Land East of Heyford Road
Kirtlington

Arboricultural Impact Assessment

August 2023
11136_AIA.001 Rev A

Project Details	
Client:	Abbeymill Homes
Project:	Land East of Heyford Road, Kirtlington
Report Title:	Arboricultural Impact Assessment
Project Number:	11136
File Reference:	11136_AIA.001 Rev A
Date:	03/08/2023

Copyright

Limitations

This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

Liability

This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Aspect Arboriculture Ltd. no other party may use or rely on the contents of the report. No liability is accepted by Aspect Arboriculture Ltd. for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, express or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties. Unless otherwise stated, information obtained from any third party has not been independently verified by Aspect Arboriculture Ltd.

Contact Details

Aspect Arboriculture Ltd.
Hardwick Business Park I Noral Way I Banbury I Oxfordshire I OX16 2AF
t 01295 276066 f 01295 265072 e info@aspect-arbor.com
w www.aspect-arbor.com

Contents

Text:

Tables:

Figures:

Appendices:

Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by Abbeymill Homes to prepare an Arboricultural Survey and Impact Assessment relating to the proposed development of land east of Heyford Road, Kirtlington.

ii) **Proposals:** The development proposals seek planning permission for the *'Erection of 14 two storey dwellings including upgrade of existing access onto the Heyford Road'*.

iii) **Surveys:** The site was surveyed by Aspect in November 2022 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations:** Background checks reveal that the site occurs within the Kirtlington Conservation Area, however, there are no trees present on site which are afforded protection by a Tree Preservation Order.

v) **Arboricultural Impact:** The arboricultural impact of the proposed development is described by net tree losses, totalling three trees of individual distinction, a domestic hedge and the partial clearance of an area of low quality scrub and a second domestic hedge. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding. Conclusions drawn against Cherwell District Council's development control policies and the Framework, conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Abbeymill Homes to prepare an Arboricultural Survey and Impact Assessment relating to the proposed development of land east of Heyford Road, Kirtlington.

1.1.2 The development proposals seek planning permission for a *'Erection of 14 two storey dwellings including upgrade of existing access onto the Heyford Road'*.

1.2 Purpose of the Report

1.2.1 This report documents the methods and findings of the baseline arboricultural survey and desktop study carried out to establish the existing arboricultural interest of the site. To inform the planning balance, it provides an appraisal of the direct and any likely residual effects of the proposals, and provides a review of any mitigation and enhancement measures to safeguard any significant arboricultural interest.

1.3 Site Overview

1.3.1 The application area falls within the administrative control of Cherwell District Council and comprises a parcel of pastoral land east of Heyford Road, Kirtlington. The eastern and southern boundaries abut land associated with Kirtlington Park Estate, including a number of agricultural buildings and residential curtilages. The western boundary is defined by and assemblage of broadleaved trees fronting Heyford Road, with other pastoral land enclosed by Akeman Street to the north.

1.4 Existing Tree Stock

1.4.1 There are fifty-nine trees of individual distinction, nine groups of trees, three hedgerows and a woodland recorded within the submitted tree survey information; they have all been considered in full during the design stages of the project in accordance with BS5837:2012. Copies of the tree survey are available within appendices A and B (Tree Constraints Plan and Tree Schedule, respectively).

1.4.2 Trees within influence of the application area are confined to the site's external boundaries and typically occur as cohesive shelterbelt or arrangements of field boundary scrub. The site's most important trees comprise a mature Beech and three mature English Oak[1] on the western boundary fronting Heyford Road. All four trees comprise good examples of their type and provide positive and important contributions to the amenity of the site, demonstrating the special quality necessary to qualify for category A within BS5837:2021 guidance.

1.4.3 Other trees of particular distinction, comprise assemblages of Ash, English Oak, Cherry, Aspen, Norway Spruce, Silver Birch, Crack Willow, and Beech which occur throughout the southern and western boundaries forming cohesive shelterbelt and

[1] Refer to T12, T13, T44 and T47 within appendix B.

woodland. They represent principal trees, offering structural density and a sense of maturity to their respective boundaries. Collectively, they hold a prominent visual presence within external views of the site and offer a strong degree of sylvan containment which contributes positively to the site's amenity, commensurate to BS5837:2012 category B status.

1.4.4 The understorey to these boundaries comprises intermittent occurrences of young English Oak, Ash, Horse Chestnut, Hawthorn and Sycamore. They are often interspersed between dense areas of undergrowth and occasional fallen deadwood, providing a varied but often sparse understory structure. Accordingly, there are clear opportunities to enhance the understorey layer by way of new native planting to improve species diversity, woodland structure and resilience.

1.4.5 The remaining cohort is of limited value and serves to define existing residential boundaries, occurring as ornamental plantings within third-party gardens. Species present major on Wych Elm, Apple, Yew, Corkscrew Willow, Western Red Cedar, Elder, Hazel, Norway Spruce, Cherry, Cotoneaster, Beech, Leyland Cypress, Lonicera and Privet. They typically represent unremarkable examples of their type that are of low arboricultural quality i.e. BS5837:2012 category C.

1.4.6 There are four trees[2] which are incompatible with the existing setting owing to their condition and outlook; that is to say their removal is recommended irrespective of the development proposal. These trees comprise Ash and Elm which are in decline with limited future potential or comprise standing dead stems, which have warrant category U only.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have revealed that the application area occurs within the Kirtlington Conservation Area (Cherwell District Council, cited June 2023).

2.2 Tree Preservation Orders

2.2.1 Background checks have also confirmed that there are no trees within influence of the site that are afforded protection by a Tree Preservation Order (Cherwell District Council, cited June 2023).

[2] Refer to T15, T18, T32 and T59 within appendix B.

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2021) provides planning policy guidance at a National level. Paragraph 131 of the Framework details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

3.1.2 Building upon paragraph 131, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 174b).

3.1.3 In respect of Veteran Trees and Ancient Woodland, paragraph 180c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.*

3.1.4 For clarity, there are also no online records for ancient or veteran trees within influence of the site; this has been verified on the ground during the tree surveying process. Accordingly there are no trees that might be judged to be irreplaceable or of exceptional biodiversity, cultural or heritage value because of their age, size and condition.

3.1.5 In addition, paragraph 180d also emphasises the benefits that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 Cherwell District Council

3.2.1 In terms of development control at a local level, Cherwell District Council (CDC) has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). Saved policies from the Cherwell Local Plan (November 1996, saved September 2007) and the Cherwell Local Plan Part 1 (adopted July 2015) are understood to comprise the Council's current means of development control. Saved Policy C14 and adopted policies ESD10, ESD13

and ESD15 are tests considered relevant to trees in the context of development (relevant parts reproduced below).

