

tree:fabrik

LAND AT CROPREDY, BANBURY
Arboricultural Development Report

31 January 2023

ISSUE SHEET

JOB NAME:	LAND AT CROPREDY
JOB NUMBER:	TF1208
CLIENT:	OBSIDIAN STRATEGIC
REPORT NUMBER:	TF1208-FAB-00-XX-RP-G-8301

REVISION	DATE	REVISION DETAILS	PREPARED BY
P01	31/01/23	INITIAL ISSUE	RD
P02	29/03/23	REVISED LAYOUT	RD

All rights in this report are reserved. No part of it may be reproduced, edited or transmitted, in any form or by any means without our written permission. Its content and format are for the exclusive use of named client indicated above. It may not be sold, lent, hired out or divulged to any third party with an interest in this site without the written consent of tree:fabrik.

CONTENTS

1.0 Executive Summary	4	6.2 Tree Retention and Removal	9	Figures	
2.0 Introduction	5	6.3 Buildings and Infrastructure	9	Figure 1 - Aerial Of Site With Site Boundary	6
2.1 Scope	5	6.4 Drainage and Utilities	9	Figure 2 - Tree Preservation Orders - LPA	7
2.2 Purpose Of This Report	5	6.5 Tree Management and Pruning	9	Figure 3 - Species Breakdown	8
3.0 Site Description	6	6.6 Tree Protection	9	Figure 4 - Age Class Distribution	8
4.0 Statutory Designation (Trees)	7	7.0 Conclusion	10	Figure 5 - BS category	8
4.1 Tree Preservation Orders	7				
5.0 Tree Stock	8				
5.1 General	8				
5.2 Observations	8				
6.0 Arboricultural Impact Assessment	9				
6.1 General	9				
				Appendices	
				Appendix A	13
				Tree Survey Schedule & Reference Plan	
				Appendix B	21
				Root Protection Area	
				Appendix C	24
				Tree Removal & Arboricultural Impact Assessment Plan	

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 an outline planning application for; “Residential development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure.
- 1.3** The site is located to the north of Cropredy, which lies to the north east of Banbury.
- 1.4** The site is irregular in shape and is relatively flat with a slight rise from north to south with irrigation ditches almost entirely surrounding the site. To the north and north east of the site, a recreational marina borders the site and the associated canal lies to the east of the site.
- 1.4.1** Cherwell District Council (CDC) Tree Preservation Order online mapping systems indicate that there are no trees within the site subject to TPOs and the site is not within a conservation area
- 1.4.2** However the Cropredy Conservation area abuts the site at the southern boundary and a single TPO also abuts the southern boundary of the site
- Cropredy Conservation Area
 - TPO Ref No. 013/1990 (T1, identified as ash)
- 1.4.3** A total of 52 individual trees, 7 groups and 4 hedgerows were assessed within the survey schedule including 1 category ‘A’ tree (High quality), 18 category ‘B’ trees and groups (Moderate quality), 28 category ‘C’ trees, 3 groups and 4 hedgerows (Low quality) and 5 ‘U’ category trees and groups in accordance with British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’.
- 1.4.4** The principal features within the suite are all located within the site hedgerows. All significant trees and groups are form parts of the existing hedgerows within the site. These include trees T17 (Common Oak) and T40 (Poplar). Off-site principal arboricultural features are limited to road side trees identified as trees G58 and G61 - G64.
- 1.4.5** The proposal will result in the direct loss of trees: T45, two individuals within G61 and a partial removal of H54, to allow the access to the development from Claydon road.
- 1.4.6** The location of the access has been positioned to allow sufficient distance from rear garden to the south on Kyett’s Corner. Positioning of the access further to the north would limit the loss of these tree through direct conflict , however the loss of these trees through visibility blockages make the loss inevitable
- 1.4.7** With the access In the context of the tree stock, the trees are considered to be of low or moderate quality and the loss would not impact on the appearance of the local or wider landscape provided that appropriate planing forms mitigation as part of the soft landscaping scheme.
- 1.4.8** The proposed residential dwellings within the illustrative plan and associated infrastructure are located outside of the Root Protection Area (RPA) of retained trees and set at a distance from the tree crowns.
- 1.4.9** Trees identified for retention would not therefore impact on the amenities of future occupiers and provision is made for future growth.

2.0

INTRODUCTION

2.1 Scope

- 2.1.1** Instructions were received from Obsidian Strategic to carry out an assessment of trees located within land at Cropredy, Banbury
- 2.1.2** The following land survey was provided prior to carrying out this assessment;
- Topographical Survey 43380_82Rev0 dated 14/03/22 by Greenhatch Group .
- 2.1.3** The following information informed the extent of off-site vegetation and woodlands and is therefore indicative only;
- Online Planning Constraints Map from Cherwell District Council

2.2 Purpose Of This Report

- 2.3** This report has been prepared to support an outline planning application for; "Residential development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure.
- 2.3.1** 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)).
- 2.3.2** The impact assessment is informed by a Tree Survey dated 05/05/22 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.
- 2.3.3** The Tree Survey Reference Plan [TF1208-FAB-00-XX-DR-G-002001-P01] ("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 [TF1208-FAB-00-XX-DR-G-008301-P02] is provided at Appendix C.
- 2.3.4** This enables a review of the arboricultural impact by the 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 Cropredy, which lies to the north east of Banbury.
- 3.2 The site is irregular in shape and is relatively flat with a slight rise from north to south with irrigation ditches almost entirely surrounding the site. To the north and north east of the site, a recreational marina borders with the site and the associated canal lies to the east of the site.
- 3.3 Within the local landscape, the tree stock is generally of native species and typically characteristic of an agricultural landscape with the principal arboricultural features formed by individual hedgerow trees and linear tree groups marking highways and field boundaries

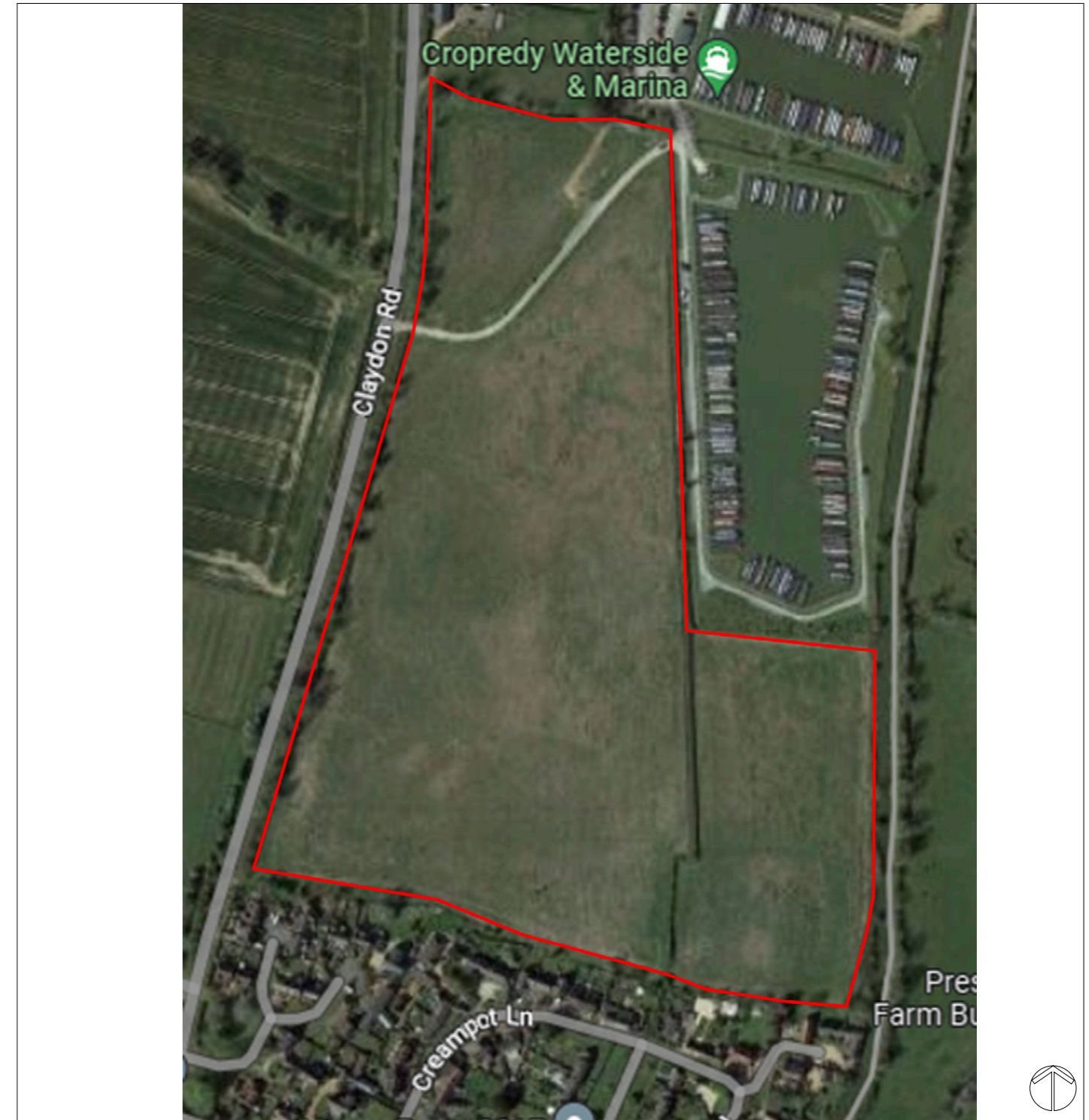


FIGURE 1 - AERIAL OF SITE WITH SITE BOUNDARY

4.0

STATUTORY DESIGNATION (TREES)

