

**Arboricultural Report and Tree Condition Survey for the
Proposed Residential Development at Fringford Road, Caversfield,
Bicester.**

**Prepared
for**

CALA Homes (Midlands) Ltd

Prepared by
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Our Ref 0313-1210
July 2013

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Executive Summary

The purpose of this report, is to comment on the impact of the proposed development on trees, both within and immediately adjacent the site, in accordance with the content of British Standard 5837: 2012 Trees in relation to design, demolition and construction – Recommendations

In March 2013, a survey of the trees on the site on the site was carried out following the guidance outlined British Standard 5837: 2012. This survey assessed the quality and condition of the trees and this information informed the design of the proposed layout.

The development of the site will involve the demolition of the existing residential property and equestrian facility and the construction of a residential development with a village hall and shop.

With the exception of a short section to be removed to allow for the new access from Fringford Road the boundary vegetation is to be retained, and where appropriate enhanced with new planting. Within the site the best quality trees are to be retained as a group within an area of open space to the centre of the site.

The majority of trees to be removed are poor quality semi-mature trees growing to either side of the driveway, ornamental trees growing within the garden and rows of Leyland cypresses. The proposed development includes significant new tree planting and this planting will serve to replace those trees removed and will improve the bio-diversity value and long-term future of the tree resource by improving the age and species mix.

The protection of the retained trees can be secured by continuing to follow the guidelines outlined in BS5837 (2012). The successful protection of retained trees and the establishment of the new planting can be secured by use of standard planning conditions.

1.0 Introduction

- 1.1 This Arboricultural Implication Assessment has been prepared to support the planning application for the demolition of the existing residential property and equestrian facilities and construction of a residential development, together with a Village Hall and Shop with associated highways, car parking, private amenity space, communal amenity space and landscaping.
- 1.2 To help inform the proposed development of this site we undertook a Pre-Development Tree Condition Survey (See Appendix 1) in March 2013. 3
- 1.3 This report is based on the layout plan Fringford Road, Concept Masterplan – 01, CMP-01 G Dated 27/02/13.

2.0 Site Description

- 2.1 The site consists of residential property, with equestrian facilities and several paddocks. To the east of the site is Fringford Road; to the south of the site is another unnamed lane. The site is generally level with no adverse topographical features. There is a driveway accessing the site from the south and a further driveway running from Fringford Road to the east.
- 2.2 The tree resource consists of 2 hedgerows to the southern and eastern boundary with some trees and planted trees running along the access driveway and within the garden areas near the house. The most significant trees are the row of 4 Beech trees and a Horse chestnut tree to the northern end of the southern driveway. Beyond the western boundary of the site is an area of mixed woodland. There are groups of mature poplars x 3 and rows of Leyland cypress growing within the site that do not merit consideration during the planning process.

3.0 Statutory Protection

- 3.1 We have not been informed of any statutory protection to the existing trees growing within or close to the site. No tree works should be undertaken prior to obtaining full planning consent without checking the statutory protection in relation to trees.

4.0 Discussion

- 4.1 The site is described in detail in the Design and Access statement, the vegetation consists of boundary hedgerows and a mix of planted trees which are generally located around the property and access driveway. These planted trees are contemporary or younger than the existing property. The overall condition of the tree resource is fair, with some trees showing signs of disease, declining health and structural failure.

