

Graven Hill Health Hub

Arboricultural Briefing Note

Waterman Infrastructure & Environment Limited

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Date: December 2021:

Client Name: Apollo

Document Reference: WIE16470-100-BN-10-1-2-2-ABN

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Prepared by	Checked & Approved by
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	Technical Director	Principal Consultant

1. Introduction

An Arboricultural Impact Assessment (AIA) was submitted in April 2021 to support a Full Planning Application for a proposed Health Hub at Graven Hill. The application reference is 21/01454/F and the AIA reference is WIE16470-100-R-10-2-3-AIA.

This Briefing Note seeks to deal with the consultation response received from Arboricultural services at Cherwell District Council (CDC). The following comments were made:

"The proposal requires the removal of 18 trees, retaining only one BS58837:2012 category B tree, and one category B group. On this subject, the submitted Arboricultural report is inconsistent, as table 2, and drawing 3 cites T14 as being removed however, AMS 11.2 and drawing 2 suggest T14 is to be retained. Confirmation is required.

In addition, further clarity is being sought on measures to protect T13 which is to be retained. This includes the following:

- Hard surfacing abuts RPA, this leaves little room for continued root development limiting the trees longevity.
- Bus turning area beneath crown spread of T13 can be expected to create above ground conflict, which a 3m crown lift is unlikely to resolve lending to most busses being taller than 3m. highway clearances are normally set at 5.2m.
- Car parking beneath T13 is inappropriate as oak drops hard fruits.

Insufficient detail covering construction of hard surfacing and working within CEZ of T13.

2. Updates to Arboricultural Impact Assessment

2.1 Tree T14 Clarification

Further to the comments received from CDC in respect to T14, it can be confirmed that T14 is not to be retained on site. Removal of T14 can be seen on the tree removal plan shown in Appendix A of this Briefing Note. It can be confirmed that T13 is to be retained on the site only.

2.2 Tree T13 Further Protection

Further to the comments received from CDC in respect to protection of T13, the masterplan has been amended accordingly to reduce works within the area of the root protection and extent of the canopy. The amended masterplan, showing the extent of T13, can be seen in Appendix B.

Furthermore the tree retention plan, attached in Appendix A, has also been updated to include the amended masterplan. This clearly shows that the proposed works fall outside of the root protection and canopy.

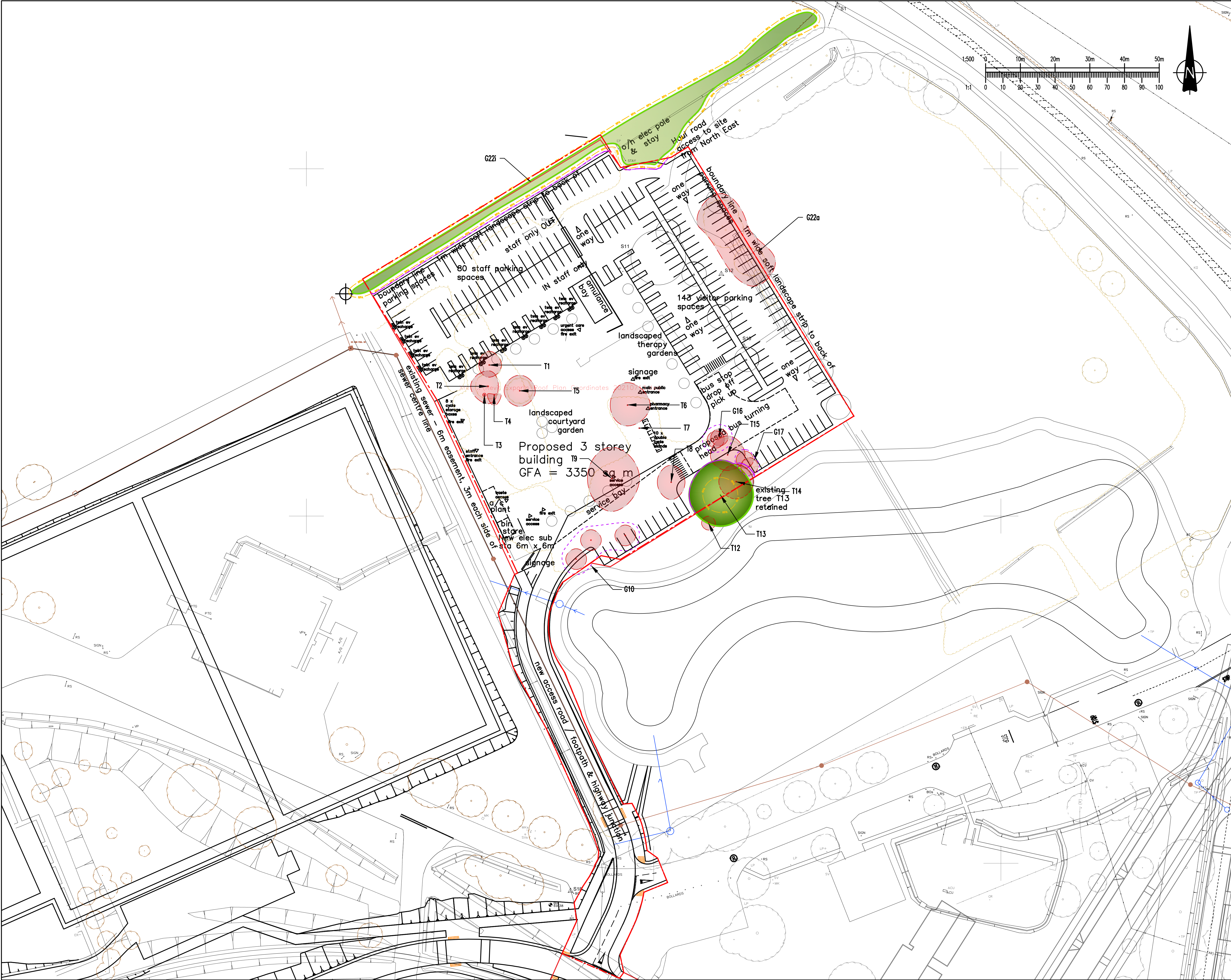
The amended proposals therefore are considered to provide adequate protection for T13 as sought by CDC.

3. Conclusion

As indicated on the masterplan included in Appendix B, T13 is to be retained on site and further measures have been included to ensure appropriate protection for this retained tree.

T14 is to be removed as indicated on the tree removal plan included in Appendix A.

Appendix A – Drawing 16470-AA-77-002 P03 Tree Protection & Removal Plan



This drawing should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Engineer prior to work being put in hand.

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LEGEND

- TREES, GROUPS OR HEDGES TO BE RETAINED
- TREES, GROUPS OR HEDGES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION Refer to Arboricultural Impact Assessment.
- INDICATIVE EXTENT OF GROUPED FEATURE
- TREES, SCRUB & WOODY VEGETATION AS RECORDED BY TOPOGRAPHICAL SURVEY OUTSIDE OF SURVEY AREA
- SCRUB & WOODY VEGETATION AS RECORDED BY TOPOGRAPHICAL SURVEY WITHIN SURVEY AREA

NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

Rev	Date	Description	By
P03	07.12.21	UPDATED SITE LAYOUT	LS
P02	01.04.21	ADDITIONAL TREE REMOVAL	DC
P01	19.02.21	PLANNING ISSUE	MC

Amendments

Project: **HEALTH AND WELLBEING HUB, BICESTER**

Title: **TREE PROTECTION AND REMOVAL PLAN**

Client: **Apollo Capital Projects Development Limited**

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Drawing Status: **PLANNING**

Designed by	RA	Checked by	RA	Project No	WIE16470
Drawn by	MC	Date	APRIL 2021	Work Order No	100
Scales @ A1	work to figured dimensions only		1:500		
Publisher	Zone	Category	Number	Revision	
WIE	AA	77	002	P03	

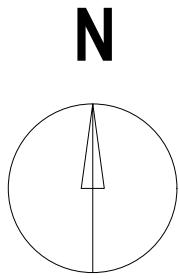
13983_X_151027_Topo_20338R3_tree_survey_15119-1-Wat-T_WIE16470-100-SA-77-Proposed_Layout

Appendix B – Drawing IBI-XX-XX-PL-A-100-004 Rev 17 Proposed Site Masterplan



Notes:
• This drawing is copyright.
• Do not scale dimensions from this drawing.
• All discrepancies on this drawing are to be reported to the architect.
• Do not modify any element of this drawing.
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North Sign / Key Plan



The following external model files are included within this drawing:

17	14/06/21	Parking & bus turning amended under existing tree T13 as requested
16	01/04/21	Retained trees amended
15	22/03/21	Off site roadside signage location omitted
14	09/03/21	11 x twin ev charging outlets added a/c plant compound added off site roadside signage location added
13	16/02/21	10 x covered cycle stands added for visitors 8 x cycle storage boxes added for staff 2 x building signage locations added
12	09/02/21	Planning application site red line boundary updated to exclude proposed new access road link to include spine road junction Application site area = 2.61 acres
11	09/01/21	Planning application site red line boundary updated to include existing hedge retained to Northern boundary and proposed new access road link to include spine road junction
10	08/01/21	Site plan updated, new access road updated car parking numbers updated
9	08/09/20	Site plan updated, new access road indicated, potential new elec sub station indicated
8	29/04/20	Site plan updated
7	02/04/20	Site plan updated
6	04/03/20	Site plan updated
5	10/01/20	Site plan updated
4	11/12/19	Site plan updated including Concept 4 plan
3	26/11/19	Site plan updated including turning head
2	20/11/19	Site plan updated
1	29/10/19	Site plan updated, future expansion indicated

Rev	Date	Revision Notes	Dn	Rv
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Client / Contractor



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Project
Bicester Health & Wellbeing Hub

Drawing Title
Proposed Site Masterplan

including new access road / footpath
& new highway junction

Job Number 122447	Date 23/10/2019	Scale@A1 1:500
Status -	Purpose PLANNING APPLICATION	

Drawing Number	Revision
IBI-XX-XX-PL-A-100-004	17