4.1 Tree Preservation Orders

4.1.1 Cherwell District Council (CDC) Tree Preservation Order online mapping systems indicate that there are no trees within the site subject to TPOs and the site is not within a conservation area

4.1.2 However the Cropredy Conservation area abuts the site at the southern boundary and a single TPO also abuts the southern boundary of the site

- Cropredy Conservation Area
- TPO Ref No. 013/1990 (T1, identified as ash)

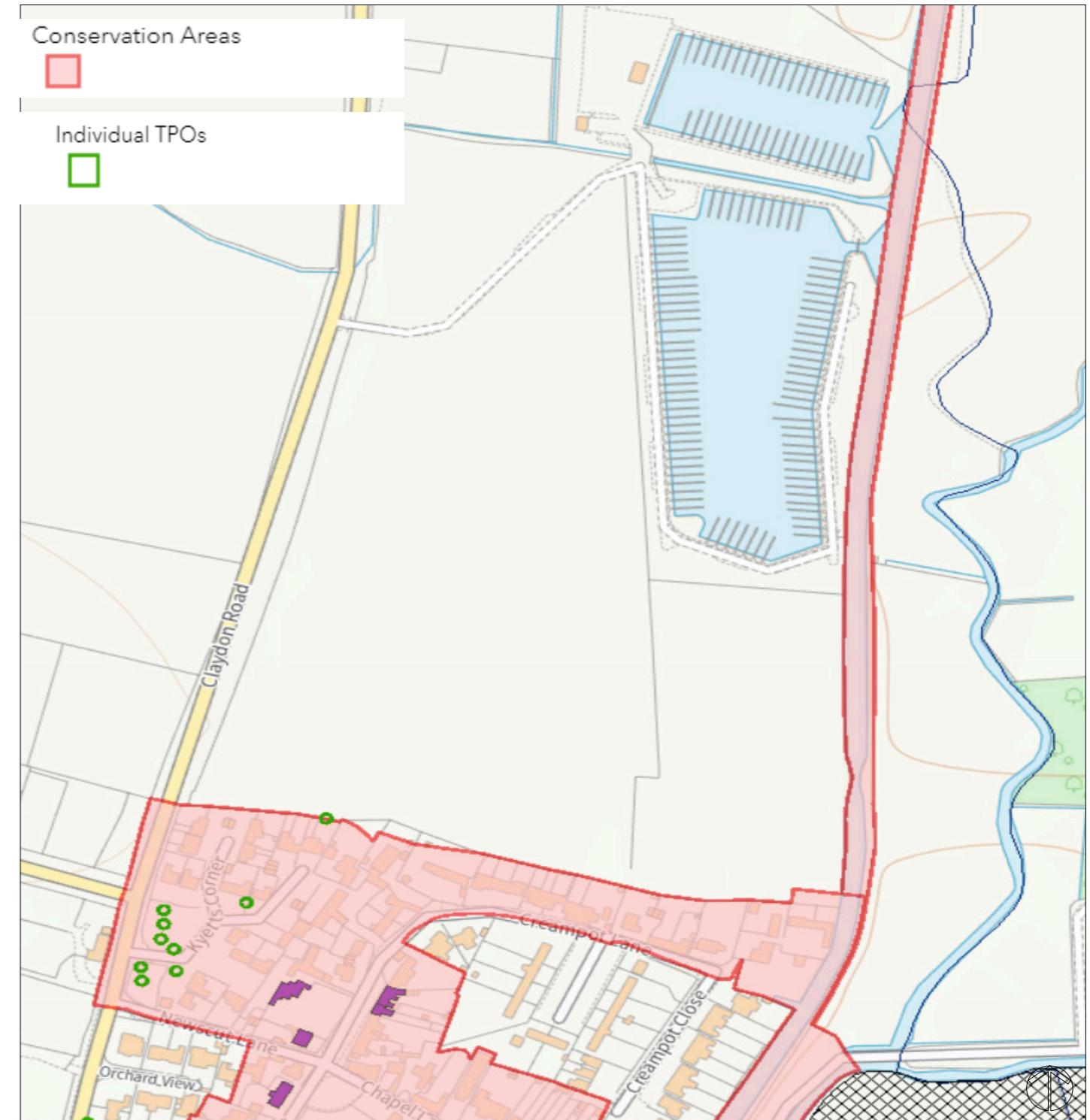


FIGURE 2 - TREE PRESERVATION ORDERS - LPA

5.0 TREE STOCK

5.1 General

- 5.1.1 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.
- 5.1.2 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.
- 5.1.3 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.

5.2 Observations

- 5.2.1 A total of 52 individual trees, 7 groups and 4 hedgerows were assessed within the survey schedule including 1 category 'A' tree (High quality), 18 category 'B' trees and groups (Moderate quality), 28 category 'C' trees, 3 groups and 4 hedgerows (Low quality) and 5 'U' category trees and groups in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 5.2.2 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.
- 5.2.3 In general trees within the site are of a mixed age and condition range. Species include; Common Oak, Sycamore, Goat Willow, Ash, Hedge, Group, Weeping Willow, Hawthorn, Norway Maple, Common Lime, Atlantic Cedar, Swedish Whitebeam, Tulip tree, Hornbeam, Beech, Norway Spruce, Wild Cherry, White Poplar and Horse Chestnut.
- 5.2.4 The principal features within the suite are all located within the site hedgerows. All significant trees and groups are form parts of the existing hedgerows within the site. These include trees T17 (Common Oak) and T40 (Poplar). Off-site principal arboricultural features are limited to road side trees identified as trees G58 and G61 - G64
- 5.2.5 With the exception of the southern boundary and the southern aspect of H18 all vegetation on site is located adjacent to irrigation ditches and canals and therefore there may be instances of distorted Root Protection Areas, however this is likely to be minimal due to the nature of the open landscape of the site.