3.2.2 **SAVED POLICY C14** Trees and Landscaping:

'In exercising its development control functions the council will normally accept opportunities for countryside management projects where

All important trees, woodland and hedgerows are retained'

3.2.3 **POLICY ESD 10:** Protection and Enhancement of Biodiversity and the Natural Environment

'Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

The protection of trees will be encouraged, with an aim to increase the number of trees in the District.'

3.2.4 **POLICY ESD 13:** Local Landscape Protection and Enhancement

'Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.'

3.2.5 **POLICY ESD 15:** The Character of the Built and Historic Environment

'Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting.'

4 Arboricultural Impact

4.1 Net Tree Removals[3]

4.1.1 Trees are recommended for removal where:

a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or:

b) where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 To introduce the proposed development it will be necessary to remove the trees, hedging detailed within Table 1 (below). Losses are focused entirely on low quality tree cover and can be quantified as three trees of individual distinction, a domestic hedge, and the partial clearance of a low quality area of scrub and a second domestic hedge.

4.1.3 **Table 1:** Net Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	None	**T1** Ash **T41** Crack Willow **T42** Yew **G5+Δ** **G9Δ** Cherry, Cotoneaster **H1+Δ** **H3** Lonicera

+ Denotes assemblage of three or more species (refer to appendix B)
Δ Denotes partial removal of tree group or hedge

4.1.4 The clearance works are primarily incurred by the proposed vehicular access arrangement, which necessitate the loss of a single Ash (T1), an ornamental hedge (H3) and two domestic trees (T41 and T42).

4.1.5 The extent of clearance required will not affect the integrity of the application area's important boundary trees, or have any negative impact on the amenity of the site or the wider Conservation Area. The scheme accommodates an outward facing development, ensuring that the principal trees (shelterbelt and woodland) occupying the western and southern boundaries will be retained in full and continue to provide a strong degree of sylvan containment. This approach ensures that linear arrangements of open space buffer retained trees and their associated RPAs and crown structures, guaranteeing sustainable relationships whereby private amenity spaces are not influenced by tree shade.

[1]All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.1.6 Although the effect of tree removal will be low, the principle of developing the site presents an opportunity to secure woodland enhancement by way of positive intervention. Accordingly, a woodland management strategy has been prepared which seeks to promote woodland diversity, resilience and longevity. This is submitted separately and can be considered a positive factor as part of the overall planning balance, which will help offset the effect of tree removal (however slight) detailed within Table 1.

4.1.7 Notwithstanding the benefits of positive woodland intervention, there will still be a requirement to mitigate for losses detailed within Table 1, although this can be readily achieved through the introduction of new planting of a comparable scale and assemblage. This has been recognised through design and areas of soft landscape are provided throughout the site that will be capable of receiving new high-quality planting.

4.2 Vulnerable Trees

4.2.1 The proposals will require works within the root protection areas of retained trees; however, encroachment within RPAs has been reduced as far as design principles have allowed and are entirely within acceptable/manageable limits. The extent and type of encroachment required within retained trees RPAs is detailed within Table 2 (below) and is illustrated within the Tree Protection Plan provided within appendix C.

4.2.2 Works within RPAs are required to widen and resurface an existing vehicular entrance which will accommodate the main vehicular access to the proposed development, with a footpath adjacent to Heyford Road.

4.2.3 **Table 2:** RPA Encroachment by Type and Extent.

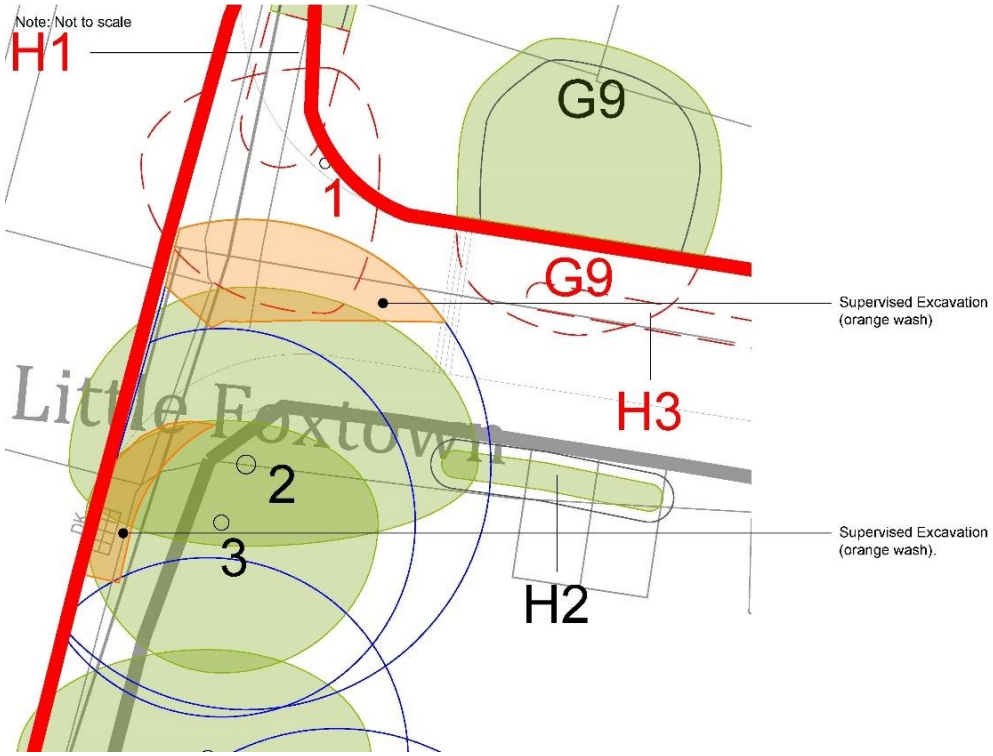
	Supervised Excavation (m^2/%)		Above Soil Surfacing (m^2/%)		Hard Surface Replacement (m^2/%)		Hard Surface Converted to Soft (m^2/%)	
T2	36.9	17.9%	-	-	45.2	21.9%	7.5	3.6
T3	8.7	6.2%	-	-	23.2	16.9%	5.2	3.8%
T12	-	-	31.7	5.3%	-	-	-	-
T13	-	-	29.0	5.6%	-	-	-	-
G1	-	-	22.4	n/a	-	-	-	-
G2	-	-	2.9	n/a	-	-	-	-

Supervised Excavation

4.2.4 With reference to Table 2, widening of the existing vehicular entrance to the site will incur excavation within the northern periphery of T2's RPA, (illustrated with an orange wash in Figure 1 overleaf). The excavation work will occur on the edge of the tree's RPA where roots are predicted to be low in diameter and their natural turnover is anticipated to be highest. Although the area amounts to c.17.9% of the tree's total RPA, the excavation affects part of the tree's RPA which has been previously disturbed and comprises heavily compacted ground. There is subsequently a low risk of encountering any significant roots within the construction profile of the proposed

access, particularly when the presence of existing service and drain infrastructure is taken into account. Therefore, by adopting the principles of BS5837 concerning manual excavation techniques and root pruning (with the added precaution of arboricultural auditing), it will be acceptable to permit the excavations to occur without undue concerns for the future health or vitality of T2.

