



KEY PLAN

NOTES (CONTINUED)

REVISIONS (CONTINUED)

No.	Date	Description	By	Chk	App
P04	19/10/20	Updated reference to Southern Gateway Landscaping	MF	SM	BS
P03	15/09/20	Updated swale profiles	MF	MF	SM
P02	15/04/20	Added storage area to sections	MF	MF	SM
P01	25/11/19	First issue	MF	MF	SM

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		OVER COURT BARRIS OVER LAKE PLANNING & SURVEY 8532 40P 6 HAVEN WAY, USA 01903 or birstel@hydrock.com
CLIENT <b>L &amp; Q ESTATES</b>	TITLE <b>CUT AND FILL ANALYSIS - CROSS SECTION LOCATION PLAN</b>	
HYDROCK PROJECT NO. <b>C-04841-C</b>	SCALE @ A0 <b>1:1250</b>	
STATUS DESCRIPTION <b>INFORMATION</b>	STATUS <b>S2</b>	
DRAWING NO. / PROJECT CODE / ORIGINATOR / ZONE LEVEL / TYPE / ROLE NUMBER <b>WPF-HYD-XX-XX-DR-C-0215</b>	REVISION <b>P04</b>	

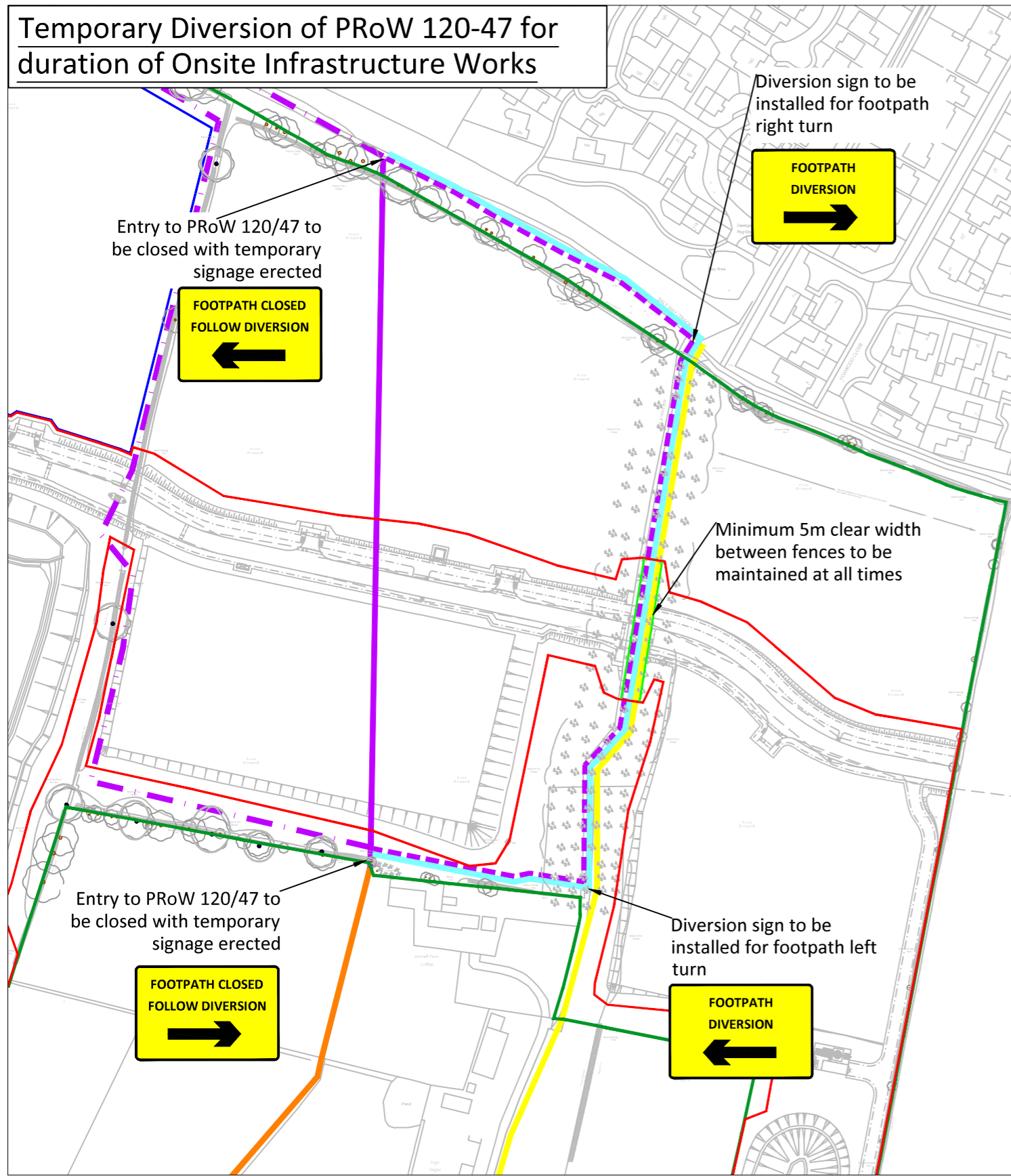
## **APPENDIX E**

Temporary Footpath Diversions

Drawing 8686-115

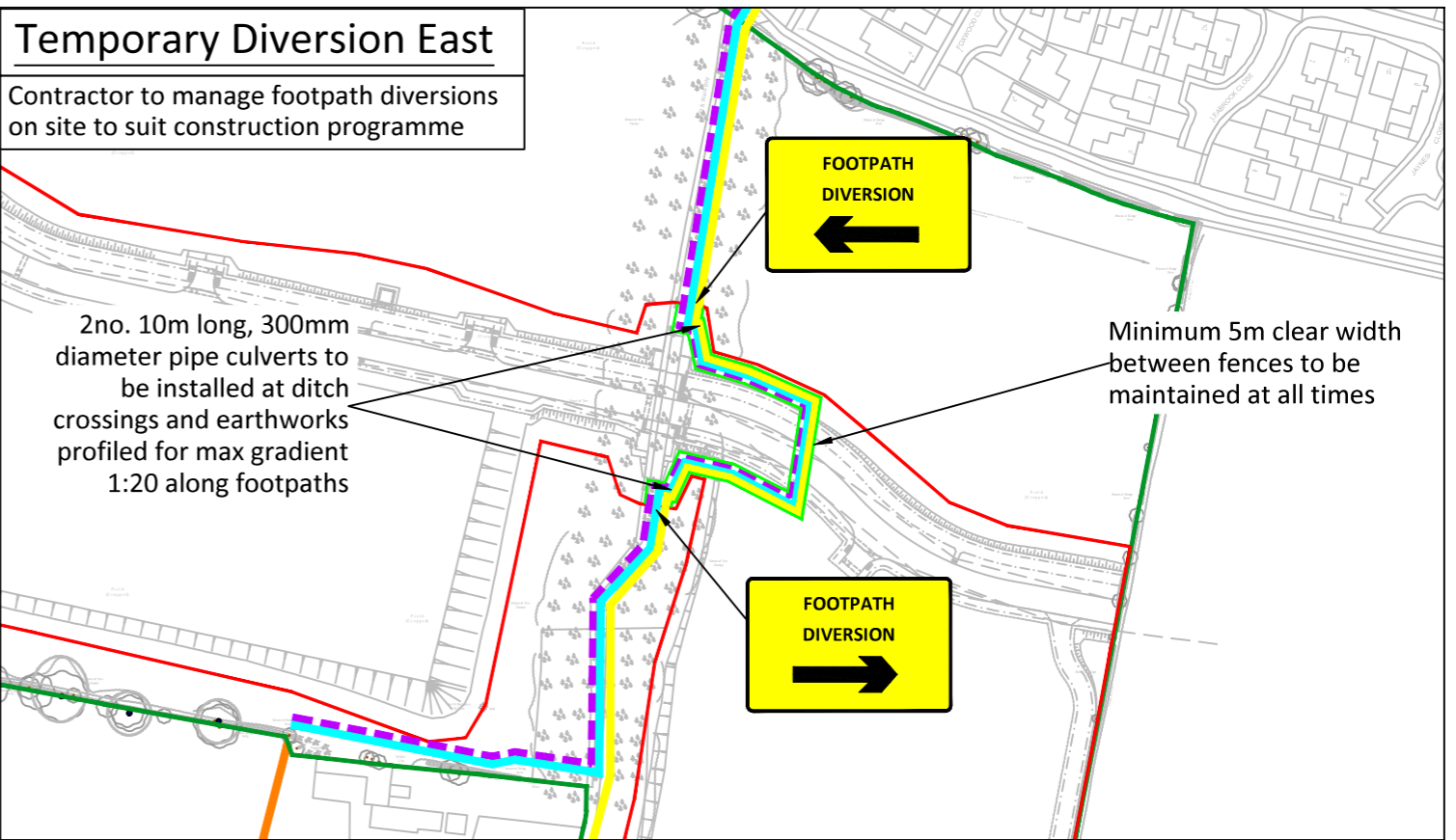


### Temporary Diversion of PRoW 120-47 for duration of Onsite Infrastructure Works



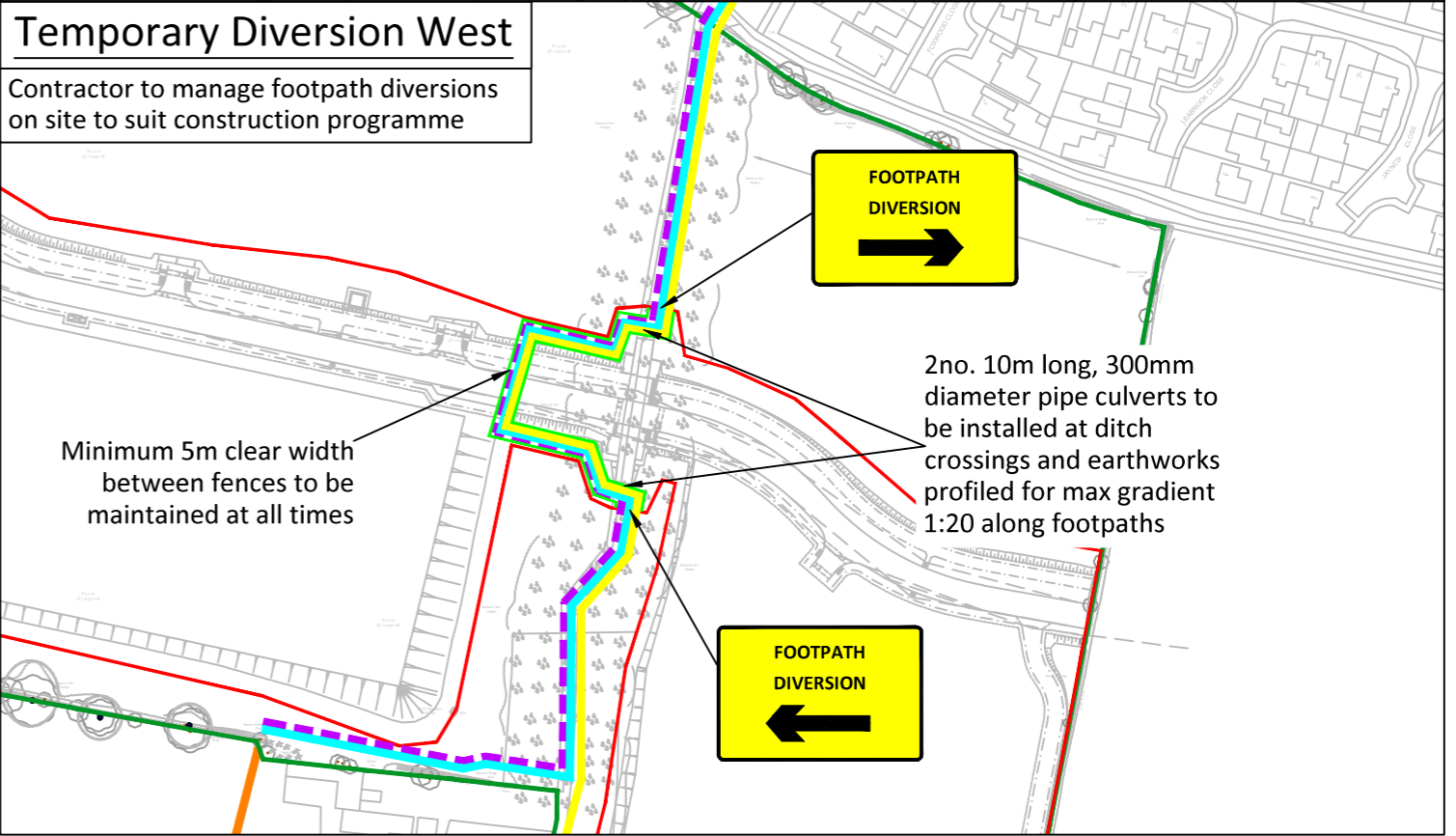
### Temporary Diversion East

Contractor to manage footpath diversions on site to suit construction programme