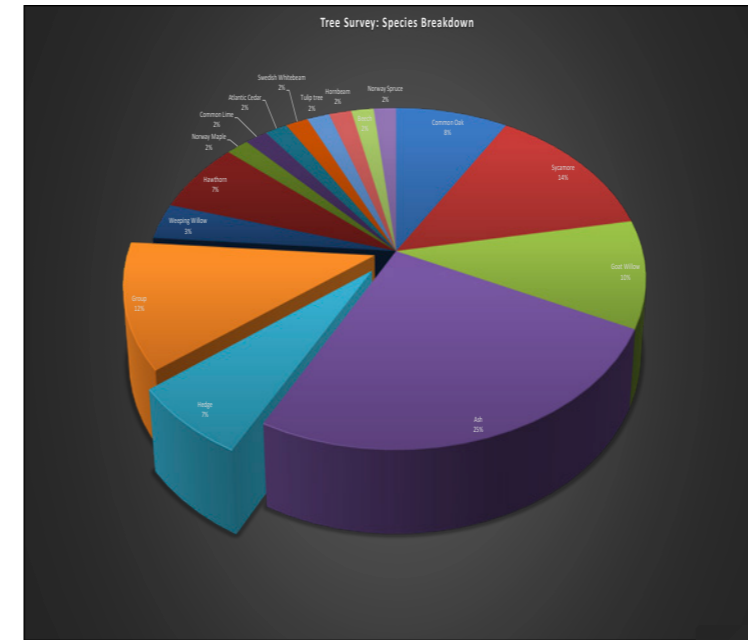


FIGURE 3 - SPECIES BREAKDOWN

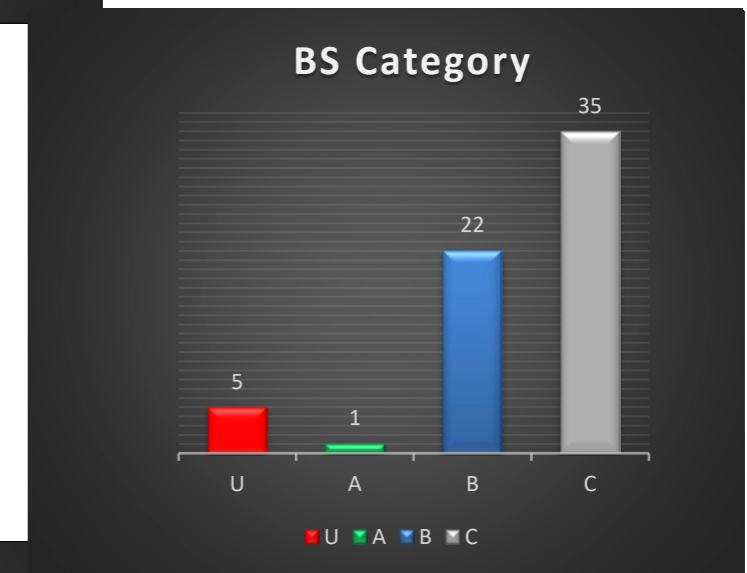


FIGURE 5 - BS CATEGORY

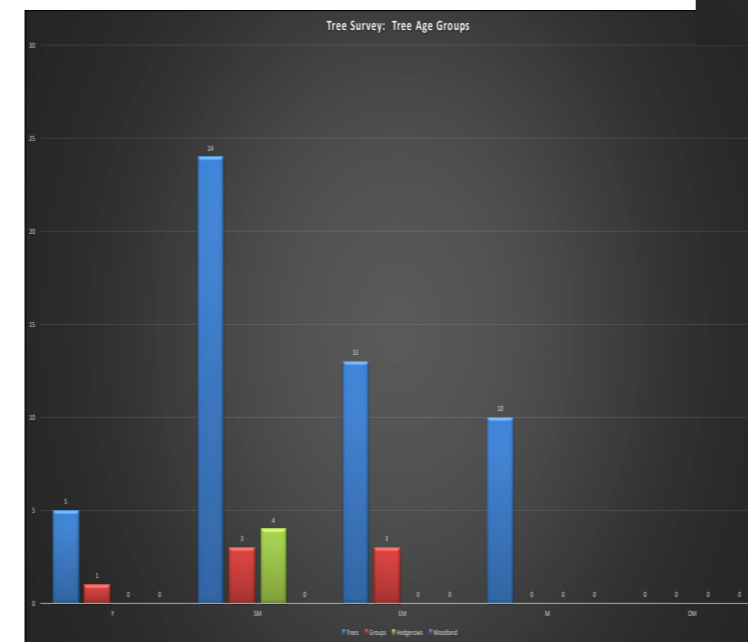


FIGURE 4 - AGE CLASS DISTRIBUTION

6.0

ARBORICULTURAL IMPACT ASSESSMENT

6.1 General

- 6.1.1** 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.
- 6.1.2** The feasibility and design stage has followed a logical sequence of events that has had tree care at the heart of the process. 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.
- 6.1.3** Whilst this report considers the concept plan by Carter Jonas in order to demonstrate the impact of a potential scheme and how retained trees could be successfully integrated, the concept plan is indicative to outline the design principles and therefore is not fixed.
- 6.1.4** Further, this assessment considers the potential impact of only those trees located in close proximity to the proposed development, this impact should therefore be considered in context of the wider tree stock.
- 6.1.5** The potential impacts, both direct and indirect are illustrated within the Tree Removal & Arboricultural Impact Assessment Plan [TF1208-FAB-00-XX-DR-G-008301-P02] at Appendix C.

6.2 Tree Retention and Removal

- 6.2.1** The proposal will result in the direct loss of trees: T45, two individuals within G61 and a partial removal of H54, to allow the access to the development from Claydon road.
- 6.2.2** The location of the access has been positioned to allow sufficient distance from rear garden to the south on Kyett's Corner. Positioning of the access further to the north would limit the loss of these tree through direct conflict, however the loss of these trees through visibility blockages may make the losses inevitable
- 6.2.3** With the access In the context of the tree stock, the trees are considered to be of low or moderate quality and the loss would not impact on the appearance of the local or wider landscape provided that appropriate planing forms mitigation as part of the soft landscaping scheme.

6.3 Buildings and Infrastructure

- 6.3.1** The proposed residential parcels within the illustrative parameter plan and associated area uses are located outside of the Root Protection Area (RPA) of retained trees and set at a distance from the tree crowns.
- 6.3.2** Trees identified for retention would not therefore impact on the amenities of future occupiers and provision is made for future growth.

6.4 Drainage and Utilities

- 6.4.1** Whilst proposed drainage and utility runs will be the subject of detailed design, given the existing site and its open area and incoming and out-going services can reasonably be accommodated without an adverse impact on the health or stability of retained trees. 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.

6.5 Access footpath

- 6.5.1** Where areas of new hard surfacing are required within the RPA of retained trees G44, G61 and G62 they should be constructed using a suitable 'No-Dig' Construction method. In order to minimise the requirement of excavation of material within the RPA and enable the construction of stable sub-bases for use with areas of new hard surfacing, sub-bases should be designed by the project engineer to utilise one of the following appropriate options:

- A two-dimensional cellular confinement system (suitable for pedestrian surfaces only)
- A three-dimensional cellular confinement system

6.6 Tree Management and Pruning

- 6.6.1** No pruning to directly facilitate construction is anticipated, however, the lifting of lower crowns of trees G44, G61, G62 and G63 will be required over proposed footpaths to provide clearance where these encroach within the lower canopy areas
- 6.6.2** 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.

6.7 Tree Protection

- 6.7.1** Trees located within the site and off-site can be adequately protected in accordance with BS 5837 (2012).
- 6.7.2** Preliminary Tree Protection is provided within the Tree Removal & Arboricultural Impact Assessment Plan [TF1208-FAB-00-XX-DR-G-008301-P02] at Appendix C. This plan identifies precautionary areas and demonstrates that tree protection measures can be successfully implemented within the proposed development.
- 6.7.3** Further, consideration has been given within the proposed development for the provision of adequate working space between buildings 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.
- 6.7.4** 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.
- 6.7.5** 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 removal of existing hard surfacing and demolition material within tree belts
- Details of footway installation
- Landscaping

7.0

CONCLUSION

- 7.1** Trees within the site are not subject to a Tree Preservation Order and the site does not lie within a Conservation Area.
- 7.2** Whilst some tree loss is required to facilitate access to the development, trees identified for removal are of low to moderate quality and in context of the tree stock, tree removal is limited. The loss would not have a significant impact on the appearance of the local or wider landscape.
- 7.3** In mitigation, a soft landscaping scheme should demonstrate that significant new tree planting can be achieved within a future development.
- 7.4** 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).
- 7.5** 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

APPENDIX A

**Tree Survey Schedule &
Reference Plan**

A1 Limitations

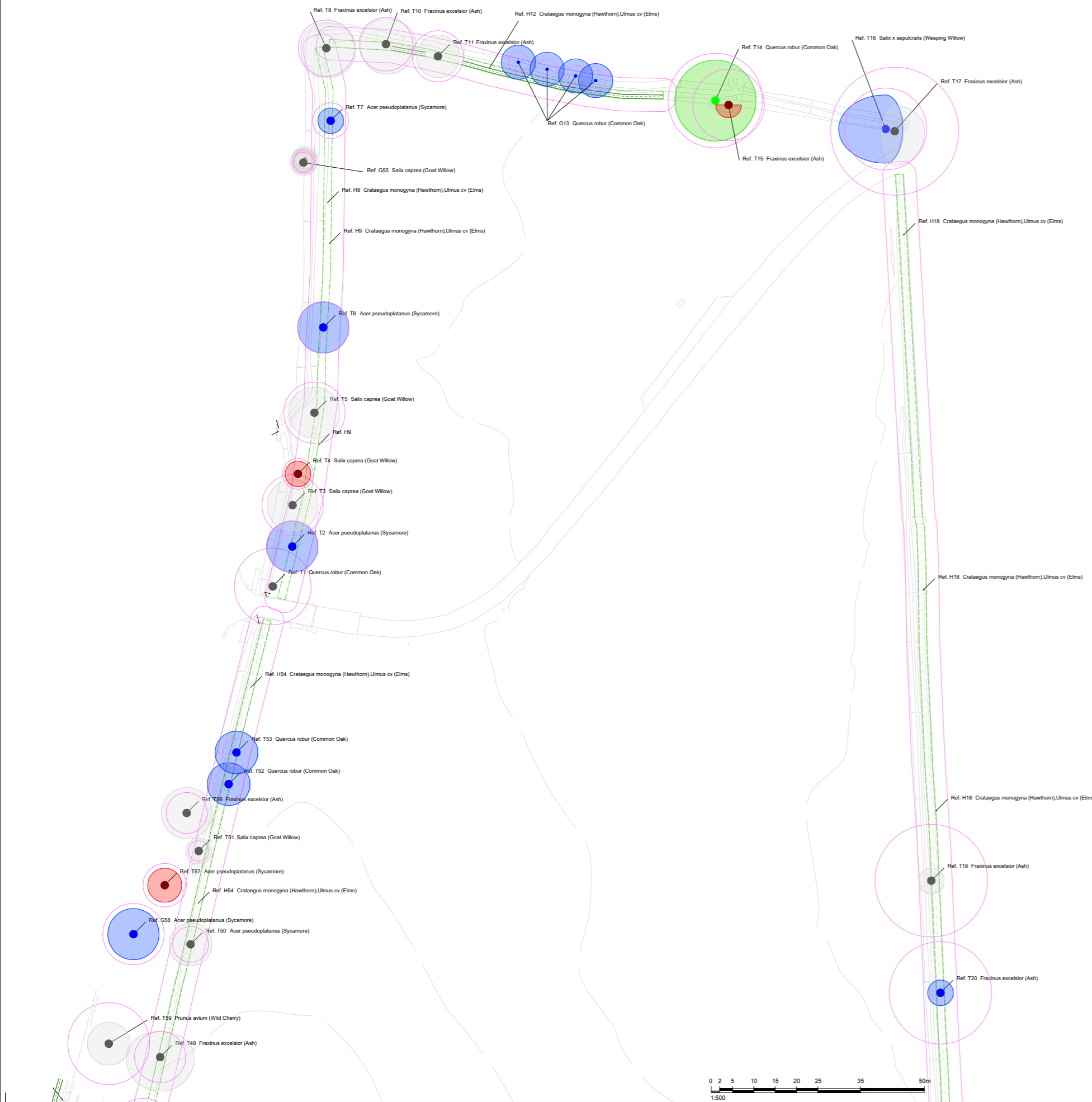
- A1.1** All rights in this report are reserved. No part of it may be reproduced, edited or transmitted, in any form or by any means without our written permission. Its content and format are for the exclusive use of named client indicated within paragraph 1.1 of this report. It may not be sold, lent, hired out or divulged to any third party with an interest in this site without the written consent of tree:fabrik.
- A1.2** 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.
- A1.3** 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.
- A1.4** 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