4.2.5 **Figure 1.** Supervised Excavation within T2's RPA.

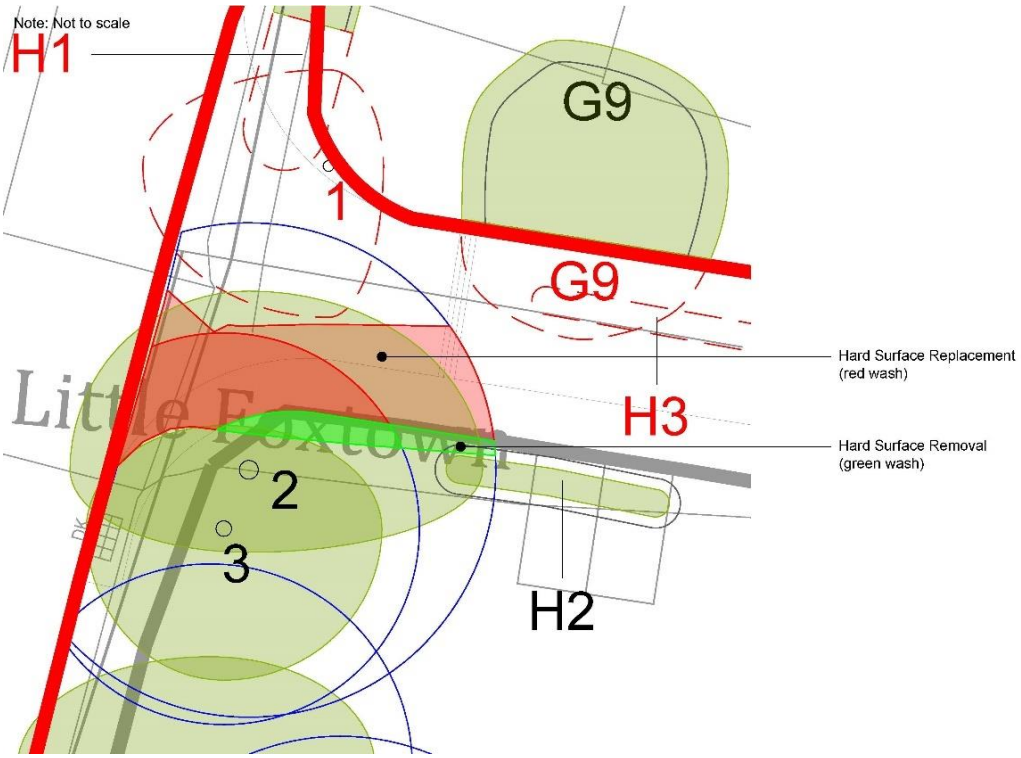


Removal and replacement of Hard Surfacing

4.2.6 Part of the existing access to the extant development will also be resurfaced as part of the access improvements where within T2 and T3's RPA's. Where within RPAs, the removal and replacement of hard surfacing will need to be undertaken sensitively and under arboricultural supervision (illustrated with a red wash in Figure 2, overleaf). The existing wearing course will need to be lifted carefully, leaving the existing sub-base undisturbed and in-situ. The replacement surface can then be founded upon the retained sub-base which will minimise ground disturbance and the potential for harm to occur to T2 or T3, should the sub-base be occupied by tree roots.

4.2.7 Where hard surfaces are to be removed and converted to soft landscape the same approach described at 4.2.9 can be adopted. The existing sub-base should be left undisturbed and in-situ, then capped with screened topsoil (illustrated with a green wash in Figure 2). Again, this approach will minimise ground disturbance and the potential for harm to occur to the retained trees' rooting environment.

4.2.8 **Figure 2.** Hard Surface Replacement and Hard Surface Converted to Soft Landscape within T2 and T3's RPAs.

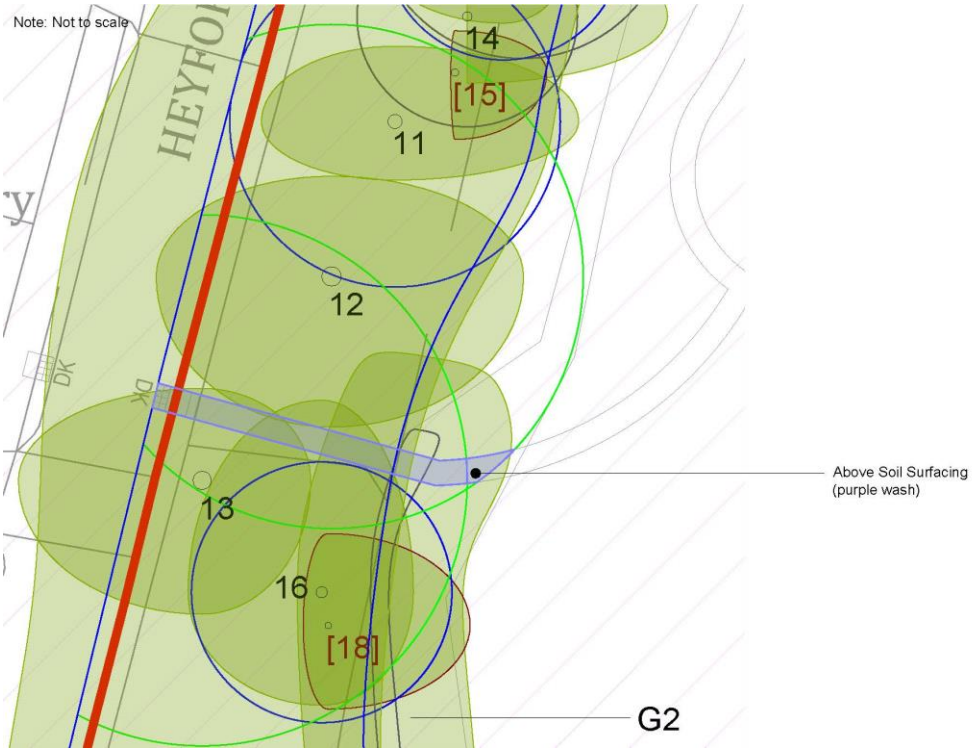


New Hard Surfacing

4.2.9 It is necessary to introduce new hard surfacing within the RPAs of T12, T13, G1 and G2 to accommodate a new pedestrian connection with Heyford Road. The extent of RPA coverage presented by the footpath is low and comprises only 5.3% and 5.6% of T12 and T13's RPAs. Accordingly, the encroachment is well below the threshold guideline put forward at BS5837 clause 7.4.2.3, and therefore is expected to be within both tree's capacity to tolerate.

4.2.10 To minimise disturbance, a Cellular Confinement System (CellWeb or similar) has been selected as an appropriate and robust solution for forming the hard surface within T12, T13, G1 and G2's RPAs (illustrated with a purple wash in Figure 3, overleaf). This approach will provide a durable subbase for which to install a permeable wearing course and will prevent RPA compaction, any significant excavation and the associated risk of root severance. The introduction of this feature is therefore considered to be within the trees' capacity to tolerate and is not expected to have a detrimental effect on their future outlook.

4.2.11 **Figure 3.** New Hard Surfacing within T12 and T13's RPAs.



Existing Wall Demolition and Realignment

4.2.12 The external boundary wall adjacent to Heyford Road will be restored as part of the proposals. Subject to the use of ground boards to prevent avoidable compaction during the extent of these works, the effect on the retained trees fronting Heyford Road will be negligible.

4.3 Pruning Works[4]

4.3.1 To accommodate the proposed development, it will be necessary to crown lift the northern extent of T2's crown. This is anticipated to amount to the shortening of secondary branches to maintain a vertical clearance of c.5m and will not negatively affect the trees amenity contribution or health and vitality.

4.3.2 The only other pruning required to accommodate the scheme is required to ensure a minimum c.2.5m clearance over the proposed footpath connecting to Heyford Road. This work will affect trees within G2, although again, will be limited to the shortening of secondary branches only.

4.3.3 While not required to facilitate construction, it is also recommended that dead branches are also removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

[4] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

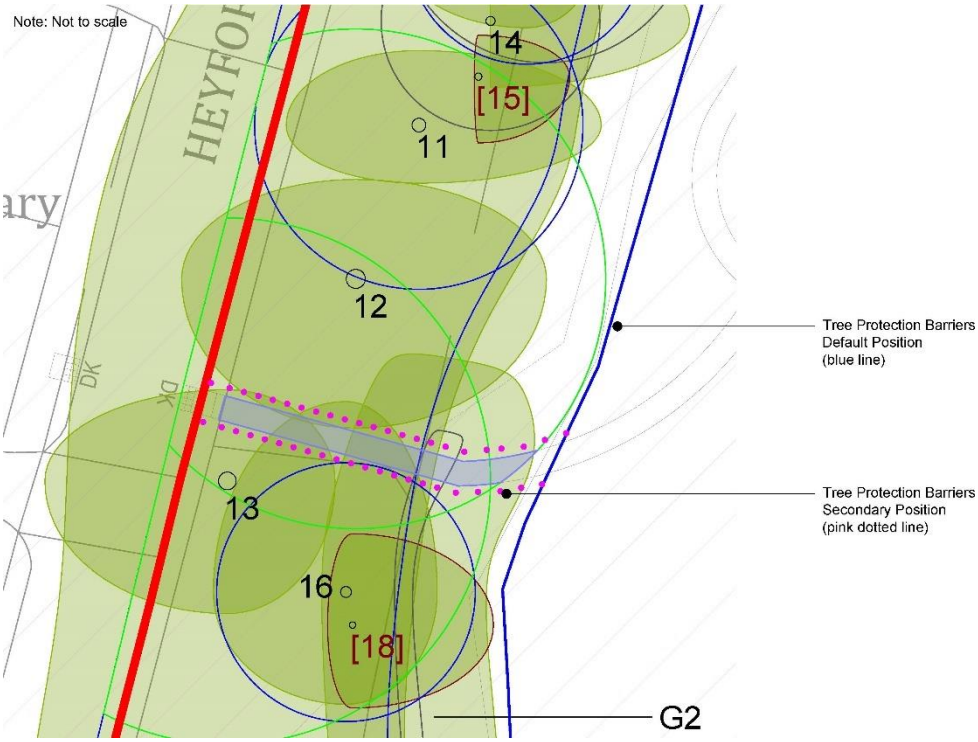
4.3.4 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) and section 7.6 (for crown lifting) of BS3998:2010, by a competent tree contractor. This is essential to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers

4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the barrier specification illustrated within the Tree Protection Plan at appendix C.

4.4.2 Locations where protective fencing should be erected are illustrated within the Tree Protection Plan (Appendix C) with a bold blue line (refer to Figure 4 below). It is expected that tree protection barriers will need to be relocated to a secondary position to facilitate construction within RPAs where a footpath is being installed. Where this will be necessary secondary positions are illustrated within the Tree Protection Plan (Appendix C) with a dotted pink line.

4.4.3 **Figure 4.** Protective Barrier Positions.



4.5 Compensation Planting

4.5.1 The principle of tree removal generates a requirement for replacement planting, which has been recognised during design. Accordingly, the layout provides opportunities for incorporating new and replacement planting adjacent to the frontage and throughout areas of public open space. Under separate instruction, Aspect Landscape Planning have prepared a Landscape Strategy Plan which illustrate the preferred approach to incorporating new tree planting (drawing ref. 7669.ASP5.LSP.B). The strategy includes the introduction of a significant number of large canopy bearing trees within areas of public open space and domestic scale trees throughout the interior of the site. Collectively, soft landscape proposals will provide an uplift in tree numbers, canopy cover and associated amenity benefits.

5 Conclusions

5.1.1 Pursuant to Cherwell District Council's Policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 There is an unavoidable requirement to incur low quality tree removal as part of the development proposal. This effect can be quantified as the removal of three unremarkable trees, a domestic hedge and the partial clearance of an area of low quality scrub and a second domestic hedge. They are not important trees and their loss will not harm the amenity of the site or the wider Kirtlington Conservation Area.

