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**OXFORD UNITED FC STADIUM  
DEVELOPMENT  
ARBORICULTURAL IMPACT ASSESSMENT**

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16th October 2023

# ISSUE SHEET

<b>JOB NAME:</b>	OXFORD UNITED FC - STADIUM DEVELOPMENT
<b>JOB NUMBER:</b>	TF1241
<b>CLIENT:</b>	RIDGE AND PARTNERS LLP
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## 1.0

# EXECUTIVE SUMMARY

- 1.1** This report provides an assessment of the potential impact of proposed development on the tree stock and relevant off-site trees. This analysis is based on “British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’ (“BS 5837 (2012)”)” and in context of the proposed landscape strategy.
- 1.2** This report has been prepared to support a planning application for a new football stadium and associated infrastructure and landscaping.
- 1.3** The site is located to the north of Oxford and northwest of Oxford Parkway.
  - 1.3.1** A total of 86 individual trees, 9 groups and 1 woodland were assessed within the survey schedule including 17 category ‘A’ trees and 1 woodland (High quality), 38 category ‘B’ trees and groups (Moderate quality), 28 category ‘C’ trees and groups (Low quality) and 14 ‘U’ category trees and groups in accordance with British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’.
  - 1.3.2** The proposal will result in the total loss of 17 trees and 5 groups and the partial loss of 2 groups. This includes 1 ‘A’ category tree (high), 4 ‘B’ category trees and 1 group (moderate), 10 C category trees and 4 groups (low) and 2 ‘U’ category trees.
- 1.4** Provision is made within the proposed development for soft landscaping including approximately 128 new trees, approximately 2000m<sup>2</sup> of scrub planting and 350 linear metres of native hedges.
- 1.5** Trees and woodland identified for retention can be adequately protected during groundworks and construction phases and can be successfully integrated within the proposed scheme.

## 2.0

# INTRODUCTION

## 2.1 Scope

- 2.1.1 This report is submitted on behalf of Oxford United Football Club in support of a full planning application for the development of a new football stadium and associated infrastructure and landscaping at land west of Oxford Road, Oxford, OX5 1PH.
- 2.1.2 The land subject to this application is referred to as 'the site' hereon in throughout this report.

## 2.2 Purpose Of This Report

- 2.2.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider landscape. The analysis is based on British Standards 5837 (2012) 'Trees in relation to design, demolition and construction - recommendations' (BS 5837 (2012)).
- 2.2.2 The impact assessment is informed by a Tree Survey dated 31/05/2023 prepared by tree:fabrik. The tree survey assessment was carried out in accordance with BS 5837 (2012). The tree survey provides an informed approach to tree retention and protection as part of the feasibility and design process. All tree numbers within this report reference the tree identification number within the tree survey.
- 2.2.3 The Tree Survey Reference Plan [TF1241-FAB-00-XX-DR-G-8201] ("Tree Survey Plan") at Appendix A was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees. An illustrative Tree Removal & Arboricultural Impact Assessment Plan [TF1241-FAB-00-XX-DR-G-8301] is provided at Appendix C.
- 2.2.4 This enables a review of the arboricultural impact by Cherwell District Council (LPA) in context of other material considerations and site constraints and opportunities submitted in support of the planning application and a basis for issuing planning permission.

## 3.0 SITE DESCRIPTION

- 3.1 The site is located to the north of Oxford and northwest of Oxford Parkway and consists of multiple stands of coppiced Willow (Biomass). The site is framed by highway tree planting, lower vegetation and woodland to the boundaries.
- 3.2 The site, roughly triangular in shape, is bound to the east by Oxford Road with arable land to the south and Frieze Way (A4620) to the west. Access to the site is via a farm gate off Oxford Road to the northern end of the eastern boundary
- 3.3 The topography of the site is fairly flat but generally slopes gently southwards from the north boundary to the southwestern corner at a lower level. Ditches are present along the western and southern boundaries.
- 3.4 Within the local landscape, the woodland to the south of the site forms a continuation of Stratfield Brake to the west with the principal arboricultural features formed by wooded areas of native trees and mature hedgerows within the wider landscape.



FIGURE 1 - AERIAL OF SITE WITH SITE BOUNDARY



## 4.0

# STATUTORY DESIGNATION (TREES)

## 4.1 General

- 4.1.1** Trees are a material consideration within the planning process, whether or not afforded statutory protection by a Tree Preservation Order or located within a Conservation Area.
- 4.1.2** Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.
- 4.1.3** All trees within the United Kingdom are protected under the Forestry Acts. In general, anyone felling more than 5 cubic metres of timber in any calendar quarter requires a Felling License from the Forestry Commission. There are exemptions however and these are as follows: -
- 4.1.4** A Felling License is not required in the following instances:
- To fell trees in a garden, an orchard, a churchyard, or a designated open space (Commons Act 1899).
  - To carry out surgery operations such as pruning, reduction, dead wooding or pollarding.
  - To fell less than 5 cubic metres in a calendar quarter. (Please note that not more than more than 2 cubic metres in a calendar quarter may be sold).
  - To fell trees that are 8 centimetres or less in diameter when measured 1.3 metres from the ground. Trees removed for thinning may have a diameter of up to 10 centimetres and trees managed under a coppice regime may have a diameter of up to 15 centimetres.
  - To fell trees previously approved for removal under a Dedication Scheme, or where Detailed Planning Permission has been granted.

## 4.2 Conservation Areas

- 4.2.1** Cherwell District Council's online mapping tool indicates that the site does not lie within a Conservation Area.

## 4.3 Tree Preservation Orders

- 4.3.1** Selected trees within the site are subject to Tree Preservation Order 24 of 2024 (T6 and T7) administered by Cherwell District Council. Written consent must be obtained from Cambridge City Council prior to carrying out tree works subject to the TPO. These trees are identified as T85 and T86.
- 4.3.2** Trees identified as T1-T5 on the TPO plan have not formed part of the Arboricultural Survey.
- 4.3.3** The statutory designation of trees may change. It is therefore recommended that the statutory designation of trees be confirmed with Cherwell District Council prior to carrying out tree work.
- 4.3.4** A copy of the TPO schedule and plan is included within Appendix E for reference.

## 5.0

# NON-STATUTORY DESIGNATIONS & OTHER HABITATS (TREES)

## 5.4 Ancient Woodlands

- 5.4.1** A search of the Multi Agency Geographic Information for the Countryside's (MAGIC) online database indicates that no ancient woodlands are recorded within 50m of the site.
- 5.4.2** The database provides a snapshot of the information at the time of this report. MAGIC is continuously being maintained or updated by the originating organisation.
- 5.4.3** Ancient woodland is an area that has been wooded continuously since at least 1600 AD. Ancient semi-natural woodland is mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.

## 5.5 Veteran Trees

- 5.5.1** A search of the Veteran tree online database administered by the Woodland Trust indicated no current records of Veteran or Ancient trees within the site.
- 5.5.2** Whilst no trees displayed characteristics of Veteran or Ancient trees within the site, a few trees within the woodland (W92) to the south and English Oak (T86) were observed with trunk diameters > 1000mm diameter at breast height. These trees are considered to be notable and may have future potential to attain Veteran status in future years.
- 5.5.3** A veteran tree is a tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

## 5.6 National Forestry Inventory

- 5.6.1** Woodland (W92) located within the site to the south boundary is identified as Broadleaved within the National Forestry Inventory.

## 5.7 Priority Habitat Inventory –

- 5.7.1** Woodland (W92) located within the site to the south boundary and off-site to the west boundary is identified within the Priority Habitat Inventory.





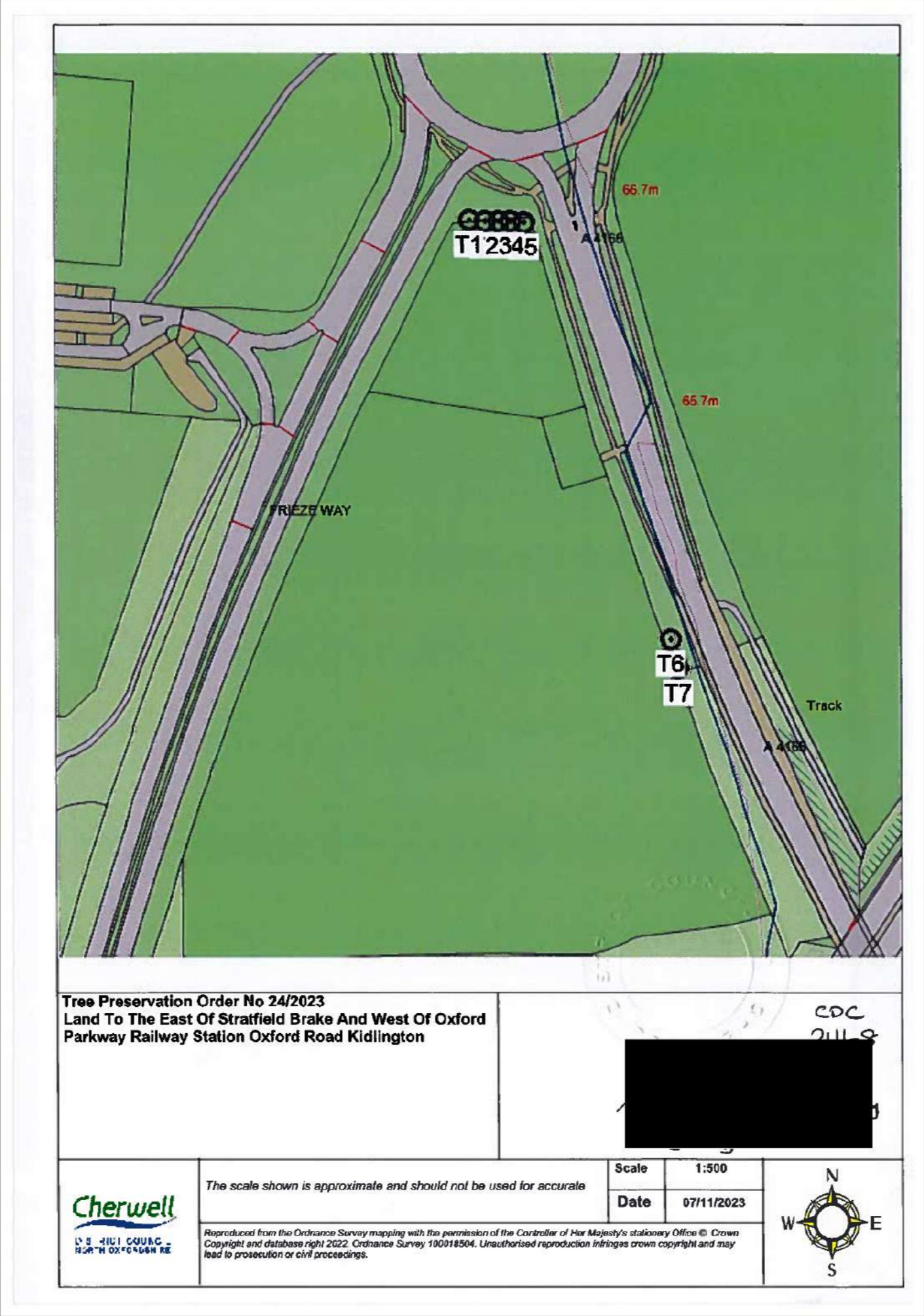


FIGURE 2 - CHERWELL DISTRICT

# 6.0 TREE STOCK

## 6.1 General

- 6.1.1 This assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction' and good arboricultural practice.
- 6.1.2 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code.
- 6.1.3 At the time of the site visit, 5 additional individual trees and 4 groups were included within the site assessment. The location or centre line of these additional tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees include T65, G84, T82, T85, T86, T87, G88, G93 & G94.
- 6.1.4 Whilst care has been taken to position the location of additional trees on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

## 6.2 Observations

- 6.2.1 A total of 86 individual trees, 9 groups and 1 woodland were assessed within the survey schedule including 17 category 'A' trees and 1 woodland (High quality), 38 category 'B' trees and groups (Moderate quality), 28 category 'C' trees and groups (Low quality) and 14 'U' category trees and groups in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 6.2.2 Trees assessed as category 'U' are considered to be of such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.
- 6.2.3 In general, established trees within the site are located to the boundaries of the site with the central area occupied by stands of coppice Willow associated with biomass production. The trees are of a mixed age range and condition. Species include; Ash, Blackthorn, Elder, Elm, English Oak, Field Maple, Hawthorn and Willow.
- 6.2.4 The principal arboricultural features within the site are formed by x3 English Oak (T85, T86 & T87) to the eastern boundary, the woodland (W92) to the southern boundary and scattered Ash and English Oak (G94) to the western boundary. The majority of trees located to the east and west boundaries appear to be off-site within highway land marked by a wooden post and rail fence.
- 6.2.5 Of these trees, the off-site English Oak (T85 & T86) display apical die-back throughout their crowns. This may be a culmination of environmental factors of Oak decline and the installation of a gas pipeline within their rootzone. However, together with the off-site English Oak (T87) and younger highway planting (G88) these trees frame the site and form a verdant feature within the streetscene to the east.
- 6.2.6 The woodland (W92) is formed by early mature English Oak maidens with Ash and an understorey of Hawthorn and occasional Elder, Elm and Willow. Whilst once part of the wider Stratfield Brake, the woodland is now isolated by Frieze Way and Oxford Road. Within the woodland some of the English Oak display decline, possibly due to changes in environmental conditions with the majority of Ash displaying signs of Ash die-back. However, with management to improve the

woodland structure, their loss would not have an adverse impact on the future integrity of the woodland and whilst fragmented its position between two major roads remains an environmental asset. As such, the woodland forms a strong landscape feature within the local and wider landscape and is of collective merit. The woodland is therefore assessed as 'A' category accordingly.