- 4.2 The best quality on-site trees are the row of 4 Beech trees T28-T31 and a Horse chestnut T27 tree to the northern end of the southern driveway, all these trees are to be retained within the proposed layout. The tarmac driveway which runs to the east of these trees is to be removed and replaced with open ground. These works along with the removal of the horses will serve to improve the growing environment of these trees. The beech trees appear to be suffering from stress probably relating to the compaction and poaching of the ground by the horses. This can be alleviated by mulching the ground beneath the canopy of these trees.
- 4.3 The verge to either side of the southern driveway has been planted with a mix of trees including Horse chestnut, Poplars and Walnuts. These trees have struggled to become established and are of poor form with many trees in declining health. The garden of the house contains a mix of ornamental trees. All these trees are contemporary or younger than the existing property with a limited wider amenity value. All these trees are to be removed to allow for the proposed development.
- 4.4 There is a group of 3 mature poplars G7 close to the rear boundary of the neighbouring property South Lodge. These trees have basal wounds and are remnants of a larger group where other poplars have failed. With regard to their form these trees are considered to have a limited remaining safe life-expectancy and are unsuitable for retention within the proposed development. There are rows of Leyland cypress G9 and G10 which are also unsuitable for retention within the proposed development.
- 4.5 The removal of these trees will not have a significant impact on the amenity value of the tree resource within the locality and the removal of these trees can be mitigated by the new tree planting proposed as part of the landscaping scheme.
- 4.6 The principal of removing trees to allow for an appropriate layout is supported in all relevant planning policies, planning guidance and in BS5837 (2012) which states that:
- 5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*
- 4.7 None of the trees to be removed are of 'such importance or sensitivity to be major constraints on development or justify its substantial modification'. The removal of trees to allow for appropriate development (including trees that are subject to statutory protection) is accepted practice.
- 4.8 The new tree planting, along with the hedges and shrubs offers the opportunity to increase the species diversity of the trees within this site. This planting also gives the opportunity to improve the long term future of the tree resource and increase the bio-diversity of the tree resource. The proposed new trees will be planted in suitable planting pits with appropriate maintenance to assist with their establishment, which can be secured by use of standard planning conditions.

- 4.9 Providing the retained trees are subject to appropriate protection as outlined in this report, it is my opinion that the proposed development can be constructed without detriment to the health, longevity of the retained trees.
- 4.10 The following sections of this report outline the site works in relation to the retained trees, it is proposed as recommended in BS5837 (2012) that subject to planning, the guidelines outlined in this report will be revisited and addressed in detail prior to site works commencing.

5.0 Summary of Tree Protection Measures

- 5.1 As recommended in BS5837 (2012) it is proposed that subject to planning, the guidelines and parameters outlined in this section of the report will be revisited and addressed in detail prior to site works commencing. This section aims to give the basic guidelines for the successful retention of the retained trees within the proposed development. Subject to planning a Detailed Arboricultural Method Statement will be prepared this will address the tree protection measures during the demolition, groundworks, construction and landscape phases of the works including details of all site facilities.

5.2 Arboricultural Site Inspection & Monitoring Schedule

- 5.3 As recommended in BS5837 (2012) in order to ensure that the principals of tree protection set out in this report are adhered to, it is important to set out communication details for key individuals and tasks that require supervision will be established. These details will be retained by all relevant parties and made available on site at all times with the Arboricultural Supervisors contacts details on display in the site office. Relevant parties will be advised of any changes in personnel or contractor during the development process.
- 5.4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, an experienced Arboricultural consultant will be appointed to undertake regular inspections of the site.
- 5.5 A mix of scheduled and unannounced site visits will be undertaken these inspections will serve to identify any damage to the Tree Protection Fencing, poor working practices, potential problems and points of conflict between the construction process and the health of the trees.
- 5.6 During these visits any changes to the proposed works will be discussed, their impact assessed and recommendations for best practice will be outlined. The remedial action undertaken will be recorded on the next visit.
- 5.7 The first site visit will a pre-commencement meeting with the site agent and will be undertaken prior to any tree surgery works, enabling, demolition or construction works commencing on site.

- 5.8 Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process. During the early stages of the demolition and construction site visits will be weekly, as the construction programme progresses the intervals will increase with the maximum interval between site visits 3 weeks.
- 5.9 Subject to planning the Tree Protection Measures outlined in this report will be revisited in detail based on the working drawings, construction programme and method statement to be prepared. This matter can be addressed by use of a standard planning condition.
- 5.10 To prevent the proposals impacting on the health, stability or longevity of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the trees.
- 5.11 The Tree Protection Fencing will be installed as per the Tree Protection Plan which will be agreed with the Local Authority Tree Officer prior to any works commencing. The proposed fencing specification can be found in Appendix 2.
- 5.12 Tree protection fencing must be installed prior to any enabling works, demolition or ground-works commencing, remain in place throughout construction and be removed only after completion of the construction works. Prior to commencing any demolition or construction works, the tree protection measures will be inspected by the appointed consultant.
- 5.13 Within the fenced off Tree Protection Area;
- No excavation by any means
 - No level changes + or -
 - No storage of plant or materials
 - No storage or handling of any chemical including cement washings
 - No Pedestrian, Machinery or Vehicular Access
 - Underground service routes will be located outside the Fenced off area
- 5.14 Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 2.
- 5.15 The site agent, all contractors and other relevant personnel are to be informed of the role of the Tree Protection Fencing and its importance. A copy of the Tree Protection Plans will be displayed on site at all times during construction.
- 5.16 Prior to any enabling / demolition works commencing on site the Tree Protection Fencing will be erected. During all works only the main site access will be in use. Any plant or vehicles engaged in the demolition / construction works will operate outside the fenced off Tree Protection Areas.
- 5.17 The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the Root Protection Area (RPA).