5.1.3 There is capacity within the layout for effective mitigation to be delivered without concern for a reduction in canopy coverage or its contribution to visual amenity. Newly planted trees will also help soften the appearance of the proposals and help integrate the new development within the setting. A Landscape Strategy Plan demonstrating how this will be achieved has been prepared and is submitted separately.

5.1.4 The appearance of the site from the public realm will not be harmed or significantly altered as a result of the proposals. The integrity and function of the site's principal trees will be retained, ensuring the site remains well contained and benefits from a strong sylvan character. A sustainable relationship is provided with retained shelterbelt and woodland, and there is opportunity for development enabled enhancement by way of positive woodland intervention. A woodland management plan detailing how this will be delivered is submitted separately.

5.1.5 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.

5.1.6 To inform the planning balance, it is our concluding view that the proposals can be fully supported from the arboricultural perspective and do not conflict with Cherwell District Council's saved Policy C14 and adopted Policies ESD10, ESD13 and ESD15, or the Framework.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, an Arboricultural Impact Assessment should be produced following detailed design, alongside a detailed Arboricultural Method Statement which expands on Appendix C. It is also recommended that detailed planting proposals are produced to demonstrate the approach to incorporating new panting within the site. This work could be secured by Condition.

Prepared By:

Tim Ranger TechArborA
Senior Arboricultural Consultant

E: tim.ranger@aspect-arbor.com
T: 01295 276066

Checked By:

Patrick Haythornthwaite FdSc MArborA
Principal Arboricultural Consultant

E: patrick.haythornthwaite@aspect-arbor.com
T: 01295 276066

APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (11136 TCP 01 Rev A)

1:1500 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Conservation Area

Note: Trees 1, 6, 12-15, 19, 20, 25-28, 30, 35-43, 53, 59, Groups G1-G9 and Hedgerow H1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6, 11-13, 41 & 47 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Heyford Road, Kirtlington
Tree Constraints Plan

CLIENT

Abbeymill Homes

SCALE	DATE	DRAWN
1:1500 @ A3	DEC 2022	GW

DRAWING NUMBER	REVISION
11136 TCP 01 Rev A (Overview)	A

Based on: Kirtlington Topo Survey_160921.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- Conservation Area

Note: Trees 1, 6, 12-15, 19, 20, 25-28, 30, 35-43, 53, 59, Groups G1-G9 and Hedgerow H1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6, 11-13, 41 & 47 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Heyford Road, Kirtlington
Tree Constraints Plan

CLIENT

Abbeymill Homes

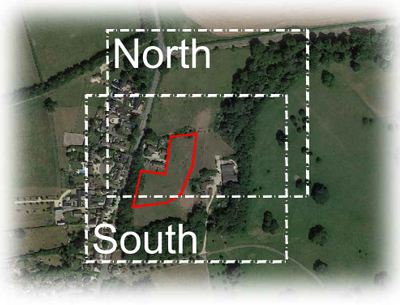
SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	GW

DRAWING NUMBER	REVISION
11136 TCP 01 Rev A (North)	A

Based on: Kirtlington Topo Survey_160921.dwg

Note: Trees 1, 6, 12-15, 19, 20, 25-28, 30, 35-43, 53, 59, Groups G1-G9 and Hedgerow H1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6, 11-13, 41 & 47 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Heyford Road, Kirtlington
Tree Constraints Plan

CLIENT

Abbeymill Homes

SCALE	DATE	DRAWN
1:1000 @ A3	DEC 2022	GW

DRAWING NUMBER	REVISION
11136 TCP 01 Rev A (South)	A

Based on: Kirtlington Topo Survey_160921.dwg

APPENDIX B

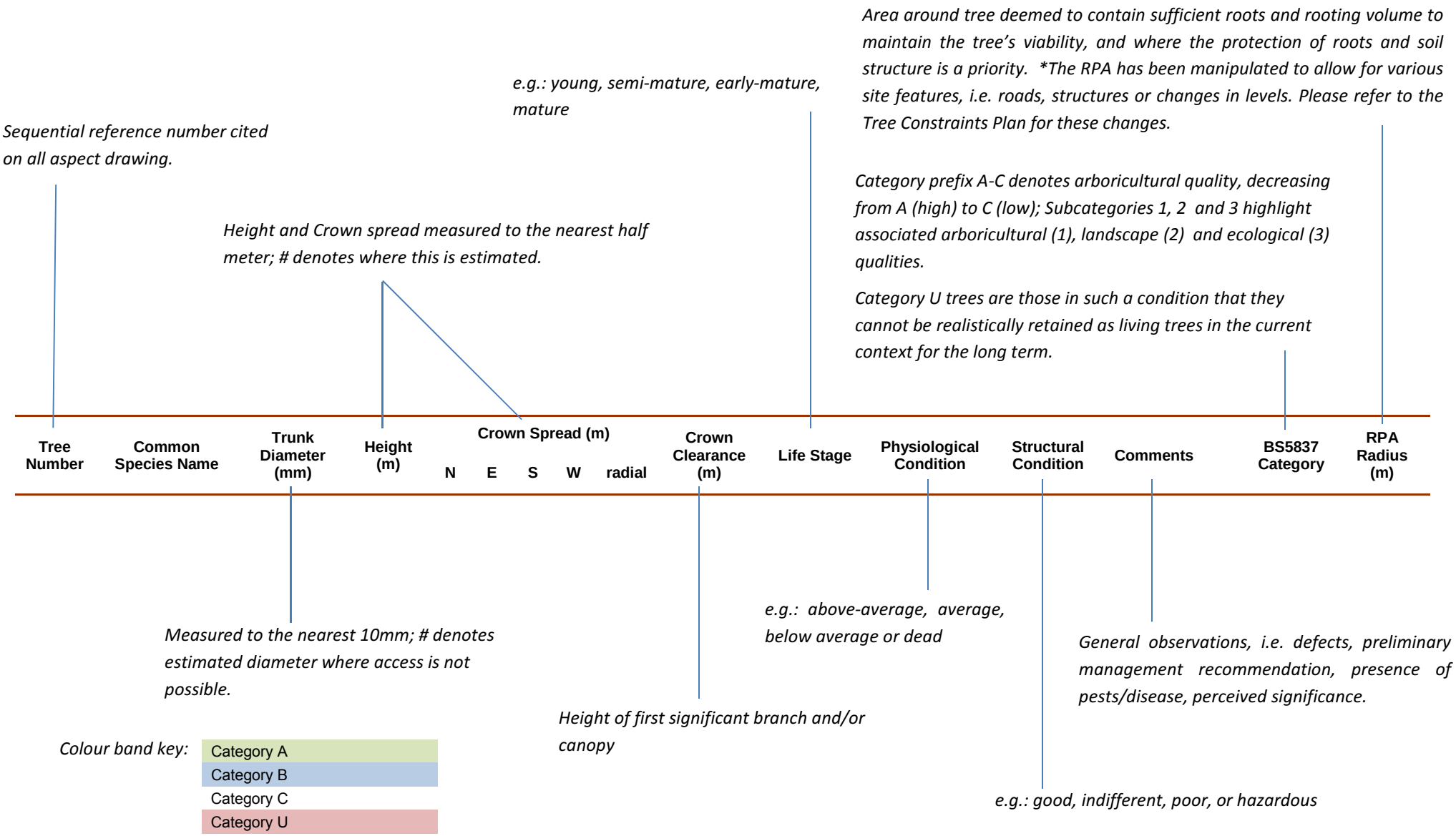
TREE SURVEY SCHEDULE (11136 TS 01 Rev A)

