

W A Adams Partnership

**Glebe Farm, Boddington Road, Claydon, Banbury, Oxfordshire,
OX17 1TD**

Arboricultural Assessment

New Inland Waterways Marina

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Appendices

- La:** Proposed Landscaping Plan
Xb: Tree Removal Plan

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1.0 EXECUTIVE SUMMARY

- 1.1 SBRice Ltd (Chartered Surveyors) was commissioned to carry out an Arboricultural Assessment (in line with BS 5837:2012) of the proposed site for a marina at Glebe Farm, Claydon, Oxon.
- 1.2 The assessment included a survey of trees within the development site, an evaluation of proposed tree losses, a suggested tree protection plan and a brief evaluation of the proposed planting scheme to compensate for tree losses.
- 1.3 There will be a loss of 10 trees on the south western boundary adjacent to the canal towpath and a small clump of woody shrubs on the northern boundary
- 1.4 Protective barriers should be placed around the remaining trees in line with BS 5837:2012, to protect the Root Protection Zone of the trees during construction works.
- 1.5 To compensate for the loss of trees, new woodland will be established surrounding the development site and comprising locally native trees and shrubs

2.0 INTRODUCTION

- 2.1 The Arboricultural Assessment forms part of a detailed planning application for a new marina at Glebe Farm, Claydon, Oxfordshire, OX17 1TD.
- 2.2 In order to facilitate the construction of the access from the Oxford Canal into the new marina basin it is proposed to remove a section of hedge with associated trees alongside the canal towpath.
- 2.3 The construction of the new highways entrance also requires removal of a small clump of woody shrubs.
- 2.4 The Arboricultural Assessment includes a survey of trees within the development site, an evaluation of proposed tree losses, a tree protection plan and reference to the proposed planting scheme to compensate for the tree losses.

3.0 SITE DESCRIPTION

- 3.1 The site for the proposed new marina lies immediately to the north of the Oxford Canal adjacent to the Boddington Road to the north east of the village of Claydon. The figure below details the



proposed site.

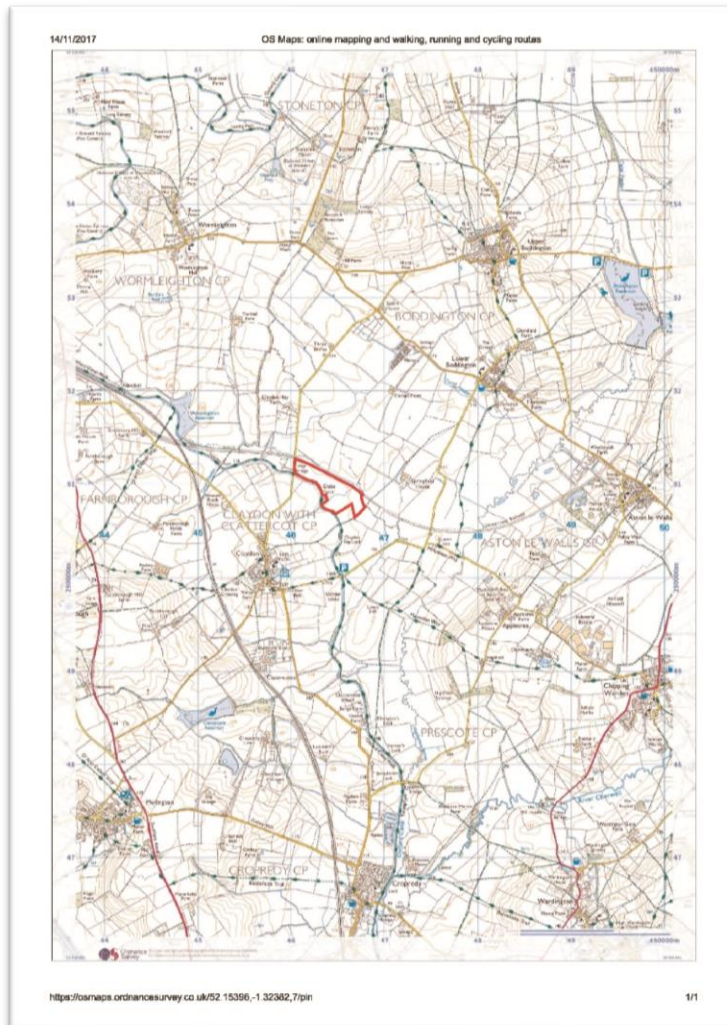


Fig 3.1.

4.0 METHODOLOGY

4.1 Assessment Area

4.2 The Arboricultural Assessment in this report includes all trees within the development site outlined with a red line in Figure 1.

4.3 **Tree Survey**

4.4 The tree survey was undertaken on 21 January 2018. Weather conditions were cold, overcast with flurries of snow.

4.5 Each tree was numbered (the location of each tree is identified on drawing reference AdamCM-1-1-002A in **Appendix Xb**). The following tree measurements were taken:

- Height (to the nearest half metre);
- Stem diameter measured at breast height (to the nearest 10mm);
- Branch spread taken at each of the four compass points;
- Age (e.g. young, semi mature, early mature, mature, over mature);
- Crown clearance (to the nearest half metre).

