

Arboricultural Method Statement to BS5837:2012

Charterhouse Property Group (Oxford) Ltd

**UYS Building,
Garsington Road,
Cowley,
Oxfordshire,
OX4 2BW**

11 March 2024

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Table of Contents

1. Introduction	3
2. Executive Summary	3
3. General Information	5
4. Tree Survey	6
5. Arboricultural Impact Assessment	7
6. Arboricultural Method Statement	9
Tree Works.....	10
Protected Species	14
Sequencing of works	16
Protective Measures	17
Demolition	22
Construction	24
Prohibition	25
Site Management	26
Services	27
Landscaping	29
Monitoring and Supervision	30
Appendix 1: Tree Survey Schedule	32
Appendix 2: Tree Protection Notice	42
Appendix 3: Contact Details	44
Document Production Record	45

1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 27 February 2024 from Charterhouse Property Group (Oxford) Ltd to attend UYS Building, Garsington Road, Cowley, Oxfordshire, OX4 2BW; grid reference, SP 56830 04297(site) to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

2. Executive Summary

This report describes the extent and effect of the proposed development at UYS Building, Garsington Road, Cowley, Oxfordshire, OX4 2BW (“site”) on individual trees and groups of trees within and adjacent to the site.

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 ‘Trees in relation to design, demolition and construction –Recommendations’ (“BS5837”).

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.



Figure 1: Aerial Image of site with approximate red line boundary denoting area surveyed (Google Earth)

Checklist for Submission to Local Planning Authority

Tree survey	✓
Tree constraints plan	✓
Arboricultural impact assessment	✓
Arboricultural method statement	✓
Tree protection plan	✓

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. It is considered that any issues raised in this report, or beyond the scope of it can be dealt with by planning conditions.

3. General Information

Client: Charterhouse Property Group (Oxford) Ltd.

Site: UYS Building, Garsington Road, Cowley, Oxfordshire, OX4 2BW

Brief proposal description: demolition of the existing warehouse.

Planning application reference: N/A

Table 1: Documents referred to.

Document	Reference No.
Site survey drawing	OS Tile
Proposed layout drawing	240304_UYS_Site_Proposed
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 01
Tree Protection Plan	Arbtech TPP 01

4. Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Alan Smith on 01 March 2024.

A total of 35No. individual trees and 08No. groups of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1).

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Survey Base Drawing	OS	-	OS Tile

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

5. Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
Survey Base Drawing	OS	-	OS Tile
Site Plan	N/A	240304	240304_UYS_Site_Proposed

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;

The potential conflicts of the proposed development with canopies of retained trees; and

The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Table 4: Impacts upon the RPAs of retained trees.

Tree Number	Species	Proposed structure	RPA (m ²)	Incursion	
				(m ²)	(%)
T03	Common Alder	2.4m palisade fencing	40.7	Negligible	0.0
T05	Common Ash	2.4m palisade fencing	11.6	Negligible	0.0
T06	Common Ash	2.4m palisade fencing	10.2	Negligible	0.0
T07	Common Ash	2.4m palisade fencing	7.6	Negligible	0.0
T08	Norway Maple	2.4m palisade fencing	28.3	Negligible	0.0
T13	Common Alder	2.4m palisade fencing	40.7	Negligible	0.0
T14	Cherry	2.4m palisade fencing	55.4	Negligible	0.0
T21	Common Alder	2.4m palisade fencing	38.0	Negligible	0.0
T22	Common Alder	2.4m palisade fencing	65.3	Negligible	0.0
T23	Common Alder	2.4m palisade fencing	43.5	Negligible	0.0
T24	Norway Maple	2.4m palisade fencing	30.6	Negligible	0.0
T25	Norway Maple	2.4m palisade fencing	26.1	Negligible	0.0

Tree Number	Species	Proposed structure	RPA (m ²)	Incursion	
				(m ²)	(%)
T26	Norway Maple	2.4m palisade fencing	28.3	Negligible	0.0
T27	Bird Cherry	2.4m palisade fencing	14.7	Negligible	0.0
T28	Common Alder	2.4m palisade fencing	79.8	Negligible	0.0
T29	Norway Maple	2.4m palisade fencing	46.3	Negligible	0.0
T35	Common Oak	2.4m palisade fencing	707.0	Negligible	0.0
G02	A Group	2.4m palisade fencing	21.9	Negligible	0.0
G06	A Group	2.4m palisade fencing	33.0	Negligible	0.0

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 01.

Trees to be removed

A total of 9No. individual trees require removal to facilitate the proposed scheme.

A breakdown of all tree removals and pruning works can be seen in Table 8: Summary of Tree Works

Table 5: Number of individual trees to be removed.

U	A	B	C
0	0	0	9

Table 6: Number of groups to be removed.

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (0)

() = partial removal of a group

Canopy cover is ecologically important and the loss of canopy cover by these trees will be mitigated with planting within the development.

6. Arboricultural Method Statement

The purpose of this method statement is to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

Details of key site personnel, including site / project manager will be submitted to the Council’s Tree Officer prior to the commencement of site works.

This method statement is to be approved and agreed to in writing by all key personnel prior to the commencement of site works.

No site personnel are to be present and no demolition, site clearance, building work or delivery of materials is to occur until the protective measures are in accordance with this method statement and the Tree Protection Plan drawing number Arbtech TPP 01.

Protective measures should be in accordance with this method statement and the Tree Protection Plan; drawing number Arbtech TPP 01 will remain unaltered and in situ, unless otherwise specified, for the entire duration of the construction.

Table 7: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
Survey Base Drawing	OS	-	OS Tile
Site Plan	N/A	240304	240304_UYS_Site_Proposed

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Table 8: Summary of Tree Works.

No.	Species	Works	Category
T01	Crack Willow	Prune; crown lift south crown to 4m at access road	C1
T08	Norway Maple	Prune; crown lift south crown to 3m ab ground level to facilitate the proposed fence	B1
T09	Common Ash	Fell to ground level, remove stump	C1
T10	Common Ash	Fell to ground level, remove stump	C1
T11	Common Ash	Fell to ground level, remove stump	C1
T12	Common Alder	Prune; crown lift south crown to 3m at ground level to facilitate the proposed fence	B1
T13	Common Alder	Prune; crown lift south crown to 3m at ground level to facilitate the proposed fence	B1
T15	Common Ash	Fell to ground level, remove stump	C1
T16	Common Ash	Fell to ground level, remove stump	C1
T17	Common Ash	Fell to ground level, remove stump	C1
T18	Common Ash	Fell to ground level, remove stump	C1
T19	Common Ash	Fell to ground level, remove stump	C1
T20	Common Ash	Fell to ground level, remove stump	C1
T23	Common Alder	Prune; crown lift south crown to 3m at ground level to facilitate the proposed fence	B1
T27	Bird Cherry	Prune; crown lift south crown to 3m ab ground level to facilitate the proposed fence	B1
T30	Norway Maple	Prune; south west crown to achieve clearance from building to be demolished	B1
T31	Norway Maple	Prune; south west crown to achieve clearance from building to be demolished	B1
G02	A Group	Prune; crown lift to 3m above ground level to facilitate the proposed fence.	B2
G03	A Group	Prune; crown lift to 3m above ground level to facilitate the proposed fence.	C2
G06	A Group	Prune; overhanging branches to facilitate the proposed fence	B2

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Tree removal

A tree should be felled in one piece only when there is no significant risk of damage to people, property or protected species (see Annex A).