- A2.5** The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.
- A2.6** 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.
- A2.7** 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 or Tree Protection Plan. 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 in accordance with the guidelines set out in British Standard 5837: (2012) “.
- A2.8** 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.
- A2.9** The estimated life expectancy in context of the species is provided as guidance only.
- A2.10** 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.
- A2.11** Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix B and illustrated on 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.
- A2.12** 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.

TAG NO	COMMON NAME	HEIGHT (M)	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	NOTES 1
T1	QUERCUS ROBUR (COMMON OAK)	12	750	1	1	1	1	1	4	M	POOR	10+	C2	LOW VITALITY. DECLINING. TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. POLLARD. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. DIAMETER ESTIMATED.
T2	ACER PSEUDOPLATANUS (SYCAMORE)	13	500	1	6	6	6	6	3	EM	FAIR	20+	B2	TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. DIAMETER ESTIMATED.
T3	SALIX CAPREA (GOAT WILLOW)	11	600	1	6	6	6	6	4	SM	POOR	10+	C2	DECLINING. TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. POLLARD. LEANING NORTH. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION.
T4	SALIX CAPREA (GOAT WILLOW)	11	300	1	3	3	3	3	3	SM	DEAD	<10	U	DEAD.
T5	SALIX CAPREA (GOAT WILLOW)	11	600	1	6	6	6	6	4	SM	POOR	10+	C2	DECLINING. TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. POLLARD. LEANING NORTH. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION.
T6	ACER PSEUDOPLATANUS (SYCAMORE)	13	500	1	6	6	6	6	3	EM	FAIR	20+	B2	TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. EPICORMICS ON STEM. DIAMETER ESTIMATED.
T7	ACER PSEUDOPLATANUS (SYCAMORE)	13	260,250	2	3	3	3	3	3	EM	FAIR	20+	B2	TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. EPICORMICS ON STEM. DIAMETER ESTIMATED.
T8	FRAXINUS EXCELSIOR (ASH)	14	550	1	6	7	7	6	4	EM	FAIR	20+	C2	LOW VITALITY. TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
H9	CRATAEGUS MONOGYNA (HAWTHORN), ULMUS CV (ELMS)	1,6	75	1	0.5	0.5	0.5	0.5		SM	FAIR	20+	C2	PART OF LINEAR GROUP.
T10	FRAXINUS EXCELSIOR (ASH)	14	520	1	6	7	7	6	4	EM	FAIR	20+	C2	LOW VITALITY. TREE ADJACENT TO ROAD. PART OF LINEAR GROUP. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T11	FRAXINUS EXCELSIOR (ASH)	14	500	1	5	5	5	5	4	EM	FAIR	20+	C2	IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
H12	CRATAEGUS MONOGYNA (HAWTHORN), ULMUS CV (ELMS)	1.5,3	75	1	0.5	0.5	0.5	0.5		SM	FAIR	20+	C2	PART OF LINEAR GROUP.
G13	QUERCUS ROBUR (COMMON OAK)	9	200	1	4	4	4	4	1.5	Y	GOOD	40+	B2	OFFSITE TREE. PART OF LINEAR GROUP. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T14	QUERCUS ROBUR (COMMON OAK)	22	925	1	9.5	9.5	9.5	9.5	3	M	GOOD	40+	A2	OFFSITE TREE. ADJACENT TO WATER. IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. DIAMETER ESTIMATED. UNBALANCED CROWN SHAPE.
T15	FRAXINUS EXCELSIOR (ASH)	12	700	1		3	3	3	4	SM	POOR	<10	U	POOR SHAPE & FORM. MAJOR BARK WOUNDING ON STEM.
T16	SALIX X SEPULCRALIS (WEEPING WILLOW)	20	380,360,480,360	3	8	4	8	11	2	EM	FAIR	20+	B2	ADJACENT TO WATER. COPPICE. LEANING NORTH-WEST.
T17	FRAXINUS EXCELSIOR (ASH)	20	450,390,390	2	6	7	8	3	6	EM	FAIR	10+	C2	ADJACENT TO WATER. STEM DIVIDES AT GROUND LEVEL.
H18	CRATAEGUS MONOGYNA (HAWTHORN), ULMUS CV (ELMS)	1.5,3	75	1	0.5	0.5	0.5	0.5		SM	FAIR	20+	C2	PART OF LINEAR GROUP.
T19	FRAXINUS EXCELSIOR (ASH)	14	1100	1	3	3	3	3		M	FAIR	10+	C2	ADJACENT TO WATER. POLLARD. IVY ON TREE. UNABLE TO ACCESS TREE FOR INSPECTION. CAVITY ON STEM. DIAMETER ESTIMATED. MAJOR DEADWOOD IN CROWN. DEADWOOD OVER TARGET AREA.
T20	FRAXINUS EXCELSIOR (ASH)	11	1000	1	3	3	3	3		M	FAIR	20+	B2	ADJACENT TO WATER. POLLARD. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T21	QUERCUS ROBUR (COMMON OAK)	9	430	1	4	4	4	4	3	SM	GOOD	40+	B2	
T22	SALIX CAPREA (GOAT WILLOW)	11	300	1	3	3	3	3	3	SM	DEAD	<10	U	DEAD.

T23	SALIX CAPREA (GOAT WILLOW)	11	300	1	3	3	3	3	3	SM	DEAD	<10	U	DEAD.
T24	CRATAEGUS MONOGYNA (HAWTHORN)	4.5	1505,100,100,75,75	5	2	2	2	2	1	Y	GOOD	40+	C2	ADJACENT TO WATER.
T25	FRAXINUS EXCELSIOR (ASH)	9	350,400,200	3	6	6	6	6		SM	FAIR	10+	C2	ADJACENT TO WATER. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T26	CRATAEGUS MONOGYNA (HAWTHORN)	4.5	100,100,100,100,100	5	5	5	5	5	1	Y	GOOD	40+	C2	ADJACENT TO WATER.
T27	FRAXINUS EXCELSIOR (ASH)	9	350,400,200	3	6	6	6	6		SM	FAIR	10+	C2	ADJACENT TO WATER. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T28	CRATAEGUS MONOGYNA (HAWTHORN)	4.5	100,100,100,100,100	5	5	5	5	5	1	Y	GOOD	40+	C2	ADJACENT TO WATER.
T29	ACER PLATANOIDES (NORWAY MAPLE)	11	280	1	5	5	5	5	3	EM	FAIR	20+	B2	ADJACENT TO WATER. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T30	TILIA X EUROPAEA (COMMON LIME)	14	800	1	8	5	7	7		M	FAIR	20+	B2	UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T31	SALIX BABYLONICA (WEEPING WILLOW)	10	300	1	5	5	5	5	1.8	SM	FAIR	10+	C2	MULTIPLE STEMS AT GROUND LEVEL.
T32	FRAXINUS EXCELSIOR (ASH)	11	280,150,100	3	4	4	4	4	1.5	SM	FAIR	10+	C2	OFFSITE TREE. MULTIPLE STEMS BELOW 1.5M. DIAMETER ESTIMATED.
T33	CEDRUS ATLANTICA (ATLANTIC CEDAR)	10	400	1	5	5	5	5	3	EM	FAIR	20+	B2	OFFSITE TREE. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T34	SORBUS INTERMEDIA (SWEDISH WHITEBEAM)	6	125,100,75	3	3	3	3	3	1	Y	FAIR	20+	C1	OFFSITE TREE. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T35	LIRIODENDRON TULIPIFERA (TULIP TREE)	7	210	1	4	4	4	4	2	SM	FAIR	20+	B1	OFFSITE TREE. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T36	CARPINUS BETULUS (HORNBEAM)	7	350	1	6	6	6	6	2	SM	FAIR	20+	B1	OFFSITE TREE. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T37	FAGUS SYLVATICA (BEECH)	7	350	1	6	6	6	6	2	SM	FAIR	20+	B1	OFFSITE TREE. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T38	PICEA ABIES (NORWAY SPRUCE)	10	300	1	5	5	5	5	3	EM	FAIR	20+	B2	OFFSITE TREE. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T39	PRUNUS AVIUM (WILD CHERRY)	7	400	1	5	5	5	5	3	SM	FAIR	10+	C2	CAVITY ON STEM. STEM DIVIDES ABOVE 1.5M.
T40	POPULUS ALBA (WHITE POPLAR)	20	700,500	2	8	8	8	8	5	M	FAIR	40+	B2	OFFSITE TREE. POLLARD. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T41	CRATAEGUS MONOGYNA (HAWTHORN)	4.5	100,100,100,100,100	5	5	5	5	5	1	Y	GOOD	40+	C2	PART OF GROUP. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T42	FRAXINUS EXCELSIOR (ASH)	14	450,450	2	6	6	6	6	4	EM	FAIR	20+	C2	IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH. UNABLE TO ACCESS TREE FOR INSPECTION. DIAMETER ESTIMATED.
T43	ACER PSEUDOPLATANUS (SYCAMORE)	15	400,200,100	3	5	5	5	5	4	SM	FAIR	10+	C2	PART OF LINEAR GROUP. STEM DIVIDES BELOW 1.5M.
G44	SALIX BABYLONICA (WEEPING WILLOW)	12	250	1	5	5	5	5	3	SM	FAIR	10+	C2	PART OF GROUP. LOCATED ON BANK.
T45	FRAXINUS EXCELSIOR (ASH)	20	820	1	6	8	8	8	4	M	POOR	10+	C1	PART OF LINEAR GROUP. LOCATED ON BANK. CAVITY ON STEM. DIEBACK IN CROWN. LOW BUD/LEAF DENSITY. BROKEN BRANCHES IN CROWN. MINOR DEADWOOD. UNBALANCED CROWN SHAPE. CROWN DISTORTED DUE TO GROUP PRESSURE.
T46	ACER PSEUDOPLATANUS (SYCAMORE)	9	250,250,250,200	4	5	5	5	5	4	SM	FAIR	20+	C1	
G47	SALIX BABYLONICA (WEEPING WILLOW)	12	300	1	5	5	5	5	3	SM	FAIR	10+	C2	PART OF GROUP. LOCATED ON BANK.
T48	FRAXINUS EXCELSIOR (ASH)	20	600	1	6	8	8	8	4	M	POOR	10+	C1	PART OF LINEAR GROUP. LOCATED ON BANK. CAVITY ON STEM. DIEBACK IN CROWN. LOW BUD/LEAF DENSITY. BROKEN BRANCHES IN CROWN. MINOR DEADWOOD. UNBALANCED CROWN SHAPE. CROWN DISTORTED DUE TO GROUP PRESSURE.
T49	FRAXINUS EXCELSIOR (ASH)	20	500	1	6	8	8	8	4	M	POOR	10+	C1	PART OF LINEAR GROUP. LOCATED ON BANK. CAVITY ON STEM. DIEBACK IN CROWN. LOW BUD/LEAF DENSITY. BROKEN BRANCHES IN CROWN. MINOR DEADWOOD. UNBALANCED CROWN SHAPE. CROWN DISTORTED DUE TO GROUP PRESSURE.
T50	ACER PSEUDOPLATANUS (SYCAMORE)	9	250,250	2	5	5	5	5	4	SM	FAIR	20+	C1	
T51	SALIX CAPREA (GOAT WILLOW)	8	200	1	3	3	3	3		SM	FAIR	20+	C1	
T52	QUERCUS ROBUR (COMMON OAK)	9	300	1	5	5	5	5	3	SM	FAIR	40+	B2	IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH.
T53	QUERCUS ROBUR (COMMON OAK)	9	200,200	2	5	5	5	5	3	SM	FAIR	40+	B2	IVY ON TREE. UNABLE TO INSPECT STEM DUE TO IVY. UNABLE TO INSPECT STEM DUE TO UNDERGROWTH.



General

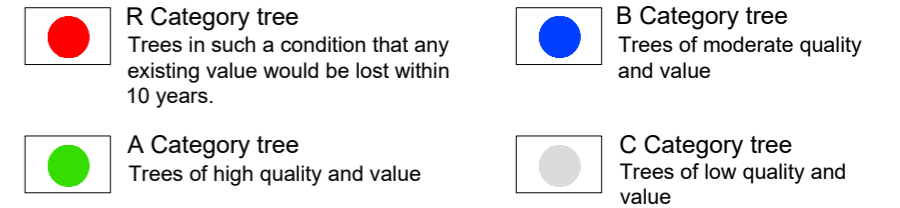
This illustrative plan is intended to inform preliminary site layout & design and should be read in conjunction with the Tree Survey Schedule. Detailed assessment and site measurement may be required prior to final design.

Tree Survey



Quality & value of existing tree stock

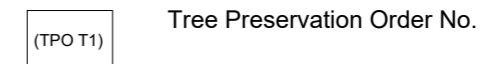
The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.



Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation subject to a comparison between costs of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

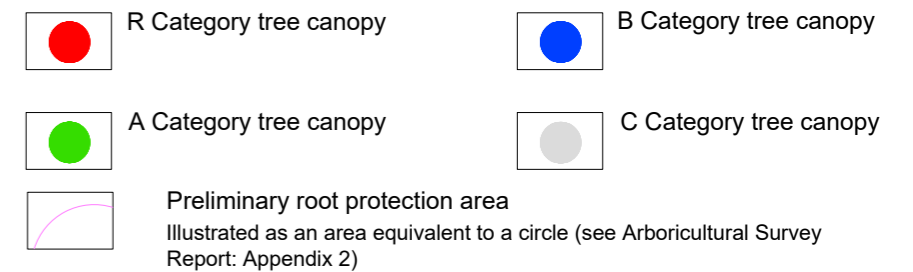
Statutory Designations (trees)

The site is subject to a Tree Preservation Order, however offsite trees adjacent to site are identified as 013 of 1990. This specifies selected individual trees. It is therefore strongly recommended that written consent be obtained from the Local Planning Authority prior to carrying any works.



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.



Notes

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 and root protection area. This may influence site use, location and orientation of dwellings or infrastructure.

Where the preliminary RPA may be 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.

ID	Date	Initial Issue	By	Check
001	04-05-22	Initial Issue	RD	RD
002		Revised	Drawn	Checked

1. This drawing is copyright of tree:fabrik. It must not be copied or reproduced without written consent from the client.
 2. Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
 3. All contractors must visit site and be responsible for taking and checking all dimensions relevant to the works shown on the drawing prior to fabrication or setting out.
 4. This drawing uses colored lines. Please do not rely on a monochrome copy.

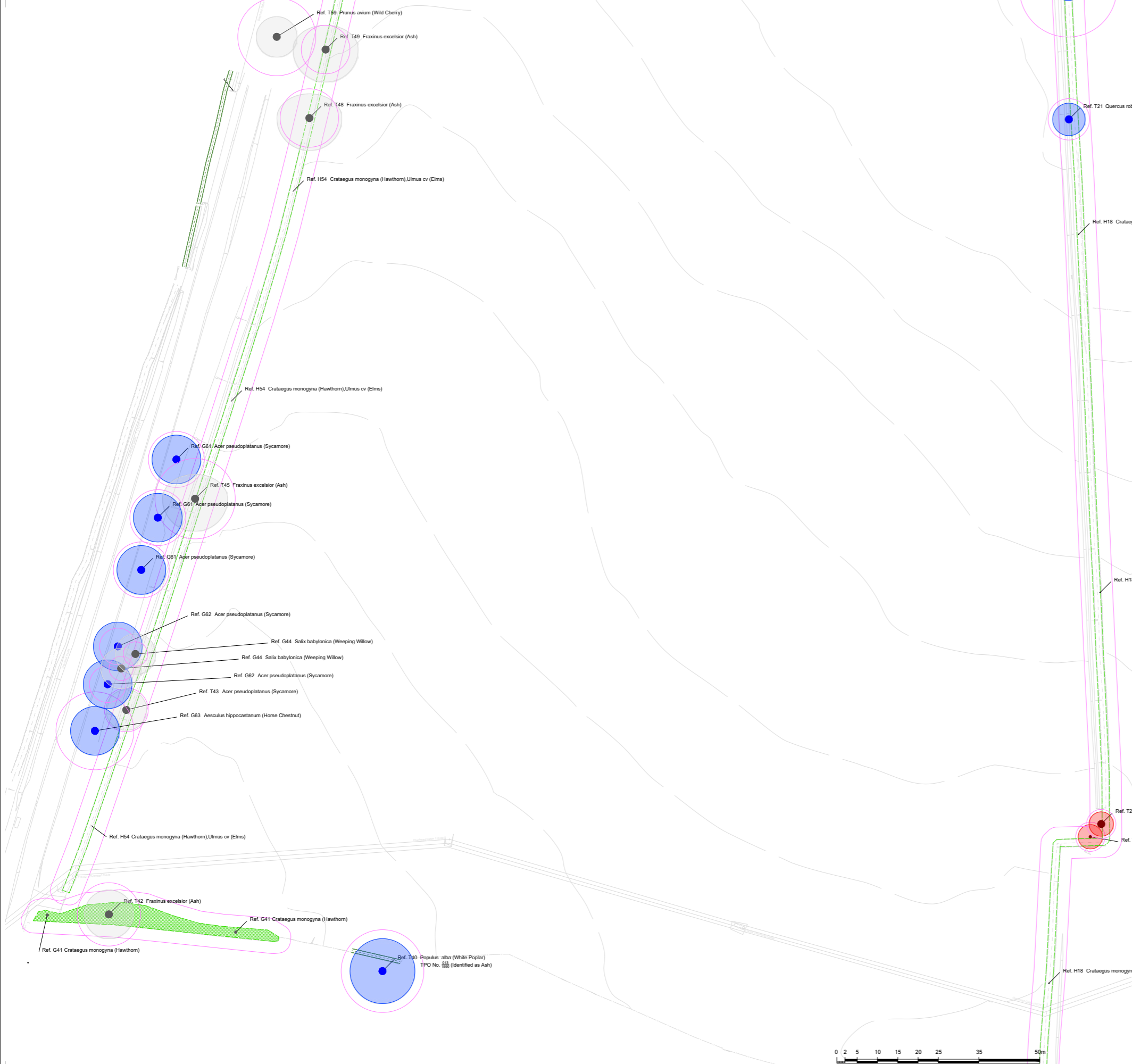
External Reference: TF1208-FAB-00-XX-M2-G-007001_Type