4.6 The condition of each tree was categorized using the criteria in Table 1 of the BS5837:2012 recommendations.

4.7 **Results**

4.8 **Tree Survey**

4.9 The results of the tree survey are shown in Table 4.9 below. The location of the trees within the development site is shown on drawing reference AdamCM-1- 1-002A in **Appendix Xb**

SPECIES		MEASUREMENTS							CONDITION		
Tree No.	Species	Stem diameter (cm)	Height (m)	Age	Crown radius (m)				General Observations	Estimated remaining contribution (years)	Tree Quality Rating
					North	South	East	West			
1	Fraxinus excelsior	29	10	S/M	5.8	6.0	5.9	6.0	Healthy	40+	C2
2	Fraxinus excelsior	32	12	S/M	5.2	5.4	5.2	5.6	Healthy	40+	C2
3	Fraxinus excelsior	40	12	S/M	5.4	5.5	5.3	5.5	Healthy, some ivy	40+	C2
4	Fraxinus excelsior	32	12	S/M	4.8	4.9	5.0	5.0	Healthy	40+	C2
5	Fraxinus excelsior	38	16	S/M	5.2	5.0	5.0	5.3	Healthy	40+	C2
6	Fraxinus excelsior	38	16	S/M	5.3	5.3	5.1	5.4	Healthy, some ivy	40+	C2
7	Fraxinus excelsior	25-35	12	S/M	6.2	6.5	6.9	6.9	Multi-trunk with ivy and some old damage	40+	C1
8	Fraxinus excelsior	9	10	Y	2.0	2.2	2.0	2.1	Tall for age due to overcrowding	40+	C2
9	Fraxinus excelsior	9	10	Y	2.4	2.3	2.0	1.9	Tall for age due to overcrowding	40+	C2
10	Fraxinus excelsior	10	10	Y	2.3	2.3	2.4	2.1	Tall for age due to overcrowding	40+	C2

- 4.10 Only those trees that are likely to be impacted by the development have been assessed in Table 1. These trees are all located in a section of the southern hedge boundary adjacent to the towpath of the canal. The assessment has identified that a total of 10 trees will need to be removed in order to allow the construction of the new marina entrance.
- 4.11 The trees are all Ash (*Fraxinus excelsior*). The majority of the trees are semi-mature in age and all are self set trees that have been allowed to grow up through the hedge which has not been trimmed for a considerable number of years. The quality of the trees has been assessed using the tree quality assessment (BS 5837:2012). They have been categorised as either C1 or C2. As they are located very close to the canal towpath it is extremely likely that they will have to be removed before they reach full maturity in order to protect users of the canal and its towpath.
- 4.12 It should be noted that the natural life expectancy of the ash trees shown in Table 1 also does not account for ash die back disease caused by the fungus (*Chalara Fraxinea*) which could substantially reduce the expected life span of this species should it become established in the local area.
- 4.13 **Arboricultural Impacts**
- 4.14 10 trees will be lost in the southern boundary hedgerow in order to facilitate construction of the new marina entrance.
- 4.15 The trees are all young or semi-mature in age and consequently not yet of a size or stature to have important arboricultural, landscape or cultural/conservation qualities. The loss of these trees will be mitigated for by planting new areas of broad leaved woodland within the proposed development area.
- 4.16 The development works will entail removal of seven semi-mature ash trees shown as T1 to on the drawing reference AdamCM-1- 1-002A in **Appendix Xb** These trees have minor landscape and conservation qualities and their loss would not be considered as being of major impact on the landscape. Please refer to Table 8.2 in the LVIA accompanying the application. The trees have been assessed within the Ecological Report that accompanies the application, please refer to section 4.3.2.1. However, prior to felling of the semi-mature and immature trees within this

hedgerow a further assessment will be carried out and the trees and hedgerow will be removed outside the bird nesting season.

4.17 An area of woody shrubs are to be removed, these are identified on drawing reference AdamCM-1- 1-002A in **Appendix Xb**. The woody shrubs consist mainly of hawthorn (*Crataegus monogyna*) and black thorn (*Prunus spinose*).

4.18 The loss of these shrubs will be more than compensated for by the extensive proposed new planting as detailed on drawing reference AO5/010G in **Appendix La**.

4.19 **Tree Protection Plan**

4.20 It is recommended that the remaining trees and hedgerows within the development site and immediately adjacent to it are protected from damage during construction works. All trees and hedgerows should be protected by barriers before works commence to encompass the root protection zone for each tree. Barriers should be erected that comply with the specification within BS5837:2012. Weatherproof notices should be attached to the barrier confirming no access to construction traffic.

4.21 **Mitigation and Enhancement**

4.22 To compensate for the loss of 10 trees and a small area of woody shrubs an area of approximately 1.33 hectares of land will be planted with trees and shrubs within the development site.

4.23 The species mix of trees and shrubs will be locally native and, where possible, the provenance will be from a local source. Trees and shrubs will be planted at 3m x 2m spacing (1600 plants per hectare) and individually protected from damage by tree shelters. Weed control by spot spraying will be carried out for a minimum of three years until trees and shrubs are well established. Any losses will be replaced in the winter immediately following planting and thereafter whenever necessary during the first three years.

5.0 REFERENCES

5.1 British Standards Institution 2012 BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations