

**ERECTION OF 86 DWELLINGS WITH ASSOCIATED
CAR PARKING, INFRASTRUCTURE, ASSOCIATED
WORKS AND PUBLIC OPEN SPACE**

**ARBORICULTURAL METHOD STATEMENT
PERSUANT TO CONDITIONS 3, 4 & 5 OF
CHERWELL DISTRICT PERMISSION
15/01612/REM**

PHASE 4 & 5B, UPPER HEYFORD

ON BEHALF OF DORCHESTER LIVING

**BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND
CONSTRUCTION – RECOMMENDATIONS'**

Prepared by: M Reid MICFor MArborA

Checked by: R Hyett MICFor MArborA

Pegasus Group

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | Gloucestershire | GL7 1RT

T 01285 641717 | **F** 01285 642348 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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REVISIONS:

Date	Rev	Description	Initials
22.01.16	-	First issue	MR

1. INTRODUCTION

1.1 Planning permission has been granted by Cherwell District council with regards to two development phases of large scale residential housing development at a former USAF airbase at Upper Heyford, Oxfordshire. The development phases are referred to as Phase 4 and Phase 5b and are hereafter collectively referred to as 'the site'.

- LPA planning permission reference number: 15/01612/REM

1.2 The submission for planning permission was supported by arboricultural information. This document must therefore be read in accordance with the approved document:

- D.0341_A | AIA TPP | MGP | 24.09.15. Arboricultural Impact Assessment and Protection Plan

1.3 Planning permission 15/01612/REM is granted subject to a number of Conditions that relate to trees. Pegasus group have been instructed to prepare information in order to enable compliance with Conditions 3, 4, & 5.

2. PLANNING CONDITIONS

2.1 Planning permission 15/01612/REM Conditions 3, 4, & 5 are reproduced below:

Condition 3

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

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

Condition 4

Prior to the commencement of the development hereby approved, full details of a scheme of supervision for the arboricultural protection measures, to include the requirements set out in a) to e) [SIC] below, and which is appropriate for the scale and duration of the development works, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the arboricultural protection measures shall be carried out in accordance with the approved details.

f) [SIC] Written confirmation of the contact details of the project arboriculturalist employed to undertake the supervisory role of relevant arboricultural issues.

g) [SIC] The relevant persons/contractors to be briefed by the project arboriculturalist on all on-site tree related matters

h) [SIC] The timing and methodology of scheduled site monitoring visits to be undertaken by the project arboriculturalist.

i) [SIC] The procedures for notifying and communicating with the Local Planning Authority when dealing with unforeseen variations to the agreed tree works and arboricultural incidents

j) [SIC] Details of appropriate supervision for the installation of load-bearing 'structural cell' planting pits and/or associated features such as irrigation systems, root barriers and surface requirements (eg: reduced dig systems, arboresin, tree grills)

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

Condition 5

All agreed service trenches, pipe runs, drains or any other excavation to be constructed within the agreed Root Protection Area (RPA) of the tree/trees on the site shall be undertaken in accordance with National Joint Utility Group 'Guidelines for the Planning, Installation and Maintenance of Utility apparatus in Proximity to Trees - Volume 4 and all subsequent revisions and amendments thereof.

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

- 2.2 A typographical error is presumed to exist with regard to Condition 4. On this basis, requirements f-j are presumed to equate to those referred to as a-e earlier in the condition.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

Purpose

- 3.1 The aim of this AMS is to prevent and/or minimise the impacts of demolition works approved by planning permission on trees that are to be retained as part of the development. It gives step-by-step guidance and specifications for works which have the potential to result in Removal of, or damage to, retained trees.
- 3.2 The AMS is intended for use by site management.

Informative - how tree damage can occur

3.3 Above the ground

Damage can occur as a result of contacts between branches and/or tree trunks. This is often but not always associated with machine operations, groundworks excavations, teleporters, high sided vehicles and crane use. Other forms of above ground damage include fixings to trunk and unauthorised cutting back of branches.