### Temporary Diversion West

Contractor to manage footpath diversions on site to suit construction programme



**KEY**

- PRoW 120-47 (existing)
- PRoW 120-47 (permanent diversion)
- PRoW 120-47 (temporary diversion)
- PRoW 120-49
- PRoW 120-46
- PRoW 137-11 (Bridleway)
- PRoW 136-16

- Works Boundary
- Planning Boundary
- Heras fencing to be installed around PRoW

NOTE: Place stone or chippings from tree clearance along footpath diversions to maintain clean paths. Where required ramps to be created with max gradient 1:20 along diversion routes.

Only figured dimensions are to be taken from this drawing. Do not scale. Any discrepancies must be reported to the Company before proceeding. The location of statutory undertakers apparatus is for guidance only. No guarantee is given as to its accuracy. This drawing is copyright and shall not be reproduced nor used in any form except by written permission. Crown Copyright. All rights reserved. Licence number 100020449 and 100027072.

REV	DATE	DESCRIPTION
	dd-mm-yyyy	

PROJECT - Wykham Park Farm, Banbury		
TITLE - Temporary Footpath Diversions		
SCALE - 1:1000 @ A3	DATE - 27-07-2021	DRAWN - KS
STATUS - DRAFT	DRAWING No - 8686-115	REVISION - -