- 6.2.7 To the west of the site and save for a group of multi-stemmed early mature Elm located within G93, vegetation within the site is limited to encroaching Blackthorn and Dog Rose (G93), with the majority of trees and vegetation (G94) located to the west of the wooden post and rail fence within highway land. The Elm located within G93, is possibly re-growth from previous trees (now removed) and are of poor structural form. Together with the remaining scrub G93, these trees are of low quality ('C' category) with a limited useful life expectancy.
- 6.2.8 Elsewhere, trees form part of an extension of the woodland to the southeast boundary (G89) with the A34.
- 6.2.9 For a detailed assessment of each individual tree please refer to the tree survey schedule (Appendix A).

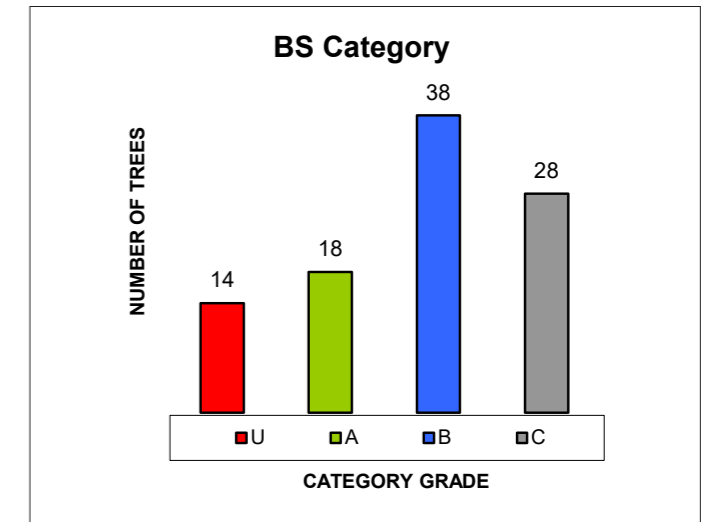


FIGURE 3 - BS CATEGORY

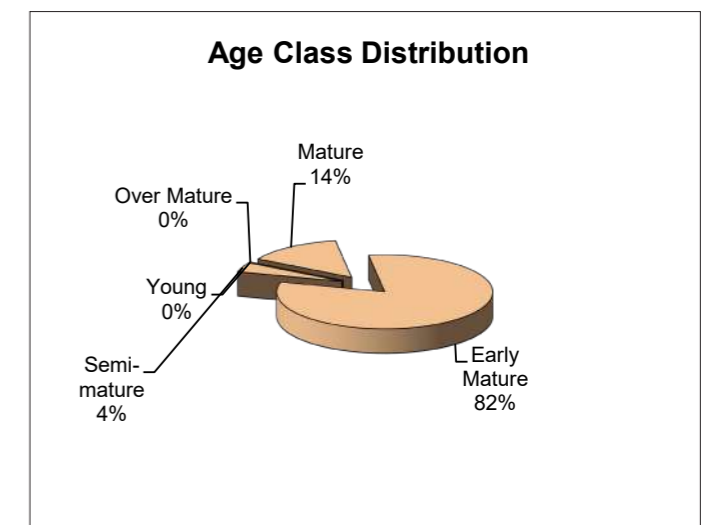


FIGURE 4 - AGE CLASS DISTRIBUTION

## 7.0

# ARBORICULTURAL IMPACT ASSESSMENT

## 7.1 General

- 7.1.1** The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, BS 5837 (2012) Section 5 – Proposals: conception and design.
- 7.1.2** The feasibility and design stage has followed a logical sequence of events. This sequence started with an assessment of trees. The purpose of the assessment was to qualify and quantify the trees on site and establish the arboricultural constraints that would inform the design.
- 7.1.3** Further, this assessment considers the potential impact of only those trees located in close proximity to the proposed development and therefore the impact should be considered in context of the wider tree stock, hedgerows and connectivity with the local landscape.
- 7.1.4** The potential impacts, both direct and indirect are illustrated within the Tree Removal & Arboricultural Impact Assessment Plan [TF1241-FAB-00-XX-DR-G-8301] at Appendix C.

## 7.2 Tree Retention and Removal

- 7.2.1** The proposal seeks to retain the principal mature woodland (W92) located to the south of the site and enhance the unmanaged area located to the north of the biomass area forming a 'Village Green' and natural pond.
- 7.2.2** To the east and west boundaries, existing trees and groups of trees are selectively retained within the approach and arrival spaces.
- 7.2.3** These arboricultural features contribute positively to the appearance of the surrounding street scene and the proposal makes provision for their successful integration within the proposed layout. The woodland forms part of the wider Stratfield Brake and whilst now isolated by highways to the east and west, it forms a strong and cohesive woodland feature within the local and wider landscape.
- 7.2.4** The proposal will result in the total loss of 17 trees and 5 groups and the partial loss of 2 groups. This includes 1 'A' category tree (high), 4 'B' category trees and 1 group (moderate), 10 C category trees and 4 groups (low) and 2 'U' category trees.

- 7.2.5** Of the trees identified for removal, the majority of the loss is formed by the central area of Willow (C95) associated with biomass production and trees located to the east and west boundaries. The loss of these trees is required to directly facilitate the stadium and in particular, the associated infrastructure and changes in land levels between the site and existing highways.

## 7.3 Buildings and Infrastructure

- 7.3.1** The proposed new stadium and associated infrastructure are located outside of the Root Protection Area (RPA) of retained trees and set at a distance from the tree crowns.
- 7.3.2** Trees identified for retention would not therefore impact negatively on the proposed facilities and provision is made for future growth.

## 7.4 Drainage and Utilities

- 7.4.1** Whilst proposed drainage and utility runs will be the subject of detailed design, given the existing site and its open area, ground re-modelling and incoming and out-going services can reasonably be accommodated without an adverse impact on the health or stability of retained trees.
- 7.4.2** Equally, careful consideration will be given to maintaining the existing woodland environment.
- 7.4.3** Where connection to an existing supply is required within the RPA, all works will be carried out in accordance with National Joint Utility Guidelines Vol. 4 issue 2 Nov' 07 and under arboricultural supervision.

## 7.5 Tree Management and Pruning

- 7.5.1** No pruning to directly facilitate construction is anticipated, however, the lifting of lower crowns and works associated with H&S due to increased activity may be required over proposed footpaths and amenity areas.
- 7.5.2** The proposed works are minor and subject to tree works being carried out by an experienced and qualified tree contractor in accordance with BS3998 'Tree work – Recommendations' (2010), the proposed tree works would not have an adverse impact on the trees health or visual amenity.

- 7.5.3** The opportunity to manage the existing woodland and retained trees will be considered through a woodland management plan. The objective of the plan will be to maintain a healthy woodland structure for the future and enhance its biodiversity as a landscape feature.

## 7.6 Tree Protection

- 7.6.1** Trees located within the site and off-site can be adequately protected in accordance with BS 5837 (2012).
- 7.6.2** Preliminary Tree Protection is provided within the Tree Removal & Arboricultural Impact Assessment Plan [TF1241-FAB-00-XX-DR-G-8301] at Appendix C. This plan identifies precautionary areas and demonstrates that tree protection measures can be successfully implemented within the proposed development.
- 7.6.3** Further, consideration has been given within the proposed development for the provision of adequate working space between infrastructure, new stadium and trees, for example to provide installation of scaffold, overrun for piling etc. and can be implemented in accordance with BS5837 (2012) minimising compaction within the RPA during construction.
- 7.6.4** A suitable vehicle to deliver appropriate protection of retained trees during future development would be through a site-specific Tree Protection Plan and detailed Arboricultural Method Statement in accordance with BS5837 (2012). The primary purpose of the Arboricultural Method Statement is to aid the preservation of retained trees through setting out the appropriate working practices, construction techniques and tree protection measures that are to be adopted when construction is undertaken in close the proximity to trees. The contents of this Method Statement are to be based upon documents submitted in respect of the Approved Plans, technical construction drawings, tree protection measures recommended in British Standards 5837 (2012) and current good practice.
- 7.6.5** In particular, provision must be made for, but not exclusively, the following;
- Schedule of Tree Works
  - Location and specification for protective barriers
  - Details of site set-up, welfare and storage of materials
  - Details of proposed site levels, construction access, drainage and utility runs

- Details of footway and car parking installation
- Landscaping

## 8.0

# LANDSCAPE MITIGATION

- 8.1 Provision is made within the proposed development for open spaces, rain-gardens, wildflower planting, green roof and wall, native hedgerow and new tree planting. This will provide diversity and resilience within the future tree stock together with promoting environmental and cultural stewardship.
- 8.2 In particular, provision is made for approximately 143 new trees (81 of which are above extra heavy standard size) and 2000m<sup>2</sup> of scrub planting and 350 linear metres of native hedges.
- 8.3 During landscape operations precautionary measures must be adopted to ensure that root disturbance does not occur within the RPA of retained trees. In particular, precautionary measures must be observed during ground preparation and planting of new shrubs and trees within the RPA of retained trees.
- 8.4 For further details of the landscape design intent please refer to the Landscape Design & Concept Document by fabrik landscape architects submitted under separate cover.



## 9.0

# CONCLUSION

- 9.1** within the site are not subject to a Tree Preservation Order and the site does not lie within a Conservation Area.
- 9.2** The layout respects the principal arboricultural features including the principal woodland located to the south of the site.
- 9.3** The proposed scheme seeks to minimise the potential impact of the development on retained trees through careful design and successfully integrates retained trees within the site layout.
- 9.4** Whilst tree loss will occur, this loss is mitigated by the retention of the principal arboricultural feature and allows the stadium to be connected to the surrounding infrastructure by prioritising sustainable transport options.
- 9.5** Adequate provision for soft landscaping, including tree planting, is proposed in mitigation and therefore the loss would not have a significant impact on the local or wider landscape in the medium to long term.
- 9.6** Subject to precautionary measures and recommendations discussed within this report, it is considered that trees shown for retention can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).
- 9.7** In my opinion, the provision for adequate tree protection, precautionary measures and replacement tree planting could therefore be satisfactorily addressed through the imposition of appropriate Conditions by the Local Planning Authority

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# APPENDIX A

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**Tree Survey Schedule &  
Reference Plan**

## A1 Limitations

- A1.1** Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.
- A1.2** This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.
- A1.3** All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

## A2 Tree Assessment Methodology

- A2.1** The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) Trees in relation to design, demolition and construction and good arboricultural practice.
- A2.2** Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.
- A2.3** For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey Reference Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with its age, physiological, structural condition and a category grade in accordance with the guidelines set out in British Standard 5837: (2012)'.
- A2.4** Trees have been assessed as individuals, groups, woodlands or hedgerows where it has been determined appropriate. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or of similar species including biodiversity or habitat potential. An assessment of individual trees within the groups or woodlands has been made where there has been a clear need to differentiate between them, for example; in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.
- A2.5** Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree. The estimated life expectancy in context of the species is provided as guidance only.
- A2.6** The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

- A2.7** Details of the preliminary root protection area (RPA) around each individual tree are provided and illustrated within the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.
- A2.8** Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m2) in accordance with BS 5837 (2012). It is recommended that tree:fabrik be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

## A3 Key to Tree Schedule

No: Relates to individual trees identified within the Tree Survey Reference Plan:  
 T = Individual Tree,  
 G = Group,  
 W = Woodland,  
 H = Hedgerow

Species: Common name

Height: Estimated height expressed in metres

Stem Diameter:  
 Diameter of main trunk taken at 1.5m above ground level.

