

# Trees and Construction

## BS5837 Tree Survey Assessment Implications Assessment & Method Statement

**Site:** Oxpens, Wigginton, Banbury,  
Oxfordshire, OX15 4LE

**Ref:** 19366/A3

**Client:** Virginia Sweetingham



### **Cotswold Wildlife Surveys**

**Arboricultural Consultant (Author):**

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- June 2020 -



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<b>Revision</b>	<b>Description</b>	<b>Date</b>
/	Tree Survey Advice (20356/A1)	18/07/2019



## 1. INTRODUCTION

1.1 **Instruction:** This advice has been prepared for Virginia Sweetingham(hereafter; client) and is in respect of the tree related planning considerations at Oxpens, Wigginton, Banbury, Oxfordshire (hereafter; site).

As the proposal relates to development works at site, the advice herein is produced in accordance with the British Standard 5837 : 2012 '*Trees in Relation to Design, Demolition and Construction - Recommendations*' (hereafter; BS5837).

1.2 **BS5837:** The scope of BS5837 is to provide guidance on how trees and other vegetation can be integrated into construction and development design schemes. The overall aim is to ensure the protection of amenity by trees which are appropriate for retention.

1.3 **Scope of this advice:** This advice has been produced in accordance with BS5837 and is intended to demonstrate the site's realistic arboricultural constraints and assist with the design process. The objective is to systematically assess and provide suitable recommendations regarding the proposal's potential impact on trees and vice versa.

1.4 Following instruction the consultant surveyed the site on the 3rd June 2019 where a site walkover and BS5837 tree survey were carried out; all trees on site and around the application boundary were surveyed from ground level and plotted as either an individual or a tree group.

1.5 This advice is subject to caveat at Appendix I, outlines relevant terms and definitions at Appendix II and constitutes the findings of the preliminary site assessment and associated arboricultural recommendations.

1.6 The survey data and site observations use the supplied topographical survey to illustrate the surveyed trees in plan format as a 'Tree Constraints Plan' (hereafter; TCP); the TCP and the tree survey data table are at Appendix III.



## 2. SITE INFORMATION & TREE ASSESSMENT

- 2.1 The site currently comprises 2 separate parcels of land, the southerly part is mainly open field with trees predominantly set to the field edges and boundaries. An existing 'barn' building is set to the north of this part of the site. The northerly section is set around a central man made pond with a small island. The boundaries of the pond have been planted with White Willow. The boundary of the site itself has mature and overmature trees. For the most part the rest of the site is planted with Ash Oak and Cherry standards which have now closed canopy to form a continuous woodland with the willow and mature trees to the boundaries.
- 2.2 **Proposal:** It is intended to construct an architecturally outstanding dwelling inside the existing Ash plantation woodland. The works also include extensive mixed, native species re-planting of the Ash plantation, which is monoculture in nature, with no understorey, poor ground flora and is largely uniform in structure. The existing pond will be re-modelled and engineered to provide a lake with graded sides to allow for the establishment of a diverse, native emergent flora, and there will be wildflower meadow areas, patches of damp woodland and a wetland flush. An old barn near the entrance to the wood will be retained, with access along an existing dirt track which will be re-surfaced.
- 2.3 The site requires consideration from an arboricultural perspective due to the presence of trees on and around the site; these trees are deemed to be within impacting distance of the existing property and potential construction area.
- 2.4 The trees -
- 2.4.1 The tree survey and assessment resulted in the BS5837 quality/retention categories of 'A' – Good, 'B - moderate', 'C - low' and 'U – Unclassified' being attributed to trees/tree groups; it is also worth noting that the BS5837 circular RPAs are considered to halt at the extents of existing property.
- 2.4.2 There are established features on site the most dominant trees being the 'A' class trees and groups of woodland. T8, T9, T10, T11, T12, T17, T29, T31, T32, T41, T43, T44, T45, T49, T50, T59, T60, T73, G15 and G16.
- 2.4.3 It should be noted that there are also many 'B' Class trees within the survey that are constituent parts of the groups outlined in the TCP.
- 2.4.4 No council search/contact has been requested and hence confirmation as to whether any tree is protected by Tree Preservation Order. We have been advised by the client that no TPOs are in effect on site



2.4.5 It should be noted that the majority of the woodland consists of a monoculture of planted Ash, with a band of mature White Willow around the pond. Although this provide a continuous canopy cover, the willows are all exhibiting disease with extensive dead wood in their crowns, whilst Ash die-back is widespread in the district. It is thus highly likely that the woodland will be affected by die-back, requiring re-planting irrespective of the proposed scheme.

### 3. FINDINGS & RECOMMENDATIONS

3.1 The following information, as with the prior contents of this report, should be read with the appended tree data table and tree constraints plan (19366/TCP/01).

#### 3.2 General Considerations for Tree Retention / Removal

3.2.1 Based on the boundary line location/neighbour's site location of T73, its retention and protection is to be assumed as part of the scheme.

3.2.2 'A' class trees should generally be protected by avoidance

3.2.3 The 'B' Class trees are considered of value both individually and in the landscape and should be retained by design. Proposed encroachment or removal would need to be justifiable and mitigated in any approved scheme.

3.2.4 The site's trees, when compared to better examples of their species and the close surrounds of the site, are considered to be those of a smaller scale, declining or limited contribution, and are therefore categorised as low quality 'C' category.

These may be suitable for retention for the most part but should not present a significant constraint to the scheme as mitigation planting can replicate and enhance their contribution.

3.2.5 'U' -Class trees should be removed for Arboricultural reasons; T1, T33, T39 and T70

3.2.6 The removal of the above trees or vegetation may have an impact on the green cover in the first instance, however, the scheme presents a significant enhancement opportunity. Said removals would have no impact on the long term amenity of the site and will allow for the selection of native species to enhance amenity and biodiversity.



#### 4. SCHEME / IMPLICATIONS ASSESSMENT

4.1 For this assessment, the proposed scheme has been considered (see; s.2.2 herein). This includes consideration for arboricultural management / tree works for H&S tree risk management, tree removal and pruning options, design solutions, tree protection and sensitive measures to account for trees. As per s.1.6 and s.2.2 herein, the TCP scheme overlay illustrates the proposed scheme.

##### 4.2 *Consideration for G20, G22, G23*

As per 2.4.5 above these trees will be removed in their entirety

##### 4.2.1 *Consideration for T37, T40, T42, T42, T43, T44, G15, G14*

A new access is intended to pass in close proximity to the above trees, There is an existing farm track but this will need to be expanded and improved. Parts of G14 will need to be pruned back to provide clearance for the new track. As the track passes through the RPAs of significant trees and groups it is intended to construct this section with a porous surface that maintains existing levels. As this track will be required to gain access to the site during the build it must either be completed first or partially completed with adequate for the type of traffic temporary ground protection put in place. If the road is temporary the permanent road treatment can be finished in the landscape phase of the works after construction

##### 4.2.2 *Consideration for T71 -*

The trees RPA is significantly within the proposed new guest parking bays. The area affected will be constructed of a porous surface using no-dig techniques to install and preserve the existing ground levels as per the example on the TPP. This will be undertaken in the landscape phase of the construction and should be protected by fencing and ground protection during the construction phase as per the TPP.