tree:fabrik arboriculture
 First Floor Studio | The Old School | 4 Easton Street | London | SE1 1BU
 T: 2037 903 1463 | E: london@tree:fabrik.com | W: www.tree:fabrik.com

Project: Land at Cropredy
 Client: Obsidian Strategic

Drawing Title: Arboricultural Survey Reference Plan - Sheet 1 of 3
 Prepared by: rd
 Drawn by: rd
 Checked by: rd
 Design Scale: 1:500 @ A1
 Date of First Issue: may | 2022

Project Number	Drawn	Zone	Level	File Type	Role	Number	Revision
TF1208	FAB	00	XX	DR	G	2001	P01



Tree Survey

Ref:?	Tree No.		Trunk diameter
Ash	Common name		

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 construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

	R Category tree Trees in such a condition that any existing value would be lost within 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

Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation, subject to a comparison between costs of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

Statutory Designations (trees)

The site is not subject to a Tree Preservation Order, however offsite trees adjacent to site are identified as 013 of 1990. This specifies selected individual trees. It is therefore strongly recommended that written consent be obtained from the Local Planning Authority prior to carrying any works.

(TPO T1)	Tree Preservation Order No.
----------	-----------------------------

Above and Below Ground Constraints

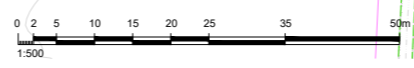
In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

	R Category tree canopy		B Category tree canopy
	A Category tree canopy		C Category tree canopy
	Preliminary root protection area Illustrated as an area equivalent to a circle (see Arboricultural Survey Report: Appendix 2)		

Notes

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 may be 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.



This drawing may contain Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright 2017. All rights reserved. Reference number: OS Open data © Crown copyright and database right 2017. Aerial Photography © XXXXXXX.

Rev	Date	Initials	Reason	By	Check
001	04-05-22		Initial Issue	MD	MD
			Revision	Drawn	Checked

1. This drawing is copyright of *tree:fabrik*. It must not be copied or reproduced without written consent from the owner.
 2. Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
 3. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing prior to fabrication or setting out.
 4. This drawing uses coloured lines. Please do not rely on a monochrome copy.

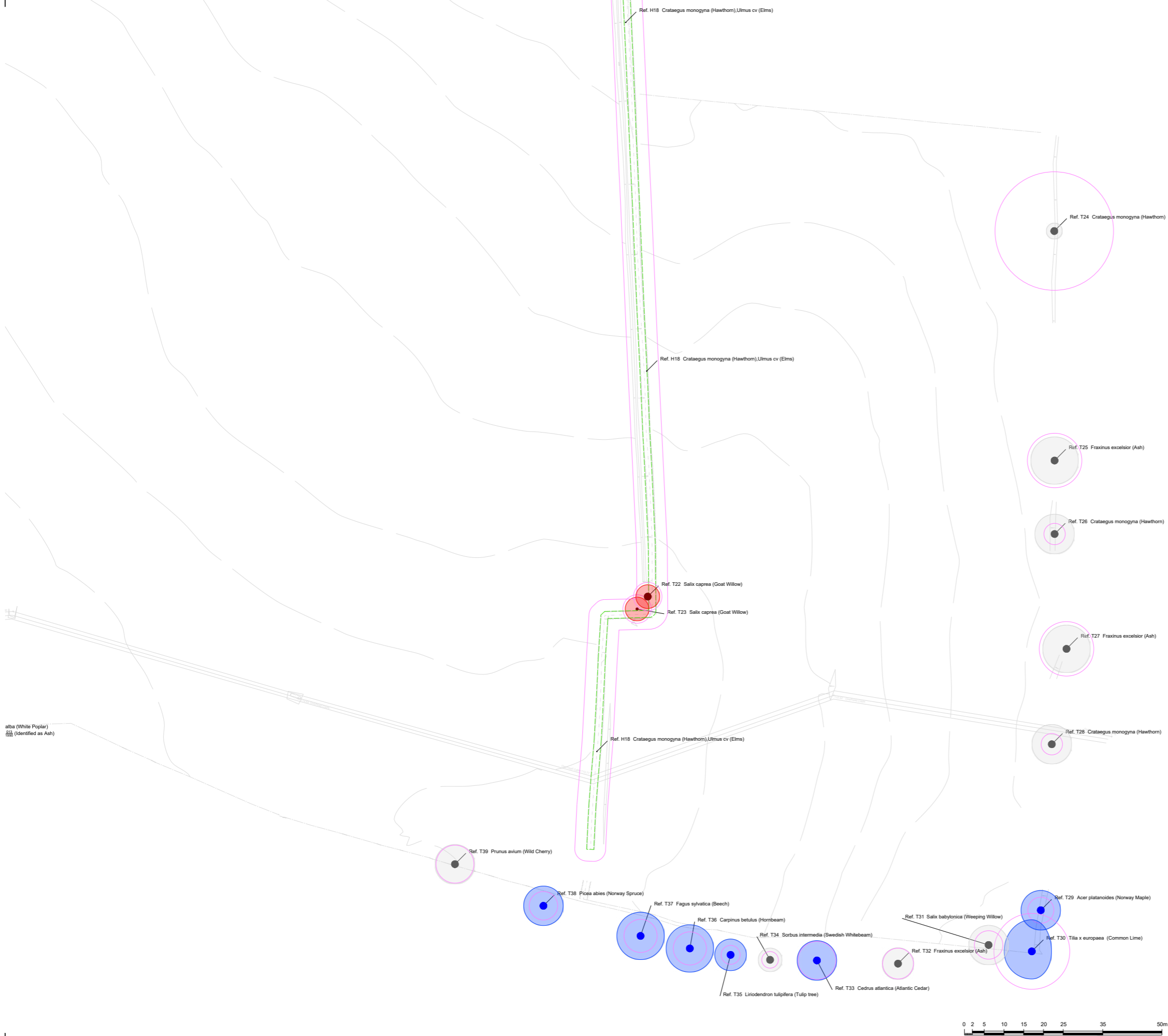
External Reference: TF1208-FAB-00-XX-MD-G-007001_Topo

tree:fabrik arboriculture
 First Floor Studio | The Old School | 4 Essex Street | London | SE1 1BU
 T: +44 (0)20 7463 1212 | london@treefabrik.com | W: www.treefabrik.com

Project: Land at Cropredy
 Client: Obsidian Strategic

Drawing Title: Arboricultural Survey Reference Plan - Sheet 2 of 3
 Project No: FAB-00-XX-DR
 Design By: rd
 Checked By: rd
 Drawn Scale: 1:500 @ A1
 Date of First Issue: may | 2022

Project Number	Drawn	Zone	Level	File Type	Role	Number	Revision
TF1208	FAB	00	XX	DR	G	2001	P01



NOTES

This drawing is the property of *tree: fabrik* ltd. It must not be copied or reproduced without written consent. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing.

General

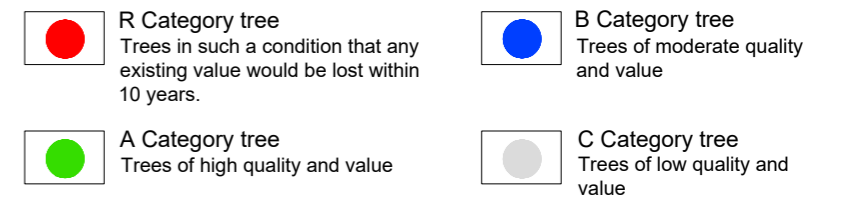
This illustrative plan is intended to inform preliminary site layout & design and should be read in conjunction with the Tree Survey Schedule. Detailed assessment and site measurement may be required prior to final design.