Stem Count:  
 The number of stems present below 1.5m for individual trees forming the stem diameter.

Abbreviations:  
 E: Estimated  
 Ave: Average  
 G.L.: Ground Level  
 A.G.L.: Above ground level

Branch Spread:  
 Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given. Within woodlands or groups where closed canopy is attained, the average crown radius is provided.

Height of Lower Crown:  
 Estimated lower crown above ground level expressed in metres

First Significant Branch:  
 First significant major scaffold branch above ground level expressed in metres

Age Class

- Y Young - A recently planted or establishing tree that could be transplanted
- SM Semi Mature – An establishing tree which is still exhibiting apical dominance and has significant growth potential
- EM Early Mature - A tree that is reaching its ultimate potential height and losing apical dominance but has potential to increase in height, girth and crown extents
- M Mature - A tree which has lost apical dominance with limited potential for any increase in overall size
- OM Over mature - A senescent or moribund specimen
- V Veteran - a tree that by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristics of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These trees usually exhibit retrenchment.

Physiological

N Normal  
 P Poor  
 D Dead

Condition:

CATEGORY	DEFINITION	IDENTIFICATION ON PLAN
TREES FOR REMOVAL	U TREES IN SUCH A CONDITION THAT THEY CANNOT REALISTICALLY BE RETAINED AS LIVING TREES IN CONTEXT OF THE CURRENT LAND USE FOR LONGER THAN 10 YEARS.	DARK RED
TREES TO BE CONSIDERED FOR RETENTION	A TREES OF HIGH QUALITY AND VALUE. TREES IN SUCH A CONDITION AS TO BE ABLE TO MAKE A SUBSTANTIAL CONTRIBUTION (A MINIMUM OF 40 YEARS IS SUGGESTED).	LIGHT GREEN
	B TREES OF MODERATE QUALITY AND VALUE TREES IN SUCH A CONDITION AS TO MAKE A SIGNIFICANT CONTRIBUTION (A MINIMUM OF 20 YEARS IS SUGGESTED).	MID BLUE
	C TREES OF LOW QUALITY AND VALUE TREES CURRENTLY IN ADEQUATE CONDITION TO REMAIN UNTIL NEW PLANTING COULD BE ESTABLISHED (A MINIMUM OF 10 YEARS IS SUGGESTED), OR YOUNG TREES WITH A STEM DIAMETER BELOW 150MM.	GREY

SUB-CATEGORIES	1. MAINLY ARBORICULTURAL VALUES	2. MAINLY LANDSCAPE VALUES	3. MAINLY CULTURAL VALUES, INCLUDING CONSERVATION

Root Protection Area

This is the minimum Root Protection Area (RPA) recommended within British Standards 5837 2012. The RPA is an area (m2) equivalent to a circle with a specified radius. This is the minimum area in m2 which should be left undisturbed. All measurements are rounded to the nearest 0.5m.

TAG ID	TAG NO	COMMON NAME	HEIGHT (M)	1 STEM DIA (MM)	2 STEM DIA (MM)	3 STEM DIA (MM)	4 STEM DIA (MM)	5 STEM DIA (MM)	STEM COUNT	RADIUS (M) - N	RADIUS (M) - E	RADIUS (M) - S	RADIUS (M) - W	HEIGHT CROWN (M)	AGE CLASS	PHYS. COND	REMAINING YEARS	CATEGORY	SUB CATEGORY	NOTES 1
T	1	ASH	18	490					1	8	6	5	9	5	EM	N	10+	C	2	OFF-SITE TREE, NW OF HEADWALL, SCATTERED DIE-BACK WITHIN CROWN.
T	2	ASH	17	360					1	10	8	3	5	4	EM	N	10+	C	2	OFF-SITE TREE, DIRECTLY ADJACENT HEADWALL, TWIN-STEMMED FROM 1.4M A.G.L., HEAVILY INCLINED TRUNK TO N.
T	3	ASH	18	310	260				2	4	8	7	8	5	EM	N	10+	C	2	OFF-SITE TREE, ON DITCH WALL, TWIN-STEMMED FROM 0.5M A.G.L., UPPER CROWN DIE-BACK.
T	4	ASH	14	320					1	6	8	4	5	5	EM	N	10+	C	2	INCLINED TRUNK TO NE, SCATTERED CROWN DIE-BACK.
T	5	CRACK WILLOW	16	580					1	6	5	6	7	6	M	N	10+	C	2	W OF DITCH, EXTENDED LATERALS, BROKEN SHATTERED BRANCHES, KNOT HOLES, UPPER TRUNK DECAY, UPPER CROWN DIE-BACK, POOR STRUCTURAL FORM.
T	6	CRACK WILLOW	13	590					1	5	6	5	4	3	M	N	<10	U		W OF DITCH, TWIN-STEMMED FROM 3M A.G.L., TWISTED BROKEN BRANCHES, STORM DAMAGED CROWN, UPPER TRUNK DECAY.
T	7	CRACK WILLOW	10						1	3	5	8	3	3	EM	N	<10	U		W OF DITCH, DISTORTED LOWER TRUNK, ASYMMETRICAL CROWN TO S, POOR STRUCTURAL FORM.
T	8	ENGLISH OAK	15	700					1	7	8	6	6	4	M	N	20+	B	2	W OF DITCH, SCATTERED MAJOR DEADWOOD.
T	9	ENGLISH OAK	16	440					8	9	10.5	10	8	3	M	N	20+	B	2	MULTI-STEMMED FROM G.L., POSSIBLY FROM FORMER STUMP, CENTRAL STEMS DOMINANT, UNIFIED CROWN, SCATTERED DEADWOOD.
T	10	ENGLISH OAK	15	670					1	6	6	5	6	5	M	P	10+	C	1	OFF-SITE TREE, ADJACENT HIGHWAY, SIGNIFICANT UPPER CROWN DIE-BACK, EPICORMIC GROWTH, MAJOR DEADWOOD.
T	11	ASH	14	440					1	3	5	5	5	6	EM	N	10+	C	1	OFF-SITE TREE, ADJACENT HIGHWAY, EXTENDED LATERALS, LOW CROWN DENSITY.
T	12	ENGLISH OAK	13	580					1	5	6	5	5	6	M	P	10+	C	1	OFF-SITE TREE, ADJACENT HIGHWAY, LIMITED EXTENSION GROWTH, APICAL DIE-BACK, SHATTERED BROKEN BRANCHES, SCATTERED MINOR DEADWOOD.
G	13	ENGLISH OAK	14	320	230				2	4	5	5	5	6	EM	N	20+	C	1	OFF-SITE TREES X2, N TREE TWIN-STEMMED FROM G.L., E STEM LOWER TRUNK DECAY, BARK WOUND MID-STEM, REMAINING TRUNKS DRAWN UP WITH LIMITED TAPER, WITHIN SMALL OVAL STONE POUND (?).
G	14	ENGLISH OAK	15	450	380				2	5	6	6	7	5	EM	N	20+	B	1	OFF-SITE TREES X2, ADJACENT HIGHWAY, E TREE TWIN-STEMMED FROM G.L., UNIFIED CROWN.
T	15	ENGLISH OAK	17	1020					1	8.5	6	9	8	7	EM	N	20+	B	2	WOODLAND TREE, TRIPLE-STEMMED FROM 1.8M A.G.L., TIGHT FORK FORMATION, INCLUDED BARK, SCATTERED APICAL DIE-BACK (MINOR), MAJOR DEADWOOD.
T	16	ENGLISH OAK	16	400	280	240			3	8.5	6	6	4	5	EM	N	10+	C	2	WOODLAND TREE, TRIPLE-STEMMED FROM 0.5M A.G.L., S TRUNK DOMINANT, N STEMS DIVERGING, MINOR DEADWOOD.



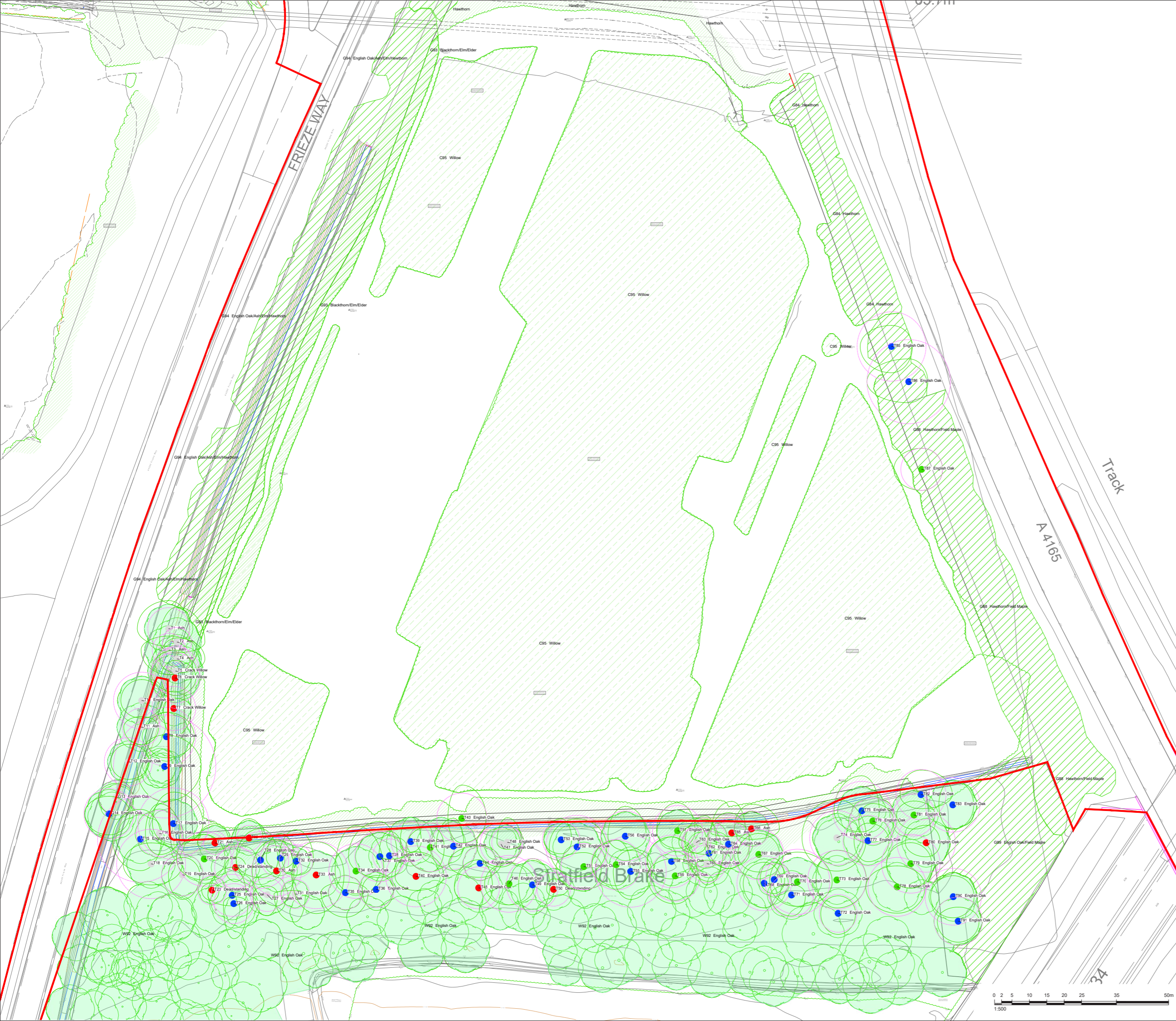
TAG ID	TAG NO	COMMON NAME	HEIGHT (M)	1 STEM DIA (MM)	2 STEM DIA (MM)	3 STEM DIA (MM)	4 STEM DIA (MM)	5 STEM DIA (MM)	STEM COUNT	RADIUS (M) - N	RADIUS (M) - E	RADIUS (M) - S	RADIUS (M) - W	HEIGHT CROWN (M)	AGE CLASS	PHYS. COND	REMAINING YEARS	CATEGORY	SUB CATEGORY	NOTES 1
T	17	ENGLISH OAK	18	850					1	9	8.5	6	6	3	EM	N	20+	B	2	WOODLAND EDGE TREE, TWIN-STEMMED FROM 2M A.G.L., LOWER SUBSERVIENT STEM FROM G.L., MAJOR DEADWOOD.
T	18	ENGLISH OAK	18	480	400	370	290	270	5	6	9	6	8	3	EM	N	10+	C	2	WOODLAND TREE, MULTI-STEMMED FROM G.L. SIGNIFICANT UPPER CROWN DIE-BACK, MAJOR DEADWOOD.
T	19	ENGLISH OAK	17	420	270				2	5	5	7	4	6	EM	N	20+	C	2	WOODLAND TREE, TWIN-STEMMED FROM 1M A.G.L., EXTENDED LATERAL S SIDE.
T	20	ENGLISH OAK	17	660					1	7	6	6	8	5	M	N	40+	A	2	EDGE TREE, SCATTERED MAJOR DEADWOOD, POSSIBLE KITE NEST WITHIN UPPER CROWN.
T	21	ASH	17	270					1	5.5	4	2	5	4	EM	P	<10	U		N OF DITCH, SWEEPED LOWER TRUNK, APICAL DIE-BACK, ASYMMETRICAL CROWN TO N, SUBSERVIENT TREE.
T	22	ASH	16	300					1	5.5	4	1	4	3	EM	N	<10	U	2	EDGE TREE, N OF DITCH, ASYMMETRICAL CROWN TO N DUE TO GROUP PRESSURE, SUBSERVIENT TREE.
T	23	DEAD/STANDING	15	350					1	2	2	3	3	8	EM	D	<10	U		DEAD/STANDING.
T	24	DEAD/STANDING	15	490					1	3	3	4	3	3	EM	D	<10	U		DEAD/STANDING.
T	25	ENGLISH OAK	18	490					1	8	4	3	7	9	EM	N	20+	B	2	WOODLAND TREE, EXTENDED LATERAL N SIDE, HIGH CROWN.
T	26	ENGLISH OAK	18	470					1	2	4	10	3	7	EM	N	20+	B	2	WOODLAND TREE, EXTENDED LATERAL S SIDE, HIGH CROWN, ASYMMETRICAL CROWN TO S, MAJOR DEADWOOD.
T	27	ENGLISH OAK	16	400					1	2.5	3	6	4	5	EM	N	10+	C	2	UPPER CROWN DIE-BACK, EPICORMIC GROWTH, SUBSERVIENT TREE.
T	28	ENGLISH OAK	13	670					1	9	5	5	7	4	EM	N	20+	B	2	WOODLAND EDGE TREE, CROWN BREAK AT 1.5M A.G.L FORMING THREE STEMS OF OPEN FORM, MAJOR DEADWOOD, LOW BROAD CROWN, SUBSERVIENT TREE.
T	29	ENGLISH OAK	19	480					1	7	4	3	4	6	EM	N	20+	B	2	WOODLAND EDGE TREE, EPICORMIC GROWTH, DOMINANT TREE, MAJOR DEADWOOD.
T	30	ASH	19	590					1	9	5	10	7	6	M	P	<10	U		TWIN-STEMMED FROM 2M A.G.L, W STEM VERTICAL TRUNK WOUND S SIDE, DECAYING, EXTENDED LATERALS, UPPER CROWN DIE-BACK (ASH).
T	31	ENGLISH OAK	14	340					1	1	3	8	6	5	EM	N	20+	C	2	MAJOR DEADWOOD, SUBSERVIENT TREE.
T	32	ENGLISH OAK	13	390					1	9	5	4	5	4	EM	N	20+	B	2	WOODLAND EDGE TREE, SUBSERVIENT TREE, ASYMMETRICAL CROWN TO N.
T	33	ASH	19	570	560				2	9.5	8	11	7	6	M	P	<10	U		WOODLAND EDGE TREE, TWIN-STEMMED FROM 1M A.G.L, EXTENDED LATERALS, UPPER CROWN DIE-BACK (ASH).
T	34	ENGLISH OAK	17	650					1	13	8	6.5	6	5	EM	N	40+	A	2	DOMINANT TREE, MAJOR DEADWOOD.
T	35	ENGLISH OAK	17	390					1	3	6.5	7	7	6	EM	N	20+	B	2	ASYMMETRICAL CROWN TO SW, SUBSERVIENT TREE.
T	36	ENGLISH OAK	15	430					1	4	5	6	4	4	EM	N	20+	B	2	MAJOR DEADWOOD, SUBSERVIENT TREE.
T	37	ENGLISH OAK	17	610					1	10	5	6	9	6	EM	N	20+	B	2	WOODLAND EDGE TREE, MAJOR DEADWOOD.