3.4 Below the ground

It is often not appreciated that the majority of most tree roots are generally located within the top 600mm of the ground. On this basis it needs to be understood that damage to roots can occur in two ways:

- Root severance can occur as a result of, for example, soil stripping during site clearance or excavations for services.
 - Root dieback and death can result from compaction of the soil. Compaction can occur surprisingly easily as a result of vehicle weight, weight of stored materials or increased pedestrian access. Compaction crushes out soil pore space and prevents tree respiration from occurring (respiration requires gas exchange between the ground and the atmosphere). Compacted soil is denser and therefore inhibits/prevents any further new root growth.
- 3.5 The effects of these impacts can be disfiguring to a tree's appearance and also weaken a tree making it more liable to attack by pest and diseases. In addition, root damage or death results in corresponding decline above the ground with dieback occurring within the tree crown.

3.6 The effects of damage to trees generally take some time to become fully apparent. In many cases, damaged trees decline slowly after the completion of a new development, until they eventually need to be removed due to ill health.

3.7 Tree protection barriers and mulching are specified in order to prevent soil compaction from taking place.

APPENDIX 1 – TREE PROTECTION NOTICE

3.8 Remember that trees are an important part of this development and that all the trees on the site are legally protected. They must be kept undamaged so that they can fully benefit the finished project well into the future.

Key personnel and individual responsibilities

3.9 The Developer (Dorchester) shall hold overall responsibility for the project and shall appoint professionals and delegate responsibility in relation to the tree protection on site as follows:

- Project Site Manager shall hold responsibility to ensure that all key contractors and all other persons working on site have a responsibility to be aware of trees and to abide by tree protection procedures set out within the Scheme of Tree Protection and the Arboricultural Method Statement.
 - Barry Dell 07548 650556. Barry Dell B.Dell@dorchestergrp.com
- Project Arboriculturist Pegasus Group shall be responsible for independently monitoring/supervising the effectiveness of tree protection at regular intervals and report all findings in writing back to the developer, the project site manager and the local planning authority. He/she shall also be instructed to provide additional advice should unforeseen circumstances develop.
 - Matthew Reid matthew.reid@pegasuspg.co.uk 01285 888028 07818 564404
- Arboricultural Officer (Cherwell District Council) shall hold local planning authority responsibility for ensuring that relevant planning conditions are complied with
 - Rhodri Jones Rhodri.Jones@Cherwellandsouthnorthants.gov.uk 01295 221804

How the AMS must be used

3.10 The AMS must be used as a reference source for site operatives in order to guide tree-related aspects of the demolition process. A precautionary approach is required.

- 3.11 The AMS is appropriate to the demolition proposals that apply to the site. The AMS must be referred to by site managers. A copy of this document must therefore be kept available in the main Site Office for quick and easy reference.

Site induction

- 3.12 Prior to commencing works on site, all site operatives must be briefed by the Site Manager in relation to site procedures and rules that relate to retained/protected trees as well as the content of the AMS. Site operatives shall sign to confirm that they understand and will abide by these requirements. The Site Manager shall retain copies of these site induction statements for future reference as may be necessary.

APPENDIX 2 – SITE INDUCTION FORM TREE AWARENESS

- 3.13 The site operations must be sequenced in accordance with the over-arching timetable of work stages set out within the AMS. Should any change to the sequence of operations be necessary, or if any other incidents occur, the Project Arboriculturist must be consulted. The Project Arboriculturist shall then evaluate any potential arboricultural impacts that could arise and specify additional tree protection/remediation measures as required. Confirmation that the proposed changes are acceptable within the context of relevant planning permission must be obtained in writing from the local planning authority prior to any new operations on site.
- 3.14 Where site operations have potential to result in more substantial impacts on retained and protected trees, an arboricultural watching brief shall be required.

General site rules for tree protection

- 3.15 Do not independently carry out any activity that is at odds with the AMS.
- 3.16 In simple terms: **do not carry out any work within any Construction Exclusion Zone (CEZ) without prior liaison with the Project Arboriculturist and written authorisation from the Local Planning Authority.**

- 3.17 Within the CEZ works must be carried out using a banksman and under observation of the Project Arboriculturist.
- 3.18 Fires on site should be avoided. No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree.

Sequence of Site Operations

- 3.19 The sequence of site operations for the management of tree protection on the site is provided in table format.

APPENDIX 3 – AMS SCHEDULE OF SITE OPERATIONS

Tree Retention/Removal and Tree Protection

- 3.20 Details of tree retention and removal, along with the locations of tree protection barriers are shown on the approved tree retention/Removal and protection plan.

