

**Arboricultural Method Statement**  
Land at Skimmingdish Lane, Bicester

for Albion Land  
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landscape architecture

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## 1. Introduction

The purpose of this Arboricultural Method Statement (AMS) is to assist with the preservation of trees and hedgerows shown to be retained at the site at Skimmingdish Lane, Bicester. Trees and hedgerows can be retained and protected during the proposed redevelopment of the site by ensuring that the tree protection methods, construction techniques and working practices are adhered to. The AMS is to be read alongside drawing RF14-228-L14 - Tree Removal and Protection Plan, and the Tree Report by CBA Trees Ltd (dated March 2015).

## 2. Site description

- 2.1. The development site is located on the north-eastern edge of Bicester, Oxfordshire. The A4421/Skimmingdish Lane runs along the southern boundary of the site.
- 2.2. The site sits adjacent to the RAF Bicester Airfield. The Airfield is separated from the site by an area of trees and scrubland. Existing fields and hedgerows surround the site to the northern and eastern boundaries.
- 2.3. An existing watercourse runs approximately 100m to the south of the site.
- 2.4. The site development will be delivered in phases, with an initial enabling phase to allow future development plots to be constructed (refer to Chetwood Architects Phasing Plan 3830-22-01 for details).

## 3. Root protection Areas (RPAs)

- 3.1. All protection works within this document are in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- 3.2. All information on the trees and hedgerows on site have been taken from the Tree Report schedule produced by CBA Trees Ltd (reference: CBA10332v1, March 2015). Based on the tree survey data, RPA's have been determined for every retained tree and tree group as shown in on RF14-228-L14. The RPA's are designed to protect at least a functional minimum of tree root mass in order to ensure that the trees survive the construction process.
- 3.3. The RPA has been used to inform the Construction Exclusion Zone (CEZ), the area to be protected during development by the use of barriers, ground protection and specialised construction techniques, outlined below.
- 3.4. The protective barriers to the CEZ have to be respected and no construction activities are permissible within this zone. This fencing will be erected in position prior to any demolition or construction and will be maintained in position for the duration of the development process. Where the construction of permanent hard surface is considered acceptable within the RPA, a non-dig design solution will be used to avoid root loss caused by excavation.

#### 4. Methodology

##### 4.1. Pre-Commencement

An on-Site meeting will be held if required, with all relevant parties; including the developer, landscape consultant, architect and Local Planning Authority (LPA) representative. The purpose of this meeting is to record site features including tree condition, to agree tree works (detailed below), location of permanent and temporary access, location of site storage, the location of tree protection barriers and the timing of site operations.

##### 4.2. Completion of Agreed Tree Works

- Removal of trees directly/ indirectly impacted by development;
- Pruning of trees directly/ indirectly impacted by development; and
- Removal of dead wood from all trees to be retained.

All tree work is to conform to BS 3998:2010 'Tree Work' and to current arboricultural best practice. Tree works are to be undertaken by a professional and specialist arboricultural contractor, who carries the appropriate experience and insurance cover and following formal approval from the LPA.

##### 4.3. Tree protection barriers

4.3.1. In order to exclude the CEZ from significant demolition and construction activity, protection barriers will be installed. It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them. Inside the exclusion area of the protective fencing, the following shall apply:

- No mechanical excavation;
- No excavation by any other means without landscape consultant site supervision;
- No hand digging without a written method statement having first been approved by the landscape consultant;
- No ground level changes whatsoever;
- No storage of plant or materials;
- No storage or handling of any chemicals;
- If 360-degree excavators are to be used during construction, at no time is the excavating arm to encroach over the position of the protection barriers; and
- No vehicular access.

4.3.2. For details on the appearance, dimensions and fixings required for the protective fencing, refer to plan RF14-228-L14.

4.3.3. All operatives and other relevant personnel are to be informed of the role of the exclusion barriers and their importance. A copy of the TPP will be displayed on site at all times during the construction process.

- 4.3.4. It may be necessary to remove existing shrubs and other vegetation from under the canopy of trees or remove lower branches prior to erecting the fencing. The landscape consultant must be consulted prior carrying out these works, and any works of this nature are to be carried out by hand.
- 4.3.5. The location of the protection barriers is indicated on plan RF14-228-L14. The position of the barriers is to be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and the site contractor. The barriers will be erected prior to any works on-site in the vicinity of retained trees, including demolition or the delivery of machinery, materials, plant or equipment to the site or any adjacent land. The barriers will remain in situ until final completion or a time agreed by the LPA and contractor.

#### 4.4. Development Stage

- 4.4.1. With reference to BS 5837, where the construction of permanent hard surface is approved within the CEZ, a non-dig design should be used to avoid root loss caused by excavation.
- 4.4.2. Spoil, including soil and rubble will be removed from the site and not stored against any protection barriers or over any ground protection. Only predetermined access routes with appropriate ground protection will be used to during this process.
- 4.4.3. Construction of building foundations is confined to areas beyond the CEZ. All drainage and underground service routes will be located beyond the RPA of all retained trees.
- 4.4.4. Erection of Scaffolding:  
Pruning as detailed in 4.3.4, will be required to allow erection of scaffolding to enable reasonable construction of the buildings.
- 4.4.5. Dismantling Protection Barriers and Landscaping Works:  
A minimum of seven days' notice will be given to the LPA prior to the dismantling of the protection barriers. Once the barriers have been removed all landscaping works undertaken will avoid soil re-grading and disturbance within the CEZ and no soil levels be altered after the protection barriers have been removed.
- 4.4.6. Where fencing is required within the CEZ, post holes must be dug by hand and be no more than 10% larger than the post. All spoil is to be distributed evenly around the surrounding area to avoid a significant change in soil levels. Consideration must be given to planning of works with regards to post distribution and how this may be affected by tree locations. Fencing should also be deviated as appropriate to avoid conflict with trees; usually allowing 500 mm from the trunk of the tree to the nearest extent of the fence, however, advice should be sought from the landscape consultant.