##### 4.2.3 *Consideration for remaining trees-*

The remaining trees can be protected by avoidance, protective fencing (as shown on TPP)



## 5. METHOD STATEMENT

### 5.1 Arboricultural Construction Restrictions

5.1.1 The following restrictions are considered relevant for tree protection purposes which are illustrated on the appended Tree Protection Plan:

- a) **Tree Works** - are to be completed prior to any and all site works: no tree works not specified within this document (or leaning against or attaching of objects to a tree) are permitted unless agreed in writing by the council (subject to standard exemptions).
- b) **Tree Protection** – If a site compound is to be set up within the application boundary, it must exclude the surveyed trees as per the TPP, or Protective Barrier Fencing (PBF) is to be installed as per the TPP with works clearance, i.e. 1.5-2.0m around the hard landscape extents, existing boundary walls retained and supplemented to prevent RPA, stem or crown impact; to be installed after tree works and prior to site works.
- c) **Construction Exclusion** - the fenced off areas are Construction Exclusion Zones (CEZ).
- d) **Site Restrictions** - no chemicals/materials are to be transported/stored/used/mixed within the CEZ, and no fires are to be lit and no machinery, plant or vehicles are to be washed down within 10m of the tree's canopy or in a CEZ.
- e) **Ground Works** - during site works RPAs/CEZ may not be breached, i.e. no surface works, without the consultant's prior advice and council consent, and no mechanical digging or scraping is permitted within RPAs/CEZ;
- e) **Sensitive Landscape** - the PBF may be temporarily moved to allow pedestrian access to start sensitive soft landscape works within RPA, i.e. turf removal, retained soil levels, new planting, mulch borders.

**Completion** - only following construction and hard landscape completion can PBF be removed and remaining soft landscape works undertaken within RPAs / CEZ (ground levels to be retained and works undertaken manually with non-driven machinery).

### 5.2 Arboricultural Site Monitoring / Supervision

5.2.1 The council will typically request 'a scheme of supervision for the arboricultural protection measures' to confirm tree protection and adherence to working methods around trees.

5.2.2 The appointed site contractor and project manager will be provided with an approved AMS and TPP and will need to be briefed as to prohibited works and tree protection.



5.2.3 A record of each site visit will be kept and a summary letter drafted for the client, the site manager and the local authority (to be sent to the client for distribution), thus -

- (1) **Pre-commencement** to confirm approved tree works, site hoarding / tree protection fence line and construction restrictions for ground works;
- (2) **Access Treatment-** Proposed access is to be complete or partially completed using ground protective measures suitable for the intended traffic. Vegetation clearance to accommodate the track to be completed at this time
- (3) **Tree Works-** All tree work to be completed including removal of G20 G22 and G23.
- (4) **Tree Protection** Installation of fencing tree protection and other ground protection for T71;
- (5) **Half way** through the program to confirm maintained tree protection, no tree damage and exclusion of RPA access;
- (6) **After-construction** to confirm excavations of existing hard surfaces, and discuss tree protection requirements with the landscape team;
- (7) **During soft landscape works** to confirm manual works, retained soil levels and planting with mulch layer; Installation of new driveway within the RPA of as above (2) if not already completed
- (8) **Development completion** after all hard landscape works and tree and shrub planting is complete to sign off the site as having adhere to the AMS.

### 5.3 Protective Barrier Fencing (PBF) Specification

5.3.1 Barrier fencing is to be installed (and signed off by way of arboricultural supervision) following the completion of the tree works. It is to be illustrated on a Tree Protection Plan to aid installation and is to remain in situ for the entire duration of demolition/construction processes unless otherwise agreed in writing by the council.

5.3.2 The barrier fencing is to consist of a series of Heras panels secured in place by driven scaffold posts or a scaffold frame to ensure that the fencing lines are well braced to resist impact, prevent access to RPAs and the designated CEZs around the tree groups.





#### 5.4 Underground utilities

5.4.1 Any new underground utilities are to utilise the construction area for new installations and avoid the need for works in proximity to trees. Certainly, utility installations are to be:

- Located outside of RPAs and construction exclusion zones; and
- Installed only following the installation of the protective barrier fencing to ensure the retained trees and their RPAs are protected.

5.4.2 The following restrictions are recommended for underground utilities within RPAs:

- Any necessary excavations to be undertaken sensitively using either a no-dig method (e.g. Air-Spade) and/or under arboricultural supervision;
- Any exposed roots shall be packed with a clean damp sand (not builders sand) and wrapped in hessian sacking to protect them;
- Small roots which are identified (those less than 25mm diameter) may be carefully pruned back with a clean sharp tree saw; and
- Larger roots which are identified (those greater than 25mm in diameter) are to be retained and protected as they may be necessary for a tree's health and stability.

#### 5.5 Ground Works within RPAs

5.5.1 Direct RPA incursion is anticipated [as indicated at s.4.2.1, 4.2.2] - retained levels detail to be demonstrated by the client in the form of a 'site levels plan'.

5.5.2 Any excavations within an RPA must:

- Use sensitive excavation techniques to protect the tree roots and their existing growing conditions.

5.5.3 Any exposed roots shall be packed with a clean damp sand (not builders sand) and wrapped in hessian sacking to protect them from temperature changes and drying out.

5.5.4 Small roots (those less than 25mm in diameter) may be carefully pruned back with a clean sharp tree saw. However, pruning large roots (those greater than 25mm in diameter) will require the advice of the consultant and permission of the council; these may be necessary for a tree's health and stability.

5.5.5 Once the hard surface material (including compacted base) has been removed, any hessian wrapping will be removed and roots will be surrounded/packed with a sharp sand and any existing ruts, holes or dips are to be infilled with a mix of sharp sand and high grade tree planting soil.



## 5.8 Landscape Detail

5.8.1 A landscape masterplan has been drafted for the client currently titled 'OXO\_Landscape masterplan\_stage3' which illustrates the intended landscape plan. This includes the exact proposals for hard and soft landscaping together with the details for any new trees' planting locations, species and stock selection, installation and maintenance; and is to have the full support of the arboricultural consultant where required.

## 5.6 Report Handling

5.6.1 This report is released to the client and architect to be distributed at their discretion and the consultant is available for queries relating to this report and/or trees.

5.6.2 The proposed scheme is reviewed in respect of the arboricultural constraints and is considered to be achievable in line with the BS5837 guidance. The tree protection methods herein may be approved by the council based on the approved information and other detail i.e. utility layout, final landscape plan, construction management plan (CMP) etc.

5.6.3 This AMS and the TPP may be approved by the council in support of the application, as a means of authorised tree protection measures; all site personnel will have access to a copy and the tree work and protection details are to be inspected as per s.5.2 for '*Arboricultural Monitoring / Supervision*'.