- 5.18 The underground service routes will be located beyond the Root Protection Areas of the retained trees.
- 5.19 If the subsoil is found to be plastic, the foundations will be specified to take into account the potential influence of the vegetation on the moisture content and volume of the subsoil.
- 5.20 For the removal of the existing driveways, within the Root Protection Area of the retained trees the following guidance should be followed.
- 1) All works to be undertaken with machinery located on the existing hardstanding.
 - 2) The existing hardstanding is to be broken up in sections sequentially in a direction backwards away from the trees using machine operated breakers.
 - 3) Once broken up, debris is to be removed from the working area.
 - 4) The sub-base for each section carefully removed without excavation of any underlying soil nor damage to any roots found growing in this area.
 - 5) For the areas of proposed open ground good quality soil is to be used to fill to the surrounding ground level. Continue this pattern until the entire working area is free of hardstanding and is dressed with top soil.
 - 6) When the hardstanding is removed and the ground is reinstated within the Theoretical Root Protection Area of adjacent trees, the tree protection fencing will be reinstated to ensure there will be no traffic, pedestrian or machinery, across the new open ground.
- 5.21 Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. Supervision of this exercise and control of the landscaping thereafter will be administered by the appointed Arboricultural Supervisor.
- 5.22 The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.
- 5.23 No further excavation will be carried out during this process and soils levels will not be raised above that existing by greater than 100mm and not at all within 2m of the trunk.

6.0 Conclusion

- 6.1 The British Standard BS5837:2012 published in April 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This redevelopment has followed this guidance by:
- Seeking arboricultural advice to inform the layout and design of the proposed development.
 - Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
 - Continuing to take advice on all aspects to the proposal that may impact upon trees.

- 6.2 The proposed development has been carefully designed, to retain the boundary vegetation and the better quality trees. The boundary vegetation helps define the site boundary and provides a screen to the boundary of the site. The retained trees to the centre of the site have merit within the site and have the potential to contribute to the area for many decades.
- 6.3 The protection of retained trees on this site during the proposed construction works can be achieved by continuing to follow the recommendations in BS5837:2012 and by use of standard planning conditions.
- 6.4 The proposed landscaping scheme will serve to reduce the impact of the proposed tree removals and will serve to improve the age and species diversity of the tree resource. The tree species selection will aim to integrate the site within the wider landscape whilst providing an attractive environment for future residents. The successful establishment of all new trees can be secured by use of a standard planning condition.

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8th July 2013

Appendix 1
Tree Condition Survey
Tree Survey Plan

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

**Prepared
for**

CALA Homes (Midlands) Ltd

Prepared by
Peter Wilkins BA (Hons) M. Arbor A.
Ruskins Group Consultancy



Our Ref 0313-1210
July 2013 Rev 3

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

1.0 Introduction

This survey has been compiled on behalf of CALA Homes (Midlands) Limited, we have been asked to assess the condition of trees located within and close to the boundary of the site. We have been instructed to assess the condition of trees located within and close to the boundary of the site. The site was visited in March 2013 and an assessment of the trees' condition was made in accordance with BS5837 (2012). This survey was prepared very early in the design process and has informed the design of the proposed layout, we have now updated the recommendations within this survey to include the tree removals required to implement the proposed scheme.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

3.0 Site Description

The site consists of residential property, with equestrian facilities and several paddocks. To the east of the site is Fringford Road, to the south of the site is another unnamed lane. The site is generally level with no adverse topographical features. There is a driveway accessing the site from the south and a further driveway running from Fringford Road to the east.

The tree resource consists of 2 hedgerows to the southern and eastern boundary with some trees and planted trees running along the access driveway and within the garden areas near the house. The most significant trees are the row of 4 Beech trees and a Horse chestnut tree to the northern end of the southern driveway. Beyond the western boundary of the site is an area of mixed woodland. There are groups of mature poplars x 3 and rows of Leyland cypress growing within the site that do not merit consideration during the planning process.

