shall comprise of interlocking weld-mesh panels, well braced to resist impacts by attachment to scaffold uprights set firmly into the ground. A detailed specification can be found below and on the associated TPP.
- 4.6.6. Should any alternative method of barrier construction be proposed, consultation with the project arboriculturist will be obtained to clarify the efficacy of the revised design prior to informing the Cherwell District Council and obtaining their consent.
- 4.6.7. Once the exclusion zone has been protected by barriers and/or ground protection, construction work can commence.
- 4.6.8. All weather notices should be erected on the barriers (for example see figure below).
- 4.6.9. Where temporary dismantlement of the TPF is required as part of the approved methodology for installation of surfacing or other special detail within retained RPAs, the fencing should only be dismantled immediately prior to commencement of the works and re-erected following completion. Where, for whatever reason, it is not feasible for fencing to be re-erected in its previous location, then any exposed soft ground within retained RPAs must be protected using adequate Ground Protection.
- 4.6.10. Where any temporary dismantlement of the TPF is required to implement an approved methodology, only the minimum amount of fencing required to allow the works to proceed should be removed.



Figure 1: Tree protection sign (download from) <http://www.acdenvironmental.co.uk>

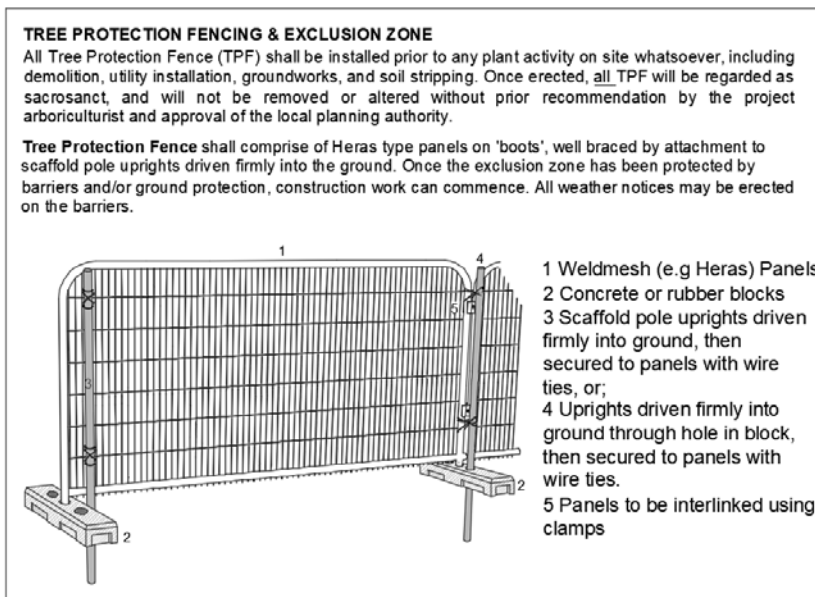
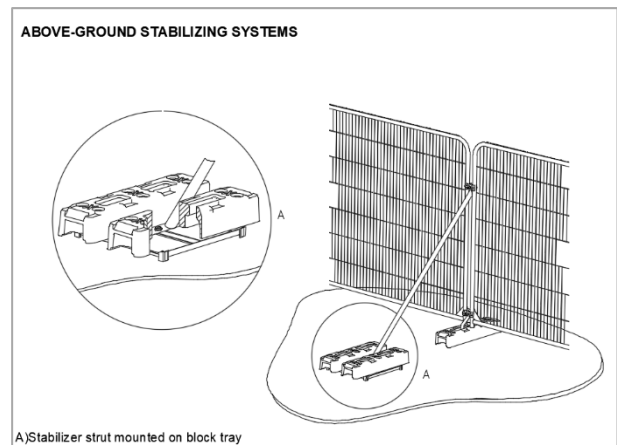


Figure 2: Adequate Tree Protection Fencing specification

Figure 3: Above ground stabilisation method for TPF where bracing cannot be secured into the ground (such as hard surfacing)



4.7. Ground protection

4.7.1. As advised in BS5837:2012 section 6.2.3: “New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil. The ground protection might comprise one of the following:

a) 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:

b) 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:

c) 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 to which it will be subjected”.

4.7.2. Stages for ground protection installation²:

No plant machinery to be used in the area of ground protection for whatever reason

- 1) Discuss procedure with project arboriculturist.
- 2) Dismantle primary TPF and re-erect in secondary location as shown on TPP.
- 3) Any shrubs, saplings or trees to be removed, are to be cut, or ground out to just below ground level rather than grubbed or winched out, which can damage roots of retained trees.
- 4) Lay woven geotextile over existing ground surface by hand.
- 5) Cover the area with compressible layer, woodchip for example, using hand tools only.
- 6) Cover compressible layer with side butting scaffold boards or plywood boards.
- 7) Confirm surface is acceptable for use with project arboriculturist.
- 8) Area ready for construction access.