**This concludes our advice.**



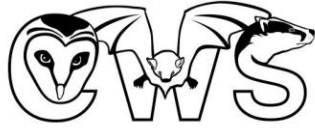
Virginia Sweetingham | CLIENT  
Oxpens, Wigginton, Banbury, Oxfordshire | SITE  
19366/A3 | REF  
18/10/19 | DATE



## Appendix I

### Caveat

Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This advice is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the advice being null and void in its entirety. | This advice in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this advice. | This advice is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this advice or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. | Neither the author nor Indigo Surveys Ltd will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this advice does not form part of this agreement.



## Appendix II

### Terms and Definitions

*“Arboriculturist”* - person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

*“Competent Person”* - person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

*“Topographical survey”* - an accurately measured land survey undertaken to show all relevant existing site features. *A method of carrying out topographical surveys is given in RICS specification Surveys of land buildings and utility services at scales of 1:500 and larger.*

*“BS5837 Tree survey”* - should be undertaken by an arboriculturist to record information about the trees on or adjacent to a site. The results of the tree survey, including material constraints arising from existing trees that merit retention, should be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for development.

*“Tree categorisation method”* - trees should be categorised in accordance with the BS5837 cascade chart by an arboriculturist. This 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.

*“Root protection area (RPA)”* - layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority, shown as an arboricultural constraint in m<sup>2</sup>. The radius is calculated using the BS5837 calculation method. An arboriculturist may change the shape of an RPA but not reduce its area.

*“Arboricultural implications assessment”* - a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

*“Arboricultural method statement”* - methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.

*“Tree protection plan”* - a scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.



## Appendix III

**Data Table:** As appended (BS5837 Tree Survey Key & Table)

**Tree Constraints Plan:** As appended (19366/TCP/01)

**TREE SURVEY IN ACCORDANCE WITH BRITISH STANDARD 5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'**

CLIENT: Virginia Sweetingham PROJECT REF: 19366 SITE: Oxpens, Wigginton, Banbury, Oxfordshire  
 CONTACT: / SURVEY DATE: 10 July 2019 ARB CONSULTANT:

TREE REF. #	SPECIES	AGE	HEIGHT (in m)	CANOPY (in m) N - S - E - W	STEM (in mm)	RPA (in m)	CLEARANCE (in m)	1st BRANCH (in m)	VITALITY	LIFE EXPEC.	NOTES	BS CAT.	MANAGEMENT
T1	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	15	4 4 4 4	580	7.0	2	2	Low	<10	Crown dieback (high). The appearance of the tree is consistent with symptoms of Ash Dieback. Ivy present precluding VTA (Visual Tree Assessment)	U	
T2	Crack Willow, <i>Salix fragilis</i> , Saliaceae	LM	15	7 7 7 7	1200	14.4	0	2	Norm	20-40	The tree has been managed by pollarding in the past. Hollow stem. Multistemmed from knuckle at 2m	C 3	Re-Pollard to existing pollard points for nature conservation
T3	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	18	5 7 8 7	540;530	9.1	4	4	Norm	10_20	The appearance of the tree is consistent with symptoms of Ash Dieback. Crown dieback (moderate). Restricted assessment due to undergrowth around the base. Old pruning wounds on the stem	C 3	
T4	Crack Willow, <i>Salix fragilis</i> , Saliaceae	OM	15	6 7 6 6	560;770	11.4	1.5	2	Norm	20-40	Possibly meets veteran tree status for its species. Split in the main stem. Leaning east	C 3	Re-Pollard to existing pollard points for nature conservation
T5	Crack Willow, <i>Salix fragilis</i> , Saliaceae	M	15	7 7 6 6	1000	12.0	1.5	2	Norm	20-40	The tree has been managed by pollarding in the past	C 3	Re-Pollard to existing pollard points for nature conservation
T6	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	6 7 6 7	800	9.6	3	3	Low	20-40	Restricted assessment due to undergrowth around the base. Sparser than expected foliage within the crown	B 3	

T7	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	6	6	7	6	7	6	7	580	7.0	3	3	Low	20-40	Restricted assessment due To undergrowth around the base. Sparser than expected foliage within the crown. The tree has grown as part of a long standing field boundary	B 3	
T8	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	6	6	7	6	7	6	7	600	7.2	3	3	Norm	20-40	Restricted assessment due To undergrowth around the base. Sparser than expected foliage within the crown. The tree has grown as part of a long standing field boundary . Ivy on stem	A 3	
T9	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	6	6	8	9	7	6	7	1000	12.0	3	3	Norm	20-40	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . Split Main Stem with Ear Ridges. The tree possibly meets the criteria for veteran status	A 3	
T10	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	6	6	7	6	7	6	7	620	7.4	3	3	Norm	20-40	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary	A 3	
T11	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	OM	17	7	7	10	7	9	6	7	975	11.7	3	3	Norm	40+	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . Habitat cavity within the crown. The tree possibly meets the criteria for veteran status	A 3	
T12	English Oak, <i>Quercus robur</i> , Fagaceae	M	17	6	6	6	6	6	6	6	670	8.0	3	3	Norm	20-40	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary	A 3	
T13	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	EM	8	3	3	3	3	3	3	3	210	2.5	1	3	Norm	40+	Young tree	C 2	



T14	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	15	4	5	5	5	5	560	6.7	1	3	Low	10_20	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . Crown dieback (moderate). The appearance of the tree is consistent with symptoms of Ash Dieback	C	3	
T15	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	4	5	5	5	560	6.7	6.7	2	3	Low	20-40	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . The appearance of the tree is consistent with symptoms of Ash Dieback, basal Suckers More vigorous	B	3	
T16	English Oak, <i>Quercus robur</i> , Fagaceae	OM	20	7	6	5	5	1200	14.4	14.4	2	3	Low	<10	The tree has grown as part of a long standing field boundary. The tree possibly meets the criteria for veteran status. Bottle shaped base. Crown dieback (high)	U		
T17	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	20	7	8	7	7	830	10.0	10.0	2	3	Norm	20-40	The tree has grown as part of a long standing field boundary. Bottle shaped base. Crown dieback (high), Ivy on stem. Large pieces of dead wood	A	3	
T18	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	4	6	7	7	830	10.0	10.0	2	3	Norm	20-40	The tree has grown as part of a long standing field boundary. Crown dieback (low)	B	3	
T19	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	7	7	8	7	825	9.9	9.9	2	3	Norm	20-40	The tree has grown as part of a long standing field boundary. Crown dieback (low). Part of contiguous group	B	3	
T20	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	7	7	9	4	950	11.4	11.4	2	3	Norm	20-40	The tree has grown as part of a long standing field boundary. Crown dieback (low). Part of contiguous group. The tree possibly meets the criteria for veteran status	B	3	