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
G1	Woodland	15	Ave 300	1	4	4	4	4	40+	A	A	EM	A mixed woodland area beyond the western boundary of the site. This woodland consists of the mature remnants of a Victorian garden with mature Horse Chestnuts and Beech which have been inter-planted with a mix of Lime, Oak and Ash. There is also a hawthorn hedge to the boundary of this woodland. The woodland forms an effective screen to this boundary. The horse chestnuts to the southern end of this woodland are in decline and have a limited remaining life expectancy.	No Works	A2
T1	Elder	4	250	m/s	2	2	2	2	20-39	A	A	M	A small scrubby tree growing close to the western boundary of the site. Not worthy of consideration during the planning process.	Remove to allow for proposed development.	C1
H1	Mixed Hedge	6	150	m/s	2	2	2	2	40+	A	A	M	An unmanaged hedge to the south-western boundary of the site. This hedge consists of Elder, Elm, Blackthorn, Field Maple, Cherry, Brambles, Ivy. P14	No Works	B2
T2	Horse Chestnut	9	450	m/s	3	3	3	3	20-39	A	A	SM	A semi-mature planted tree located within the hedge H1 to the south-western boundary. Many Horse Chestnuts in the UK are suffering from 2 diseases; Horse chestnut Bleeding Canker and Horse chestnut leaf miner. Bleeding Canker is likely to compromise the remaining life expectancy of this tree.	No Works	C1
T3	Field Maple	5	450	m/s	3	2	3	4	40+	A	A	SM	A semi-mature, multi-stemmed tree located within the hedge H1 to the south-western boundary. Field maples are a good native species of tree to be managed as 'hedgerow trees'.	No Works	B2
T4	Field Maple	5	450	m/s	3	2	3	4	40+	A	A	SM	As per T3	No Works	B2
T5	Field Maple	5	250	m/s	3	3	3	2	40+	A	A	SM	As per T3	No Works	B2
G2	Sycamore	8	200	m/s	4	4	4	4	10-19	A	A/P	M	A group of multi-stemmed, self-seeded trees located to the south-western boundary of the site. These trees are of relatively low quality although as a group these trees have a value within the landscape.	No Works	C1
T6	Field Maple	6	250	m/s	3	3	3	3	40+	A	A	SM	A semi-mature, multi-stemmed tree located within the hedge H1 to the south-western boundary. Field maples are a good native species of tree to be managed as 'hedgerow trees'.	No Works	B2

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
T7	Field Maple	4	250	m/s	3	3	3	3	40+	A	A	SM	As per T6	No Works	B2
T8	Ash	8	200	1	3	3	3	3	40+	A	A	SM	A semi-mature tree located within the hedge H1 to the south-western boundary.	No Works	C1
G3	Leyland cypress x 5	10	350	1	3	3	3	3	40+	A	A	SM	A group of semi-mature Leyland cypress to the western side of the southern entrance. These trees do not contribute the value of the boundary hedgerow and we recommend these trees are removed, to favour a native boundary hedgerow.	No Works	C1
G4	Elm, Elder, Prunus, Brambles	7	200	1	3	3	3	3	20-39	A	A	EM	An unmanaged section of hedgerow to the eastern end of the south-western boundary of the site. There are numerous dead elms growing within this area. Many of the semi-mature elms have died due to Dutch Elm Disease; the remaining elm suckers along this boundary will have a limited remaining life-expectancy.	No Works	C1
T9	Ash	5	70	1	2	2	2	2	40+	A	A	SM	A semi-mature tree located within the boundary vegetation G5 to the eastern boundary.	No Works	C1
T10	Ash	8	200	1	3	3	3	3	40+	A	A	SM	As per T9	No Works	C1
T11	Field Maple	9	750	m/s	5	5	5	5	40+	A	A	M	A mature, multi-stemmed tree located within the vegetation G5 to the eastern boundary of the site.	No Works	B2
T12	Field Maple	10	750	m/s	5	5	5	5	40+	A	A	M	As per T11	No Works	B2
G5	Hazel, Ash, Bramble, Privet, Hawthorn, Elder	10	500	m/s	4	4	4	4	40+	A	A	SM	An unmanaged section of hedge to the eastern boundary of the site. This section is dominated by hazels and self-seeded ash, with field maple bramble, privet, hawthorn, field maple and elder. The hazels are unmanaged coppice stools. If retained this hedge would benefit from some management and new planting to improve its long term value as a hedgerow.	No Works	C1
G6	Scots Pine	8	250	1	3	3	3	3	40+	A	A	SM	A group of semi-mature Pine trees located to the northern boundary of the site.	No Works	B2