APPENDIX 4 – TREE RETENTION/REMOVAL AND PROTECTION PLAN

Services installation

- 3.21 It is understood that no services shall be installed within the RPA of any retained tree.
- 3.22 If amendments to the services infrastructure for the site require excavation within the RPA of any retained tree the advice of the Project Arboriculturist must be obtained prior to commencement of any such works. All details and working methodologies must be agreed in writing with the Arboricultural Officer.

APPENDIX 1
TREE PROTECTION NOTICE



**CONSTRUCTION
EXCLUSION ZONE
KEEP OUT**

THIS BARRIER MUST BE MAINTAINED IN ACCORDANCE WITH
THE APPROVED PLANS & DRAWINGS FOR THIS DEVELOPMENT

APPENDIX 2

SITE INDUCTION FORM - TREE AWARENESS

TREE AWARENESS – SITE INDUCTION

SITE NAME:

DATE OF INDUCTION:

Trees are an important part of this development. They must be kept undamaged so that they can fully benefit the finished project well into the future. All persons working on this site have a responsibility to be aware of trees and to abide by tree protection procedures.

How trees can be damaged – think roots!

Above the ground – contacts and impacts with branches and trunk (machine operations eg teleporters, high-sided vehicles, crane use, fixings to trunk, unauthorised cutting back of branches)

Below the ground – root severance (eg soil stripping during site clearance, excavations) and root damage resulting from compaction of soil near trees (eg vehicles, pedestrian, storage of materials). Effects of root damage take time to become obvious, but will result in disfiguring dieback of leaves and branches, or even tree death.

Tree protection procedures

Provided that the simple steps are followed most tree protection is straightforward:

- Stay out of Root Protection Areas (RPAs). These are the areas of ground surrounding retained trees that are protected by barriers. If you need to go into a RPA, you must first gain authorisation from the Site Manager
- No construction activity of any description within RPAs, eg soil stripping, cement mixing, services installation, storage of materials etc
- No fires within 20m of trunk of any retained tree/hedgerow
- If work within an RPA is needed, advice must be sought from the project arboriculturist
- If damage to a retained tree/hedgerow does occur, inform the Site Manager, who will then seek advice from the project arboriculturist regarding any remediation measures that may be necessary.

Remember

Planning Authority enforcement action needs to be avoided:

- 'Breach of Conditions' notices can prevent a site from being signed-off.
- 'Temporary Stop Notices' halt site operations and result in associated high costs.

Be aware of tree protection and stick to the procedures within the AMS. Tree protection is straightforward. If in doubt –ask!

I have received site induction in tree awareness and tree protection procedures

PRINT NAME

SIGN

DATE

APPENDIX 3

AMS SCHEDULE OF SITE OPERATIONS

Arboricultural Method Statement: Phase 4 & 5b, Upper Heyford. Schedule of Site Operations