4.7.3. To ensure accuracy and avoid future costly adjustments, the Ground Protection must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to.

4.7.4. There is to be no-excavation within ground protection area whatsoever. This includes installation of services and associated utilities.

²For protection from foot traffic only

4.8. Tree surgery and removal

4.8.1. Those trees which are to be removed or pruned are shown with a red dashed canopy outline or clearly annotated on the latest revision of the corresponding Tree Protection Plan, ACD drawing reference: PRI24625-03.

4.8.2. The following surgery works are to be carried out:

Tree number	Species	Operation
T23	Leyland Cypress	Remove to ground level. Grind out remaining stump.
T24	Leyland Cypress	Remove to ground level. Grind out remaining stump.
T25	Field Maple	Remove to ground level. Grind out remaining stump.
T26	Beech	Remove to ground level. Grind out remaining stump.
T27	Beech	Remove to ground level. Grind out remaining stump.
T28	Beech	Remove to ground level. Grind out remaining stump.
T29	Beech	Remove to ground level. Grind out remaining stump.
T30	Walnut	Remove to ground level. Grind out remaining stump.
T31	Beech	Remove to ground level. Grind out remaining stump.
T32	Norway Maple	Remove to ground level. Grind out remaining stump.
T34	Cherry	Remove to ground level. Grind out remaining stump.
T35	Norway Maple	Remove to ground level. Grind out remaining stump.
T36	Beech	Remove to ground level. Grind out remaining stump.
T37	Apple	Remove to ground level. Grind out remaining stump.
W48	Multiple	Cutback eastern aspect of woodland crowns and vegetation as shown on TPP to allow 0.5m clearance from proposed surfacing footprint.
G52	Leyland Cypress	Cut back northern group as shown on TPP to allow 1.5m clearance from proposed development footprints.
G56	Sycamore	Remove group (x3) to ground level. Grind out remaining stumps.
G61	Hawthorn	Sectional removal of approximately 24m from north aspect of hedge, as shown on TPP. Grind out remaining stumps.
G109	Filed Maple	Cut back northern aspect of group as shown on TPP to allow 0.5m clearance from new surfacing footprint.

4.8.3. Further to the above detailed tree surgery works, the following Access Facilitation Pruning is to be conducted as required throughout the duration of the development:

Tree number	Operation
All Trees	Lift lower crowns overhanging proposed pedestrian surfaces to 3.5m.
All Trees	Lift lower crowns overhanging proposed vehicular surfaces to 5.5m.
All Trees	Reduce crowns to allow 0.5m clearance from proposed surfacing footprints
All Trees	Reduce crowns to allow 1.5m clearance from proposed building footprints

4.8.4. Should any further surgery works become necessary, they should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice and a proposed specification will be approved by Cherwell District Council prior to any commencement.

4.8.5. All work will be carried out in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and in line with any works already agreed with the Council.

- 4.8.6. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any work being carried out.
- 4.8.7. The statutory protection afforded by the Wildlife and Countryside Act and Countryside and Rights of Way Act will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.
- 4.8.8. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either; cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.
- 4.8.9. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.
- 4.9. **Demolition close to trees**
- 4.9.1. All TPF to be installed as per approved Tree Protection Plan prior to any plant arriving on site.
- 4.9.2. Sensitive demolition will occur under supervision from the project arboriculturist.
- 4.9.3. Stages for demolition within tree protection areas:
No plant machinery to be sited on any exposed rooting area
- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
 - 2) Dismantle any fencing to allow work to proceed.
 - 3) Buildings to be folded in on themselves.
 - 4) Removal debris by hand or with plant machinery not located on any exposed rooting area.
 - 5) Floor to be broken up with hand held breaker and pieces removed by hand. Slab floor can be lifted carefully by machinery if appropriate.
 - 6) Underlying ground levels to be retained. No excavation to occur.
 - 7) Any exposed roots and surrounding newly exposed areas to be covered with up to 100mm of topsoil, from elsewhere on site, or imported topsoil (to BS3882:1984). Soil may be placed in area by plant but must be spread by hand.
 - 8) Tree protection fencing to be erected in final position as shown on plan.
- 4.9.4. No reduction in levels of the underlying soil surface will occur.
- 4.9.5. At no point are any heavy machinery permitted within the RPA.
- 4.9.6. 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.