Where restrictions (e.g., lack of space, buildings, other features, land ownership or use, or other trees which are to be retained) cannot be overcome, trees should be dismantled in sections.

This also applies where a tall stump is being retained but where branches are to be removed/pruned.

Extensively decayed trees can be unpredictable when they are being felled, and special precautions should therefore be taken, such as the use of a winch to guide the direction of fall.

Stump removal –stump grinding

Stump grinding should be to a minimum of 300mm deep or to extend through the base of the stump leaving the major roots disconnected if the intention is to reduce the potential for the spread of Honey fungus.

The grinding residue should be treated as arising's and removed from site.

NOTE: Mechanical destruction of a stump-by-stump grinding is less disruptive to the site than digging out.

The hole left by stump removal, should be filled with soil or other material. The filling should be appropriate for future site usage, and for any surface treatment that is to be installed.

Where future plant growth is desired, the backfill material should be firmed in 150 mm layers by treading, avoiding excessive compaction and destruction of the soil structure.

Stump removal - digging

Stump removal by digging out should include disposal/utilisation of woody material (see Clause 13).

NOTE: Whether done by hand or machine, digging out can cause severe disturbance of the site.

Where possible, when winching out a stump, a ground or other type of anchor should be used rather than a tree to be retained. If there is no alternative to using such a tree as an anchor, appropriate protective measures should be adopted.

After stump removal

The hole left by stump removal, whether by digging out or grinding, should be filled with soil or other material. The filling should be appropriate for future site usage and for any surface treatment that is to be installed.

Where future plant growth is desired, the back fill material should be firmed in 150mm layers by treading, avoiding excessive compaction and destruction of the soil structure.



Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests –typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Sequencing of works

A logical sequence of events is to be observed and shall be phased as follows.

Table 9: Sequence of Events

Stage	Event
Stage 1	Carry out tree works as specified within the summary of tree works
Stage 2	Installation of protective measures in accordance with the approved tree protection plan
Stage 3	Pre-commencement site meeting
Stage 4	Site set up
Stage 5	Installation of palisade fencing
Stage 6	Undertake and complete demolition works of existing buildings
Stage 7	Undertake and complete construction works
Stage 8	Undertake external landscaping works outside of the construction exclusion zones
Stage 9	Removal of all machinery and materials from site
Stage 10	Arboricultural approval to dismantle and remove tree protection measures
Stage 11	Dismantle and removal of protective measures
Stage 12	Undertake external landscaping works within the construction exclusion zones
Stage 13	Sign off from project arboriculturist

Protective Measures

Protective measures are to be installed immediately following the completion of the tree works and are to be sited and aligned in accordance with the tree protection plan (Arbtech TPP 01) prior to the commencement of any works or the introduction of any machinery or material to site.

Upon installation of the protective measures around the retained trees the project arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

In the event that the protective measures and their positions do not comply with this arboricultural method statement document number Arbtech AMS 01 (11 March 2024) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist shall inform the client and fencing contractor so adjustments can be made.

When the protective measures comply with document number Arbtech AMS 01 (11 March 2024) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist will sign off the protective measures in writing to the client and will send a copy to the fencing contractor, site agent and local authority tree officer.

If the protective measures become damaged or there is any accident or emergencies involving trees, these areas are to be cordoned off immediately with high visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the project arboriculturist immediately after the incident and all work within in this area is to cease until the project arboriculturist has made a visit to the site. Any and all damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, mixing of concrete or other products, accessed by machinery, equipment or pedestrians or in any other way disturbed by construction activity.

The protective measures will remain in place until the completion of stage 10 (see Sequencing of Works), there after they will be carefully dismantled only with the agreement of the project arboriculturist and or the local authority tree officer.

The proposed site boundary measures are to be installed and retained for the duration of the development. If for any reason the proposed boundary measures are not to be used protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the project arboriculturist or LPA tree officer upon the completion of the development or immediately prior to the installation of the permanent boundary measures.

No equipment, vehicles or plant shall operate beyond the tree protection fencing. Booms, hoists and rigs should be kept as far away from the canopies of retained trees at all times. Where it is necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banks man. Damage to trees will be considered a breach of this tree protection plan, which in turn could be a breach of planning permission.

Construction exclusion zone

A construction exclusion zone (CEZ) is a designated area where there is to be no construction activity what-so-ever. Access to the area for construction personnel or machinery is strictly prohibited and there is no scope for materials or waste storage etc. There may be some construction activities planned for these areas (e.g., the installation of service trenches) these activities will be undertaken under direct, on-site arboricultural supervision.

Protective Barrier Fencing

Protective barrier fencing should be appropriate for the intensity and proximity of the development to protect trees where development activity is in close proximity.

Default specification: To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffold framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold frame work with wire.

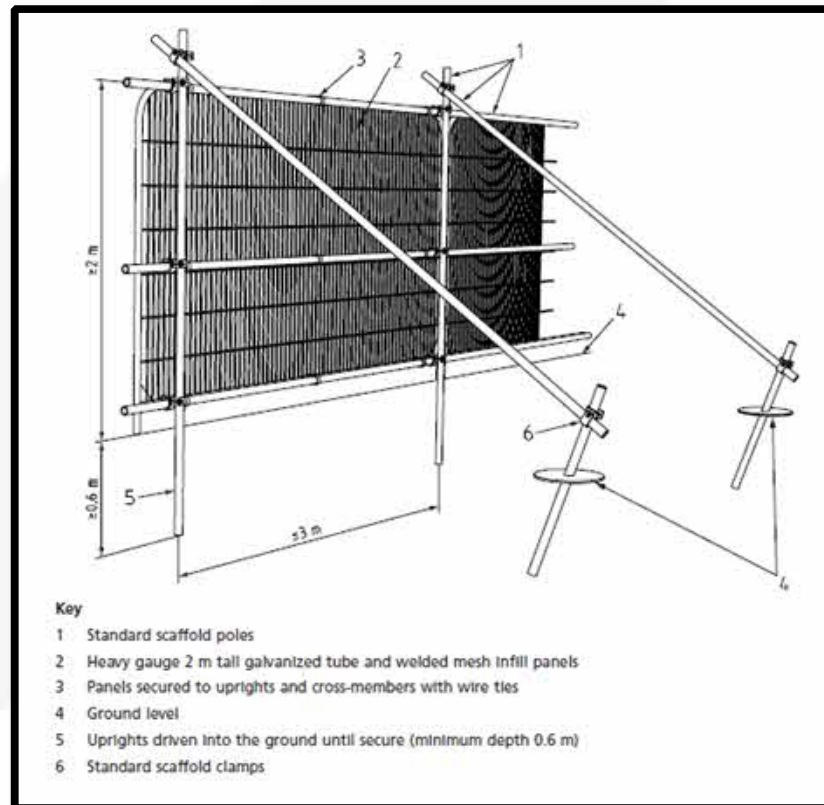


Figure 2: BS5837:2012 - Figure 2, Default specification for protective barriers.