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
G7	Poplars x 3	12	800	1	7	6	5	7	40+	A	A	M	3 mature poplars which are the remnants of a larger group. The poplars have basal wounds and poor form, with regard to the known species characteristics these trees have a limited safe useful remaining life expectancy and are unsuitable for retention within the proposed development.	Remove to allow for proposed development.	C1
T13	Poplars, Silver Birch, Cedar	7	200	1	2	2	2	2	40+	A	A	SM	A group of planted semi-mature tree located within a fenced off area to the centre of a paddock. This group consists of poplars, silver birch and some cedars. The cedars within this group are suitable for transplanting using a mechanical tree spade.	Remove to allow for proposed development.	C1
G8	Leyland cypress	10	250	1	3	3	3	3	40+	A	A	EM	A group of semi-mature Leyland cypress to the western side of the southern entrance. These trees do not contribute to the boundary hedgerow and we recommend these trees are removed, to favour a native boundary hedgerow.	No Works	C1
T14	Ash	7	200	1	3	3	3		10-19	A	A	SM	A semi-mature tree located close to the south-western boundary.	No Works	C1
T15	Horse Chestnut	9	280	1	2	5	5	2	10-19	A	A	SM	A semi-mature planted tree located close to the access driveway leading to the house from the south western boundary. An avenue has been planted using Horse chestnuts, Walnuts, and Poplars. The Horse chestnuts are of poor form with significant wounds in the main stems. Horse chestnuts are prone to Bleeding Horse Chestnut Canker, with regard to their age, size and condition this disease is considered likely to result in the early demise of these trees. These trees do not merit retention within the proposed development.	Remove to allow for proposed development.	C1
T16	Horse Chestnut	5	200	1	1.5	1.5	1.5	1.5	10-19	P	A	SM	A semi-mature growing in close proximity the Leyland cypress G3. This tree has a poor unbalanced form due to its proximity to the Leyland cypress. This tree does not merit retention within the proposed development.	Remove to allow for proposed development.	C1
T17	Horse Chestnut	5.5	200	1	1.5	1.5	1.5	1.5	10-19	P	A	SM	See T16	Remove to allow for proposed development.	C1
T18	Horse Chestnut	6	200	1	2	2	2	2	10-19	P	A	SM	See T16	Remove to allow for proposed development.	C1

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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
T19	Horse Chestnut	6	200	1	2	2	2	2	10-19	P	A	SM	See T16	Remove to allow for proposed development.	C1
T20	Horse Chestnut	5.5	200	1	2	2	2	2	10-19	A	A	SM	See T16	Remove to allow for proposed development.	C1
T21	Horse Chestnut	6	180	1	2	2	2	2	10-19	A	A	SM	See T16	Remove to allow for proposed development.	C1
T22	Horse Chestnut	5	200	1	2	2	2	2	10-19	P	A	SM	See T16	Remove to allow for proposed development.	C1
T23	Horse Chestnut	8	950	1	4	4	4	4	40+	A	A	M	A mature tree located to the western side of the driveway. This tree has a limited potential for further growth and due to its age and size its remaining life-expectancy is less likely to be compromised by Horse Chestnut Canker.	No Works	B1
T24	Ash	7	150	1	2	2	2	2	40+	A	A	SM	A small semi-mature tree located to the northern end of the entrance driveway.	Remove to allow for proposed development.	C1
T25	Cherry	6	150	1	3	2.5	2.5	2.5	40+	A	A	SM	A small semi-mature tree located to the northern end of the entrance driveway.	Remove to allow for proposed development.	C1
T26	Walnut	9.5	150	m/s	2	2	2	2	10-19	P	A	SM	T26 is one of a number of semi-mature Walnut trees planted as part of the 'Avenue', to either side of the entrance driveway. Many of the Walnut trees are of poor form with the stem dividing at ground level. Due to their size they are not individually included in the site survey. They appear to be struggling to become established. With regard to their form, age, and size these trees do not merit retention within the proposed development.	Remove to allow for proposed development.	C1
G9	Poplars	6	120	1	2	2	2	2	40+	A	A	SM	G9 are a number of semi-mature poplar trees planted as part of the 'Avenue', to either side of the entrance driveway. The poplars were probably intended as a nursery planting to shelter the young Horse Chestnut and Walnuts. With regard to their known species characteristics, age, and size these trees do not merit retention within the proposed development.	Remove to allow for proposed development.	C1