4.10. Installation of underground services within RPAs

4.10.1. If for whatever reason installation within RPAs is required, the project arboriculturist and local authority must be notified prior to any tree protection barrier removal and the following details adhered to.

4.10.2. Stages for installing services within tree protection areas:

No plant machinery to be used in the area for whatever reason

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove just enough tree protection fencing to allow access to area and facilitate trenching.
- 3) Remove any surface vegetation or existing hard surfaces using hand tools.
- 4) Excavate the trench using hand tools only, keeping to minimum dimensions required.
- 5) Roots below 25mm should preferably be retained, however if required can be cut cleanly using secateurs or hand saw.
- 6) Roots over 25mm diameter will be retained and kept damp by covering with hessian (re-wetted as required).
- 7) Feed in services.
- 8) Back fill trench with 200-300mm depth of excavated soil, or a mixture of excavated and imported top-soil (to BS3882:2015), firming down with heels.
- 9) Repeat step 7 until trench is filled.
- 10) Re-erect tree protection fencing as per approved plan.

4.10.3. An alternative to the method of excavation above, for trenching within RPA's, is by using an 'air-spade' or similar. This tool utilises compressed air to remove soil from around tree roots causing minimal damage and can be run off a typical site compressor. ACD can provide details of contractors supplying air-spade services if required.

4.10.4. Alternatively, trenchless technology such as thrust boring can be used in some instances and is particularly effective as it can pass directly under the tree, at a depth which is likely to avoid almost all impact on roots of the subject tree. As no access/thrust pits will be located within the RPAs of the subject trees, the need for arboricultural supervision is limited.

4.10.5. Reference can be made to National Joint Utilities Group Publication Volume 4 (NJUG Vol 4) for guidance, but any approach must be approved by the project arboriculturist.

4.11. Sensitive Excavation within RPAs

4.11.1. All areas of required sensitive excavation (including an allowance for working room) are indicated on the corresponding Tree Protection Plan

4.11.2. Stages of excavation within RPAs:

- 1) Contact project arboriculturist to hold pre-start site meeting, 'toolbox talk' and supervise the operation.
- 2) Remove TPF to allow access to area (if required).
- 3) Identify sensitive area to be excavated and mark out with spay or pegs
- 4) Where realistically feasible excavated using hand-tools only with additional use of an air-spade as required.
- 5) For more significant excavations or dense soils, use of a digger with a no-tines bucket may be used under close supervision from the project arboriculturist.
- 6) If roots 25mm \varnothing or over are found during excavation, clear by hand around them, ensuring they are not damaged, and cover with damp material (e.g. hessian) and keep moist until backfilled.
- 7) Roots under 25mm \varnothing may be severed as required to implement the required excavation.
- 8) Significant roots may only be severed following assessment and approval by the project arboriculturist - including a photographic record made of roots prior to pruning to be used for reference if required at a later date.
- 9) Roots severance should proceed as below:
 - i. Cleanly sever roots with bypass secateurs, loppers or pull cut saw at right angles to root.
 - ii. Avoid tearing or ripping the root.
 - iii. Backfill as soon as possible to cover cut root ends.

4.11.3. If for whatever reason, the project arboriculturist feels that a tree's stability has been compromised during the excavation operation, then the LPA shall be contacted, and the arboricultural officer (or appropriate landscape officer) notified. A decision can then be made as to the best way forward.

4.12. Hard surface removal

4.12.1. No hard surface removal within RPAs will occur without arboricultural supervision.

4.12.2. Stages for hard surface removal within tree protection areas:

No plant machinery to be sited on any exposed rooting area

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Dismantle fencing as required to access area.
- 3) Plant machinery to run only on existing hard surfaces with consent from arboriculturist.
- 4) Plant may be used to carefully peel up existing tarmac and concrete.
- 5) Other surfaces are to be removed by hand (paving etc.).
- 6) Where any subbase is not likely to contain roots, and only on approval from project arboriculturist, it may also be carefully removed.
- 7) Underlying ground levels to be retained. No excavation to occur.
- 8) Any exposed roots³ and surrounding newly exposed areas to be covered with up to 100mm of topsoil, from elsewhere on site, or imported topsoil (to BS3882:1984). Soil may be placed in area by plant but must be spread by hand.
- 9) Tree protection fencing to be erected in final position as shown on plan.

4.12.3. If the area around the retained trees is to be left following the removal of the existing hard surface, before a new hard surface is laid or soft landscaping implemented, then the line of protective fencing MUST be correctly re-established immediately the hard surface removal work has been completed.