aspect
arboriculture

BS 5837:2012 Tree Schedule: Land East of Heyford Road, Kirtlington

aspect arboriculture

BS5837:2012 Tree Survey: Explanation of Survey Criteria



The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Ash	390#	13	3.5#	2	5.5	6.75		2#	1.25	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Clad and obscured by Ivy, unable to thoroughly inspect Within close proximity to overhead telephone lines Unremarkable example of species	C1	4.8
2	Ash	490 480	21	6.5	8.5	3	6.5		6	4.5	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense lower crown Mutually suppressed and cohesive with companion shelter Bifurcates at c.1m, union obscured by ivy *Inonotus hispidus* bracket on western aspect of stem c.3.75m Hard standing to north and west Prominent within moderate distance views	B2	8.1
3	Ash	560	21	3.75	5.75	5.5	5#		4.75	1.5	Early Mature	Average	Indifferent	Cavity on northern aspect of base with heartwood exposed and active decay Leans west from c.3m Prominent within moderate distance views	B2	6.6
4	Ash	600	21	4	6	7	7#		3	1.5	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Above average epicormic growth Leans south west from ground level Prominent within moderate distance views	B2	7.2
5	Ash	510 520	21	6.5	9.25	9	5.25		7	3	Early Mature	Average	Poor	Bifurcates at c. 1.5m, union appears sound Significant lean south from c.1.5m, corrects at c.4.5m Prominent within moderate distance views to east Reduced future potential	B2	8.7
6	English Oak	740 oi	22	4.5	7.5	6.5	5		7.5	7	Early Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Overhead cables running through lower southern aspect of crown Dominant component of G1 Moderate example of species	B12	9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
7	Ash	620 530	20#	7	8	4	5.5		4	5	Early Mature	Average	Poor	Bifurcates at c.1.25m, poor tight union with bark delamination and active decay within Bark delamination on northern aspect of stem c.1m *Inonotus hispidus* on all aspects of scaffold structure Reduced future potential	C1	9.9
8	Ash	330 200	15#	7.5	10.5#	5.5	1		2	1	Semi Mature	Average	Poor	Bifurcates at c. 1.25m, union sound Significant lean east from c.1m Suppressed by T7 Reduced future potential	C1	4.5
9	Ash	500 450 350	21#	5.5	10.5	4.5	10#		9	10	Early Mature	Average	Poor	Bifurcates at ground level, union obscured by soil build-up Above average epicormic growth Short annual extension growth Western stem bifurcates at c.1m, union tight and split forming Reduced future potential	C1	9
10	Ash	610 oi	21#	4	4.25	5	8#		9.5	9.5	Early Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect *Inonotus hispidus* on southern aspect of trunk c.6m Cavity on northern aspect of trunk c.0.5m, heartwood exposed Prominent within views to west	B2	7.2
11	English Oak	830	21#	4.5	11	3.5	8#		5.5	2	Mature	Below Average	Indifferent	Above average epicormic growth One central leader has dieback Slight dieback to upper crown Prominent within moderate distance views to east and west Moderate example of species	B12	9.9
12	English Oak	1145 oi	23#	6	11.5	9	10.5#		4.5	3	Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Scalped roots on all aspects of base Mutually suppressed and cohesive with companion shelter Prominent within long distance views to east and west Good example of species	A12	13.8
13	English Oak	1070	23#	5.5	6.5	8#	11#		3.5	3.75	Mature	Average	Good	Mutually suppressed and cohesive with companion shelter Prominent within long distance views to west Good example of species	A12	12.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
14	Ash	550 oi	12	4.5	12#	4	0		4.25	1.5	Early Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Significant lean to east from ground level Reduced future potential	C1	6.6
15	Ash	400 160	9#	2.5	5.5	4	0.25		2	1.5	Early Mature	Dead	Hazardous	Clad and obscured by ivy, unable to thoroughly inspect Leans east from ground level Standing dead Hazardous structural condition, unsuitable for retention	U	N/A
16	Ash	650 oi	20#	11.5	5.5	6.75	8		4	1.75	Early Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Leans south from c.1.5m Crown biased south Prominent within moderate distance views to east	B2	7.8
17	Ash	600#	22#	5.25	5.5	4	6.5		4#	4#	Early Mature	Below Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Establishing basal epicormic growth Dieback to upper crown Above average internal deadwood Dominant component of G1	B2	7.2
18	Ash	380 oi	8	5.5	8.5	5	1.5		4.5	0.25	Semi Mature	Below Average	Hazardous	Clad and obscured by ivy, unable to thoroughly inspect Previously failed at base Significant lean east from ground level Hazardous structural condition, unsuitable for retention	U	N/A
19	Ash	300	15	2.75	2.5	3	3		5.5	8	Sem Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Longitudinal wounds on trunk from ground level to c.5m Low arboricultural quality	C12	3.6
20	Wych Elm	250 100 2*90 3*120	14	7	2.5	5.75	6.75		1.5	0.5	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Multi stemmed from c.0.25m unions appear sound Low arboricultural quality	C12	3.9
21	Ash	410	16	7#	4	3	4.75		4	3	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Crown biased north Dominant component of G3	B2	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
22	Ash	360	16	7#	4.25	3.5	3.75		4	2	Early Mature	Average	Poor	Longitudinal wound on southern aspect of trunk from ground level to c.5m, heartwood exposed Reduced future potential	C1	4.2
23	Cherry	350	15	6#	4	2.75	5.25		3.75	1	Early Mature	Average	Indifferent	Crown biased north Dominant component of G3	B2	4.2
24	Hawthorn	30 50 80 90 100 120 200	7	4#	3	2.75	3.75		1.5	1.5	Semi Mature	Average	Indifferent	Bifurcates at ground level, multi stemmed from c.1.5m; unions tight but sound Unremarkable example of species	C12	3
25	Elm	230	9	3#	4.5	3.75	3.25		2.5	1.5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	2.7
26	Hawthorn	2*90 160 180	6	4	1	2.75	3.25		1.5	0.25	Semi Mature	Average	Indifferent	Multi stemmed from ground level, unions sound Unremarkable example of species	C12	3.3
27	Hawthorn	260	9	4	2.5	3.5	1.5		2	1.25	Early Mature	Average	Indifferent	Forks at c.1.75m, unions sound Unremarkable example of species	C12	3
28	Ash	350	15	7#	4	4.5	6		4.25	5	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C1	4.2
29	Ash	500 150	16	11#	3.5	4	4.75		4.5	6#	Early Mature	Average	Poor	Subdominant stem from ground level Leans north from c.1.25m corrects at c.2m Unbalanced crown biased to north Prominent within moderate distance views to north	B2	6.3
30	Hawthorn	2*50 100	5	4#	3.5	2	4		1	0.5	Semi Mature	Average	Indifferent	Unremarkable example of species	C12	1.5
31	Ash	380	16	7.5#	2.75	2	2.75		3	2.5	Semi Mature	Average	Indifferent	Leans north from c.1.5m corrects at c.4m Unbalanced crown biased to north Prominent within moderate distance views to north	B2	4.5
32	Elm	180	11	4#	4	2	2		1.5	0.5	Semi Mature	Dead	Hazardous	Standing dead Hazardous structural condition, unsuitable for retention	U	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
33	Aspen	400	18#	8#	2	4	6		1	1.5	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Average internal deadwood Bifurcates at c.1.5m, union sound Prominent within moderate distance views to the north and west	B2	4.8
34	Aspen	380 oi	21	8	5.5	2	2.25		1.5	1.5	Semi Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Prominent within moderate distance views to the west	B2	4.5
35	Ash	120#	8					2.75	2	3	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Appears self set Readily replaceable at current size	C12	1.5
36	Ash	100#	7					1.75	2.5	2.5	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Appears self set Readily replaceable at current size	C12	1.2
37	Norway Spruce	350#	18					6	5#	6#	Semi Mature	Average	Indifferent	Inaccessible offsite, within neighbouring residential land unable to thoroughly inspect Structure appears typical for species within current context Prominent within moderate distance views	B2	4.2
38	Norway Spruce	350#	18	2#	6#	5#	6		1.5	2.5	Semi Mature	Average	Indifferent	Inaccessible offsite, within neighbouring residential land unable to thoroughly inspect Structure appears typical for species within current context Prominent within moderate distance views	B2	4.2