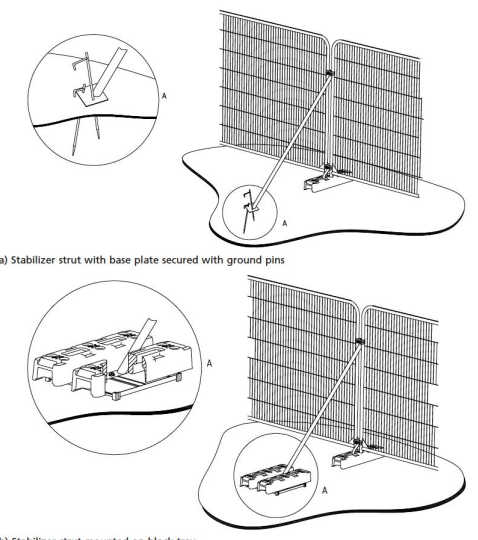
Order	Task	Site manager action and Work Description	Project Arboriculturist action
1	Tree removals and facilitation pruning	<ul style="list-style-type: none"> Give 5 working days' notice of date of commencement to Arboricultural Officer and Project Arboriculturist. 	<ul style="list-style-type: none"> Provide advice during tree works as may be required Carry out one site visit after the operations and report findings to Arboricultural Officer
		<ul style="list-style-type: none"> Remove all trees and carry out all pruning works shown on Pegasus Drawing D.0341_76. Phase 4 & 5b Retention/Removal & Protection Plan. Site manager responsible for compliance. 	
2	Tree protection barriers	<ul style="list-style-type: none"> Erect barriers as shown on Pegasus drawing D.0341_76 Phase 4 & 5b Retention/Removal & Protection Plan. These will form CONSTRUCTION EXCLUSION ZONES (CEZ) Site manager responsible for compliance. 	<ul style="list-style-type: none"> Carry out one site visit to confirm fences in correct locations as shown on the approved drawing. Report findings to Arboricultural Officer in email format containing labelled photographs to demonstrate compliance.
3	Main construction phase	<ul style="list-style-type: none"> All site operations to take place outside RPAs unless otherwise shown on the tree protection plan 	<ul style="list-style-type: none"> Carry out monthly site visits to confirm tree protection barriers are in correct locations as shown on the approved drawing. Report findings to Arboricultural Officer in email format containing labelled photographs to demonstrate compliance.
		<ul style="list-style-type: none"> Works within RPAs: give 5 working days' notice of date of commencement to Arboricultural Officer and Project Arboriculturist. 	<ul style="list-style-type: none"> Provide briefing to site manager prior to any works within RPAs of retained trees. Carry out watching brief in relation to any works carried out within RPAs of retained trees. Provide advice to contractors as required. Report all findings to Arboricultural Officer in email format. Report findings to Arboricultural Officer in email format containing labelled photographs to demonstrate compliance.
		<ul style="list-style-type: none"> Unforeseen damage to retained trees. Cease work and inform Project Arboriculturist immediately. 	<ul style="list-style-type: none"> Evaluate the significance of the damage. Carry out a site visit as may be necessary. Devise remedial measures fully report findings and recommendations to the Arboricultural Officer in email format.
		<ul style="list-style-type: none"> Unforeseen requirement to amend approved tree protection measures. Contact Project Arboriculturist and await advice to proceed. 	<ul style="list-style-type: none"> Evaluate the significance of the need to amend tree protection. Carry out a site visit as may be necessary. Revise tree protection measures and seek written confirmation from the Arboricultural Officer that the amendments are acceptable. Advise Site manager as soon as approval of amended details is received. Mediate between parties as may be necessary.
4	Removal of tree protection barriers	<ul style="list-style-type: none"> Give 5 working days' notice of date of intention to remove barriers to Arboricultural Officer and Project Arboriculturist. 	<ul style="list-style-type: none"> Carry out site visit to confirm that site conditions are acceptable for removal of barriers Relay notification to Arboricultural Officer in email format

Arboricultural Method Statement: Phase 4 & 5b, Upper Heyford. Schedule of Site Operations

Order	Task	Site manager action and Work Description	Project Arboriculturist action
5	Final landscaping	<ul style="list-style-type: none"> • Give 5 working days' notice of date of presence of landscape contractors on site to the Project Arboriculturist • Brief Site manager in relation to working practice requirements in relation to landscaping operations within RPAs of trees to be retained 	<ul style="list-style-type: none"> • Carry out site visit to observe landscape operations within RPAs of retained trees. • Report findings to Arboricultural Officer in email format containing labelled photographs to demonstrate compliance. • Report findings to Arboricultural Officer in email format containing labelled photographs to demonstrate compliance.