Tag ID	Tag No	Common Name	Height (m)	1 Stem Dia (mm)	2 Stem Dia (mm)	3 Stem Dia (mm)	4 Stem Dia (mm)	5 Stem Dia (mm)	Stem Count	Radius (m) - N	Radius (m) - E	Radius (m) - S	Radius (m) - W	Height Crown (m)	Age Class	Phys. Cond	Remaining Years	Category	Sub Category	Notes 1
T	38	ENGLISH OAK	9	400					1	7	4	1	3	4	EM	N	20+	B	2	WOODLAND EDGE TREE, TRUNK WOUND MID STEM E SIDE, DISTORTED TRUNK, ASYMMETRICAL CROWN TO N, SUBSERVIENT TREE.
T	39	ENGLISH OAK	12	480					1	7	3	3	3	4	EM	N	20+	B	2	ASYMMETRICAL CROWN TO N, SUBSERVIENT TREE, MAJOR DEADWOOD.
T	40	ENGLISH OAK	14	730					1	7	8	4	6	6	M	D	<10	U		DEAD/STANDING.
T	41	ENGLISH OAK	17	570					1	6	4	7	7	6	EM	N	40+	A	2	WOODLAND EDGE TREE, DOMINANT TREE.
T	42	ENGLISH OAK	16	560					1	8	3	3	5	6	EM	N	20+	B	2	WOODLAND EDGE TREE, ASYMMETRICAL CROWN TO N, MAJOR DEADWOOD, SUBSERVIENT TREE.
T	43	ENGLISH OAK	18	610					1	9.5	7	7	4	5	EM	N	40+	A	2	WOODLAND EDGE TREE, MAJOR DEADWOOD, DOMINANT TREE.
T	44	ENGLISH OAK	17	400					1	5	6	4	9	7	EM	N	20+	B	2	WOODLAND EDGE TREE, ASYMMETRICAL CROWN TO NW, MAJOR DEADWOOD.
T	45	ENGLISH OAK	18	490					1	8	4	5	7	6	EM	P	<10	U		IN TERMINAL DECLINE, MAJOR DEADWOOD.
T	46	ENGLISH OAK	19	680					1	6	7.5	6	7	6	EM	N	40+	A	2	MAJOR DEADWOOD, DOMINANT TREE.
T	47	ENGLISH OAK	14	510					1	6	5.5	6.5	7	6	EM	N	10+	C	2	WOODLAND EDGE TREE, MINOR APICAL DIE-BACK, EPICORMIC GROWTH.
T	48	ENGLISH OAK	7	290	230				2	7	4	2	3	3	EM	N	10+	C	2	TWIN-STEMMED FROM G.L., W STEM DIVERGING AND HEAVILY INCLINED TO N, APICAL DIE-BACK, SUBSERVIENT TREE.
T	49	ENGLISH OAK	16	620					1	7.5	5	8.5	4	5	EM	N	20+	B	2	STORM DAMAGED CROWN, SHATTERED BROKEN STEM W SIDE, NEST HOLE, SUBSERVIENT TREE.
T	50	DEAD/STANDING	10	410					1	3	4	2	2	5	EM	D	<10	U		DEAD/STANDING, POTENTIAL HABITAT VALUE.
T	51	ENGLISH OAK	18	550					1	4	5	7	8	5	EM	N	40+	A	2	ASYMMETRICAL CROWN TO SW, WOODPECKER HOLES 4M A.G.L. N SIDE, MAJOR DEADWOOD, DOMINANT TREE.
T	52	ENGLISH OAK	17	750					1	8	8.5	8.5	8	4	EM	N	20+	B	2	WOODLAND EDGE TREE, SOME APICAL DIE-BACK WITHIN UPPER CROWN, MAJOR DEADWOOD.
T	53	ENGLISH OAK	16	440					1	6	3	4	5	3	EM	N	20+	B	2	WOODLAND EDGE TREE, SUBSERVIENT,
T	54	ENGLISH OAK	19	610					1	7	4	6	7	6	EM	N	40+	A	2	DOMINANT TREE.
T	55	ENGLISH OAK	18	840					1	6	6	8	5	6	EM	N	20+	B	2	MAJOR DEADWOOD, LOWER EPICORMIC GROWTH.
T	56	ENGLISH OAK	17	610					1	8.5	6	4	5	5	EM	N	20+	B	2	WOODLAND EDGE TREE, SIGNIFICANT CROWN DIE-BACK, MAJOR DEADWOOD.
T	57	ENGLISH OAK	14	600					1	8	5	5	6	3	EM	N	40+	A	2	WOODLAND EDGE TREE, ASYMMETRICAL CROWN TO N, SUBSERVIENT TREE.
T	58	ENGLISH OAK	17	630					1	7	6	5	7	5	EM	N	20+	B	2	TWIN-STEMMED FROM 4M A.G.L., SHATTERED BROKEN BRANCHES, MAJOR DEADWOOD.
T	59	ENGLISH OAK	19	590					1	5	6	8	8	6	EM	N	40+	A	2	MAJOR DEADWOOD.
T	60	ENGLISH OAK	17	460					1	1	4	6	3	3	EM	N	10+	C	2	SUBSERVIENT TREE, MAJOR DEADWOOD, HEAVILY ASYMMETRICAL CROWN TO S.
T	61	ENGLISH OAK	18	520					1	3	4	8	6	7	EM	N	20+	B	2	MAJOR DEADWOOD, DOMINANT TREE.

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T	62	ENGLISH OAK	16	540					1	8	3	3	6	5	EM	P	10+	C	2	WOODLAND EDGE TREE, UPPER CROWN DIE-BACK, MAJOR DEADWOOD.
T	63	ENGLISH OAK	15	360					1	5	3	3	5	6	EM	N	20+	C	2	WOODLAND EDGE TREE, ASYMMETRICAL CROWN TO NW, SUBSERVIENT TREE.
T	64	ENGLISH OAK	17	520					1	9	6	7	6	7	EM	N	20+	B	2	WOODLAND EDGE TREE, POSSIBLE PREVIOUS STORM DAMAGE WITHIN CROWN, MINOR APICAL DIE-BACK.
T	65	ASH	13	310	230				2	9	4	1	6	4	EM	P	<10	U		WOODLAND EDGE TREE, ADJACENT DITCH, TWIN-STEMMED FROM 0.5M A.G.L, HEAVILY INCLINED TRUNK TO N, MAJOR BARK WOUND LOWER TRUNK N SIDE, LOW CROWN DENSITY.
T	66	ASH	14	310	280				2	7	8	3	5	5	EM	P	<10	U		WOODLAND EDGE TREE, TWIN-STEMMED FROM G.L, ASYMMETRICAL CROWN TO N, LOW CROWN DENSITY, SUBSERVIENT TREE.
T	67	ENGLISH OAK	17	610					1	6	6	5	6	7	EM	N	40+	A	2	MAJOR DEADWOOD, DOMINANT TREE.
T	68	ENGLISH OAK	18	660					1	6	5	7	6	6	EM	N	20+	B	2	MAJOR DEADWOOD, CROWN DIE-BACK, DOMINANT TREE.
T	69	ENGLISH OAK	18	380					1	6	3	4	4	7	EM	N	20+	B	2	HIGH CROWN.
T	70	ENGLISH OAK	19	780					1	8.5	10	7	8	7	EM	N	40+	A	2	MAJOR DEADWOOD, DOMINANT TREE.
T	71	ENGLISH OAK	19	530					1	3	4	6	6	8	EM	N	20+	B	2	MAJOR DEADWOOD.
T	72	ENGLISH OAK	18	440					1	5	5	6	5	6	EM	N	20+	B	2	
T	73	ENGLISH OAK	18	690					1	8.5	8.5	8	6	6	EM	N	40+	A	2	MAJOR DEADWOOD, SHATTERED BROKEN BRANCHES.
T	74	ENGLISH OAK	17	470	440				2	11	8.5	9.5	10	6	M	P	10+	C	2	WOODLAND EDGE TREE, TWIN-STEMMED FROM G.L, EXTENDED LATERALS, MAJOR DEADWOOD, EARLY SIGNS OF DIE-BACK (ASH).
T	75	ENGLISH OAK	14	710					1	10	5	6	8	2	EM	N	20+	B	2	WOODLAND EDGE TREE, LOW IVY CLAD LATERAL BRANCH TO N, MAJOR DEADWOOD.
T	76	ENGLISH OAK	18	560					1	5	6	6	4	5	EM	N	40+	A	2	MAJOR DEADWOOD.
T	77	ENGLISH OAK	17	460	370				2	5	6	6	4	5	EM	N	20+	B	2	TWIN-STEMMED FROM G.L.
T	78	ENGLISH OAK	17	580	410				2	6	8	7.5	9	4	EM	N	40+	A	2	TWIN-STEMMED FROM G.L, N STEM SUBSERVIENT, MAJOR DEADWOOD.
T	79	ENGLISH OAK	19	700					1	6	6	7	7	4	EM	N	40+	A	2	WOODLAND EDGE TREE, NEST/DREY MID TRUNK S SIDE, MAJOR DEADWOOD.
T	80	ENGLISH OAK	16	690					1	5	4	4	6	5	EM	P	<10	U		SUBSTANTIALLY DEAD/STANDING, NEST HOLES, POTENTIAL HABITAT VALUE.
T	81	ENGLISH OAK	18	490					1	4	6	4	5	3	EM	N	40+	A	2	MINOR DEADWOOD.
T	82	ENGLISH OAK	15	490	350				2	7	9	4	6	3	EM	N	20+	B	2	WOODLAND EDGE TREE, TWIN-STEMMED FROM 1M A.G.L, MINOR APICAL DIE-BACK, MAJOR DEADWOOD.
T	83	ENGLISH OAK	10	638					1	7	6	7	4	2	M	N	20+	B	2	OPEN GROWN FORM TO EDGE OF WOODLAND, LOW BROAD CROWN, UPPER CROWN DIE-BACK, MAJOR DEADWOOD.
G	84	HAWTHORN	4	190					1	3	3	3	3	1	EM	N	20+	C	2	LINEAR SCRUB GROUP, LOCATED BETWEEN FENCE AND OXFORD ROAD, UNDERSTOREY OF BRAMBLE, OCCASIONAL DEAD ELM (HGT RANGE 2M TO 5M), INTERMITTENT SCREEN TO HIGHWAY.