39	Silver Birch	300#	12					4.5	1.5	1.5	Early Mature	Average	Indifferent	Inaccessible offsite, within neighbouring residential land unable to thoroughly inspect Structure appears typical for species within current context Prominent within moderate distance views	B2	3.6
40	Apple	300#	6					3.5	1.5	1.5	Semi Mature	Average	Indifferent	Inaccessible offsite, within neighbouring residential land unable to thoroughly inspect Ornamental planting Unremarkable example of species	C12	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
41	Crack Willow	850	14					5.5	1.5	1.25	Mature	Average	Poor	Previously pollarded at c.4.5m Cavities within previous pruning points Prominent within moderate distance views	B2	10.2
42	Yew	7*60	4					2.5#	0.25	0.25	Semi Mature	Average	Indifferent	Structure typical for species within current context Unremarkable example of species	C12	1.8
43	Corkscrew Willow	4*100#	5#					3.5#	1.5#	1.5#	Semi Mature	Average	Indifferent	Inaccessible offsite, within neighbouring residential land unable to thoroughly inspect Multi stemmed from ground level, unable to inspect unions Unremarkable example of species	C12	2.4
44	English Oak	780#	18					6	4#	3.5#	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Average internal deadwood with large diameter in lower crown Overhead powerlines within close proximity to southern aspect of crown Prominent within long distance views to adjacent highway Good example of species	A12	9.3
45	Hawthorn	100 2*150 3*180 2*60#	8					2.5	1.5	1.5	Early Mature	Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Multi stemmed from c.0.5m, unions tight Unremarkable example of species	C1	4.5
46	Hawthorn	5*100 150#	6					3.25	1	1	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Multi stemmed from c.0.5m, unions tight Unremarkable example of species	C1	3.3
47	Beech	760	16					8	1.75	1.5	Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Maintains single leader for majority of height Prominent within long distance views to adjacent highway Good example of species	A12	9
48	Western Red Cedar	400 340	19					4.5	1.5	0.25	Early Mature	Average	Indifferent	Bifurcates at c.0.5m, union sound Western stem topped, split forming from pruning point c.5.5m Unremarkable example of species	C1	6.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
49	Western Red Cedar	420	19					3.5	2.5	0.25	Early Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Structure typical for species within current context Unremarkable example of species	C1	5.1
50	Western Red Cedar	380	19					3.5	2.5	0.25	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Structure typical for species within current context Unremarkable example of species	C1	4.5
51	Beech	720	16					7	2	1.5	Early Mature	Average	Indifferent	Minor internal deadwood Open crown form Prominent within moderate distance views Moderate example of species	B12	8.7
52	Hawthorn	2*80 3*100 120 150#	5	3.75	3#	6#	4		1.5	1.5	Semi Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Multi stemmed from ground level, unions obscured by bramble Unremarkable example of species	C1	3.3
53	Hawthorn	90 100 120 150#	5.5	2.5	5#	5#	2#		1	1.5	Semi Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Bifurcates from ground level, unions obscured by bramble Unremarkable example of species	C1	2.7
54	Hawthorn	60 100 2*120 150 180#	6					4	1.5	1.25	Semi Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Multi stemmed from c.1m, unions appear tight Unremarkable example of species	C1	3.6
55	Hawthorn	500 110#	5					4	1	1.5	Mature	Average	Poor	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Previous unsympathetic reduction to lower northern crown Leans north from ground, level Top failed at c.4.5m Unremarkable example of species	C1	6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
56	Beech	650#	20					10	2.5#	1.5	Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Prominent within moderate distance views to adjacent highway Moderate example of species	B12	7.8
57	Beech	650#	20	7	1#	3#	9#		3#	2#	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Prominent within moderate distance views to adjacent highway Moderate example of species	B12	7.8
58	Beech	600#	21	7.5	9#	4#	7#		3#	1	Early Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Prominent within moderate distance views to adjacent highway Moderate example of species	B12	7.2
59	Ash	350#	12	4.75	6#	2#	2#		3#	1.5#	Semi Mature	Dead	Hazardous	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Standing deadwood Leans north from ground level Hazardous structural condition, unsuitable for retention	U	N/A
G1	English Oak Ash Horse Chestnut Hawthorn Sycamore	250av	10av					4av	0.5 to 5	0.5 to 3	Semi Mature to Early Mature	Below Average to Average	Poor to Indifferent	Intermittent collection lining adjacent highway Predominantly composed of low value individuals, occasional moderate value specimen within Moderate value collection	B2	3
G2	Ash	300max	13max	6	8	4.5	2	8	1.75av	0.5av	Semi Mature	Below Average	Poor	Small collection of Ash situated within G1 All components leaning east and biased east suppressed by neighbouring companion shelter Low arboricultural value	C12	3.6
G3	Elder Hawthorn English Oak Ash Wych Elm	3*100av	5av					2av	0.5 to3	0.5 to 3	Semi Mature to Early Mature	Below Average to Average	Indifferent	Intermittent collection of predominantly low value individuals situated on field boundary Unremarkable collection	C12	2.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
G4	Hazel Norway Spruce Ash Hawthorn	4*100 max	8 max					5 max	0.25av	0.25av	Semi Mature	Average	Indifferent	Inaccessible offsite, within third party land unable to thoroughly inspect Intermittent collection of ornamental plantings and self set scrub Unremarkable collection	C12	2.4
G5	Hawthorn Damson Blackthorn Ash	3*100 av	8 av					4 max	0.5av	0.5av	Semi Mature	Average	Indifferent	Cohesive collection of self set scrub Unremarkable collection	C12	2.1
G6	Ash Blackthorn Damson	3*80max	3					2av	0.5av	0.5av	ung to Semi Mat	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Small parcel of self-set specimens and colonising scrub Unremarkable collection	C12	1.8
G7	Beech Elder Elm Field Maple Hawthorn Leyland Cypress Lime Sycamore	300av 850max	28max					5.5av 9max	1 to 7	0.5 to 5	Young to Mature	Average to Aver	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Occasional standing dead occurring throughout Cohesive collection of established specimens High value collection	A2	3.6 av 10.2 max
G8	Ash	150max	13av					6.5av	2av	2.5a	Semi Mature	Average	Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Partially clad and obscured by Bramble Small parcel of establishing Ash standards Unremarkable collection	C1	1.8
G9	Cherry Cotoneaster	100av#	5.5max	2	4	2	0.5		1.25av	1.5av	Semi Mature	Below Average to Average	Poor to Indifferent	Inaccessible, ownership is ambiguous, unable to thoroughly inspect Small parcel of planted specimens Canopy biased east Unremarkable collection	C12	1.2
H1	Beech Hawthorn Leyland Cypress	100av#	4av					1.5av	1.5av	1.5av	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Maintained domestic hedgerow Unremarkable collection	C12	1.2
H2	Lonicera Privet	6*30#	1.75av					0.5av	0.25av	0.25av	Semi Mature	Average	Indifferent	Limited access due to dense understory Partially clad and obscured by ivy Maintained domestic hedgerow Unremarkable collection	C12	0.9
H3	Lonicera	3*60av	1av					0.5v	0.25av	0.25av	Semi Mature	Average	Indifferent	Limited access due to dense understory Maintained domestic hedgerow Unremarkable collection	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
W1	Aspen Field Maple Hawthorn Elder Wych Elm Hazel English Oak Cherry Holly Yew Beech Ash Blackthorn Wild Service Elm Horse Chestnut	200# av	13# av					5# av	0.5 to 5	0.5 to 5	Semi Mature to Early Mature	Average	Indifferent	Cohesive woodland with managed understorey Understorey predominantly composed of Hazel coppice Structures appear typical for species within current context Occasional standing dead stems occurring throughout Moderate arboricultural collection	B12	3.6