APPENDIX 4

TREE RETENTION/REMOVAL AND PROTECTION PLAN

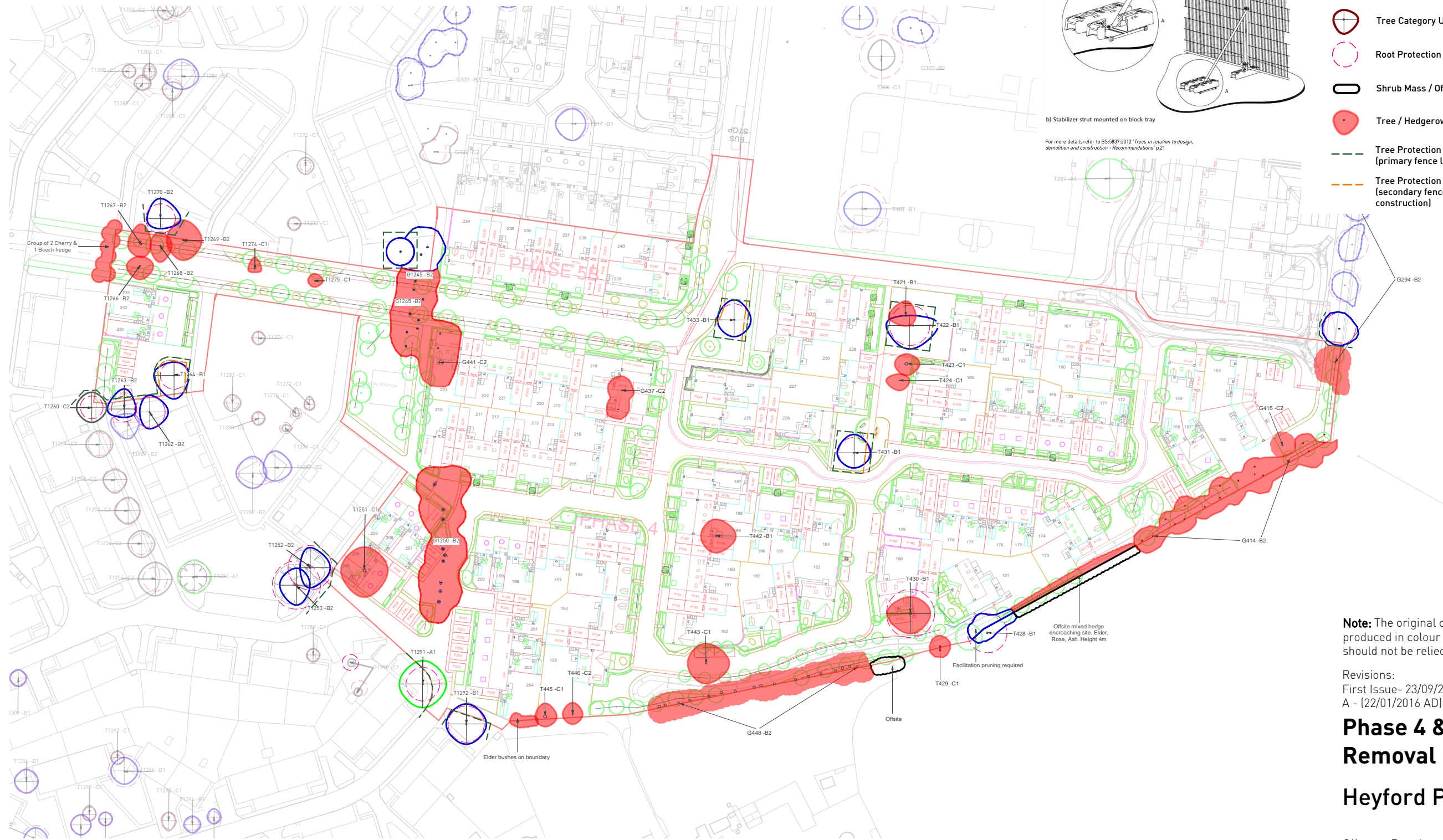


a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

For more details refer to BS:5837:2012 'Trees in relation to design, demolition and construction - Recommendations' p.21

- KEY BS 5837 : 2012 Categories**
- Tree Category A - High Quality
 - ◌ A Category - Hedgerow, Group, Woodland
 - Tree Category B - Moderate Quality
 - ◌ B Category - Hedgerow, Group, Woodland
 - Tree Category C - Low Quality
 - ◌ C Category - Hedgerow, Group, Woodland
 - Tree Category U - Unsuitable for Retention
 - ◌ Root Protection Area to BS 5837:2012
 - ◌ Shrub Mass / Offsite Tree
 - Tree / Hedgerow to be Removed
 - Tree Protection Barrier to BS 5837:2012 (primary fence line position)
 - Tree Protection Barrier to BS 5837:2012 (secondary fence line position during footpath construction)



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revisions:
 First Issue- 23/09/2015 AD
 A - (22/01/2016 AD) Secondary fencing added

Phase 4 & 5B Retention / Removal & Protection Plan

Heyford Park

Client: Dorchester Group
 DRWG No: **D.0341_76A** Sheet No: _ REV: _
 Drawn by : AD Approved by: MR
 Date: 22/01/2016
 Scale: 1:1,250 @ A3