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## **APPENDIX F**

### Arboricultural Impact Assessment





**Wykham Park  
Farm, Ancillary  
Road Reserve  
Matters**

**Arboricultural  
Impact  
Assessment**

(Incorporating Tree  
Protection  
Measures)

Prepared by:  
**The Environmental  
Dimension  
Partnership Ltd**

On behalf of:  
**L&Q Estates Ltd**

October 2021  
Report Reference  
**edp5378\_r018a**

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## Appendices

<b>Appendix EDP 1</b>	Arboricultural Baseline Note (edp5378_r003)
<b>Appendix EDP 2</b>	Planning Boundaries – Arboricultural Impact Assessment (L&Q Estates, Drawing No: 8686-148, Date: 21.10.2021)
<b>Appendix EDP 3</b>	Tree Protective Barrier (Extract from BS 5837:2012, Figure 2 ‘Protective Barrier’)

## Plan

<b>Plan EDP 1</b>	Tree Protection Plan (edp5378_d014d 26 October 2021 TC/LT)
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*This version is intended for electronic viewing only*

	Report Ref: edp5378_r018			
	Author	Formatted	Peer Review	Proofed by/Date
018_DRAFT	DG	CR	-	-
018a	DG	-	BW	FM 281021

## **Section 1**

### **Introduction**

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of L&Q Estates Ltd (hereafter referred to as 'the Applicant') in relation to the Ancillary Road Reserve Matters at Wykham Park Farm under Local Planning Authority (LPA) reference 20/03724/REM (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

#### **Site Context**

- 1.3 The Site is located to the south-west of Banbury and is centred on National Grid Reference (NGR) SP 449 386. The Site contains several field parcels comprising arable farmland and measures c.47.7 hectares (ha). The Site is bound to the north by the Salt Way, further field parcels form the eastern and southern boundaries, with Wykham Lane also forming a section of the southern boundary, and the A361 Bloxham Road is located to the west.
- 1.4 The Site lies within the administrative boundary of Cherwell District Council (CDC).
- 1.5 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note as **Appendix EDP 1**.
- 1.6 This baseline survey data was originally collected by EDP in November 2019. Further to this survey, a recent walk-over survey was undertaken by EDP in April 2020 to capture additional survey data. The survey data specifically relevant to this Site is provided within **Appendix EDP 1**, with the Tree Constraints Plan included.

#### **Aims and Objectives**

- 1.7 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

### **Relevant Baseline Documents**

- 1.8 EDP's Arboricultural Baseline Note is relevant to the provisions of this AIA and should be read in conjunction with it where applicable.
- 1.9 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:
- BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. BSI 2012; and
  - BS 3998:2010 Tree Work - Recommendations. BSI 2010.



## Section 2

### Arboricultural Impact Assessment

- 2.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of 8686-148 AIA Planning Boundaries (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the proposals. The resulting drawing, a Tree Protection Plan (**Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated Root Protection Area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

#### Items Impacted by Development Proposals

- 2.5 Assessment of 8686-148 AIA Planning Boundaries Plan (**Appendix EDP 2**) determines that three items are impacted by the development proposals; these are detailed within **Table EDP 2.1**. Three items are category B, of moderate quality.

**Table EDP 2.1:** Items Impacted by Development Proposals.

Ref. Number	Species	Impact	Category Grading
G12	Common ash ( <i>Fraxinus excelsior</i> ) Common hawthorn ( <i>Crataegus monogyna</i> ) Field maple ( <i>Acer campestre</i> ) Silver birch ( <i>Betula pendula</i> ) Oak sp. ( <i>Quercus</i> sp.)	Partial Removal	B
G38	Common ash English oak ( <i>Quercus robur</i> ) Sycamore ( <i>Acer pseudoplatanus</i> ) Oak sp.	Partial Removal	B

Ref. Number	Species	Impact	Category Grading
G45	Common ash Common hawthorn Elder ( <i>Sambucus nigra</i> ) English elm ( <i>Ulmus procera</i> ) Field maple Ivy sp. ( <i>Hedera</i> sp.) Bramble sp. ( <i>Rubus</i> sp.)	Partial Removal	B

### Damage to Rooting Environment during Construction Activities

- 2.6 The required RPA for each item is described in the tree survey schedule and depicted on the Tree Constraints Plan both found within **Appendix EDP 1**. 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 **Appendix EDP 3**.

### Mitigation

- 2.7 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 2.8 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, no-dig technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.

## **Section 3**

### **Conclusions**

- 3.1 Masterplanning of the proposals has been informed by arboricultural recommendations throughout and has sought to retain all survey items, where practicable. To ensure succession to the existing tree stock new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

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**Appendix EDP 1**  
**Arboricultural Baseline Note**  
**(edp5378\_r003)**

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## Wykham Park Farm

### Arboricultural Technical Note

#### edp5378\_r003b

#### 1. Introduction

- 1.1 This Arboricultural Technical Note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of L&Q Estates Ltd (hereafter referred to as 'the client'). It provides a summary of the potential constraints and opportunities with respect to Wykham Park Farm (hereafter referred to as 'the site'). This has been informed by a desk-based assessment and walkover survey of the site, to inform representations for the site through the Local Plan.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff, Cheltenham and Shrewsbury. The practice provides advice to private and public-sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).

#### Site Context

- 1.3 The site is located to the south-west of Banbury and is centered on National Grid Reference (NGR) SP 449 386. The site contains several field parcels comprising arable farmland and measures c.47.7 hectares (ha). The site is bound to the north by the Salt Way, further field parcels form the eastern and southern boundaries with Wykham Lane also forming a section of the southern boundary, and the A361 Bloxham Road is located to the west.

#### 2. Methodology and Limitations

- 2.1 A British Standards *BS 5837:2012 Trees in Relation to Design, Demolition and Construction* compliant walkover survey was undertaken on 29 November 2019 by EDP. The survey sought to identify all viably retainable trees within the site based upon established guidance and best practice.
- 2.2 The survey was undertaken using a GPS enabled tablet PC, which provides accuracy to within 0.5m. To assist in both the survey and future depiction of the tree population, the survey base mapping comprised a composite of Ordnance Survey data and high-resolution aerial imagery.
- 2.3 All surveyed items are depicted on **Annex EDP 1**. and also detailed in the Tree Survey Schedule for the site along with the required root protection area (RPA) for each tree, group and hedgerow (**Annex EDP 2**).

- 2.4 The survey sought to identify all principal arboricultural features of high (Category A), moderate (Category B) and low (Category C) quality, along with any items considered unsuitable for retention (Category U) as defined by BS 5837:2012. All recorded items were allocated a unique reference number with individual trees being given the prefix T, groups the prefix G and hedgerows the prefix H.

### 3. Overview of Tree Stock and Recommendations

- 3.1 The assessment of the site recorded a total of 22 individual trees, 26 groups of trees, and 18 hedgerows totalling 68 items. Of these 68 items, 10 have been classified as Category A, of high quality, 36 have been classified as Category B, of moderate quality, and 22 items as Category C, of low quality.
- 3.2 Groups and hedgerows form the majority of the external boundaries and also split the site into six field parcels, individual trees are located within these boundary groups and hedgerows.
- 3.3 A total of 26 species are supported by the site. These comprise native and naturalised species and are considered typical of the rural setting, with sycamore (*Acer pseudoplatanus*) and common ash (*Fraxinus excelsior*) dominating the hierarchy of individual trees, with species such as hawthorn (*Crataegus monogyna*) also regularly present within the hedgerows and groups.
- 3.4 Due to several of the field parcel boundaries being formed by groups, there is a predominance of moderate and high quality (Category B and A) tree cover, with a number of hedgerows assessed as being of low quality (Category C). Four items (G7, T10, T36 and T54) warranted a further assessment to clarify the potential for veteran status. Full information on the veteran trees is discussed further in **Section 4**.

### 4. Statutory Protection

#### **Tree Preservation Orders and Conservation Areas**

- 4.1 Following consultation with the Local Planning Authority, Cherwell District Council North Oxfordshire, it is understood that there are no Tree Preservation Orders or conservation area designations that would apply to any trees present on, or in close proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees.

#### **National Planning Policy Framework**

- 4.2 The National Planning Policy Framework (NPPF) assumes protection of all irreplaceable habitats unless there are exceptional reasons for not doing so. The importance of ancient woodland and veteran trees as irreplaceable habitat is set out in Paragraph 175c of the NPPF, which states:



*“Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.*

- 4.3 One group of trees (G7) and three trees (T10, T36 and T54) within the site have been identified as having a veteran status. Veteran trees are depicted with a yellow star on **Annex EDP 1**.
- 4.4 A veteran tree is a tree which, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species<sup>1</sup>. The standing advice from Natural England and the Forestry Commission<sup>2</sup> recommends that any development should be kept as far as possible from veteran trees, leaving a buffer at least 15 times larger than the diameter or 5m from the edge of its canopy, whichever is greater. In this instance the veteran tree buffer has been updated in line with the recommendations and is depicted with a solid orange line on **Annex EDP 1**.

## 5. Conclusions

- 5.1 The majority of boundaries forming the field parcels within and around the site are formed mainly by groups and a smaller number of hedgerows, both containing occasional individual trees, with the internal areas of the field parcels being devoid of trees. The peripheral location of tree cover means many of the trees should be retainable and incorporated into any future development.
- 5.2 The retention of the high and moderate quality trees, along with their associated above- and below-ground constraints, should be a material consideration in the masterplanning exercise due to their visual prominence and contribution to the site’s character.
- 5.3 Any tree losses should be mitigated through the provision of a replacement planting program and supported by a future management plan.

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<sup>1</sup> BS 5837 Trees in Relation to design, demolition and construction 2012

<sup>2</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history>



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**Annex EDP 1**  
**Tree Constraints Plan**  
(edp5738\_d004d 22 December 2020 2020 TC/LT)