T21	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	11	3	5	4	4	5	540	6.5	2	2	Norm	20-40	The tree has grown as part of a long standing field boundary. Crown dieback (low). Habitat cavity within the crown. Suckering around the base of the tree	B	3	
T22	Crack Willow, <i>Salix fragilis</i> , Saliaceae	LM	10	6	4	5	4	900	10.8	1.5	1	1	Norm	20-40	Ivy present precluding VTA. The tree has been managed by pollarding in the past	C	3	Re-Pollard to existing pollard points for nature conservation
T23	Crack Willow, <i>Salix fragilis</i> , Saliaceae	M	10	4	4	4	4	780	9.4	1.5	1	1	Norm	20-40	Ivy present precluding VTA. The tree has been managed by pollarding in the past. Restricted assessment due To undergrowth around the base	C	3	Re-Pollard to existing pollard points for nature conservation
T24	Crack Willow, <i>Salix fragilis</i> , Saliaceae	LM	12	6	4	5	5	1100	13.2	1.5	1	1	Norm	20-40	Ivy present precluding VTA. The tree has been managed by pollarding in the past. Restricted assessment due To undergrowth around the base	C	3	Re-Pollard to existing pollard points for nature conservation
T25	Crack Willow, <i>Salix fragilis</i> , Saliaceae	LM	12	6	6	5	5	1100	13.2	1.5	1	1	Norm	20-40	Ivy present precluding VTA. The tree has been managed by pollarding in the past. Restricted assessment due To undergrowth around the base	C	3	Re-Pollard to existing pollard points for nature conservation
T26	English Oak, <i>Quercus robur</i> , Fagaceae	EM	11	4	4	4	4	300	3.6	2	1	1	Norm	40+	Ivy present precluding VTA. The tree has grown as part of a long standing field boundary	B	2	
T27	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	EM	12	4	4	4	4	300	3.6	2	1	1	Norm	40+	Restricted assessment due To undergrowth around the base	B	2	Re-Pollard to existing pollard points for nature conservation

T28	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	EM	12	5	5	5	5	5	5	480	5.8	2	1	Norm	40+	Restricted assessment due To undergrowth around the base	B 2	
T29	English Oak, <i>Quercus robur</i> , Fagaceae	LM	18	8	8	9	8	9	9	780	9.4	2.5	3	Norm	40+	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . Large pieces of dead wood. Split Broken Branches	A 3	
T30	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	18	6	6	6	6	6	6	570	6.8	4	4.5	Norm	40+	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . Large pieces of dead wood. Split Broken Branches. storm damaged	B 3	
T31	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	19	6	7	7	7	6	6	570	6.8	4	4.5	Norm	40+	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary	A 3	
T32	English Oak, <i>Quercus robur</i> , Fagaceae	LM	20	9	8	8	7	7	900	10.8	4	4.5	Norm	40+	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary . Basal Bulging	A 3		
T33	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	19	9	8	8	7	7	900	10.8	4	4.5	Dead	<10	Restricted assessment due To undergrowth around the base. The tree has grown as part of a long standing field boundary	U		
T34	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	4	5	7	7	7	540	6.5	4	4.5	Low	10_20	Restricted assessment due To undergrowth around the base. Crown dieback (moderate)	B 3		

T35	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	6	3	5	5	540	6.5	4	4.5	Low	20-40	Restricted assessment due To undergrowth around the base. Crown dieback (moderate). Part of contiguous group	B	3	
T36	English Oak, <i>Quercus robur</i> , Fagaceae	EM	10	3	3	3	270	3.2	3.2	1	4.5	Norm	40+		B	3	
T37	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	11	3	5	4	6	240,250; 220,230	5.7	0	0	Norm	20-40	Surface Roots Damaged By Farm Traffic	C	3	
T38	Cherry, <i>Prunus (speciēs)</i> , Rosaceae	M	10	3	3	3	320	3.8	3.8	0	3	Norm	<10	Crown dieback (moderate). Part of contiguous group. Surface Roots Damaged By Farm Traffic	U		
T39	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	13	3	3	3	290	3.5	3.5	0	3	Norm	10_20	Crown dieback (moderate). Part of contiguous group. Inotus bracket	U		
T40	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	16	3	4	3	3	260,270; 250	5.4	0	3	Norm	40+	Part of contiguous group	B	3	
T41	English Oak, <i>Quercus robur</i> , Fagaceae	M	13	5	3	3	3	410	4.9	0	3	Norm	40+	Part of contiguous group. Ivy on stem	A	3	

T42	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	17	7	7	4	4	4	4	4	520	6.2	0	3	Norm	20-40	Part of contiguous group. Ivy on stem. Surface Roots Damaged By Farm Traffic	B	3
T43	English Oak, <i>Quercus robur</i> , Fagaceae	LM	20	7	7	7	7	7	7	7	825	9.9	3	3	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base	A	2
T44	English Oak, <i>Quercus robur</i> , Fagaceae	LM	20	7	7	7	7	7	7	7	770	9.2	3	3	Norm	40+	Part of contiguous group	A	2
T45	English Oak, <i>Quercus robur</i> , Fagaceae	LM	20	8	8	7	7	7	7	7	1100	13.2	0	3	Norm	40+	Part of contiguous group. The tree possibly meets the criteria for veteran status	A	3
T46	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	18	6	2	6	3	3	3	3	440	5.3	0	3	Norm	20-40	Part of contiguous group. Restricted assessment due To undergrowth around the base	B	3
T47	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	12	5	8	4	3	4	3	3	420:330	6.4	0	0	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base	B	3
T48	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	17	6	5	4	4	4	4	4	300	3.6	4	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy on stem	B	3

T49	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	19	5	5	4	4	4	540	6.5	4	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy on stem	A 3	
T50	English Oak, <i>Quercus robur</i> , Fagaceae	OM	19	5	5	4	4	975	11.7	4	4	Low	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy on stem. The tree possibly meets the criteria for veteran status	A 3		
T51	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	18	6	6	5	5	330;340; 260;270; 160;170	7.8	0	4	Norm	40+	Multistemmed stools. Part of contiguous group	B 3		
T52	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	16	6	6	2	5	220;230; 250;260	5.8	0	4	Low	40+	Ivy present precluding VTA	B 3		
T53	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	20	5	7	7	7	450;510; 490;480	11.6	0	4	Low	20-40	Crown dieback (low). Sparser than expected foliage within the crown	B 3		
T54	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	19	7	8	7	7	480;470; 490;450	11.3	0	4	Norm	40+	Part of contiguous group. Multistemmed stools	B 3		
T55	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	7	7	3	6	490;220; 430;500	10.2	0	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy on stem	B 3		

T56	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	18	5	7	9	4	320:300; 340	6.7	0	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy on stem	B 3	
T57	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	19	8	7	4	8	540:490; 480:450	11.8	0	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy on stem	B 3	
T58	English Oak, <i>Quercus robur</i> , Fagaceae	OM	12	3	5	3	3	975	11.7	4	4	Low	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. The tree possibly meets the criteria for veteran status	B 3	
T59	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	OM	19	10	8	3	7	790	9.5	4	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base	A 3	
T60	English Oak, <i>Quercus robur</i> , Fagaceae	OM	19	10	8	10	9	1100	13.2	4	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. The tree possibly meets the criteria for veteran status	A 3	
T61	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	17	5	5	5	5	510	6.1	4	4	Norm	10_20	Part of contiguous group. Restricted assessment due To undergrowth around the base. Crown dieback (moderate)	C 3	
T62	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	16	4	8	5	3	470:390	7.3	0	4	Norm	20-40	Part of contiguous group	B 3	