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
T27	Horse chestnut	11	550	1	5	6	6	5	40+	A	A	M	A mature tree located to the western side of the driveway. This tree has early signs of Bleeding Horse Chestnut Canker. This tree has a limited potential for further growth and due to its age and size its remaining life-expectancy is less likely to be compromised by Horse Chestnut Canker.	No Works	B2
T28	Beech	12	450	1	5	7	5	6	40+	A	A	M	A mature tree located to the northern end of the driveway. This tree has a limited potential for further growth and has a long potential remaining life-expectancy. This tree has some basal damage from livestock, and a slightly sparse canopy, if retained would benefit from some remediation works to the ground beneath the canopy of this tree.	No Works	B2
T29	Beech	12	500	1	6	6	6	5	40+	A	A	M	As per T28	No Works	B2
T30	Beech	14	750	1	6	7	7	7	40+	A	A	M	As per T28	No Works	B2
T31	Beech	12	600	1	8	7	7	7	40+	A	A	M	As per T28	No Works	B2
G9	Row of Leyland Cypress	7	200	1	2	2	2	2	40+	A	A	SM	A short row of semi-mature Leyland cypress to the western side of the property.	Remove to allow for proposed development.	C1
G10	Row of Leyland Cypress	10	250	1	3	3	3	3	40+	A	A	SM	A row of semi-mature Leyland cypress to the eastern side of the property.	Remove to allow for proposed development.	C1
T32	Larch	9	180	1	2	2	2	2	40+	A	A	SM	A semi-mature tree growing within the garden area to the south of the house. This tree has the potential for further growth and a long remaining life-expectancy. This tree does not merit consideration during the planning process but could be transplanted using a mechanical tree spade.	Remove to allow for proposed development.	C1
T33	Cedar Blue	7	200	1	2.5	2	2	2	40+	A	A	SM	As per T32	Remove to allow for proposed development.	C1
T34	Cedar Deodar	7	150	1	1.5	1.5	1.5	1.5	40+	A	A	M	As per T32	Remove to allow for proposed development.	C1

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
T35	Cedar Deodar	7	150	1	1.5	1.5	1.5	1.5	40+	P	P	EM	As per T32	Remove to allow for proposed development.	C1
T36	Silver Birch	9	160	1	2	2	2	2	20-39	A	A	SM	A semi-mature tree growing within the garden area to the south of the house. This tree has the potential for further growth and relatively short remaining life-expectancy. This tree does not merit consideration during the planning process.	Remove to allow for proposed development.	C1
T37	Silver Birch	10	140	1	2	2	2	2	20-39	A	A	SM	As per T36	Remove to allow for proposed development.	C1
T38	Silver Birch	10	140	1	2				20-39	A	A	SM	As per T36	Remove to allow for proposed development.	C1
T39	Prunus	3.5	120	m/s	1.5	2	1	1	20-39	A	A	EM	A small ornamental tree growing within the garden area to the south of the house. This tree does not merit consideration during the planning process.	Remove to allow for proposed development.	C1
T40	Norway Maple	5.5	120	1	1.5	1.5	1.5	1.5	40+	A	A	M	As per T39	Remove to allow for proposed development.	C1
T41	Silver Birch	9	250	2	1	3	1.5	1	20-39	A	A	SM	An early-mature tree growing within the garden area to the south of the house. This tree has the potential for further growth and relatively short remaining life-expectancy. This tree does not merit consideration during the planning process.	Remove to allow for proposed development.	C1
T42	Weeping Willow	8	250	m/s	2	5	5	4	40+	A	A	SM	A semi-mature willow growing within the garden area to the south of the house. This tree does not merit consideration during the planning process.	Remove to allow for proposed development.	C1
T43	Weeping Willow	10	300	1	4	2	3	5	40+	A	A	SM	As per T42	Remove to allow for proposed development.	C1
T44	Norway Spruce	7	150	1	1.5	1.5	1.5	1.5	40+	A	A	SM	A semi-mature tree growing within the garden area to the south of the house. This tree does not merit consideration during the planning process.	Remove to allow for proposed development.	C1
T45	Cherry	8	200	1	3	5	3	3	20-39	A	A	EM	An early-mature ornamental tree growing within the garden area to the south of the house. This tree does not merit consideration during the planning process.	Remove to allow for proposed development.	C1