Secondary specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

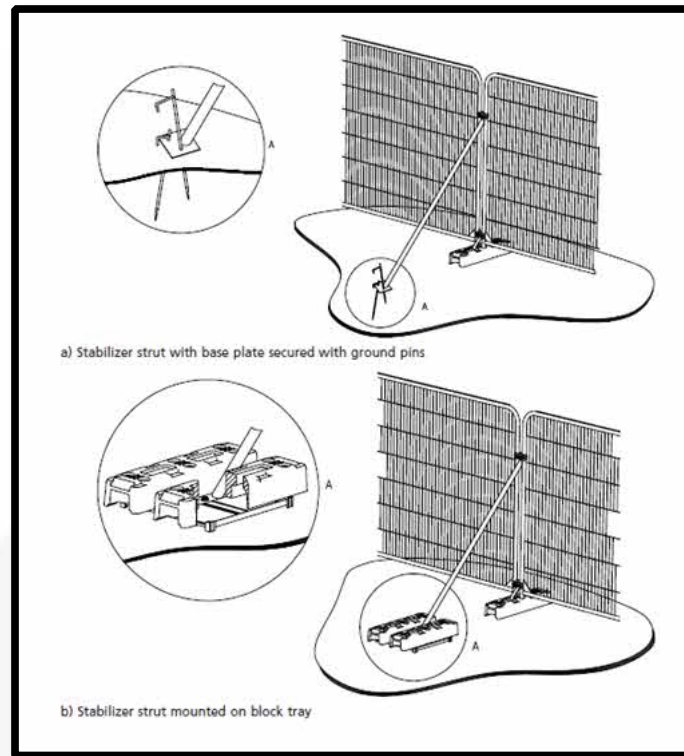


Figure 3: BS5837:2012 - Figure 3, Examples of above-ground stabilising systems.

Signage denoting the words “*tree protection area*” at 5.0m intervals should be fixed to the protective barrier fencing (See Appendix 2).

Protective fencing is to be removed ONLY with the written permission of the arboricultural consultant and approval of the local planning authority (LPA).

Ground boarding

The existing hard surfacing located within the RPAs of retained trees will be retained for the duration of the project. If this is removed, it will be done so under direct supervision and replaced with suitable ground protection, capable of withstanding the likely load for the site.

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.

Where it is determined by the project engineer that the any hard surfacing is not adequate protection from any expected loading, ground boarding is to be installed to the engineer's specification on top of the hard surfacing within the root protection areas of retained trees.

Where machinery will be stored or used from the ground boarding within the RPAs of the retained trees an impervious barrier and or bunding to prevent oils, fuel or chemicals is to be installed to prevent leaching into the soil within or adjacent to the RPAs.

NOTE: The ground protection might comprise 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, as to form a suspended walkway, or on top of a compression-resistant layer (e.g., 100mm depth of woodchip), laid onto a geotextile membrane;
- b) for pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g., 150mm depth of woodchip), laid onto a geotextile membrane;
- c) for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g., proprietary system 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.

For any situations other than those described in a) or b) (as above), the ground boarding is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice, to be suitable of supporting the expected loading to be placed upon it.

In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root functions remain unimpaired.

At this stage no contractors have been approached so it is not possible to know exactly what equipment they have available and will be using.

Due to the various sizes of demolition and construction plant available and the potential requirements for material storage within the site the final specifications for the ground boarding is to be designed and supplied to the LPA tree officer for their approval by the project engineer a minimum of ten (10) working days before its installation.

Demolition

Prior to the demolition of the existing site features, all tree works are to have been completed, tree protection measures are to be in place as per Arbtech Consulting Ltd. tree protection plan document number Arbtech TPP 01 and have been signed off and a copy of the demolition method statement has been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

All demolition work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

Demolition of the existing building adjacent to the canopies and RPAs retained tree numbers T24 –T31 as shown on Arbtech TPP 01 by a turquoise ‘Cross’ hatching are to be undertaken carefully under direct on-site arboricultural supervision.

Buildings

The buildings are to be taken down so that all debris and materials are to fall outside of the RPAs and away from the canopies of all retained trees.

Foundations within and adjacent to the RPAs of retained trees are to be left in situ wherever possible. Where this is not possible demolition of the existing foundations are to be undertaken to the minimum depth required to allow for the installation of the new soft and hard landscaping.

The removal of the existing foundations within the RPA of retained trees are to be undertaken using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the debris out of the RPA. In some situations, and only at the discretion of the arborist it may be possibly to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket.

It may be permitted by the project arboriculturist for an excavator to undertake the demolition and removal of the foundation, but it must be situated outside of the RPA, on top of the hard surfacing working away from the RPAs or from suitable ground boarding capable of handling the expected loading.

If it is likely that there will be any soil collapse or the trench begins to collapse within the RPAs of retained trees which will lead to the loss of rooting environment, excavations are to be stopped immediately and the trench is to be shored up to prevent further soil collapse.

Where the removal of foundations occurs within the RPAs of retained trees these voids are to be back filled with clean topsoil.

Hard Surfacing

Where it is required for hard surfacing is to be removed and or re-surfaced within the RPAs of retained trees it is to be undertaken under direct on-site arboricultural supervision, during the landscaping phase of the development.

The wearing course will be broken up using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the surfacing. Where is necessary to remove the subbase, this is to be undertaken using a fork to loosen the material and moved using shovels and wheelbarrows.

In some situations, and at the discretion of the arborist it may be possibly to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket. If an excavator is to be used it must be situated outside of the RPAs, on top of the hard surfacing working away from the RPAs or from ground boarding.

Whichever system is used there is to be **NO** disturbance of the soil beneath. If roots are found they are to be covered over with damp hessian and a layer of either sharp sand, wood chip or topsoil will be applied as soon as practicably possible to prevent desiccation.

Existing Underground Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the upmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Construction

Prior to the construction of the proposed development, a copy of the construction method statement should have been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

All excavations and construction work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

Boundary fences

Proposed 2.4m palisade fence posts are to be located so that they will not damage or require the removal of roots important to the stability of any trees (roots in excess of 25mm in diameter). Posts are to be located as far away from stems as is possible to minimise potential future contact and the possibility of encountering significant roots. This may require individual posts to be relocated which will increase or decrease the spacing between the posts (bay lengths).

All posts within the RPAs of tree numbers T03, T05, T06, T07, T08, T13, T14, T21, T22, T23, T24, T25, T26, T27, T28, T29, T35, G02 and G06 are to be excavated manually, using handheld tools (spade, shovel, rabbiting spade, shove holer's / post hole digger), no mechanised equipment (handheld or plant mounted post borer) is to be used.

Concrete foundations

Prior to concrete being poured to form the foundations within or immediately adjacent to the RPAs of retained trees the excavation is to be lined and sealed with a non-permeable membrane to prevent any leaching of the concrete into the soil and causing desiccation of retained roots by concrete run off.