T63	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	17	5	5	5	5	5	5	540	6.5	0	4	Norm	20-40	Part of contiguous group. Restricted assessment due To undergrowth around the base	B 3	
T64	Apple, <i>Malus (Spps)</i> , Rosaceae	M	13	5	5	7	6	600	7.2	0	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. The tree possibly meets the criteria for veteran status	B 3			
T65	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	15	5	7	6	7	300,230; 250	5.4	0	4	Norm	40+	Part of contiguous group	B 2			
T66	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	13	4	6	4	7	610	7.3	0	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. catastrophic structural failure. Will Recover In Isolation	C 3			
T67	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	14	4	6	4	7	590	7.1	0	4	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base	B 3			
T68	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	EM	9	2	2	2	2	260	3.1	2	2	Low	10_20	Crown dieback (moderate)	C 1			
T69	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	EM	14	3	3	3	3	410	4.9	1	2	Low	10_20	Crown dieback (moderate)	C 3			



T70	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	OM	17	2	6	5	5	5	950	11.4	3	2	Low	<10	Catastrophic structural failure. Crown dieback (high)	U	
T71	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	17	7	7	7	5	520	6.2	6.2	2	3	Low	<10	Part of contiguous group. Restricted assessment due To undergrowth around the base	B 2	
T72	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	15	7	5	7	5	280/250; 240/290	6.4	6.4	0	3	Norm	20-40	Part of contiguous group	B 2	
T73	Turkey Oak, <i>Quercus cerris</i> , Fagaceae	LM	20	7	7	7	7	1000	12.0	12.0	3	3	Norm	40+	Part of contiguous group	A 1	
T74	English Oak, <i>Quercus robur</i> , Fagaceae	LM	18	6	6	7	7	570	6.8	6.8	3	3	Norm	40+	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy present precluding VTA	B 3	
T75	English Oak, <i>Quercus robur</i> , Fagaceae	LM	12	0	9	7	6	570	6.8	6.8	3	3	Norm	20-40	Part of contiguous group. Restricted assessment due To undergrowth around the base. Ivy present precluding VTA. Growth influenced by adjacent tree	B 3	
T76	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	LM	17	9	6	8	9	690	8.3	8.3	3	3	Norm	20-40	Part of contiguous group. Restricted assessment due To undergrowth around the base. Growth influenced by adjacent tree. Ivy present precluding VTA	B 3	

T77	Common Ash, <i>Fraxinus excelsior</i> , <i>Oleaceae</i>	LM	19	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10.7	3	3	Norm	20-40	Part of contiguous group. Restricted assessment due To undergrowth around the base. Growth influenced by adjacent tree. Ivy present precluding VTA	B 3	
G1	Salix spp	Y	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.2	0	0	Norm	20-40	Young tree group	C 3	
G2	Hawthorn, <i>Crataegus monogyna</i> , <i>Rosaceae</i>	EM	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.2	0	0	Norm	20-40	The group has grown as part of a long standing field boundary near a stream bed	C 3	
G3	<i>Crataegus monogyna</i> ; <i>Fraxinus excelsior</i> ; <i>Quercus robur</i> ; <i>Salix</i> spp	EM;	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2.9	0	0	Norm	20-40	The group has grown as part of a long standing field boundary near a stream bed. It contains semi mature and mature trees	B 3	
G4	Salix spp; <i>Fraxinus excelsior</i> ; <i>Crataegus monogyna</i>	M;L	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5.3	0	0	Norm	20-40	The group has grown as part of a long standing field boundary near a stream bed. It contains semi mature and mature trees	B 3	
G5	Hawthorn, <i>Crataegus monogyna</i> , <i>Rosaceae</i>	M	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.6	0	0	Norm	20-40	The group has grown as part of a long standing field boundary near a stream bed	C 2	
G6	Hawthorn, <i>Crataegus monogyna</i> , <i>Rosaceae</i>	M	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.4	0	0	Norm	20-40	The group has grown as part of a long standing field boundary near a stream bed	C 3	

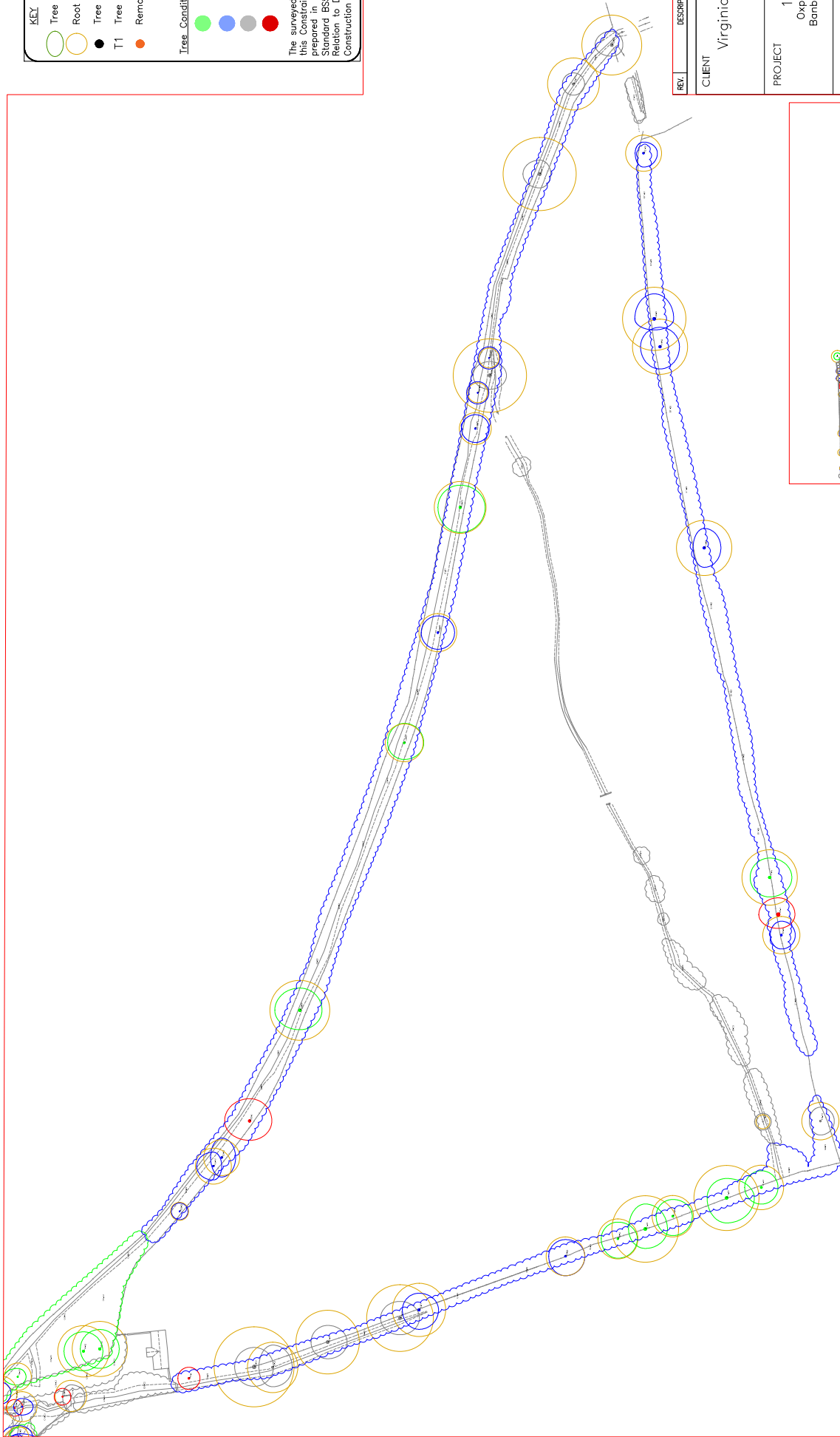
G7	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae	M	4	0	0	0	0	0	0	1.6	0	0	0	130 (max)	0	0	0	0	20-40	Norm	0	0	The group has grown as part of a long standing field boundary near a stream bed	C 3	
G8	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae	M	4	0	0	0	0	0	0	1.4	0	0	0	120 (max)	0	0	0	0	20-40	Norm	0	0	The group has grown as part of a long standing field boundary near a stream bed	C 3	
G9	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae	M	3	0	0	0	0	0	0	1.6	0	0	0	130 (max)	0	0	0	0	20-40	Norm	0	0	The group has grown as part of a long standing field boundary near a stream bed	C 3	
G10	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae	M	3	0	0	0	0	0	0	1.4	0	0	0	120 (max)	0	0	0	0	20-40	Norm	0	0	The group has grown as part of a long standing field boundary near a stream bed	C 3	
G11	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae	M	10	0	0	0	0	0	0	5.6	0	0	0	470 (max)	0	0	0	0	20-40	Norm	0	0	The tree has grown as part of a long standing field boundary	B 3	
G12	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae; Plum, <i>Prunus cerasifera</i> Rosaceae	Y;M	8	0	0	0	0	0	0	1.6	0	0	0	130 (max)	0	0	0	0	20-40	Norm	0	0	Scrubby field windbreak. Scrubby boundary hedge	C 2	
G13	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae; Cherry, <i>Prunus</i> (species), Rosaceae	Y;E	8	0	0	0	0	0	0	1.8	0	0	0	150 (max)	0	0	0	0	20-40	Norm	0	0	Scrubby undergrowth	C 3	