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T	85	ENGLISH OAK	12	830					1	6	6	7.5	9	3	M	N	20+	B	1	LOCATED 6M N OF GAS PIPELINE, 5M W OF HIGHWAY, OPEN GROWN TREE, APICAL DIE-BACK THROUGHOUT CROWN, MAJOR DEADWOOD, DOWNGRADED DUE TO CONDITION.
T	86	ENGLISH OAK	14	1010					1	6.5	5.5	6	12	2	M	N	20+	B	2	LOCATED 6M S OF GAS PIPELINE, 6M W OF HIGHWAY, OPEN GROWN TREE, APICAL DIE-BACK THROUGHOUT CROWN, EPICORMIC GROWTH, MAJOR DEADWOOD, DOWNGRADED DUE TO CONDITION.
T	87	ENGLISH OAK	11	510					1	6	6	6	8	3	EM	N	40+	A	1	LOCATED 24M S OF T86 AND 5M E OF WIRE FENCE, OPEN GROWN TREE, LOW BROAD CROWN, SCATTERED MINOR DEADWOOD.
G	88	HAWTHORN/FIELD MAPLE	6	240					1	4	4	4	4	1	EM	N	40+	C	2	LINEAR GROUP LOCATED BETWEEN WIRE FENCE AND OXFORD ROAD, HIGHWAY AT HIGHER LEVEL TO S END, PREDOMINANTLY HAWTHORN (MATURE, HGT RANGE 3M TO 5M) WITH OCCASIONAL FIELD MAPLE (EARLY MATURE, HGT RANGE 6M TO 8M) BECOMING PREDOMINANT TO S END, USEFUL SCREEN TO HIGHWAY.
G	89	ENGLISH OAK/FIELD MAPLE	10	190					4	3	3	3	3	1	SM	N	40+	C	2	LOCATED BETWEEN W90 AND G88/A34, STAND OF EVEN AGED TREES AT 3M SPACINGS, PREDOMINANTLY ENGLISH OAK AND FIELD MAPLE, MAJORITY OF FIELD MAPLE MULTI-STEMMED FROM G.L. (HGT RANGE 8M TO 11M, DBH RANGE 40MM TO 190MM), OPEN WOODLAND FLOOR LIMITED GROUND FLORA.
T	90	ENGLISH OAK	16	680					1	6	6	6	6.5	4	EM	N	20+	B	2	WOODLAND EDGE TREE, SCATTERED APICAL DIE-BACK THROUGHOUT CROWN, MAJOR DEADWOOD.
T	91	ENGLISH OAK	15	580					1	4	6	6	6	4	EM	N	20+	B	2	WOODLAND EDGE TREE, SCATTERED MAJOR DEADWOOD.
W	92	ENGLISH OAK	17	560					1	6	6	6	6	4	EM	N	40+	A	2	LINEAR WOODLAND BOUND TO N AND S BY OUTGROWN HEDGEROW (AGRICULTURAL) ADJACENT DITCHES WITH A34 AND FRIEZE WAY (A4620) TO E AND W, FORMERLY PART OF STRATFIELD BRAKE, M AND EM ENGLISH OAK MAIDENS(HGT RANGE 8M TO 18M, DBH RANGE 380MM TO 1020MM) WITH PREDOMINANTLY M HAWTHORN (HGT RANGE 3M TO 9M, DBH RANGE 90MM TO 190MM), FORMING OPEN UNDERSTORY, OCCASIONAL ELDER, LIMITED GROUND FLORA (BLUEBELLS), FRAGMENTED FROM STRATFIELD BRAKE BY A4620, FORMING STRONG LANDSCAPE FEATURE, COLLECTIVE MERIT.
G	93	BLACKTHORN/ELM/ELDER	5	240					1	3	3	3	3	0	EM	N	20+	C	2	LOCATED WITHIN SITE BETWEEN HIGHWAY POST AND RAIL FENCE AND WIRE RABBIT FENCE. PREDOMINANTLY BLACKTHORN AND DOG ROSE FORMING ENCROACHING SCRUB WITHIN THE SITE, GROUP OF MULTI-STEMMED EARLY MATURE ELM LOCATED MIDWAY FORMING CLUMP POSSIBLY FROM FORMER STUMP (HGT RANGE 6M TO 11M, DBH 300MM AVE)

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C	95	WILLOW	3	240					1	2	2	2	2	0	SM	N	40+	C	2	MULTIPLE STANDS OF WILLOW CYCLICALLY MANAGED AS COPPICE FOR BIOMASS.
G	96	ELM, HAWTHORN	5	50					1	1	1	1	1	0	SM	N	10+	C	2	DENSE GROUP OF ELM, PART OF GROUP LOCATED UNDERNEATH OVERHEAD CABLES, LOCATED BETWEEN SITE BOUNDARY AND HIGHWAY, OCC. EM ASH AND PREDOMINANTLY HAWTHORN TO N END (HGT RANGE 3M TO 5M), HAWTHORN HEDGE MARKING SITE BOUNDARY.
H	97	HAWTHORN	3	120					1	0.5	0.5	0.5	1	0	EM	N	20+	C	2	LINEAR HEDGEROW MAINTAINED ON W PROFILE.
G	98	FIELD MAPLE, HORNBEAM, HAZEL, HAWTHORN	3	50					1	1	1	1	1	0	SM	N	20+	C	2	LANDSCAPE MATRIX PLANTING ON BANK TO HIGHWAY, FIELD MAPLE AND HAWTHORN STANDARDS INTERPLANTED WITH HAWTHORN, HAZEL, DOGROSE AND CORNUS, PLANTING TUBES PRESENT, OCC. ELM SUCKERS.



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This tree survey is based on the Topographical Survey [BES22583-1 revB] dated 13/12/2022 by BES Geomatics.

**Limitations**  
 Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) whichever is the sooner.

This is a basic data collection exercise for the sole use of identifying site constraints in context of trees and the planning process and provides a record of the trees quality and condition at the time of surveying. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

At the time of the site visit, 5 additional individual trees and 4 groups were included within the site assessment. These additional tree(s)/group(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees include T65, G84, T82, T85, T86, T87, G88, G93 & G94. Whilst care has been taken to position the trees location on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

**Site Boundary**  
 Site boundary (indicative)

**Statutory Designations (trees)**  
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The statutory designation may change and therefore it is recommended that Cherwell District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

**Tree Survey**

T4	Tree No.	Ash	Common name
[Hatched]	Coppice (biomass)	[Hatched]	Group
W1	Woodland		

**Quality & value of existing tree stock**

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

[Red Circle]	U Category tree Trees 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	[Blue Circle]	B Category tree Trees of moderate quality and value
[Green Circle]	A Category tree Trees of high quality and value	[Grey Circle]	C Category tree Trees of low quality and value

**Above and Below Ground Constraints**

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

[Green Circle]	Crown spread
[Pink Circle]	Preliminary root protection area Illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

The provision of adequate working space, utility or drainage runs and allowance for future growth or overshadowing by trees may indicate distances between existing trees and proposed structures should be increased above that of the crown spread or root protection area. This may influence site use, location and orientation of dwellings or infrastructure.

Where the preliminary RPA is influenced by existing site features that change its shape but may not reduce its area or where encroachment through development may occur, it is recommended that tree:fabrik be contacted and evaluation of these arboricultural implications on the emerging site layout be considered at the earliest opportunity.



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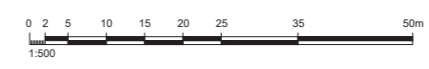
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**TREE SURVEY REFERENCE PLAN**

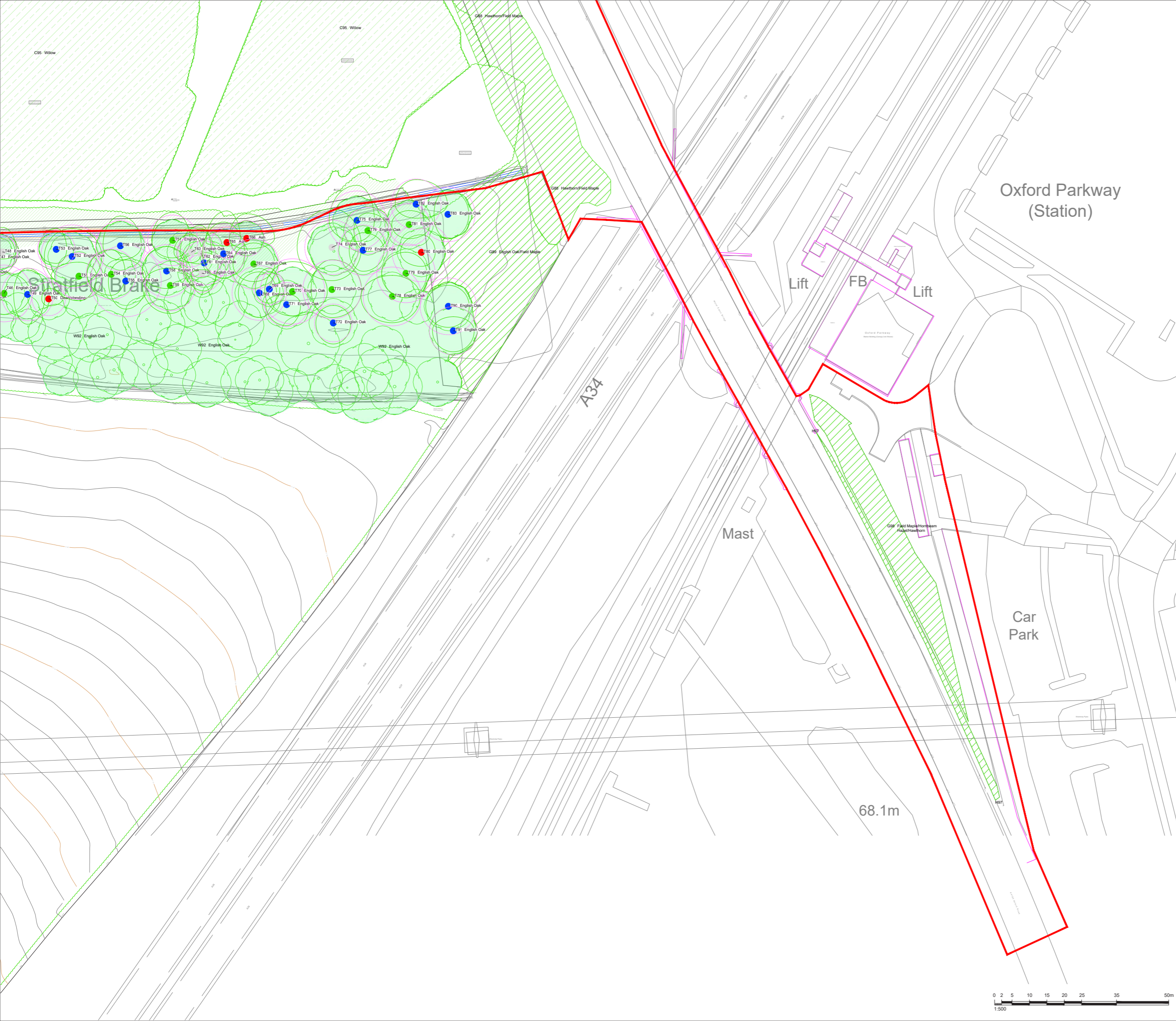
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[Green Circle]	Preliminary	[Black Circle]	Issued for Design/Information
[Blue Circle]	Issued for Planning Approval	[White Circle]	Issued for Tender
[Red Circle]	Issued for Construction	[Grey Circle]	As Built

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This tree survey is based on the Topographical Survey [BES22583-1 revB] dated 13/12/2022 by BES Geomatics.

**Limitations**  
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**Site Boundary**  
 Site boundary (indicative)

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**Tree Survey**

T4	Tree No.	Ash	Common name
C1	Coppice (biomass)	G1	Group
W1	Woodland		

**Quality & value of existing tree stock**  
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree	Trees 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	B Category tree	Trees of moderate quality and value
A Category tree	Trees of high quality and value	C Category tree	Trees of low quality and value

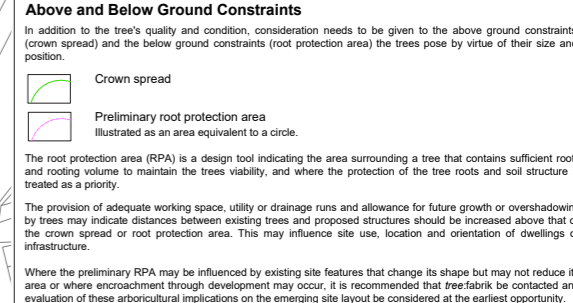
**Above and Below Ground Constraints**  
 In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread	Preliminary root protection area
	Illustrated as an area equivalent to a circle.

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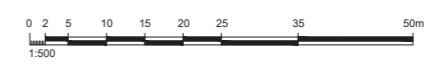
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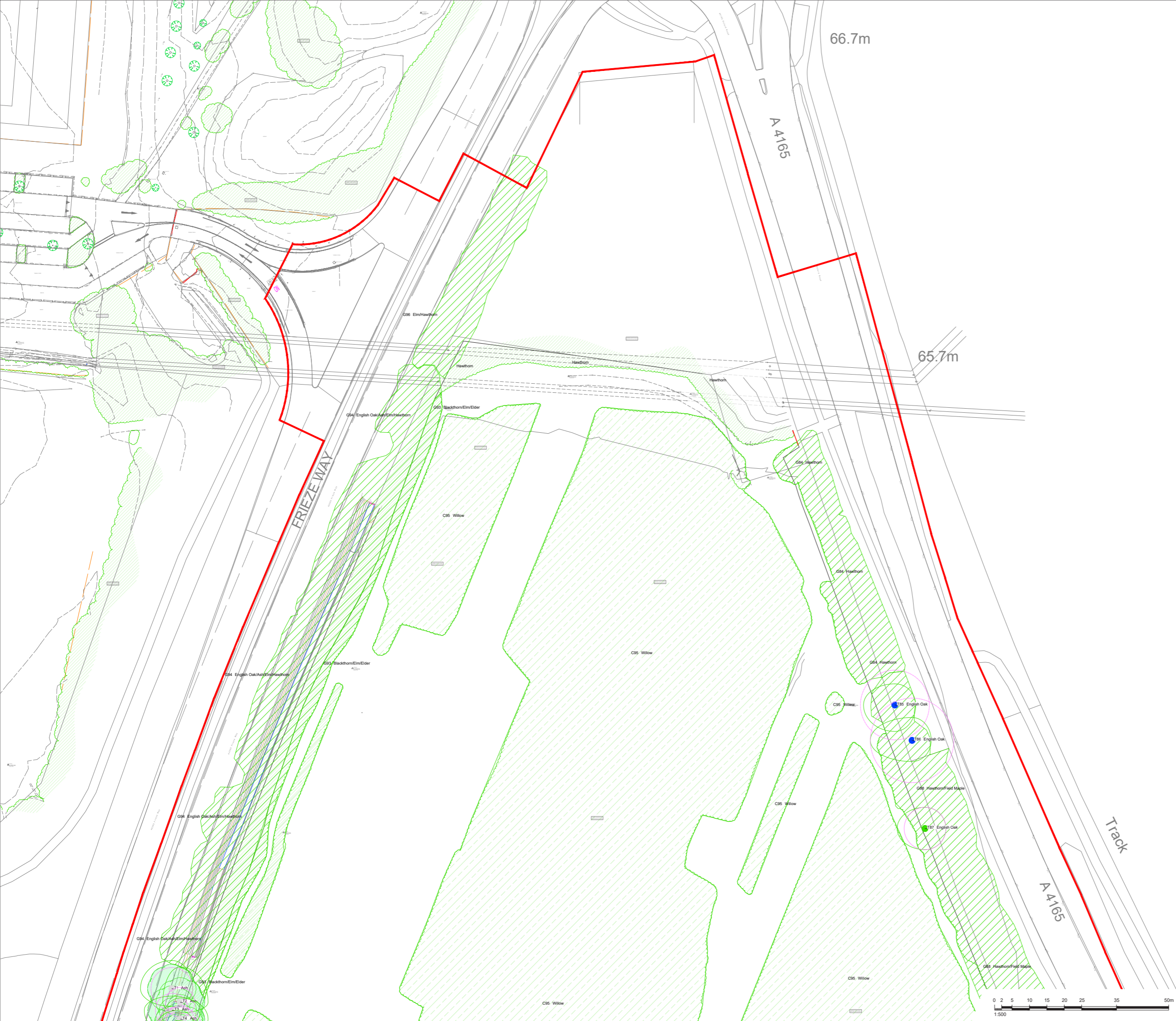
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W1	Woodland		

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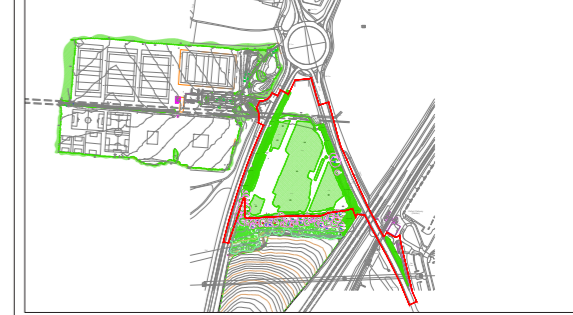
Crown spread	Preliminary root protection area
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Illustrated as an area equivalent to a circle.

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Drawing  
**TREE SURVEY REFERENCE PLAN**

Scale	Date	Drawn
1:500	MAY '23	AR
Drawing No.		Revision
TF1241-FAB-00-XX-DR-G-8201		

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<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

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## APPENDIX B

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### Root Protection Area

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
T1	ASH	490	1	EM	10+	C2	5.9	108.6
T2	ASH	360	1	EM	10+	C2	4.3	58.6
T3	ASH	405	2	EM	10+	C2	4.9	74.2
T4	ASH	320	1	EM	10+	C2	3.8	46.3
T5	CRACK WILLOW	580	1	M	10+	C2	7.0	152.2
T6	CRACK WILLOW	590	1	M	<10	U	7.10	157.5
T7	CRACK WILLOW	530	1	EM	<10	U	6.40	127.1
T8	ENGLISH OAK	700	1	M	20+	B2	8.40	221.7
T9	ENGLISH OAK	1245 AVE	8	M	20+	B2	14.90	701.2
T10	ENGLISH OAK	670	1	M	10+	C1	8.00	203.1
T11	ASH	440	1	EM	10+	C1	5.30	87.6
T12	ENGLISH OAK	580	1	M	10+	C1	7.00	152.2
G13	ENGLISH OAK	394	2	EM	20+	C1	4.70	70.2
G14	ENGLISH OAK	589	2	EM	20+	B1	7.10	156.9
T15	ENGLISH OAK	1020	1	EM	20+	B2	12.20	470.7
T16	ENGLISH OAK	544	3	EM	10+	C2	6.50	133.9
T17	ENGLISH OAK	850	1	EM	20+	B2	10.20	326.9
T18	ENGLISH OAK	827	5	EM	10+	C2	9.90	309.4
T19	ENGLISH OAK	499	2	EM	20+	C2	6.00	112.6
T20	ENGLISH OAK	660	1	M	40+	A2	7.90	197.1
T21	ASH	270	1	EM	<10	U	3.20	33.0
T22	ASH	300	1	EM	<10	U2	3.60	40.7
T23	DEAD/STANDING	350	1	EM	<10	U	4.20	55.4
T24	DEAD/STANDING	490	1	EM	<10	U	5.90	108.6
T25	ENGLISH OAK	490	1	EM	20+	B2	5.90	108.6
T26	ENGLISH OAK	470	1	EM	20+	B2	5.60	99.9
T27	ENGLISH OAK	400	1	EM	10+	C2	4.80	72.4
T28	ENGLISH OAK	670	1	EM	20+	B2	8.00	203.1
T29	ENGLISH OAK	480	1	EM	20+	B2	5.80	104.2
T30	ASH	590	1	M	<10	U	7.10	157.5
T31	ENGLISH OAK	340	1	EM	20+	C2	4.10	52.3
T32	ENGLISH OAK	390	1	EM	20+	B2	4.70	68.8
T33	ASH	799	2	M	<10	U	9.60	288.8
T34	ENGLISH OAK	650	1	EM	40+	A2	7.80	191.1
T35	ENGLISH OAK	390	1	EM	20+	B2	4.70	68.8
T36	ENGLISH OAK	430	1	EM	20+	B2	5.20	83.6
T37	ENGLISH OAK	610	1	EM	20+	B2	7.30	168.3
T38	ENGLISH OAK	400	1	EM	20+	B2	4.80	72.4
T39	ENGLISH OAK	480	1	EM	20+	B2	5.80	104.2
T40	ENGLISH OAK	730	1	M	<10	U	8.80	241.1
T41	ENGLISH OAK	570	1	EM	40+	A2	6.80	147.0

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
T42	ENGLISH OAK	560	1	EM	20+	B2	6.70	141.9
T43	ENGLISH OAK	610	1	EM	40+	A2	7.30	168.3
T44	ENGLISH OAK	400	1	EM	20+	B2	4.80	72.4
T45	ENGLISH OAK	490	1	EM	<10	U	5.90	108.6
T46	ENGLISH OAK	680	1	EM	40+	A2	8.20	209.2
T47	ENGLISH OAK	510	1	EM	10+	C2	6.10	117.7
T48	ENGLISH OAK	370	2	EM	10+	C2	4.40	61.9
T49	ENGLISH OAK	620	1	EM	20+	B2	7.40	173.9
T50	DEAD/STANDING	410	1	EM	<10	U	4.90	76.0
T51	ENGLISH OAK	550	1	EM	40+	A2	6.60	136.8
T52	ENGLISH OAK	750	1	EM	20+	B2	9.00	254.5
T53	ENGLISH OAK	440	1	EM	20+	B2	5.30	87.6
T54	ENGLISH OAK	610	1	EM	40+	A2	7.30	168.3
T55	ENGLISH OAK	840 E	1	EM	20+	B2	10.10	319.2
T56	ENGLISH OAK	610	1	EM	20+	B2	7.30	168.3
T57	ENGLISH OAK	600	1	EM	40+	A2	7.20	162.9
T58	ENGLISH OAK	630	1	EM	20+	B2	7.60	179.6
T59	ENGLISH OAK	590	1	EM	40+	A2	7.10	157.5
T60	ENGLISH OAK	460	1	EM	10+	C2	5.50	95.7
T61	ENGLISH OAK	520	1	EM	20+	B2	6.20	122.3
T62	ENGLISH OAK	540	1	EM	10+	C2	6.50	131.9
T63	ENGLISH OAK	360	1	EM	20+	C2	4.30	58.6
T64	ENGLISH OAK	520	1	EM	20+	B2	6.20	122.3
T65	ASH	386	2	EM	<10	U	4.60	67.4
T66	ASH	418	2	EM	<10	U	5.00	79.0
T67	ENGLISH OAK	610	1	EM	40+	A2	7.30	168.3
T68	ENGLISH OAK	660	1	EM	20+	B2	7.90	197.1
T69	ENGLISH OAK	380	1	EM	20+	B2	4.60	65.3
T70	ENGLISH OAK	780	1	EM	40+	A2	9.40	275.2
T71	ENGLISH OAK	530	1	EM	20+	B2	6.40	127.1
T72	ENGLISH OAK	440	1	EM	20+	B2	5.30	87.6
T73	ENGLISH OAK	690	1	EM	40+	A2	8.30	215.4
T74	ENGLISH OAK	644	2	M	10+	C2	7.70	187.6
T75	ENGLISH OAK	710	1	EM	20+	B2	8.50	228.0
T76	ENGLISH OAK	560	1	EM	40+	A2	6.70	141.9
T77	ENGLISH OAK	590	2	EM	20+	B2	7.10	157.5
T78	ENGLISH OAK	710	2	EM	40+	A2	8.50	228.0
T79	ENGLISH OAK	700	1	EM	40+	A2	8.40	221.7
T80	ENGLISH OAK	690	1	EM	<10	U	8.30	215.4
T81	ENGLISH OAK	490	1	EM	40+	A2	5.90	108.6
T82	ENGLISH OAK	602	2	EM	20+	B2	7.20	163.9