APPENDIX C

TREE PROTECTION PLAN (11136 TPP 01)

1:1500 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Conservation Area
- 8 Trees to be Removed
- Above Soil Surfacing
- Hard Surface Replacement
- Hard Surface Removal
- Supervised Excavation

Note: Trees 1, 6, 12-15, 19, 20, 25-28, 30, 35-43, 53, 59, Groups G1-G9 and Hedgerow H1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6, 11-13, 41 & 47 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Heyford Road, Kirtlington
Tree Protection Plan

CLIENT

Abbeymill Homes

SCALE	DATE	DRAWN
1:1500 @ A3	JUL 2023	GW / TR

DRAWING NUMBER	REVISION
11136 TPP 01 (Overview)	

Based on: Site Layout - Proposals RevG.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Conservation Area
- 8 Trees to be Removed
- Above Soil Surfacing
- Hard Surface Replacement
- Hard Surface Removal
- Supervised Excavation

Note: Trees 1, 6, 12-15, 19, 20, 25-28, 30, 35-43, 53, 59, Groups G1-G9 and Hedgerow H1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6, 11-13, 41 & 47 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Heyford Road, Kirtlington Tree Protection Plan

CLIENT

Abbeymill Homes

SCALE	DATE	DRAWN
1:1000 @ A3	JUL 2023	GW

DRAWING NUMBER	REVISION
11136 TPP 01 (North)	

Based on: Site Layout - Proposals RevG.dwg

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Conservation Area
- Trees to be Removed
- Above Soil Surfacing
- Hard Surface Replacement
- Hard Surface Removal
- Supervised Excavation

Note: Trees 1, 6, 12-15, 19, 20, 25-28, 30, 35-43, 53, 59, Groups G1-G9 and Hedgerow H1 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6, 11-13, 41 & 47 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Land East of Heyford Road, Kirtlington
Tree Protection Plan

CLIENT

Abbeymill Homes

SCALE	DATE	DRAWN
1:1000 @ A3	JUL 2023	GW

DRAWING NUMBER	REVISION
11136 TPP 01 (South)	

Based on: Site Layout - Proposals RevG.dwg

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during November 2022. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

landscape planning • ecology • arboriculture

aspect

Aspect Arboriculture Ltd
South Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-arbor.com
W: www.aspect-arbor.com