G14	Plum, Prunus cerasifera Rosaceae	Y;E	8	0	0	0	0	0	0	1.8	0	0	0	0	0	150 (max)	20-40	Scrubby undergrowth, scrubby undergrowth defining field edge	C	3	
G15	Mixed woodland	M;L	18	0	0	0	0	0	0	5.6	0	0	0	0	0	470 (max)	40+	Corner of woodland containing late mature and mature trees	A	3	
G16	Common Ash, Fraxinus excelsior, Oleaceae; Mixed woodland	EM;	17	0	0	0	0	0	0	6.1	0	0	0	0	0	510 (max)	40+	Including individuals T48 to T63, late mature field boundary feature.	A	2	
G17	Hawthorn, Crataegus monogyna, Rosaceae; Plum, Prunus cerasifera Rosaceae	M	5	0	0	0	0	0	0	1.4	0	0	0	0	0	120 (max)	40+	Field boundary hedge	C	2	
G18	Corylus avellana; Hawthorn, Crataegus monogyna, Rosaceae	M	5	0	0	0	0	0	0	2.5	0	0	0	0	0	210 (max)	20-40	The tree has grown as part of a long standing field boundary	C	2	
G19	Hawthorn, Crataegus monogyna, Rosaceae; Common Ash, Fraxinus excelsior, Oleaceae	M	15	0	0	0	0	0	0	5.9	0	0	0	0	0	490 (max)	40+	Field boundary hedge. The feature has grown as part of a long standing field boundary	B	3	
G20	Salix alba	M	18	0	0	0	0	0	0	5.5	0	0	0	0	0	460 (max)	10_20	Included unions within crown. Split included union. Split broken branches. Linear wounds on scaffolds. Linear bark wounds on lower stems. Possible water logging symptoms	C	3	Trees could be managed as pollarded stems which would entail continuous future management

G21	Hawthorn, <i>Crataegus monogyna</i> , Rosaceae; Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	5	0	0	0	0	0	0	3.4	0	0	0	Norm	Field boundary hedge	C 2	
G22	Goat Willow, <i>Salix capreae</i> , Saliaceae	M	18	0	0	0	0	0	0	5.1	0	0	0	Norm	Willow growing on an island	C 3	
G23	Common Ash, <i>Fraxinus excelsior</i> , Oleaceae	M	13	0	0	0	0	0	0	3.4	0	0	0	Norm	Closed canopy young trees. The group also contains young Oak and Cherry	C 2	

**TREE SURVEY 'KEY' - BRITISH STANDARD 5837:2012 TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION - RECOMMENDATIONS'**

<b>TPO/CA</b>	- On client request: presence of Tree Preservation Orders (TPO) / site location within a Conservation Area (CA) & date checked;
<b>TREE REF. #</b>	- Tree reference number: tag or plan number (T - individual tree, G - group of trees/shrubs, H - hedge);
<b>SPECIES</b>	- Genus, species and/or common name;
<b>AGE</b>	- Age classification (NP - new planting, Y - young, EM - Early-Mature, SM - semi mature, M - mature, LM - late mature, OM - over mature);
<b>HEIGHT (in m)</b>	- Approximate height of tree in metres;
<b>CANOPY (in m) N - S - E - W</b>	- Approximate branch spread in metres of the four principal compass points;
<b>STEM (in mm)</b>	- Stem diameter in millimetres: measured in accordance with s.4.6 of BS5837;
<b>RPA (in m)</b>	- Circle radius of the Root Protection Area: calculated using the stem diameter (single/multiple stem variant, as outlined within BS5837);
<b>CLEARANCE (in m)</b>	- Crown clearance in metres above the adjacent ground level;
<b>IST BRANCH (in m)</b>	- Clearance in metres to first significant branch and direction of growth (where relevant);
<b>VITALITY</b>	- Physiological condition typically gauged from canopy cover and annual extension growth (good, fair, poor, dead);
<b>ESTIMATED REMAINING CONTRIBUTION</b>	- Approximate number of years a tree will continue to contribute without the need for oppressive arboricultural intervention, categorised in years as <10, 10-20, 20-40 and >40;
<b>NOTES</b>	- Structural and physiological condition observations; - BS5837 tree quality assessment category: resulting from structural/physiological condition and remaining contribution (approximate useful life expectancy); - Standard retention category <b>U</b> : in such a condition that any existing value would be lost within 10 years; - Standard retention category <b>A</b> : high quality and value, in such a condition as to be able to make substantial contribution of 40+ years; - Standard retention category <b>B</b> : moderate quality and value, in such a condition as to make a significant contribution of 20+ years; - Standard retention category <b>C</b> : low quality and value, currently in adequate condition to remain until new planting could be established 10+ years; - Standard retention sub-category, mainly due to: <b>1</b> - Arboricultural values, <b>2</b> - Landscape values, <b>3</b> - Cultural values, including conservation;
<b>MANAGEMENT</b>	- Preliminary management recommendations (as appropriate);
<b>***</b>	- Within the survey schedule denotes an estimate