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
T83	ENGLISH OAK	638	1	M	20+	B2	7.70	184.1
G84	HAWTHORN	190	1	EM	20+	C2	2.30	16.3
T85	ENGLISH OAK	830	1	M	20+	B1	10.00	311.7
T86	ENGLISH OAK	1010	1	M	20+	B2	12.10	461.5
T87	ENGLISH OAK	510	1	EM	40+	A1	6.10	117.7
G88	HAWTHORN/FIELD MAPLE	240	1	EM	40+	C2	2.90	26.1
G89	ENGLISH OAK/FIELD MAPLE	190 AVE	4	SM	40+	C2	2.30	16.3
T90	ENGLISH OAK	680	1	EM	20+	B2	8.20	209.2
T91	ENGLISH OAK	580	1	EM	20+	B2	7.00	152.2
W92	ENGLISH OAK	560	1	EM	40+	A2	6.70	141.9
G93	BLACKTHORN/ELM/ELDER	240	1	EM	20+	C2	2.90	26.1
G94	ENGLISH OAK/ASH/ELM/HAWTHORN	380	1	EM	20+	B2	4.60	65.3
C95	WILLOW	240 E	1	SM	40+	C2	2.90	26.1
G96	ELM, HAWTHORN	50	1	SM	10+	C2	0.6	1.13
H97	HAWTHORN	120	1	EM	20+	C2	1.44	6.52
G98	FIELD MAPLE, HORNBEAM, HAZEL, HAWTHORN	50	1	SM	20+	C2	0.6	1.13

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# APPENDIX C

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## Tree Removal & Arboricultural Impact Assessment Plan

**NOTES**  
 This drawing is the property of tree: fabrik Ltd. It must not be copied or reproduced without written consent. The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Only figured dimensions are to be taken from this drawing. This is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of surveying. This is not a vegetation assessment for NHC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

**General**  
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report (TF1241-FAB-00-XX-RP-G-8301). Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

**Site Boundary**  
 Site boundary (indicative)

**Statutory Designations (trees)**  
 Cherwell District Council online mapping tool indicates that the site does not lie within a Conservation Area and trees within the site are not subject to a Tree Preservation Order.

The statutory designation may change and therefore it is recommended that Cherwell District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

**Tree Survey**

Tree No.	Common name
T4	Ash
C1	Coppice (biomass)
W1	Woodland
G1	Group

**Quality & value of existing tree stock**  
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree	B Category tree
Trees 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 of moderate quality and value
A Category tree	C Category tree
Trees of high quality and value	Trees of low quality and value

**Above and Below Ground Constraints**  
 In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

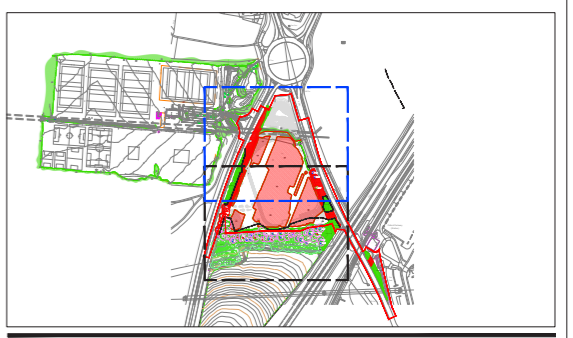
Crown spread  
 Preliminary root protection area  
 Illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

**Impact Assessment**

Proposed building	Group to be retained
T4 Tree to be retained	G1 Group to be retained
W1 Woodland to be retained	G1 Group to be removed
T4 Tree to be removed	G1 Group to be removed
Coppice (biomass) to be removed	

**Tree Protection**  
 Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)



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 16 Lenten Street  
 Alton, Hampshire  
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 F: 01420 544243  
 E: alan@treefabrik.com

Project  
**OXFORD UNITED FC  
 NEW STADIUM DEVELOPMENT, OXFORD**

Scale: 1:500 Date: OCT '23 Drawn: AR

Drawing No. TF1241-FAB-00-XX-DR-G-8301

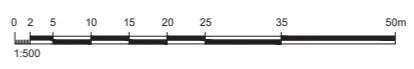
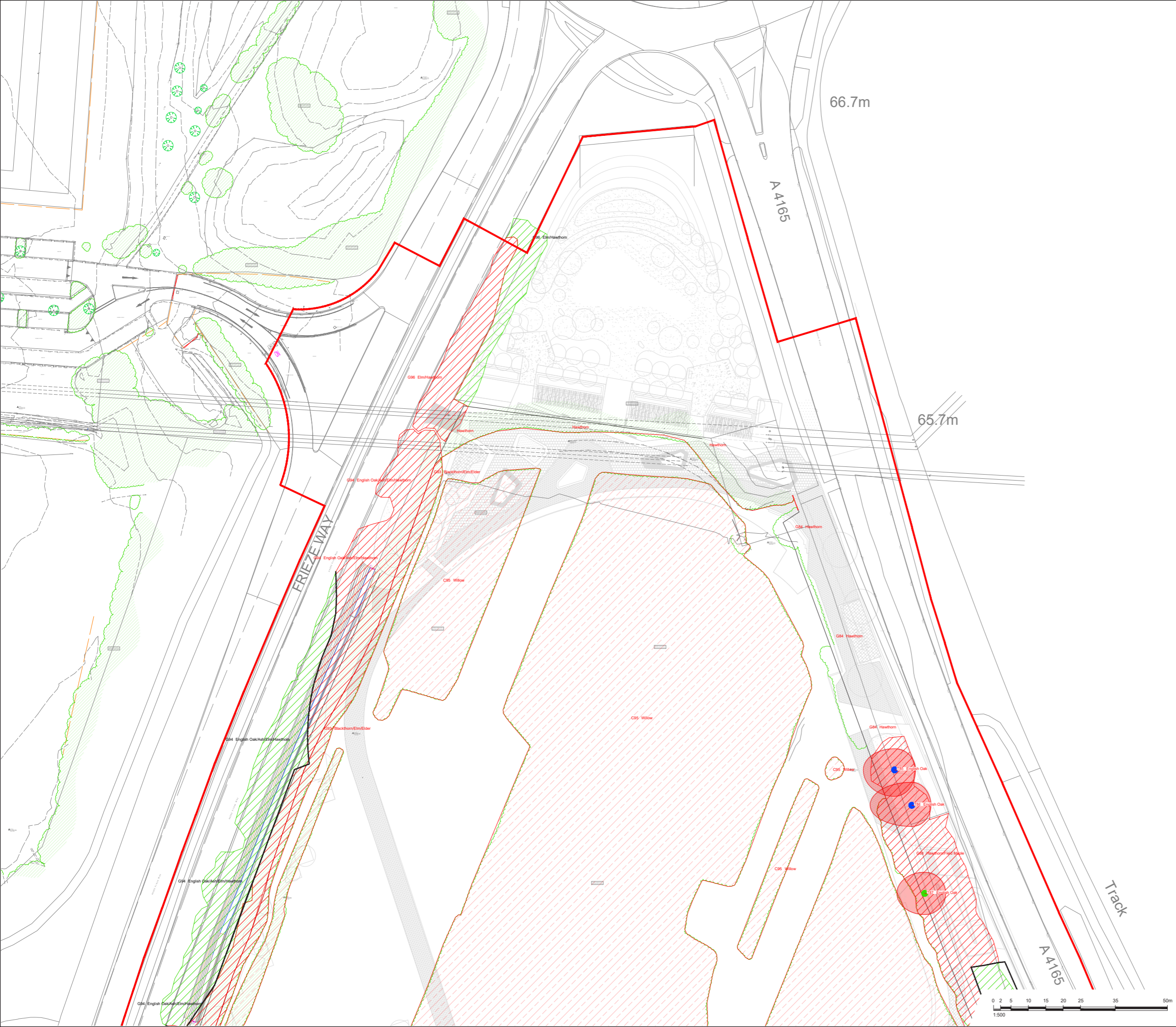
**TREE REMOVAL & ARBORICULTURAL IMPACT ASSESSMENT PLAN**

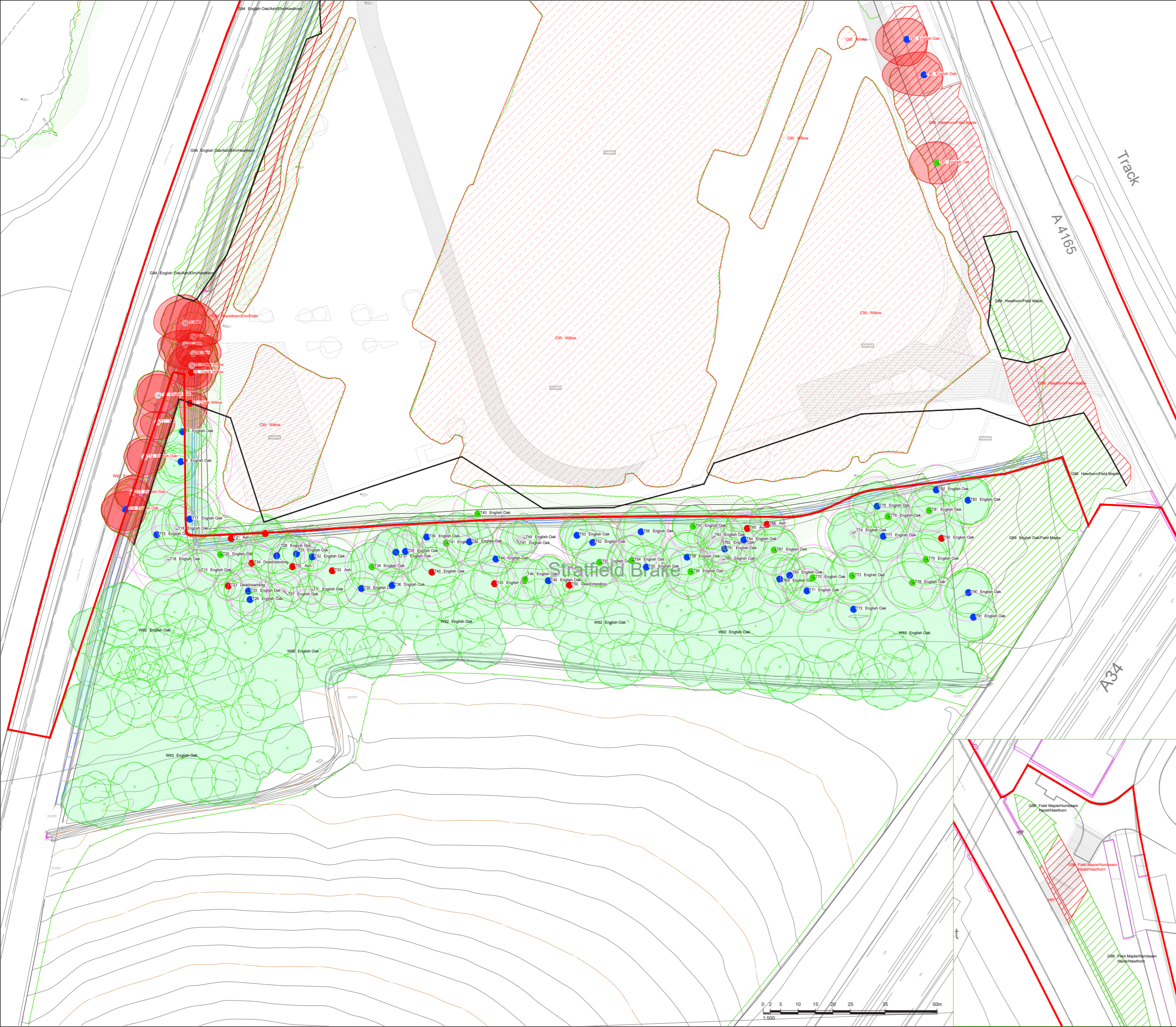
Scale: 1:500 Date: OCT '23 Drawn: AR

Drawing No. TF1241-FAB-00-XX-DR-G-8301

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Information
<input type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size - A1 Copyright Reserved ©





