



ARBORICULTURAL IMPACT ASSESSMENT

SITE REF

Banbury Oil Depot

ISSUE DATE

17.03.2021

SEED REF

[1159-AIA-V1-A]

CLIENT

The Motor Fuel Group Ltd

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

OVERVIEW

SEED Arboriculture Ltd were commissioned to prepare an Arboricultural Impact Assessment (AIA) in relation to the proposed development at Banbury Oil Depot (see aerial photograph at Appendix 1).

The Proposal is an Outline planning application for *“the redevelopment of the Banbury Oil Depot, to include the demolition/removal of buildings and other structures associated with the oil depot use and the construction of up 143 apartments, and up 166m² of community/retail/commercial space, with all matters (relating to appearance landscaping, scale and layout) reserved except for access off Tramway Road”*.

SURVEY APPROACH

BS5837:2012 Tree Survey: A survey was undertaken of all trees and groups of trees within influencing distance of the red-line boundary in accordance with the recommendations of BS5837:2012.

The survey was undertaken on 18th August 2020 by Sam Hobson *MICFor (Chartered Arboriculturist), BSc (Hons). MArborA*, Director at SEED Arboriculture Ltd. Sam is a Professional member of the Institute of Chartered Foresters (Chartered Arboriculturist) and Professional Member of the Arboricultural Association and is therefore required to uphold the professional and ethical standards within the AA and ICF Code of Conduct. Sam holds the LANTRA certificate in Professional Tree Inspection.

SURVEY SUMMARY

The survey recorded a total of 4no. individual trees and 2no. groups of trees. Full details are provided within the Tree Schedule at Appendix 2. The location of each tree and their associated constraints including canopy spread and Root Protection Areas (RPA) are illustrated on the Tree Constraints Plan (DWG 001 Rev A at Appendix 3).

IMPACT ASSESSMENT

The impact has been assessed based upon the Illustrative Masterplan (edge Urban Design – Ref: 255_P03-Masterplan). The impact of the Proposed Development is illustrated on the Arboricultural Impact Plan (DWG 002 Rev A at Appendix 3).

Tree Removal

The Proposed Development would require the part-removal of 1no category C group (G1).

G1 (mixed group) is a dense group on the river embankment. Visually the group is dominated by larger multi-stemmed crack willow which are becoming prone to failure at the unions. The dense understorey of the group is comprised of wild cherry, common hawthorn and elder.

There will be a requirement for part-removal of G1 to facilitate the installation of the riverside walkway and riverside walkway platforms. The illustrative masterplan gives a broad indication of this layout, however, detailed design for any subsequent Reserved Matters application should consider the location of key trees for retention. The decking design allows for retention of key trees within the footprint of the decked area by cutting out sections around trees.

G1 will require extensive management to retain trees within the revised context of a residential development and it is likely that the group will require thinning and larger willows should be pollarded to enable long-term retention. Where need to be removed, new planting should be included to improve species and structural diversity.



G2 (sycamore) is a category U group of self-seeded regeneration growing through an area of broken hard-surfacing. This group should be removed in the interests of good management irrespective of development proposals.

Below ground constraints / Root Protection Areas (RPAs)

To construct the Proposed Development will be new incursions within the RPAs of several trees within G1 for the proposed riverside walkway and decking.

The construction will be low-impact and all can be achieved by construction above-ground with decking and walkway supported by localised excavations for supports and the use of a cellular Tree Root Protection System (such as Wrekin ProtectaWeb) to reduce the likelihood of ground compaction within RPAs.

There will be a requirement to remove existing hard-surfacing within the RPA of T4 (wild cherry) to facilitate the proposed riverside decking. The level of the existing RPA incursion will not be increased and removing hard-surfacing to replace with decking would be likely to improve the rooting environment around T4.

RECOMMENDATIONS

Detailed design as part of any Reserved Matters application should allow for the retention of key trees within G1, in order to retain the tree-lined riverside feature. Pro-active management including thinning and enrichment planting within G1 will ensure the group provides long-term value to any Proposed Development.

An Arboricultural Method Statement (AMS) will be required to accompany the detailed design and set out all required methods of tree protection and working methods around retained trees.

CAVEATS & LIMITATIONS

- The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.
- All tree inspections were undertaken from ground level and no climbing inspections were undertaken.
- This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.
- Trees are growing dynamic structures. Whilst reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

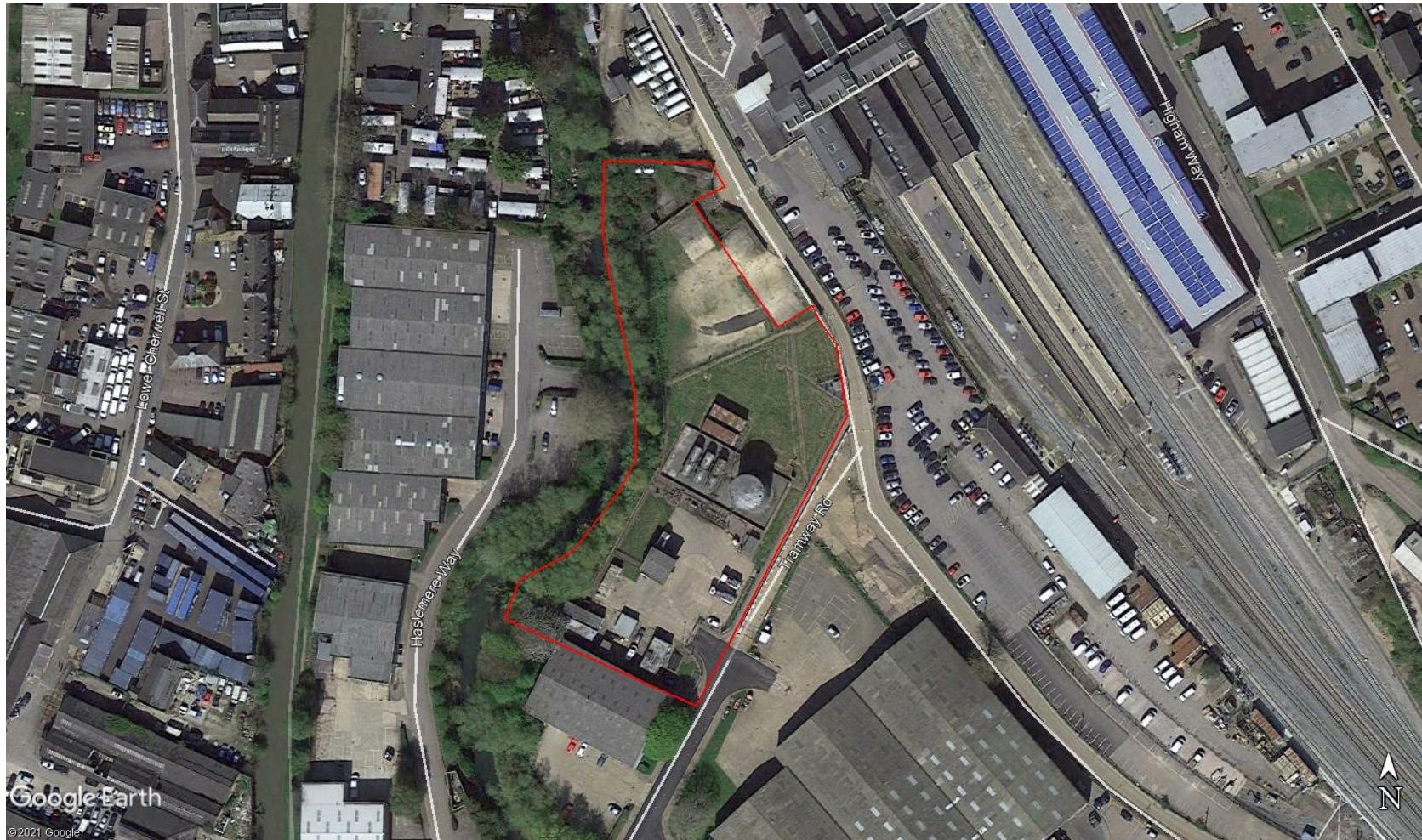
Kind Regards,

A handwritten signature in black ink, appearing to read 'Sam Hobson'.

SAM HOBSON *MICFor (Chartered Arboriculturist), BSc (Hons), MA ArborA*

Director

APPENDIX 1 – SITE BOUNDARY





APPENDIX 2 – TREE SCHEDULE

BS5837:2012 TREE SCHEDULE

DATE	CLIENT	SITE	REFERENCE
15.08.2020	Motor Fuel Group	Banbury Oil Depot	1159-TS-V1

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Fastigate hornbeam	<i>Carpinus betulus</i> 'Fastigiata'	10	550	7	6	4	4	3	Mat	Good	Fair	Stands in verge adjacent to warehouse. Exposed surface roots in verge around base. Well formed street tree one of pair with mutually suppressed canopies.	No works required at time of assessment	B1/2	137	6.60
T2	Fastigate hornbeam	<i>Carpinus betulus</i> 'Fastigiata'	10	480	4	6	6	4	3	Mat	Good	Fair	Stands in verge adjacent to warehouse. Exposed surface roots in verge around base. Well formed street tree one of pair with mutually suppressed canopies.	No works required at time of assessment	B1/2	102	5.70
T3	Common lime	<i>Tilia x europaea</i>	13	310	4	2	3	6	2	E/Mat	Good	Fair	Tree on edge of site boundary within wider embankment group.	No works required at time of assessment	C1/2	41	3.60
T4	Wild cherry	<i>Prunus avium</i>	14	650	7	7	7	7	5	Mat	Good	Fair	Very large example of species. Stands on edge of group to southern site boundary. Dense ivy obscuring main stem and union at 2m. Structural canopy divides from 2m. Broad radial canopy.	No works required at time of assessment	B1/2	191	7.80
G1	Common hawthorn, Crack willow, Elder, Wild cherry		18	600	See associated plans				-	Mat	Fair	Fair	Very dense largely inaccessible group on riverbank behind chain link fence. Visible stems plotted and group appears consistent in condition however trees to north unable to be individually assessed safely. Numerous large multistemmed willow beginning to fail at unions ranging from base to 2m. Retention will require further detailed assessment and likely pollarding and removals within group. Narrows to north.	Re-assess individual trees when understorey vegetation has been cleared to facilitate access. Likely pollard willows worth of retention and fell / replace severely decayed trees.	C2	See associated plans	
G2	Sycamore		7	120	See associated plans				-	S/at	Fair	Fair	Cluster of self seeded regeneration growing through broken hard surfacing. Typical for unoccupied site. Very limited value or future potential.	No works required at time of assessment	U	See associated plans	

APPENDIX 3 – PLANS

Tree Constraints Plan (DWG 001 Rev A)

Arboricultural Impact Plan (DWG 002 Rev A)