Supervised excavation

All excavations within and immediately adjacent to RPAs are to be undertaken under direct on-site arboricultural supervision.

Any roots that are to be cut will be cleanly severed by the project arboriculturist using a suitable hand saw or secateurs. The edge of all excavation closest to the retained trees will be covered over with damp hessian to prevent drying out, and where necessary be shuttered to prevent soil collapse or contamination by concrete.

Manual excavation:

Excavations within the RPAs will be initially undertaken by hand under direct on-site arboricultural supervision to a minimum of 600mm deep (to be confirmed by the project arboriculturist), whether it is for proposed foundations, hard surfacing or underground services. The soil is to be loosened with the use of a fork or pick and or air-spade and then cleared with a shovel and or the aid of an air-spade and air-vac.

Prohibition

Mechanical digging or scraping is not permitted within a defined root protection area or within areas cordoned off by protective barrier fencing.

No access will be permitted within the protected areas;

No materials, equipment or debris will be stored within any of the fenced areas, or against the fencing;

Fires are not permitted within 10m of any vegetation.

Leaning objects against or attaching of objects to a tree is not permitted.

Machinery, plant and vehicles are not permitted to be washed down within 10m of vegetation.

Chemicals and materials are not to be transported, stored, used or mixed within a root protection area or within areas cordoned off by protective barrier fencing.

Cement silos, mixing site to be situated within a bunded area to prevent spillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.

Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.

It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.

Where machinery is to be used within 5m of retained tree canopies a banks man will be required at all times whilst setting up, moving or operating within this distance of retained trees canopies.

Storage of all caustic material and chemicals are to be situated well clear of protected areas and preferably on lower ground if slopes are present, or to be situated within a bonded area to prevent any spills or leaks entering the ground.

Site Management

The site manager will be responsible for briefing and inducting all personnel who will be working on any stage of this development and especially those who will be working within or adjacent to the canopies or RPAs of retained trees; and will make them aware of, and provide a copy of this method statement and tree protection plan drawing number Arbtech TPP 01; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing and or pouring of cement and concrete.

The site manager will be responsible for the day to day running and protection of all retained trees and for liaising with the project arborist about any tree related matters and prior to any works that may or will affect the RPAs or canopies of retained trees; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing, pouring and storage of all caustic materials that may cause harm to retained trees.

Any incidents of damage to retained trees or of tree protection measures will be documented by the site manager who will then report these incidents to the project arboriculturist immediately and make sure that works within this area cease until the project arborist has had an opportunity to inspect the damage and where appropriate, agree a mitigation plan with the local planning authority tree officer.

The site manager may designate another person to take charge of briefing and inducting process of new site personnel or visitors in his absence.

If the site manager is replaced or is absent from site for more than three consecutive working days, the project arborist will be informed, and a prestart meeting will be held with the new or acting site manager.

It is the responsibility of the site manager to ensure that the planning conditions attached to the planning consent are adhered to at all times and that a monitoring regime and supervision of any works within or adjacent to the RPAs are adopted.

If at any time pruning works are required other than those previously approved, permission must be sought from the LPA tree officer and once permission is granted, they are to be carried out by a suitably qualified person in accordance with BS3998:2010 Tree work – Recommendations.

Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the upmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Where new services are to be introduced into the site they should be located outside of RPAs, where they will not interfere with tree roots. If any excavations are required within the RPAs all trenches are to be excavated by hand and radially to the tree trunks under direct on-site arboricultural supervision and are to be carried out under NJUG guidelines.

Final positions of any proposed services should be verified and approved by the arboricultural consultant and local authority tree officer before implementation.

New Underground services

Trenching for installation of underground services and drainage routes could sever any roots that may be present and as such adversely affects the health of the tree. For this reason, particular care should be taken in routing and methods of installation of all underground services. All underground services and drainage routes should be located so that no excavations are required within RPAs.

Where it has been impossible to keep underground services from passing through RPAs or within close proximity to trees, these sections are to be installed in one of three ways in accordance with the guidance set out in National Joint Utilities Group guidelines (NJUG 4), under on-site arboricultural supervision.

Trenchless Techniques

There are three main types of trenchless techniques, these include, guided and unguided boring and pipe replacement by lining or bursting. These allow for the installation, maintenance or renewal of underground services, without the disturbance of soil in which roots are likely to be growing. Starting and receiving pits for the boring machinery are to be located outside of the RPAs of any retained trees, with the bore depth being maintained at a minimum depth of 600mm below the existing ground level.

Techniques involving external lubrication of the equipment shall use no material other than water as other lubricants could contaminate the soil (e.g., oil, bentonite, etc.).

Manual Excavation

Excavation within RPAs will be undertaken by hand under direct on-site arboricultural supervision of the required depth of the foundation; Or to a minimum of 600mm deep of any excavation, whether for proposed foundations, hard surfacing or underground services. The total depth of the manual excavation will be determined by the arboriculturist whilst on site.

The soil is to be loosened with the aid of a fork or pickaxe and then cleared with the aid of an Air-spade, Air-vac and or shovel. Any roots found will be cleanly severed by the arboricultural consultant with either a hand saw or secateurs.

Any roots found with a diameter of less than 25mm shall be cleanly severed by the arboricultural consultant. Any roots of 25mm and above shall be excavated around without damaging them; the arboricultural consultant shall decide if it's feasible or necessary to retain the root, if not it shall be severed.

The edge of the excavation closest to the trees will be covered with damp hessian to prevent soil collapse or contamination by concrete.

Soil beneath the depth may be sheet piled, regular piled or excavated deeper. Machinery may be used for this providing that it is situated outside of the RPA or has appropriate ground protection in place to move around on and work upon.

Broken Trench –Hand Dug

This technique combines both trenchless techniques and manual excavation where excavation is unavoidable. Excavations should be limited to where there is clear access around and below the roots. All trenches shall be excavated by hand with the same precautions taken as for manual excavation. Open section of trench should only be large enough to allow access for linking to the next section.

Landscaping

Landscaping around retained trees may only be carried out once all tree protection measures have been removed (planting, turfing, fencing etc.).

All excavations within the Root Protection Areas shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the LPA. At no time is the use of a rotavator permitted within the RPAs of retained tree.

Any tree roots discovered will be left in-situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the Root Protection area shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is of such a level that soil compaction may be likely. Should the soil become compacted or has poor structure which would hinder the development of the existing trees and plants or any new plantings the arboriculturist should be consulted about soil decompaction techniques.

Monitoring and Supervision

Where trees have been identified within this method statement and tree protection plan drawing number Arbtech TPP 01 for retention, there should be an auditable system of arboricultural monitoring. This is to extend to arboricultural supervision whenever demolition or construction activity is to take place within or adjacent to any canopy or RPA.

The development's tree protection measures are to be monitored and all demolition and construction works to be undertaken within or adjacent to the RPAs of retained trees are to be supervised by project arboriculturist, who should be retained to record and report observations to the council at appropriate intervals.

Pre-commencement site meeting

Prior to the commencement of any works or machinery and materials arriving on site a pre-commencement site meeting involving the project arborist, landowner or agent, site manager, contractors and engineer (as appropriate) and the relevant LPA officers will be held to ensure that all aspects of the arboricultural method statement and tree protection are understood and for all parties to swap contact details (see Appendix 3).

Monitoring and supervision schedule

The initial monitoring visit will be to check that the tree protective measures are in the correct location and as specified within the approved method statement; if so to sign off their installation.

There after monitoring visits are to take place at regular intervals, to ensure that tree protection measures are in place and are functioning as designed or whenever necessary to undertake works to be carried out under arboricultural supervision. The frequency of the monitoring visits is to be determined with the LPA tree officer at the pre-commencement site meeting.

A record of all arboricultural monitoring and supervision visits will be kept and any faults will be logged, this will then be copied to the site agent, developer and local planning authority in a digital format.

If during the course of the development, it is necessary for areas to be re-designed so that they would require changes to the approved arboricultural method statement or tree protection plan and so affecting retained trees the project arborist and LPA tree officer will be invited to attend a site meeting with all relevant parties. Prior to any changes being implemented these must have been approved in writing by the LPA tree officer.

Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the RPAs of all retained trees and will be advised a minimum of 72 hours prior to the commencement of any works that require his attendance, these will include:

1. Pre-commencement site meeting.
2. Location of protective measures.
3. Supervised installation of fence posts within the RPAs of retained trees.
4. Supervised demolition of buildings within the RPAs of retained trees.
5. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).
6. Arboricultural sign off and removal of protective measures.

Completion meeting

Once all construction works have been completed all materials and machinery has been removed from site the project arborist shall be informed and will invite the LPA tree officer to meet on site to discuss the process and discuss any final remedial works that may be required and to sign the development off so that the protective measures may be removed.

Appendix 1: Tree Survey Schedule

BS5837:2012 Tree Survey

Arbtech Consulting Limited

Client: Charterhouse Property Group (Oxford) Ltd
 Project: UYS Building, Garsington Road, Cowley, Oxfordshire, OX4 2BW
 Survey Date: 01/03/2024
 Surveyor: Alan Smith

Unit 3
 Well House Barns
 Chester
 Cheshire
 CH4 0DH

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
Estimated Measurements											
G01 A Group <i>See comments for details</i>	24	1	700	N	12	5	M	A: 221.7 R: 8.4	Good	C: Good S: Good B: Good	B.2 20+ yrs
				E	12	5				Off-site linear group comprised of 7No. Hybrid black poplar trees, located to the northwest of site boundary; typical form of species; various branch tear-outs evident; 1No. standing dead stem; trees form a continuous canopy and serve as a significant boundary screen; good structural and physiological condition throughout; recorded measurements represent the maximum dimensions within the group.	
				S	12	5					
				W	12	5					
Estimated Measurements											
G02 A Group <i>See comments for details</i>	7	1	220	N	3	2.5	SM	A: 21.9 R: 2.64	Good	C: Good S: Good B: Good	B.2 20+ yrs
				E	3	2.5				Linear tree group, located along the north site boundary shrub bed; comprised of 5No. semi-mature, bird cherry trees; no significant/notable features; good structural and physiological condition throughout; recorded measurements represent the maximum dimensions within the group.	
				S	3	2.5					
				W	3	2.5					
Estimated Measurements											
G03 A Group <i>See comments for details</i>	6	1	120	N	2.5	2.5	Y	A: 6.5 R: 1.43	Good	C: Good S: Good B: Good	C.2 20+ yrs
				E	2.5	2.5				Linear tree group, located along the north site boundary shrub bed, comprised of 5No. young bird cherry trees; no significant/notable features; good structural and physiological condition throughout; recorded measurements represent the maximum dimensions within the group.	
				S	2.5	2.5					
				W	2.5	2.5					