4.12.4. If, for whatever reason there is a delay before the area is left exposed prior to awaiting a new surface, then a temporary surface must be implemented, or the area fenced off.

³Should any roots over 25mm diameter, have grown above the final soil level and be a hindrance to any new surface installation, their removal will only be carried out under arboricultural supervision and with the approval of the LPA.

4.13. No-dig footpath construction

- 4.13.1. To ensure that tree roots, within the ground under this proposed surface, continue to survive during and after construction a cellular system such a CellWeb (Geosynthetics Ltd, 01455 617139, www.geosyn.co.uk) of 75mm depth is to be used⁴.

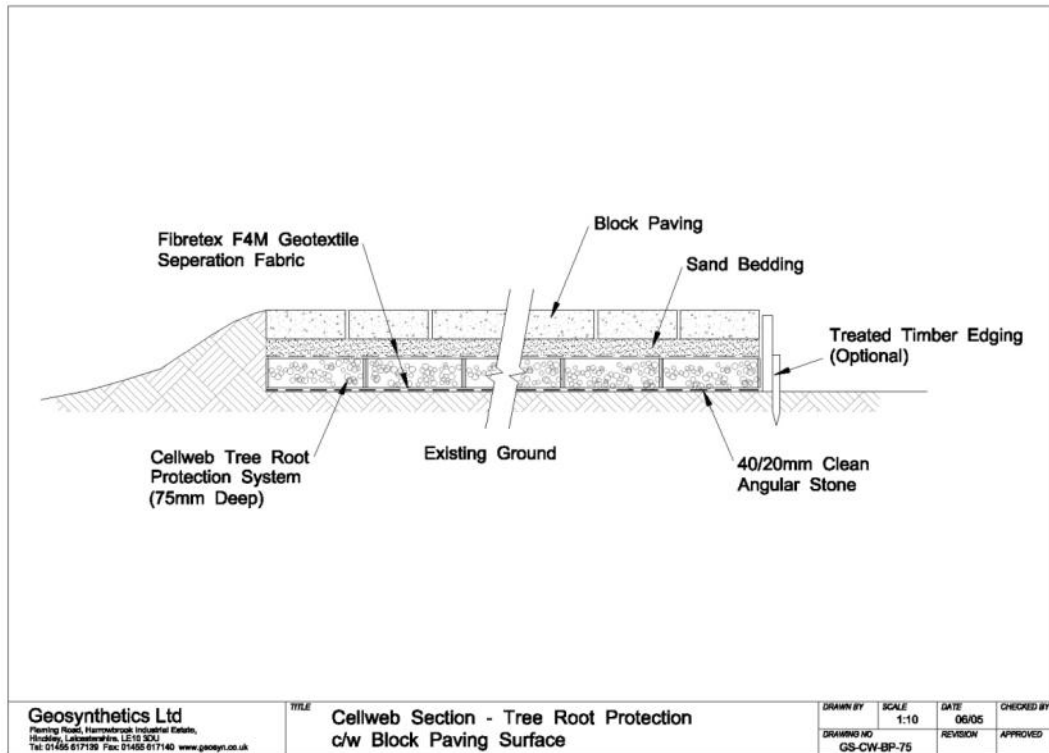


Figure 4: Indicative Cellular Confinement System profile

4.13.2. Stages for Installation of the cellular confinement surface:

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Dismantle TPF to allow access to work area.
- 3) Remove existing vegetation by using a specific herbicide (as advised by a specialist) or manual removal with hand tools only. Agreed removal of shrubs, saplings or trees, within the protected areas of retained trees are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage roots of retained trees.
- 4) Retain all original ground levels after vegetation removal. No excavation whatsoever.
- 5) Install a non-woven Geotextile (such as Fibretex F4M) directly over soil grade level (levelled where necessary, by non-compacted washed sand) and fix in place.
- 6) Lay the cellular system over the Geotextile, which is secured open under tension during the infill process with steel staples or wooden pegs.
- 7) 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.

⁴This approach describes installation of a typical no-dig surface. The author of this report is not an engineer and therefore detailed engineering design, and analysis must be carried out before installation.

- 8) Fill the cellular system ensuring any plant machinery stands only on already filled areas. Typical infill consists of no-fines angular granular material 20-40mm, which will remain un-compacted.
- 9) Install porous wearing surface.

4.14. **Installation of proposed paving within RPA**

4.14.1. The proposed paving is partly within the root protection area (RPA) for the trees located offsite adjacent to the northern boundary. Where within RPAs of these trees the following methodology will be adhered to:

4.14.2. All contractor personnel to be working within the area are to be made aware of the extent and nature of the tree protection areas as per Tree Protection Plan PRI24625-03.

4.14.3. Stages for installation of proposed paving within tree protection areas:

No plant machinery to be sited on any exposed rooting area

- 1) Remove Tree Protection Fence to allow access to area.
- 2) All works to be undertaken using hand tools only, with no plant or machinery to be used within RPAs.
- 3) Remove existing vegetation using hand tools only.
- 4) Level soil using landscaping rake, retaining original ground levels after vegetation removal, with no further excavation.
- 5) Install a non-woven Geotextile (such as Fibretex F4M) directly over soil grade level (levelled where necessary, by non-compacted washed sand) and fix in place.
- 6) Lay 100mm well graded grit sand (sharp sand).
- 7) Gently compact using manual roller, or edge of a 75mm section of e.g., scaffold board.
- 8) Lay stone slabs 2 – 5mm apart.
- 9) Fill joints with kiln dried fine sand.

4.15. **Resurfacing/repair of existing roads**

4.15.1. Tree protection measures will remain in place until work commences and when removed all personnel to be working within the area are to be made aware of the extent and nature of the area.

4.15.2. All work within protected areas to be supervised at all times by project arboriculturist.

4.15.3. Stages for repair/replacement of existing hard surface within tree protection areas:

No plant machinery to be sited on any exposed rooting area

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove TPF to allow access to area.
- 3) Plant machinery to run only on existing tarmac surface.
- 4) Plant may be used to carefully peel up existing tarmac.
- 5) Other hard landscape features are to be removed by hand (paving etc.) or carefully lifted with plant.
- 6) Sub-base to be retained.
- 7) Sub-base to be enhanced if required.
- 8) New tarmac surface to be installed.

4.15.4. Should any roots over 25mm diameter be encountered during deconstruction of the old profile, their removal will only be carried out under arboricultural supervision and with the approval of the LPA.

4.15.5. Any new kerbing must be installed within the current hard construction profile.

4.15.6. No new excavation closer to the tree will be permitted.

4.16. **Soft landscaping within RPA**

4.16.1. All landscaping and associated ground preparation within exclusion zones 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. Removal of existing vegetation will be carried out by hand; turf may be removed using a mechanical turf stripper or by hand.

4.17. **Turfing**

4.17.1. Stages for turfing gardens and open spaces:

No plant machinery⁵ to be used in the area for whatever reason

9) Remove TPF to allow access to area.

10) Do not reduce any high spots or excavate in any way.

11) Existing poor-quality turf may be removed with a turf stripper.

12) 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.

13) Import turves by hand in wheelbarrow.

14) Lay turves.

4.18. **Planting**

4.18.1. Should the 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.

4.18.2. Stages for planting within tree protection areas:

No plant machinery to be used in the area for whatever reason

1) Remove TPF to allow access to area.

2) Remove existing vegetation by hand, turf may be removed using a mechanical turf stripper.

3) Do not reduce any high spots or excavate in any way.

4) Import good quality topsoil by hand (with wheelbarrow) into area.

5) Level to a depth of no more than 100mm with hand tools.

6) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted).

7) Any mulch should also be imported and spread by hand.

4.18.3. No works will be carried out within any protected areas if the soil moisture is of a level likely to allow compaction to occur.

⁵ Including rotovators

4.19. Soil remediation measures for compaction within RPAs (if required)

4.19.1. Stages for soil remediation for compaction within RPA. The following works must be undertaken by a suitably qualified and experienced soil remediation contractor:

- 1) Soil test to be undertaken to identify soil texture, nutrient content and pH. Based on the results, appropriate remediation measures to be undertaken.
- 2) Compaction test to be undertaken to identify soil compaction level.
- 3) Appropriate soil decompaction measures using a Terravent to reduce any compaction that may have occurred. To be used in a 1m matrix over the entire area previously covered by the fill.
- 4) Add layer of well composted mulch to a depth of 100-200mm over the RPA area.

4.19.2. 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.

4.19.3. No plant machinery to be used in the area for whatever reason.

4.20. Installation of boundary fencing within protected areas

4.20.1. Stages for installing wooden fence posts:

No plant machinery to be used in the area for whatever reason

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove TPF to allow access to area.
- 3) Dig post holes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
- 4) 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.
- 5) Line hole with non-porous lining, for example durable polythene bag.
- 6) Insert post and fill post hole with concrete to ground level.
- 7) Trim polythene to ground level.

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