

Land off Ploughley Road, Ambrosden, Oxfordshire

Arboricultural Addendum Statement

edp4579_r011b

1. Introduction

- 1.1 This Arboricultural Addendum Statement (AAS) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd.
- 1.2 It has been prepared to support an outline application for a residential development, with Public Open Space (POS) provisions, for the revised development proposals of Land off Ploughley Road, Ambrosden, Oxfordshire (hereafter referred to as 'the Site').
- 1.3 The current planning application was submitted to Cherwell District Council (CDC) in September 2022 (Planning Ref: 22/01755/OUT). A range of technical reports were submitted in support of the planning application, including EDP's Arboricultural Impact Assessment (AIA) (ref. edp4579_r009a), which assessed the tree stock of the Site and potential impacts from the proposals, along with providing mitigation guidance.
- 1.4 The Framework Plan (**Annex EDP 1**) for the aforementioned planning application has been revised in light of consultation responses from the Local Planning Authority's (LPA) advisors. As such, this addendum reviews the implications of the revised details, clarifies how these revisions to the Framework Plan affect the conclusions previously detailed within the existing AIA, and makes any additional recommendations, where appropriate.

2. Arboricultural Impact Assessment

- 2.1 This updated AIA has been prepared following site-based observations, a desktop study of the survey data and consideration of the updated Framework Plan (**Annex EDP 1**). In particular, it relates to the Baseline Arboricultural Assessment and constraints information (contained within edp4579_r009a), which is overlaid onto the updated Framework Plan. The resulting drawing is an updated Tree Protection Plan (**Annex EDP 2**), which is provided at the rear of this AAS.

Tree Removals for Reasons of Sound Arboricultural Management

- 2.2 The BS 5837:2012 compliant survey identified a total of six category U items, the condition of which was considered to be impaired to such an extent that they should be removed irrespective



of any development proposals and are therefore not included in the calculations to follow. These are summarised in **Table EDP 2.1**.

- 2.3 Off-site items remain outside of control of the development and require the landowners' consent prior to any works or removals.
- 2.4 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items require cross-referencing with the Ecological Assessment prior to any work or felling taking place.
- 2.5 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 2.1: Tree Removal for Reasons of Sound Arboricultural Management

| Tree Number | Tree Species | Tree Grade |
|-------------|---|------------|
| T2 | Common hawthorn (<i>Crataegus monogyna</i>) | U |
| T3 | Common hawthorn (<i>Crataegus monogyna</i>) | U |
| T17 | Field maple (<i>Acer campestre</i>) | U |
| T19 | Common ash (<i>Fraxinus excelsior</i>) | U |
| T42 | Common ash (<i>Fraxinus excelsior</i>) | U |
| T48 | Common ash (<i>Fraxinus excelsior</i>) | U |

Items Impacted by Development Proposals

- 2.6 Assessment of the Framework Plan (**Annex EDP 1**) determines that 11 items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Five items are category B, of moderate quality and six items are category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

| Ref. Number | Species | Impact | Category Grading |
|-------------|---|--|------------------|
| H1 | Hawthorn sp. (<i>Crataegus</i> sp.) | Partial removal for main access. | B |
| H12 | Blackthorn (<i>Prunus spinosa</i>) Common hawthorn (<i>Crataegus monogyna</i>) | Remove internal road. | B |
| H22 | Common hawthorn (<i>Crataegus monogyna</i>) | Partial removal for footpath. | B |
| T30 | Common hawthorn (<i>Crataegus monogyna</i>) | Remove for development. | C |
| T31 | Common hawthorn (<i>Crataegus monogyna</i>) | Remove for development. | C |
| T32 | Common hawthorn (<i>Crataegus monogyna</i>) | Remove for development. | C |
| T33 | Common hawthorn (<i>Crataegus monogyna</i>) | Remove for development. | C |
| T34 | Common hawthorn (<i>Crataegus monogyna</i>) | Remove for development. | C |
| T35 | Common hawthorn (<i>Crataegus monogyna</i>) | Remove for development. | C |
| H41 | Blackthorn (<i>Prunus spinosa</i>) Common hawthorn (<i>Crataegus monogyna</i>) | Partial removal for main access road and proposed development. | B |



| Ref. Number | Species | Impact | Category Grading |
|-------------|---|---------------------------------------|------------------|
| H51 | Blackthorn (<i>Prunus spinosa</i>) Common hawthorn (<i>Crataegus monogyna</i>) | Partial removal for main access road. | B |

Summary of Tree Losses and Retention

2.7 A summary of the tree losses and retention based upon the Framework Plan (**Annex EDP 1**) is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means either partial loss of an item or crown lift of a retained item.

Table EDP 2.3: Summary of Tree Losses and Retention

| | Existing | Trees, Groups and Hedgerows Lost Due to Proposals | Trees, Groups and Hedgerows Affected by Proposals | Trees, Groups and Hedgerows Unaffected by Proposals |
|-------------------|-----------|---|---|---|
| Category A | 3 | 0 | 0 | 3 |
| Category B | 21 | 1 | 4 | 16 |
| Category C | 21 | 6 | 0 | 15 |
| Totals | 45 | 7 | 4 | 34 |

2.8 The changes from the previous AIA to this AIA are, H13 a category B hedgerow, is now retained (previously this was shown as a complete removal).

Damage to Rooting Environment during Construction Activities

2.9 The required root protection area (RPA) for each item is described in the tree survey schedule and depicted on the Tree Constraints Plan both found within edp4579_r009a. To ensure appropriate protection is afforded to the roots, the extent of the RPA shall be defined by means of the installation of protective barriers in accordance with the recommendations given in Section 6.2 of BS 5837:2012, the specification for which is enclosed as **Annex EDP 3** of this addendum.

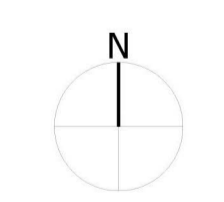


3. Conclusion

- 3.1 The revised Framework Plan results in the retention of one category B item (H13) compared with the previous proposals.
- 3.2 Overall, adverse development effects on the retained trees are not expected and will be further avoided by: a) detailed design progressing in light of ongoing arboricultural advice; and b) tree protection measures being correctly implemented during the construction phase(s).
- 3.3 Future reserved matters will need to be more specific but can be appropriately conditioned, and such conditions should include the requirements for a detailed Tree Protection Plan and Arboricultural Method Statement.



Annex EDP 1
Framework Plan
(Drawing Number FP-01)



Project
Ploughley Road, Ambrosden

Drawing Title
Framework Plan

| | | | |
|------------|------------|----------|----------|
| Date | Scale | Drawn by | Check by |
| 09.06.2022 | 1:1000@A1 | BW | JT |
| Project No | Drawing No | Revision | |
| 32948 | FP-01 | A | |



Town Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Infrastructure & Environmental Planning •
Heritage • Graphic Communication •
Communications & Engagement • Development Economics



Offices at Birmingham Bristol Cambridge Cardiff Ebbw Vale Edinburgh
Glasgow Leeds London Manchester Newcastle Reading Southampton