Tree Survey



Quality & value of existing tree stock

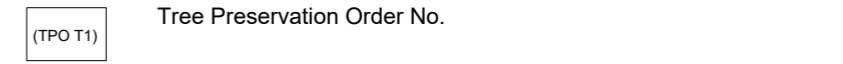
The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.



Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation subject to a comparison between costs of the of the various options. Similarly, appropriate mitigation through replacement tree planting elsewhere as part of the development is desirable.

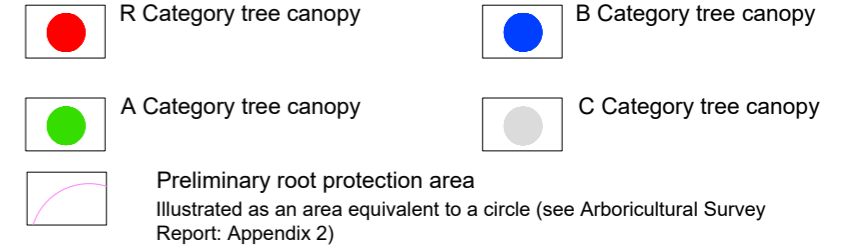
Statutory Designations (trees)

The site is not subject to a Tree Preservation Order, however offsite trees adjacent to site are identified as 013 of 1990. This specifies selected individual trees. It is therefore strongly recommended that written consent be obtained from the Local Planning Authority prior to carrying any works.



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.



Notes

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 may be 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 to be considered at the earliest opportunity.

This drawing may contain Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright 2017. All rights reserved. Reference number: 100019581. OS Open data © Crown copyright and database right 2017. Aerial Photography © 2000000

Rev	Date	By	Reason	MD	IS
001	04-05-22	initial issue			
		Drawn			Checked

1. This drawing is copyright of *tree:fabrik* Ltd. It must not be copied or reproduced without written consent from the client.
2. Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
3. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing prior to fabrication or setting out.
4. This drawing uses coloured lines. Please do not rely on a monochrome copy.

External Reference: TF1208-FAB-00-XX-MD-G-007001_Topo

tree:fabrik arboriculture
 First Floor Studio | The Old School | 4 Exton Street | London | SE1 8UE
 T: 0207 803 1463 | E: london@treefabrik.com | W: www.treefabrik.com

Project: Land at Cropredy
 Client: Obsidian Strategic

Drawing Title: Arboricultural Survey Reference Plan - Sheet 3 of 3
 Purpose of issue: DESIGN INFORMATION ONLY
 Drawn By: rd
 Checked By: rd
 Drawn Scale: 1:500 @ A1
 Date of First Issue: may | 2022

Project Number	Disc	Zone	Level	File Type	Role	Number	Revision
TF1208	FAB	00	XX	DR	G	2001	P01

APPENDIX B

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	QUERCUS ROBUR (COMMON OAK)	750	1	M	10+	C2	9.0	254.5
T2	ACER PSEUDOPLATANUS (SYCAMORE)	500	1	EM	20+	B2	6.0	113.1
T3	SALIX CAPREA (GOAT WILLOW)	600	1	SM	10+	C2	7.2	162.9
T4	SALIX CAPREA (GOAT WILLOW)	300	1	SM	<10	U	3.6	40.7
T5	SALIX CAPREA (GOAT WILLOW)	600	1	SM	10+	C2	7.2	162.9
T6	ACER PSEUDOPLATANUS (SYCAMORE)	500	1	EM	20+	B2	6.00	113.1
T7	ACER PSEUDOPLATANUS (SYCAMORE)	361	2	EM	20+	B2	4.30	59.0
T8	FRAXINUS EXCELSIOR (ASH)	550	1	EM	20+	C2	6.60	136.8
H9	CRATAEGUS MONOGYNA (HAWTHORN),ULMUS CV (ELMS)	75	1	SM	20+	C2	0.90	2.5
T10	FRAXINUS EXCELSIOR (ASH)	520	1	EM	20+	C2	6.20	122.3
T11	FRAXINUS EXCELSIOR (ASH)	500	1	EM	20+	C2	6.00	113.1
H12	CRATAEGUS MONOGYNA (HAWTHORN),ULMUS CV (ELMS)	75	1	SM	20+	C2	0.90	2.5
G13	QUERCUS ROBUR (COMMON OAK)	200	1	Y	40+	B2	2.40	18.1
T14	QUERCUS ROBUR (COMMON OAK)	925	1	M	40+	A2	11.10	387.1
T15	FRAXINUS EXCELSIOR (ASH)	700	1	SM	<10	U	8.40	221.7
T16	SALIX X SEPULCRALIS (WEEPING WILLOW)	796	3	EM	20+	B2	9.60	286.6
T17	FRAXINUS EXCELSIOR (ASH)	450390	2	EM	10+	C2	15	707.0
H18	CRATAEGUS MONOGYNA (HAWTHORN),ULMUS CV (ELMS)	75	1	SM	20+	C2	0.90	2.5
T19	FRAXINUS EXCELSIOR (ASH)	1100	1	M	10+	C2	13.20	547.4
T20	FRAXINUS EXCELSIOR (ASH)	1000	1	M	20+	B2	12.00	452.4
T21	QUERCUS ROBUR (COMMON OAK)	430	1	SM	40+	B2	5.20	83.6
T22	SALIX CAPREA (GOAT WILLOW)	300	1	SM	<10	U	3.60	40.7
T23	SALIX CAPREA (GOAT WILLOW)	300	1	SM	<10	U	3.60	40.7

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
T24	CRATAEGUS MONOGYNA (HAWTHORN)	1515	5	Y	40+	C2	15	707.0
T25	FRAXINUS EXCELSIOR (ASH)	568	3	SM	10+	C2	6.80	146.0
T26	CRATAEGUS MONOGYNA (HAWTHORN)	224	5	Y	40+	C2	2.70	22.7
T27	FRAXINUS EXCELSIOR (ASH)	568	3	SM	10+	C2	6.80	146.0
T28	CRATAEGUS MONOGYNA (HAWTHORN)	224	5	Y	40+	C2	2.70	22.7
T29	ACER PLATANOIDES (NORWAY MAPLE)	280	1	EM	20+	B2	3.40	35.5
T30	TILIA X EUROPAEA (COMMON LIME)	800	1	M	20+	B2	9.60	289.5
T31	SALIX BABYLONICA (WEEPING WILLOW)	300	1	SM	10+	C2	3.60	40.7
T32	FRAXINUS EXCELSIOR (ASH)	333	3	SM	10+	C2	4.00	50.2
T33	CEDRUS ATLANTICA (ATLANTIC CEDAR)	400	1	EM	20+	B2	4.80	72.4
T34	SORBUS INTERMEDIA (SWEDISH WHITEBEAM)	177	3	Y	20+	C1	2.10	14.2
T35	LIRIODENDRON TULIPIFERA (TULIP TREE)	210	1	SM	20+	B1	2.50	20.0
T36	CARPINUS BETULUS (HORNBEAM)	350	1	SM	20+	B1	4.20	55.4
T37	FAGUS SYLVATICA (BEECH)	350	1	SM	20+	B1	4.20	55.4
T38	PICEA ABIES (NORWAY SPRUCE)	300	1	EM	20+	B2	3.60	40.7
T39	PRUNUS AVIUM (WILD CHERRY)	400	1	SM	10+	C2	4.80	72.4
T40	POPULUS ALBA (WHITE POPLAR)	860	2	M	40+	B2	10.30	334.6
T41	CRATAEGUS MONOGYNA (HAWTHORN)	224	5	Y	40+	C2	2.70	22.7
T42	FRAXINUS EXCELSIOR (ASH)	636	2	EM	20+	C2	7.60	183.0
T43	ACER PSEUDOPLATANUS (SYCAMORE)	458	3	SM	10+	C2	5.50	94.9
G44	SALIX BABYLONICA (WEEPING WILLOW)	250	1	SM	10+	C2	3.00	28.3
T45	FRAXINUS EXCELSIOR (ASH)	820	1	M	10+	C1	9.80	304.2
T46	ACER PSEUDOPLATANUS (SYCAMORE)	477	4	SM	20+	C1	5.70	102.9
G47	SALIX BABYLONICA (WEEPING WILLOW)	300	1	SM	10+	C2	3.60	40.7