Pre-Development Tree Condition Survey at Fringford Road, Caversfield, Bicester

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No. of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age	Description	Recommendations	BS Cat
T45	Field Maple	6	600	m/s	3	3	3	3	40+	A	A	M	A mature, multi-stemmed tree located within the vegetation G5 to the eastern boundary of the site. This tree has the potential for further growth and has a long remaining life-expectancy.	Remove to allow for proposed development.	B2
T46	Ash	12	300	1	5	5	5	4	40+	A	A	SM	A semi-mature tree located within the vegetation G5 to the eastern boundary of the site. This tree has the potential for further growth and has a long remaining life-expectancy.	No Works	B2
G11	Mixed Group	10	Ave 250	1	3	3	3	3	40+	A	A	EM	A small mixed group of 3 rd party owned trees beyond the north-western corner of the site.	No Works	A2
G12	Woodland	12	Ave 250	1	3	3	3	3	40+	A	A	EM	A plantation of semi-mature trees located beyond the northern boundary of the site.	No Works	A2

Table 1 Cascade chart for tree quality assessment

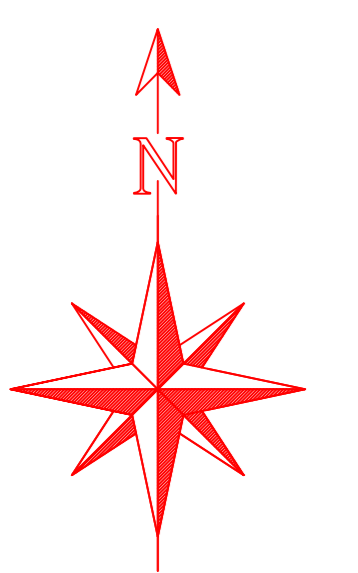
Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7 .			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction - Recommendations

Tree Survey Plan



STN	SURVEY CONTROL	EASTINGS	NORTHINGS	LEVEL
NUC1	458045 010	224821 200	88.821	
NUC2	458045 010	224821 200	88.821	
NUC3	458045 010	224821 200	88.821	
NUC4	458045 010	224821 200	88.821	
NUC5	458045 010	224821 200	88.821	
NUC6	458045 010	224821 200	88.821	
NUC7	458045 010	224821 200	88.821	
NUC8	458045 010	224821 200	88.821	
NUC9	458045 010	224821 200	88.821	
NUC10	458045 010	224821 200	88.821	
NUC11	458045 010	224821 200	88.821	
NUC12	458045 010	224821 200	88.821	
NUC13	458045 010	224821 200	88.821	
NUC14	458045 010	224821 200	88.821	
NUC15	458045 010	224821 200	88.821	
NUC16	458045 010	224821 200	88.821	
NUC17	458045 010	224821 200	88.821	
NUC18	458045 010	224821 200	88.821	
NUC19	458045 010	224821 200	88.821	
NUC20	458045 010	224821 200	88.821	



Plan: L 8482; 04/02/2013
 Bl. 85.10
 L. 84.82

Tree Survey Key
 - Stem Disc
 - Hedgerow
 - Tree Name
 - Tree Number

Category A - Red Stem Disc
 Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound structural management.

Category B - Green Stem Disc
 Those of high quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category C - Blue Stem Disc
 Those of moderate quality and value in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

Category D - Grey Stem Disc
 Those of low quality and value - 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 150 mm.

South Lodge
 Fringford Road
 Caversfield Lane

Tree Survey Plan
 For
 CALA Homes (Midlands) Ltd

Ruskins Group Consultancy
 Agricultural Consultants
 01277 849000 info@ruskins.co.uk
 www.ruskins.co.uk

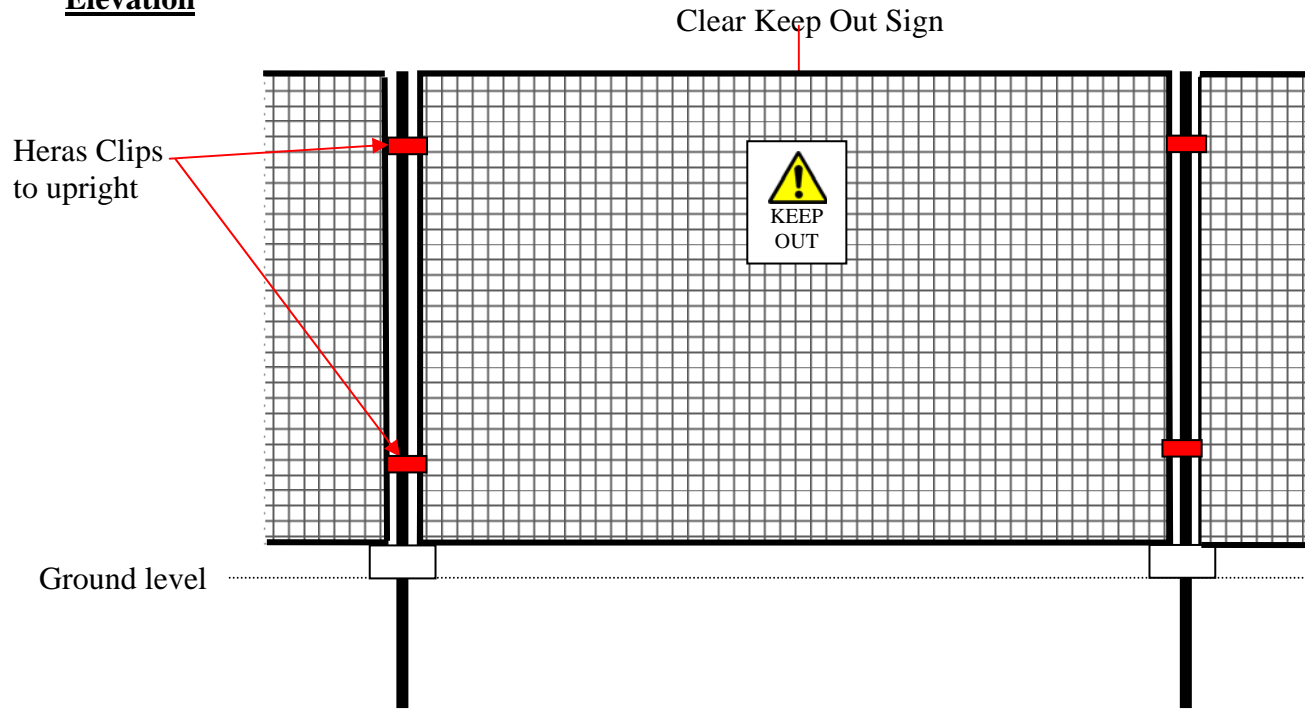
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Date: 17/04/2013	Checked by: *
Project No: 0313-1210	
Draw No: TSP 1 Rev 1	

Appendix 2

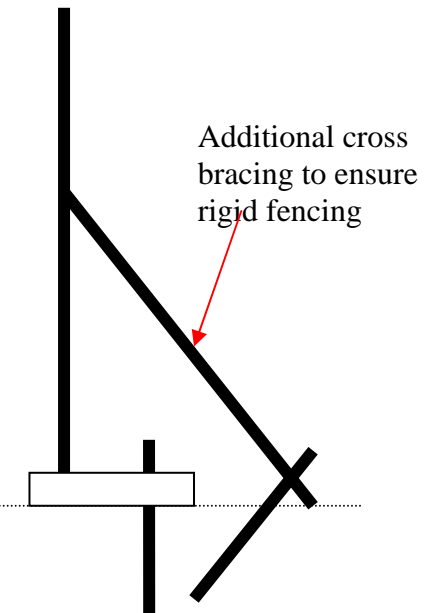
Tree Protection Specification and Notice

Tree Protection Fencing Specification

Elevation



Section



Tree Protection Fencing should be erected as per the Tree Protection Plan prior to any works commencing or materials being delivered to site.

If concrete or rubber feet are used these must be pinned to the ground to prevent movement.

TREE PROTECTION AREA



PLEASE KEEP OUT