Age Classifications: N Newly planted EM Early Mature **Condition:** C Crown **Stems:** Ø Diameter
 Y Young M Mature S Stem (Eq) Equivalent stem diameter using BS5837:2012 definition
 SM Semi-mature OM Over Mature B Basal area **ERC:** Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
G04												
A Group <i>See comments for details</i>	12	1	200	N	3	2	M	A: 18.1 R: 2.4	Good	C: Good S: Good B: Not visible	Off-site trees located on ground to the north of site boundary; species include hawthorn, elder, cherry and field maple; land is sporadically populated to the fore with scattered small trees set amongst overgrown low-lying vegetation. Mature, established trees are set further back within the group on sloping embankment; trees within the group exhibit a range of features commensurate with species and maturity; fair to good overall condition throughout; recorded measurements are estimates due to limited access and represent the maximum dimensions within the group.	B.2 20+ yrs
Estimated Measurements												
G05												
A Group <i>See comments for details</i>	12	1	450	N	5	1	M	A: 91.6 R: 5.39	Good	C: Good S: Good B: Good	Tree group located along the northeast boundary adjacent to site perimeter road, comprised of 4No. Corsican pine trees; typical form of species; no significant/notable features; good structural and physiological condition throughout; recorded measurements represent the maximum dimensions within the group.	B.2 20+ yrs
Estimated Measurements												
G06												
A Group <i>See comments for details</i>	10	1	270	N	4.5	3	SM	A: 33 R: 3.24	Good	C: Good S: Good B: Good	Linear tree group, located along the east site boundary shrub bed, comprised of 5No. Norway maple trees; no significant/notable features; good structural and physiological condition throughout group; recorded measurements represent the maximum dimensions within the group.	B.2 20+ yrs
Estimated Measurements												
G07												
A Group <i>See comments for details</i>	12	1	200	N	4.5	2	SM	A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	Densely populated, linear tree group, located on elevated ground (approx. 4m above site ground level) beyond the east site gabion wall; species include field maple, ash, hawthorn, hazel and oak; trees within the group form a continuous canopy and serve as a significant boundary screen; good overall condition throughout; recorded measurements are estimates due to limited access and represent the maximum dimensions within the group.	B.2 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
G08 A Group <i>See comments for details</i>	15	1	280	N	3.5	2	EM	A: 35.5 R: 3.36	Good	C: Good S: Good B: Good	C.2 10+ yrs	
Estimated Measurements												
T01 Crack Willow <i>Salix fragilis</i>	9	4	768 (Eq)	N	9	2	M	A: 266.9 R: 9.21	Fair	C: Fair S: Poor B: Poor	C.1 10+ yrs	
Estimated Measurements												
T02 Common Alder <i>Alnus glutinosa</i>	9	1	280	N	4.5	3	M	A: 35.5 R: 3.36	Good	C: Good S: Good B: Good	B.1 20+ yrs	
Estimated Measurements												
T03 Common Alder <i>Alnus glutinosa</i>	10	1	300	N	4	3	M	A: 40.7 R: 3.59	Good	C: Good S: Good B: Good	B.1 20+ yrs	
Estimated Measurements												
T04 Common Alder <i>Alnus glutinosa</i>	13	1	420	N	4	3	M	A: 79.8 R: 5.03	Good	C: Good S: Good B: Good	B.1 20+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:	Estimated Remaining Contribution	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T05												
Common Ash <i>Fraxinus excelsior</i>	7.5	1	160	N	2.5	3	SM	A: 11.6 R: 1.92	Good	C: Good S: Good B: Good	C.1 10+ yrs Semi-mature specimen, located within the west site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition at present.	
T06												
Common Ash <i>Fraxinus excelsior</i>	6.5	1	150	N	2	3	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	C.1 10+ yrs Semi-mature specimen, located within the west site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition at present.	
T07												
Common Ash <i>Fraxinus excelsior</i>	6.5	1	130	N	2	3	SM	A: 7.6 R: 1.55	Fair	C: Fair S: Fair B: Fair	C.1 10+ yrs Semi-mature specimen, located within the west site boundary shrub bed; typical form of species; no significant/notable features; fair overall condition at present.	
T08												
Norway Maple <i>Acer platanoides</i>	9	1	250	N	4	2	EM	A: 28.3 R: 3	Good	C: Good S: Good B: Good	B.1 20+ yrs Early-mature specimen, located within the west site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	
T09												
Common Ash <i>Fraxinus excelsior</i>	3	1	100	N	1	1.5	Y	A: 4.5 R: 1.19	Fair	C: Fair S: Poor B: Fair	C.1 10+ yrs Young specimen located on car park planting strip; decay to central stem; no other significant/notable features; fair overall condition at present.	
T10												
Common Ash <i>Fraxinus excelsior</i>	3.5	1	100	N	1.5	2	Y	A: 4.5 R: 1.19	Fair	C: Fair S: Fair B: Fair	C.1 10+ yrs Young specimen located on car park planting strip; no significant/notable features; fair overall condition at present.	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T11												
Common Ash <i>Fraxinus excelsior</i>	3	1	75	N	1	1	Y	A: 2.5 R: 0.89	Fair	C: Fair S: Fair B: Fair	C.1 10+ yrs	
T12												
Common Alder <i>Alnus glutinosa</i>	13	1	200	N	4	2.5	M	A: 18.1 R: 2.4	Good	C: Good S: Good B: Not visible	B.1 20+ yrs	
T13												
Common Alder <i>Alnus glutinosa</i>	14	1	300	N	4	2	M	A: 40.7 R: 3.59	Good	C: Good S: Good B: Good	B.1 20+ yrs	
T14												
Cherry <i>Prunus sp.</i>	9	1	350	N	5	3	M	A: 55.4 R: 4.19	Good	C: Good S: Good B: Good	B.1 20+ yrs	
T15												
Common Ash <i>Fraxinus excelsior</i>	3	1	90	N	1	1	Y	A: 3.7 R: 1.08	Fair	C: Fair S: Poor B: Fair	C.1 10+ yrs	
T16												
Common Ash <i>Fraxinus excelsior</i>	3.5	1	110	N	1.5	2	Y	A: 5.5 R: 1.32	Fair	C: Fair S: Fair B: Fair	C.1 10+ yrs	
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC		
		No	Ø (mm)	Spread (m)	Clear (m)								
T17													
Common Ash <i>Fraxinus excelsior</i>	3	2	117 (Eq)	N	1.5	2	Y	A: 6.2	Fair	C: Fair	Young specimen located on car park planting strip; no significant/notable features; fair overall condition at present.	C.1	
				E	1.5	2		R: 1.4		S: Fair		10+ yrs	
				S	1.5	2				B: Fair			
				W	1.5	2							
T18													
Common Ash <i>Fraxinus excelsior</i>	2.5	1	75	N	0.5	1.5	Y	A: 2.5	Fair	C: Fair	Young specimen located on car park planting strip; decay to central stem; no other significant/notable features; fair overall condition at present.	C.1	
				E	0.5	1.5		R: 0.89		S: Poor		10+ yrs	
				S	0.5	1.5				B: Fair			
				W	0.5	1.5							
T19													
Common Ash <i>Fraxinus excelsior</i>	3	1	75	N	0.5	1	Y	A: 2.5	Fair	C: Fair	Young specimen located on car park planting strip; decay to central stem; no other significant/notable features; fair overall condition at present.	C.1	
				E	0.5	1		R: 0.89		S: Poor		10+ yrs	
				S	0.5	1				B: Fair			
				W	0.5	1							
T20													
Common Ash <i>Fraxinus excelsior</i>	3.5	1	90	N	1	1	Y	A: 3.7	Fair	C: Fair	Young specimen located on car park planting strip; no significant/notable features; fair overall condition at present.	C.1	
				E	1	1		R: 1.08		S: Fair		10+ yrs	
				S	1	1				B: Fair			
				W	1	1							
T21													
Common Alder <i>Alnus glutinosa</i>	13	1	290	N	3	3	M	A: 38.1	Good	C: Good	Mature specimen, located within the north site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1	
				E	3	3		R: 3.48		S: Good		20+ yrs	
				S	4	3				B: Not visible			
				W	4	3							
T22													
Common Alder <i>Alnus glutinosa</i>	16	1	380	N	4	3	M	A: 65.3	Good	C: Good	Mature specimen, located within the north site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1	
				E	3.5	3		R: 4.55		S: Good		20+ yrs	
				S	5	3				B: Good			
				W	4.5	3							
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:		Ø	Diameter
	Y	Young	M	Mature				S	Stem			(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:			Estimated Remaining Contribution

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T23												
Common Alder <i>Alnus glutinosa</i>	16	1	310	N	5.5	2	M	A: 43.5 R: 3.72	Good	C: Good S: Good B: Not visible	Mature specimen, located within the north site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T24												
Norway Maple <i>Acer platanoides</i>	8	1	260	N	4.5	3	EM	A: 30.6 R: 3.12	Good	C: Good S: Good B: Good	Mature specimen, located within the north site boundary shrub bed; typical form of species; fully occluded pruning wounds to lower stem; no other significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T25												
Norway Maple <i>Acer platanoides</i>	8	1	240	N	4	3	EM	A: 26.1 R: 2.88	Good	C: Good S: Good B: Good	Mature specimen, located within the north site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T26												
Norway Maple <i>Acer platanoides</i>	8	1	250	N	4	3	EM	A: 28.3 R: 3	Good	C: Good S: Good B: Good	Mature specimen, located within the north site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T27												
Bird Cherry <i>Prunus padus</i>	6	1	180	N	4	2	SM	A: 14.7 R: 2.16	Good	C: Good S: Good B: Good	Semi-mature specimen, located within the north site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter		
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition		
	SM	Semi-mature	OM	Over Mature		B	Basal area	ERC:		Estimated Remaining Contribution		

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
T28 Common Alder <i>Alnus glutinosa</i>	16	1	420	N	6	3	M	A: 79.8 R: 5.03	Good	C: Good S: Good B: Not visible	Mature specimen, located within the boundary shrub bed, adjacent to the northeast corner of existing structure; lower stem and basal area obscured by surrounding dense laurel; typical form of species; south aspect of crown overhangs the adjacent existing structure; no other significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T29 Norway Maple <i>Acer platanoides</i>	11.5	1	320	N	5	3	EM	A: 46.3 R: 3.83	Good	C: Good S: Good B: Good	Mature specimen, located within the east site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T30 Norway Maple <i>Acer platanoides</i>	12	1	310	N	5	3	EM	A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	Mature specimen, located within the east site boundary shrub bed; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
Estimated Measurements												
T31 Norway Maple <i>Acer platanoides</i>	11	1	260	N	3	3	EM	A: 30.6 R: 3.12	Good	C: Good S: Good B: Good	Mature specimen, located within east site boundary shrub bed, within close proximity to adjacent structure; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T32 Common Alder <i>Alnus glutinosa</i>	18	1	520	N	7	3	M	A: 122.3 R: 6.23	Good	C: Good S: Good B: Good	Mature specimen, located within planting strip to the southeast of site; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:	Estimated Remaining Contribution	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T33												
Common Alder <i>Alnus glutinosa</i>	15	1	310	N	4.5	2	M	A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	Mature specimen, located within planting strip to the southeast of site; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T34												
Common Alder <i>Alnus glutinosa</i>	16	1	350	N	3.5	2	M	A: 55.4 R: 4.19	Good	C: Good S: Good B: Good	Mature specimen, located within planting strip to the southeast of site; typical form of species; no significant/notable features; good structural and physiological condition.	B.1 20+ yrs
T35												
Common Oak <i>Quercus robur</i>	16.5	1	1280	N	11	5	M	A: 707 R: 15	Good	C: Good S: Good B: Good	Mature specimen, located off-site within the south site boundary group; tall and wide spreading crown; minor to moderate deadwood (25-50mm) throughout crown; dieback noted at crown apex, but otherwise good structural and physiological condition.	B.1 20+ yrs
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contribution

Appendix 2: Tree Protection Notice

(To be printed at A3 or larger)

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction.

Detail Specification: To comprise either 2.4m wooden site hoarding or a 2.3m high scaffolding framework consisting of vertical and horizontal framework, well braced to resist impacts, with uprights to be spaced at a maximum of 2.0m intervals and driven into the ground to a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire.

Secondary Specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-climb covers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

All weather notices should be erected at regular intervals on the mesh panels with words such as "Construction exclusion zone - Keep Out".

Tree Protection Area

KEEP OUT

Do not move this fence

DO NOT REMOVE OR ALTER THIS FENCE

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS. ANY REMOVAL OR ALTERATION OF THIS FENCE WITHOUT THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY MAY BE A BREACH OF THE PLANNING ACT 1990.

Ground protection

The existing hard surfacing within the RPAs of retained trees, as depicted on the Tree Protection Plan (Arbtech TPP 01) must be retained for the duration of the project. If this is removed it shall be done so under direct arboricultural supervision and replaced with suitable ground protection, suitable of withstanding the likely loading for the site.

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.

Note: The ground protection might comprise one of the following:

- for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, as to form a suspended walkway, or on top of a geotextile membrane;
- for pedestrian-operated plant to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a geotextile membrane;
- for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary system 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.

For situations other than those described in a) to c), the ground protection is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice, to be able to support the expected loading to be placed upon it.

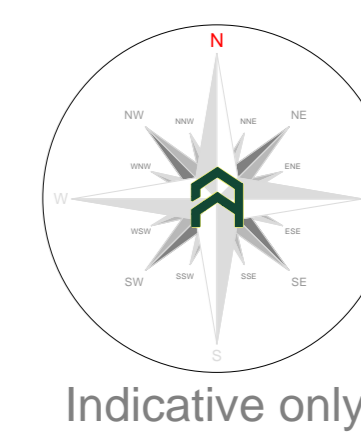
In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root function remains unimpaired.

Supervised Excavation

All excavations within and immediately adjacent to RPAs are to be undertaken under direct on-site arboricultural supervision.

Any holes below 25mm diameter that are to be cut will be clearly severed by the project arboriculturist using a suitable hand saw or secateurs. The edge of all excavation closest to the retained trees will be covered over with damp hessian to prevent drying out, and where necessary be shuttered to prevent soil collapse or contamination by concrete.

Manual excavation: Excavations within the RPAs will be initially undertaken by hand under direct on-site arboricultural supervision to a minimum of 600mm deep (to be confirmed by the project arboriculturist), whether it is for proposed foundations, hard surfacing or underground services. The soil is to be loosened with the use of a fork or pick and air-spade and then cleared with a shovel and the soil set in an aggregate and air-rap.



Indicative only

Tree Work Schedule

No.	Species	Works	Category
T01	Creek Willow	Prune crown 18" south crown to 4m above ground level to facilitate the proposed	C1
T08	Norway Maple	Prune crown 18" south crown to 3m above ground level to facilitate the proposed	B1
T09	Common Ash	Fall to ground level, remove stump	C1
T10	Common Ash	Fall to ground level, remove stump	C1
T11	Common Ash	Fall to ground level, remove stump	C1
T12	Common Alder	Prune crown 18" south crown to 3m above ground level to facilitate the proposed	B1
T13	Common Alder	Prune crown 18" south crown to 3m above ground level to facilitate the proposed	B1
T16	Common Ash	Fall to ground level, remove stump	C1
T18	Common Ash	Fall to ground level, remove stump	C1
T17	Common Ash	Fall to ground level, remove stump	C1
T18	Common Ash	Fall to ground level, remove stump	C1
T19	Common Ash	Fall to ground level, remove stump	C1
T20	Common Ash	Fall to ground level, remove stump	C1
T23	Common Alder	Prune crown 18" south crown to 3m above ground level to facilitate the proposed	B1
T27	Bird Cherry	Prune crown 18" south crown to 3m above ground level to facilitate the proposed	B1
T30	Norway Maple	Prune south west crown to achieve 2m clearance from building to be demolished	B1
T31	Norway Maple	Prune south west crown to achieve 2m clearance from building to be demolished	B1
G02	A Group	Prune crown 18" to 3m above ground level to facilitate the proposed	B2
G03	A Group	Prune crown 18" to 3m above ground level to facilitate the proposed	C2
G08	A Group	Prune crown 18" to 3m above ground level to facilitate the proposed	B2

All new work to be undertaken in accordance with British Standard BS 3998:2010 Tree Work - Recommendations.

All works are to be completed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of the surgery operations. No equipment or vehicles such as tractors, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Arboricultural Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that have to be undertaken within the root protection areas. This will include:

- Pre-commencement site meeting
- Location of protective measures
- Supervised installation of fence posts within the RPAs of retained trees
- Supervised demolition of buildings within the RPAs of retained trees
- Any demolition and/or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list)
- Arboricultural signs off and removal of protective measures.

Arboricultural Method Statement

Please refer to Arbtech Consulting Ltd. Tree Schedule and Arboricultural Method Statement, for full details on all surveyed trees and how all aspects of the development are to be implemented without detriment to retained trees.

Ground protection

The existing hard surfacing within the RPAs of retained trees, as depicted on the Tree Protection Plan (Arbtech TPP 01) must be retained for the duration of the project. If this is removed it shall be done so under direct arboricultural supervision and replaced with suitable ground protection, suitable of withstanding the likely loading for the site.