TREE NO.	SPECIES	COMBINED STEM DIA (MM)	STEM COUNT	AGE CLASS	REMAINING CONTRIBUTION	CATEGORY GRADE	ROOT PROTECTION AREA	
							RADIUS (M)	AREA (M2)
T48	FRAXINUS EXCELSIOR (ASH)	600	1	M	10+	C1	7.20	162.9
T49	FRAXINUS EXCELSIOR (ASH)	500	1	M	10+	C1	6.00	113.1
T50	ACER PSEUDOPLATANUS (SYCAMORE)	354	2	SM	20+	C1	4.20	56.7
T51	SALIX CAPREA (GOAT WILLOW)	200	1	SM	20+	C1	2.40	18.1
T52	QUERCUS ROBUR (COMMON OAK)	300	1	SM	40+	B2	3.60	40.7
T53	QUERCUS ROBUR (COMMON OAK)	283	2	SM	40+	B2	3.40	36.2
H54	CRATAEGUS MONOGYNA (HAWTHORN), ULMUS CV (ELMS)	75	1	SM	20+	C2	0.90	2.5
G55	SALIX CAPREA (GOAT WILLOW)	200	1	SM	20+	C1	2.40	18.1
T56	FRAXINUS EXCELSIOR (ASH)	390	1	SM	10+	C2	4.70	68.8
T57	ACER PSEUDOPLATANUS (SYCAMORE)	433		SM	<10	U	5.20	84.8
G58	ACER PSEUDOPLATANUS (SYCAMORE)	600	1	EM	20+	B2	7.20	162.9
T59	PRUNUS AVIUM (WILD CHERRY)	400150		SM	10+	C2	15	707.0
T60	ACER PSEUDOPLATANUS (SYCAMORE)	580	1	EM	20+	B2	7.00	152.2
G61	ACER PSEUDOPLATANUS (SYCAMORE)	580	1	EM	20+	B2	7.00	152.2
G62	ACER PSEUDOPLATANUS (SYCAMORE)	380	1	EM	20+	B2	4.60	65.3
T63	AESCULUS HIPPOCASTANUM (HORSE CHESTNUT)	709		M	20+	B2	8.50	227.4

APPENDIX C

**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 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.

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 Impact Assessment [TF1226-FAB-00-XX-RP-G-3001] and in particular Section 8.6 Tree Protection. 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
 Indicative site boundary

Statutory Designations (trees)
 East Hampshire District Council (EHDC) online mapping tool indicates that no trees within the site are subject to a Tree Preservation Order.

The statutory designation may change and therefore it is recommended that EHDC be contacted prior to carrying out any tree works.
 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 subject to exemptions. All trees, regardless of their status, are a material consideration in a planning application, and consequently the Local Planning Authority will take them into account when considering planning applications.

No trees assessed where considered to display characteristics of Ancient or Veteran trees.

Parameter Plan information
 The Illustrative Site Layout Plan by OSP ('the illustrative layout') considered within this assessment demonstrates how retained trees could be successfully integrated within a potential scheme. However, the illustrative layout is indicative outlining the design principles and therefore is not fixed.

- Community Use Land
- Open Space Land Use
- Residential Use Land
- Proposed footpath/access

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

- Above and Below Ground Constraints**
- Crown spread A Category Tree
 - Crown spread B Category Tree
 - Crown spread C Category Tree
 - Crown spread U Category Tree

- Tree Removal**
- Tree to be removed
 - Tree/Group area to be removed

Tree Protection
 All footpaths and link cycleway within wooded areas are to be locally adjusted on site to avoid principal trees and are to be located a minimum of 1m from the tree trunk. Where footpaths and link cycleway are located within the RPA of a retained tree the construction methodology will be of 'No Dig' as specified by the engineer and in consultation with the Project Arboriculturist.

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)

No-Dig Cellular Confinement Construction - Where areas of new hard surfacing are required within the RPA of retained trees G61-G63 they should be constructed using a suitable 'No-Dig' Construction method. In order to minimise the requirement of excavation of material within the RPA and enable the construction of stable sub-bases for use with areas of new hard surfacing, sub-bases should be designed by the project engineer to utilise a two-dimensional cellular confinement system (suitable for pedestrian surfaces only)

Project No	27-01-23	Initial Issue	RD
Revision	28-03-23	Revised Parameter Plan	RD
Drawn			
Checked			

External References
 • TF1208-FAB-00-XX-MG-G-007901_T10P
 • TF1208-FAB-00-XX-MG-G-008301

tree:fabrik arboriculture
 First Floor Studio | The Old School | 4 Eaton Street | London | SE1 1AE
 T: 0207 629 1453 | E: london@treefabrik.com | W: www.treefabrik.com

Project: Land at Cropredy Obsidian Strategic
 Drawing Title: Arboricultural Impact Assessment and Tree Removal Plan - Sheet 1 of 2
 Project of Issue: rd
 Drawn By: rd
 Checked By: rd
 Date of Issue: 1:500 @ A1, Jan | 2023

Project Number	Origin	Zone	Level	File Type	Revision	Number	Revision
TF1208	FAB	00	XX	DR	G	8301	P01



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 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.

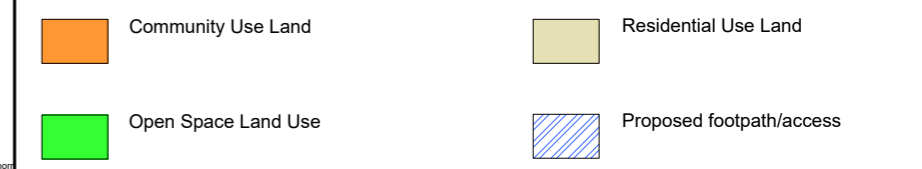
General
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Impact Assessment [TF1226-FAB-00-XX-RP-G-3001] and in particular Section 8.6 Tree Protection. 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
 Indicative site boundary

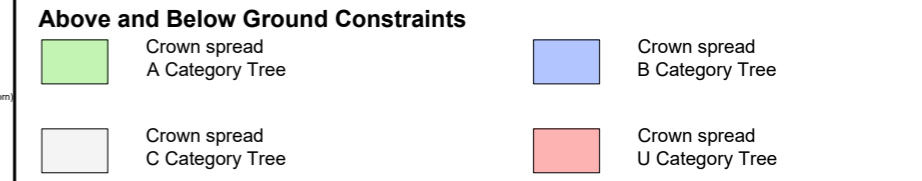
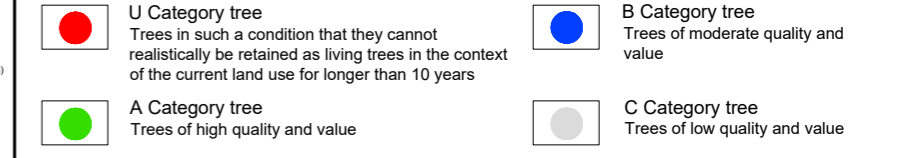
Statutory Designations (trees)
 East Hampshire District Council (EHDC) online mapping tool indicates that no trees within the site are subject to a Tree Preservation Order.

The statutory designation may change and therefore it is recommended that EHDC be contacted prior to carrying out any tree works.
 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 subject to exemptions. All trees, regardless of their status, are a material consideration in a planning application, and consequently the Local Planning Authority will take them into account when considering planning applications.
 No trees assessed where considered to display characteristics of Ancient or Veteran trees.

Parameter Plan information
 The Illustrative Site Layout Plan by OSP ('the illustrative layout') considered within this assessment demonstrates how retained trees could be successfully integrated within a potential scheme. However, the illustrative layout is indicative outlining the design principles and therefore is not fixed.



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.



Tree Protection
 All footpaths and link cycleway within wooded areas are to be locally adjusted on site to avoid principal trees and are to be located a minimum of 1m from the tree trunk. Where footpaths and link cycleway are located within the RPA of a retained tree the construction methodology will be of 'No Dig' as specified by the engineer and in consultation with the Project Arboriculturist.

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)

No-Dig Cellular Confinement Construction - Where areas of new hard surfacing are required within the RPA of retained trees G61-G63 they should be constructed using a suitable 'No-Dig' Construction method. In order to minimise the requirement of excavation of material within the RPA and enable the construction of stable sub-bases for use with areas of new hard surfacing, sub-bases should be designed by the project engineer to utilise a two-dimensional cellular confinement system (suitable for pedestrian surfaces only)

PO1	27-01-23	Initial Issue	RD	RD	RD
PO2	28-03-23	Revised Parameter Plan	RD	RD	RD
Drawn		Checked	Drawn	Checked	

External References:
 • TF1208-FAB-00-XX-RP-G-3001: IAPP
 • TF1208-FAB-00-XX-DR-G-008301

tree:fabrik arboriculture
 First Floor Studio | The Old School | 4 Eskin Street | London | SE1 1AE
 T: 0207 629 1433 | E: london@treefabrik.com | W: www.treefabrik.com

Project: Land at Cropredy
 Client: Obsidian Strategic

Drawing Title: Arboricultural Impact Assessment and Tree Removal Plan - Sheet 2 of 2
 Purpose of Issue: ISSUED FOR PLANNING APPROVAL
 Drawn By: rd
 Checked By: rd
 Date of Issue: 1:500 @ A1
 Date of Issue: Mar | 2023

Project Number	Origin	Zone	Level	File Type	Revision	Number	Revision
TF1208	FAB	00	XX	DR	G	8301	P02

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR
STUDIO
THE OLD SCHOOL
4 EXTON STREET
LONDON
SE1 8UE

FABRIKUK.COM

tree:fabrik