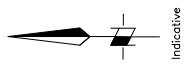
**KEY**


- Tree Crown Spread
- Root Protection Area (RPA)
- Tree Stem
- Tree No.
- Removed Tree

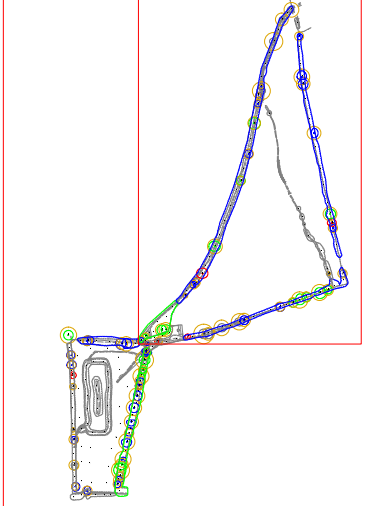
**Tree Condition Category**

- A
- B
- C
- U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'



REV.	DESCRIPTION	DWN.	CHK'D	DATE		
CLIENT Virginia Sweetingham						
PROJECT 19366/A1 Oxpens, Wigginton Banbury, Oxfordshire						
TITLE Tree Constraints Plan 1 of 2						
DWN.	DATE	CHK'D	DATE	APP'D	DATE	SCALE
AW	15/07/2018	EF	15/07/2018			1:500
 <b>Cotswold Wildlife Surveys</b>						
Drawing Number						AD
						REV.
						19366/A1/TCP/01



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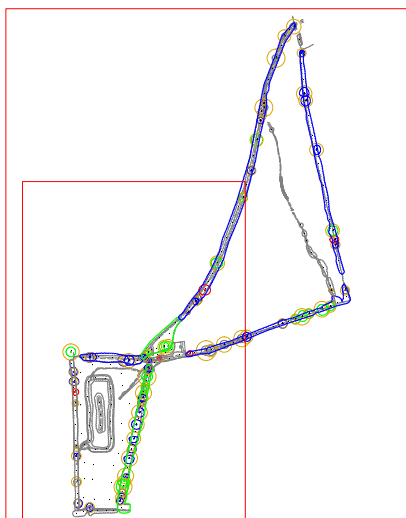
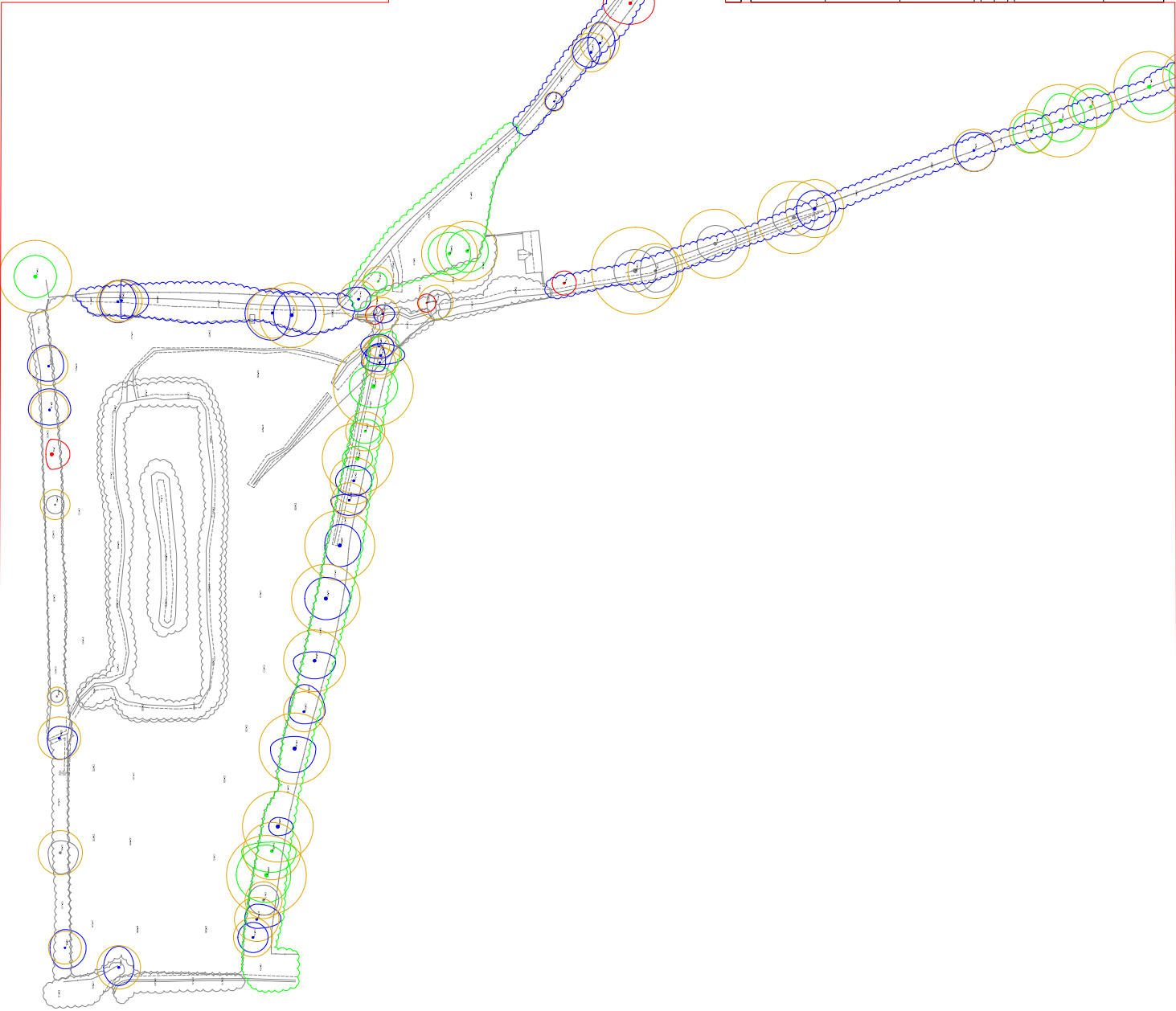
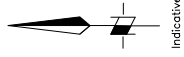
**KEY**

- Tree Crown Spread
- Root Protection Area (RPA)
- Tree Stem
- Tree No.
- Removed Tree

**Tree Condition Category**

- A
- B
- C
- U

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'