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For situations other than those described in a) to c), the ground protection is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice, to be able to support the expected loading to be placed upon it.

In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root function remains unimpaired.

Supervised Excavation

All excavations within and immediately adjacent to RPAs are to be undertaken under direct on-site arboricultural supervision.

Any holes below 25mm diameter that are to be cut will be clearly severed by the project arboriculturist using a suitable hand saw or secateurs. The edge of all excavation closest to the retained trees will be covered over with damp hessian to prevent drying out, and where necessary be shuttered to prevent soil collapse or contamination by concrete.

Manual excavation: Excavations within the RPAs will be initially undertaken by hand under direct on-site arboricultural supervision to a minimum of 600mm deep (to be confirmed by the project arboriculturist), whether it is for proposed foundations, hard surfacing or underground services. The soil is to be loosened with the use of a fork or pick and air-spade and then cleared with a shovel and the soil set in an aggregate and air-rap.

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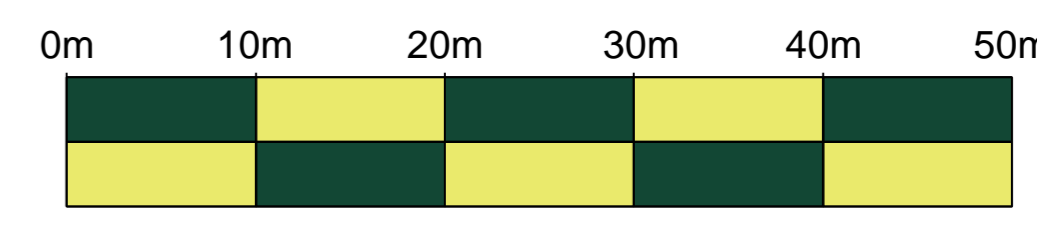
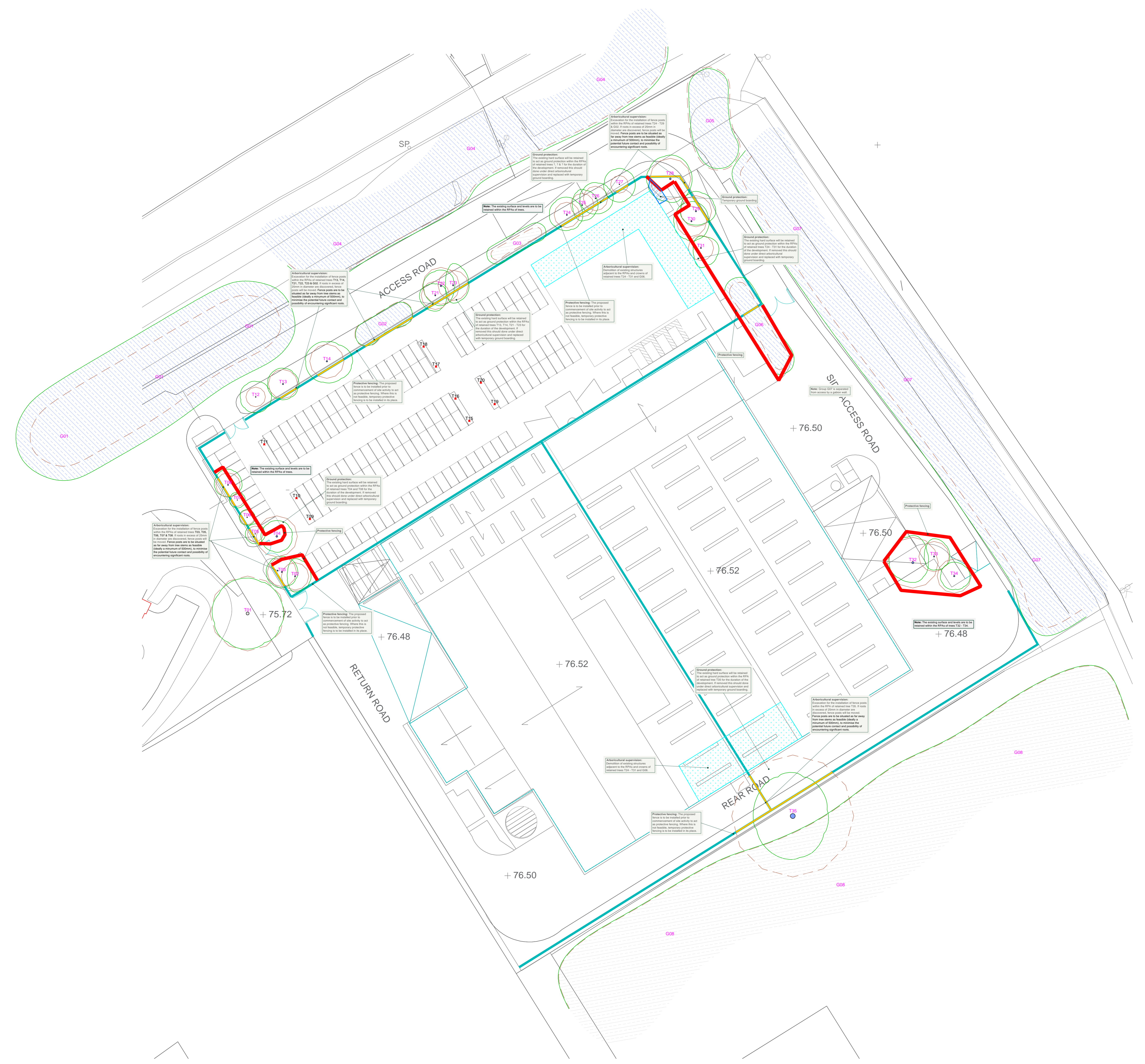
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Project: **LUYS Building, Garsington Road, Cowley, Oxfordshire, OX4 2BW**

Client: **Charterhouse Property Group (Oxford) Ltd**

Drawing: **Tree Protection Plan**

Based on: **240304_LUYS_Site_Proposed**

Drawing No: **Arbtech TPP 01** Rev: **EK**

Date: **Mar 2024** Scale: **1:400 @ A0** Drawn: **EK**

Key:

Tree No:	T01	Tree Category:	Category 'A' trees	Trunk:	Trunk
SPAL:	Category 'B' trees	Category 'C' trees:	Category 'C' trees	Category 'B' groups:	Category 'B' groups
Category 'C' trees:	Category 'C' trees	Category 'C' groups:	Category 'C' groups	Trees to be removed:	T09
Existing Site:	Proposed	Protective fencing:	Protective fencing	Arboricultural Supervision:	Arboricultural Supervision
Ground boarding:	Ground boarding	Arboricultural Supervision:	Arboricultural Supervision	Arboricultural Supervision:	Arboricultural Supervision

Arbtech Consulting Ltd. 2024

Appendix 3: Contact Details

Name	Position	Company	Contact
	Client		
	Agent / Project Manager		
	Tree Officer		
	Arboricultural Consultant	Arbtech Consulting Ltd.	01244 661170 https://arbtech.co.uk
	Site Manager		
	Main contractor		

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AMS 01	Emily Kempson		Senior Consultant	01	11/03/24

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