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**General**  
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report (TF1241-FAB-00-XX-RP-G-8301). Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

**Site Boundary**  
 Site boundary (indicative)

**Statutory Designations (trees)**  
 Cherwell District Council online mapping tool indicates that the site does not lie within a Conservation Area and trees within the site are not subject to a Tree Preservation Order.  
 The statutory designation may change and therefore it is recommended that Cherwell District Council be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

**Tree Survey**

T4	Tree No.	Ash	Common name
C1	Coppice (biomass)	G1	Group
W1	Woodland		

**Quality & value of existing tree stock**  
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U	U Category tree	B	B Category tree
A	A Category tree	C	C Category tree

**Above and Below Ground Constraints**  
 In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

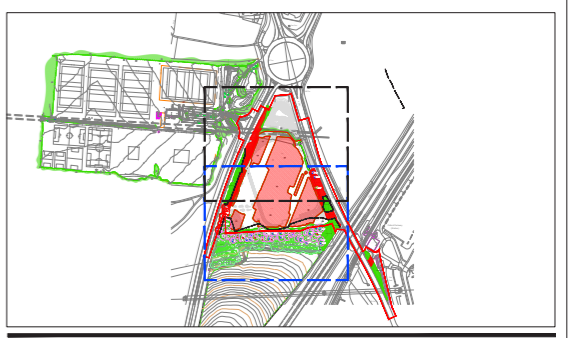
Crown spread  
 Preliminary root protection area  
 illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

**Impact Assessment**

Proposed building	
T4	Tree to be retained
W1	Woodland to be retained
T4	Tree to be removed
C1	Coppice (biomass) to be removed
G1	Group to be retained
G1	Group to be removed

**Tree Protection**  
 Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. On to this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)



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 E: alan@treefabrik.com

Project  
**OXFORD UNITED FC  
 NEW STADIUM DEVELOPMENT, OXFORD**

Drawing  
**TREE REMOVAL & ARBORICULTURAL IMPACT  
 ASSESSMENT PLAN**

Scale: 1:500  
 Date: OCT '23  
 Drawn: AR

Drawing No.: TF1241-FAB-00-XX-DR-G-8302

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<input type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size - A1  
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## APPENDIX D

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### Photographic Record

1 General overview of site looking south across coppiced Willow (biomass) (C95) to woodland (W1) forming southern boundary



2 English Oak woodland (W1) forming principal arboricultural feature



3 English Oak maidens with Ash and understorey forming woodland (W1)



4 Eastern boundary with offsite English Oak (T85 & T86) in foreground



5 Eastern boundary with offsite English Oak (T87) and Hawthorn (G88)



6 Offsite younger highway tree planting of Hawthorn and Field Maple (G88)



7 Detailed view of wooden post and rail fencing on west boundary marking off-site highway planting (G94) and encroaching Blackthorn and Dog Rose scrub (G93) located within the site



8 Western boundary with highway trees (G94) oversailing boundary and lower vegetation within site (G93)





9 Clump of early mature Elm within G93 on the western boundary



10 Detail of clump of Elm within G93 displaying multi-stems from g.l. possibly from former stump and highway fence to rear with linear hedgerow along fence



11 North boundary Hawthron scrub



12 Coppice Willow forming biomass crop on cyclical management



13 View of off-site highway trees and lower vegetation along western boundary from Frieze Way



14 View of off-site highway trees and lower vegetation along eastern boundary from Oxford Road



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# APPENDIX E

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TPO Information (extract)



**TREE PRESERVATION ORDER**

**Town and Country Planning Act 1990  
Town and Country Planning (Tree Preservation) (England) Regulations 2012  
The Cherwell District Council Tree Preservation Order (No.24) 2023  
Various species of trees located on Land to the East of Stratfield Brake  
and West of Oxford Parkway Railway Station Oxford Road Kidlington Oxon**

The Cherwell District Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 hereby make the following Order

**Citation**

1. This Order may be cited as The Cherwell District Council Tree Preservation Order (No.24) 2023.

**Interpretation**

2. (1) In this Order "the authority" means the Cherwell District Council  
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsections (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners), and, subject to exceptions in regulation 14, no person shall -

- (a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

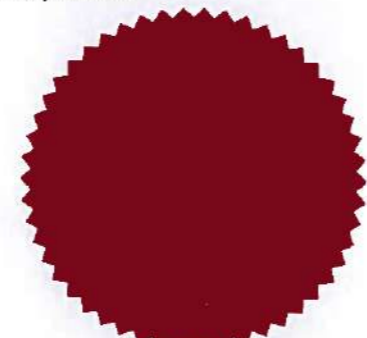
Dated this 08 November 2023

The Common Seal of the Cherwell District Council was affixed to this order in the presence of -



Authorised Signatory

Name: *Shiraz Sheikh*



*CDC 21168*

**SCHEDULE  
SPECIFICATION OF TREES**

Reference	Description	Trees Specified Individually (encircled in black on the map) Amenity Assessment (TEMPO)
T1	Lombardy Poplar,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 40-100 -> Very suitable (Score 4) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Principle arb features or veteran trees (Score 5) Expediency assessment: Precautionary only (Score 1) Total Score: 19 (see Decision Guide 3.1)
T2	Lombardy Poplar,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 40-100 -> Very suitable (Score 4) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Principle arb features or veteran trees (Score 5) Expediency assessment: Precautionary only (Score 1) Total Score: 19 (see Decision Guide 3.1)
T3	Lombardy Poplar,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 40-100 -> Very suitable (Score 4) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Principle arb features or veteran trees (Score 5) Expediency assessment: Precautionary only (Score 1) Total Score: 19 (see Decision Guide 3.1)
T4	Lombardy Poplar,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 40-100 -> Very suitable (Score 4) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Principle arb features or veteran trees (Score 5) Expediency assessment: Precautionary only (Score 1) Total Score: 19 (see Decision Guide 3.1)
T5	Lombardy Poplar,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 40-100 -> Very suitable (Score 4) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Principle arb features or veteran trees (Score 5) Expediency assessment: Precautionary only (Score 1) Total Score: 19 (see Decision Guide 3.1)
T6	Oak,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 100+ -> Highly suitable (Score 5) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Trees with none of above features (Score 1) Expediency assessment: Precautionary only (Score 1) Total Score: 16 (see Decision Guide 3.1)

**Trees Specified Individually  
(encircled in black on the map)**

Reference	Description	Amenity Assessment (TEMPO)
T7	Oak,	Findings and scores:- Tree Condition: Good - Highly suitable (Score 5) Remaining Longevity: 100+ -> Highly suitable (Score 5) Relative public visibility: Large or Medium clearly visible (Score 4) Other factors: Trees with none of above features (Score 1) Expediency assessment: Precautionary only (Score 1) Total Score: 16 (see Decision Guide 3.1)

**Groups of Trees  
(within a broken black line on the map)**

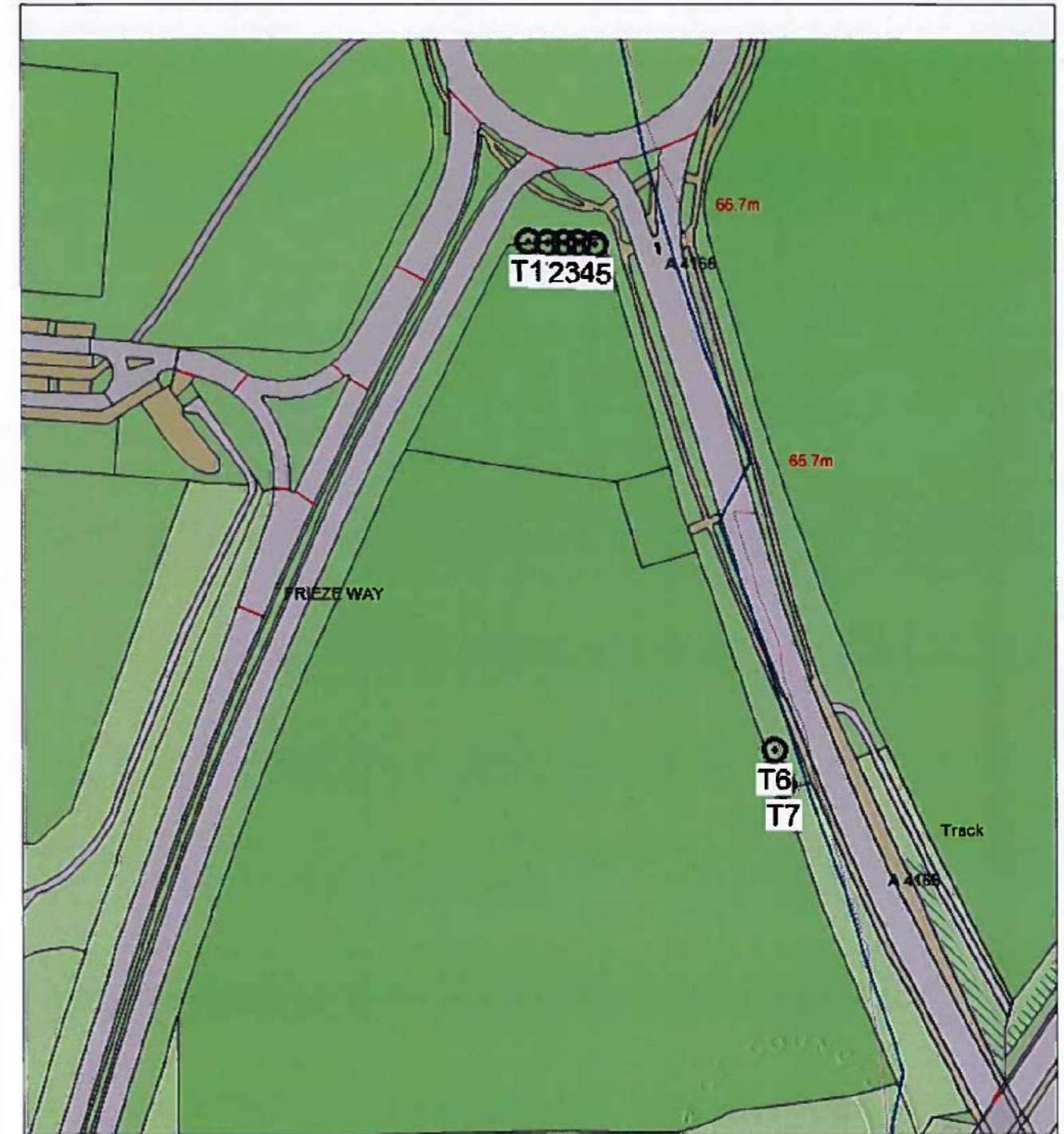
Reference	Description	Amenity Assessment (TEMPO)
NONE		

**Woodlands  
(within a continuous black line on the map)**

Reference	Description	Amenity Assessment (TEMPO)
NONE		

**Reference to an Area  
(within a dotted black line on the map)**

Reference	Description	Amenity Assessment (TEMPO)
NONE		

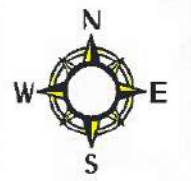


Tree Preservation Order No 24/2023  
 Land To The East Of Stratfield Brake And West Of Oxford  
 Parkway Railway Station Oxford Road Kidlington



The scale shown is approximate and should not be used for accurate

Scale	1:500
Date	07/11/2023



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# ALAN RICHARDSON



## QUALIFICATIONS

I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

## CONTINUING PROFESSIONAL DEVELOPMENT

I KEEP CURRENT ON ARBORICULTURAL ISSUES AND BEST PRACTICE THROUGH MEMBERSHIP OF THE ARBORICULTURAL ASSOCIATION AND ATTENDANCE AT SHORT COURSES.

## CAREER EXPERIENCE

I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

fabrik, I draw on the wide range of experience obtained and specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012) 'Trees in relation to design, demolition and construction', arboricultural implication reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

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