REV.	DESCRIPTION	DWN.	CHK'D	DATE		
CLIENT Virginia Sweetingham						
PROJECT 19366/A1 Expens, Wigginton Banbury, Oxfordshire						
TITLE Tree Constraints Plan 2 of 2						
DWN.	DATE	CHK'D	DATE	APP'D	DATE	SCALE
AW	15/07/2018	EB	15/07/2018			1-500
Drawing Number AD						
REV. 19366/A1/TCP/01						

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**KEY**

- Tree Crown Spread
- Root Protection Area (RPA)
- Tree Stem
- T1 Tree No.
- Removed Tree

**Tree Condition Category**

- A
- B
- C
- U

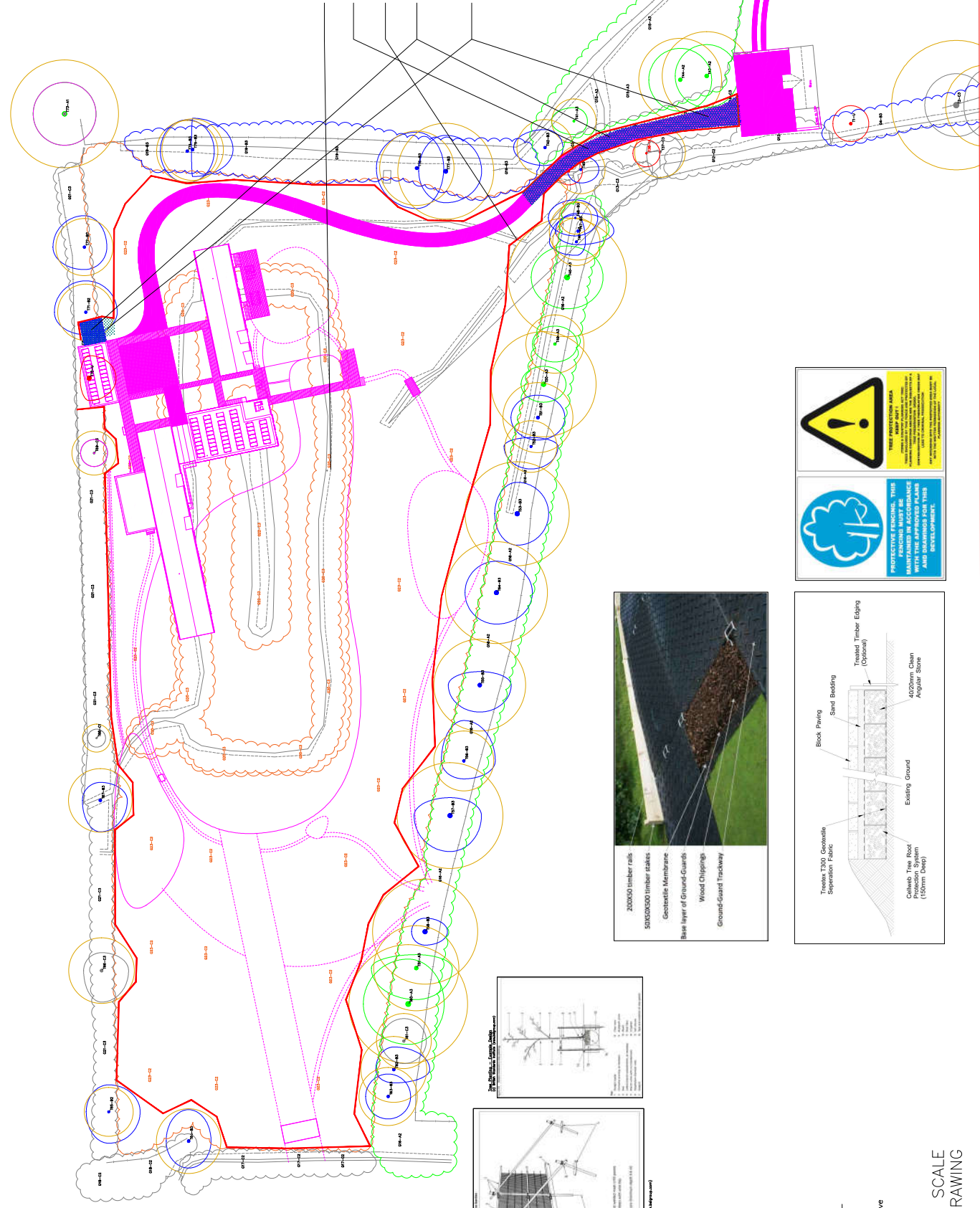
The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'

- Tree Removal** - To be removed to facilitate the G20, G22, G23 to be removed within the landscape scheme, T1, T33, T39 and T70
- Tree Pruning** - 014 partially cleared to remove enough vegetation to accommodate the proposed access track.
- Protective Barrier - Erection (PPE)** - To be installed (as per the illustration on this plan).
- Specialist Ground Works** - To be used on proposed new access and guard parking bays only to be undertaken once construction is complete or before stripping the existing soil surface and turf only. This will include a geotextile system (Geotexte or similar) and manual installations.
- Ground Protection** - Temporary ground protection to be used as indicated around T37, T40, T42, T42, T43, T45, T46, T47, T48, T49, T50, T51, T52, T53, T54, T55, T56, T57, T58, T59, T60, T61, T62, T63, T64, T65, T66, T67, T68, T69, T70, T71, T72, T73, T74, T75, T76, T77, T78, T79, T80, T81, T82, T83, T84, T85, T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, T100.

REV.	DESCRIPTION	DWN	CHK'D	DATE	
	CLIENT			Virginia Sweetingham	
	PROJECT			19366/A3 Expens, Wigginton Banbury, Oxfordshire	
	TITLE			Tree Protection Plan	
DWN	DATE	CHK'D	DATE	APP'D	SCALE
AW	10/09/2019	EB	10/09/2019		1-300

Drawing Number 19366/A3/TTP/01  
REV. A0

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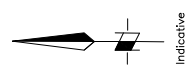
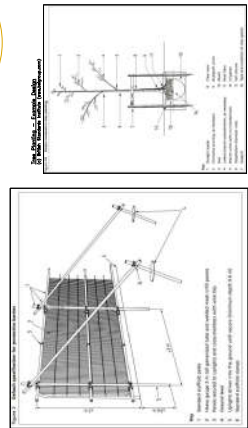
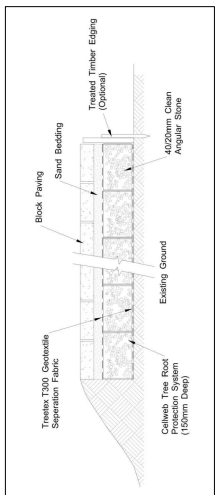


**TREE PROTECTION AREA**  
KEEP OFF

Unauthorized access to this area may result in the removal of trees and other vegetation. This area is the responsibility of the contractor. All work must be carried out in accordance with the approved plan and any changes must be approved by the client.

**PROTECTIVE FENCING, THIS MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND BARRIERS FOR THIS DEVELOPMENT.**

200x200 timber rails  
50x50x500 timber stakes  
Geotextile Membrane  
Base layer of Ground-Guards  
Wood Chippings  
Ground-Guard Trackway



DO NOT SCALE FROM DRAWING