

The Poplars, Land South of Clifton Road, Deddington: Arboricultural Addendum Note 11867_R02_12th October 2021_JP_CW

Purpose

- 1.1. This note has been prepared by Tyler Grange Group Limited (TG) on behalf of Blue Cedar Homes to accompany their S73 application which includes amendments to a previously submitted and consented scheme layout.
- 1.2. The purpose of this report is to set-out the changes to the proposed layout in relation to the existing trees and the findings of the previously submitted Arboricultural Impact Assessment (AIA) report (Ref. 11867/R01a dated 27th November 2021. The report therefore represents an addendum to the previously submitted AIA.

Layout Updates

- 1.3. Updates to the layout and the associated affect to the trees is limited to plot 7 and tree T1. The dwelling house of plot 7 is being moved approximately 1m north, closer to the tree, which requires a slight incursion at the fringe of the Root Protection Area (RPA) (**See Figure 1 below**). The footprint of the new garage within the RPA of the tree remains the same as the previously consented scheme.

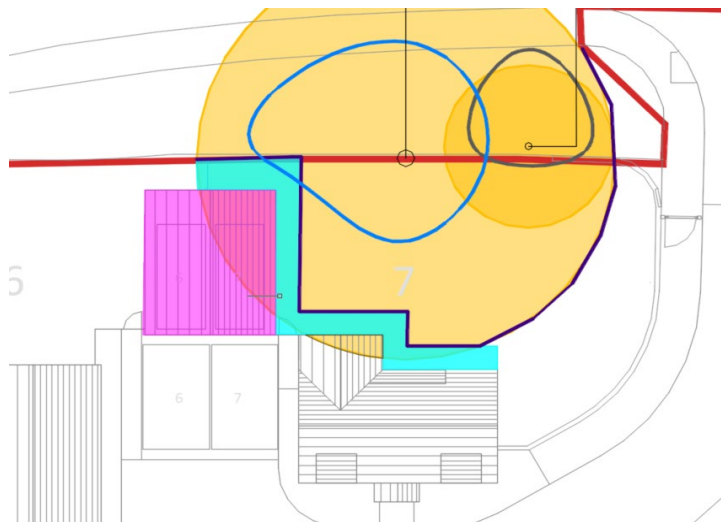


Figure 1. Extract of Tree Protection Plan showing location of dwelling house within the RPA of tree T1.



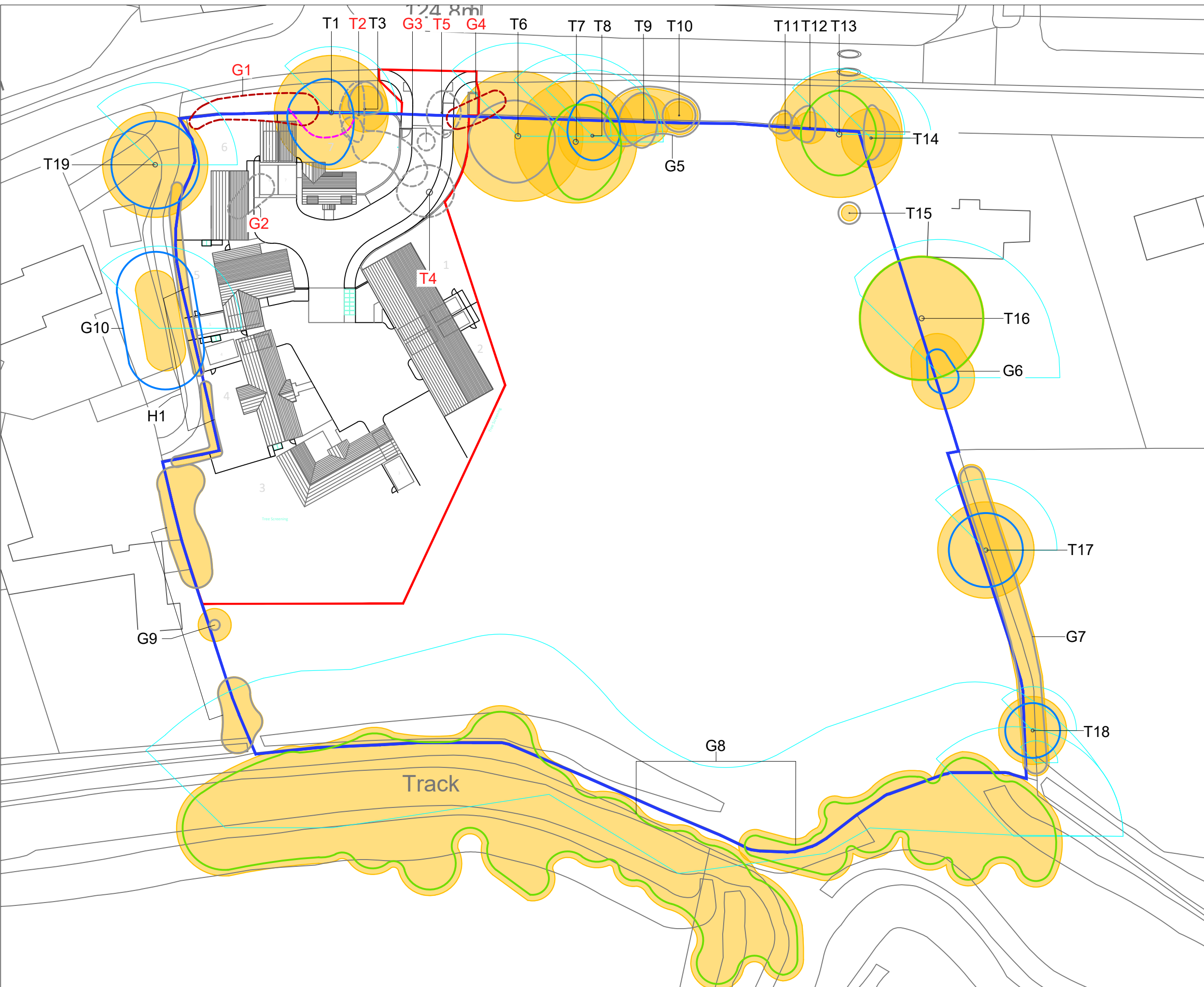
- 1.4. An updated assessment of the incursion has been completed, taking into consideration the approved incursion within the RPA to facilitate the garage. The incursion is considered negligible towards the long-term health and stability of the tree, provided that the works within this area to facilitate the foundation of the house include mitigative measures to avoid lasting harm towards tree roots of significance.
- 1.5. The dwelling house incurs within 0.85% of the total RPA. The overall extent of the new development within the RPA, including the approved garage layout and proposed alterations to the house location, totals 4%. This falls beneath the threshold for new development within RPAs as guided by BS5837 (2012).
- 1.6. No additional pruning work to tree T1 is required above what has already been consented as part of the previous application.
- 1.7. The Tree Retention and Removal Plan and Preliminary Tree Protection Plan submitted as part of the previous AIA have been updated to use the updated development layout (**See Enclosures**). The Preliminary Tree Protection Plan identifies where the house incurs within the RPA and specifies that this will require an investigative trench to determine the foundation design of the building as part of detailed design.
- 1.8. An Arboricultural Method Statement is required as a condition to the consent for the development and therefore it is recommended that this incorporates procedures for the investigative trench and how the findings have informed the foundation design with respect to avoiding lasting damage to tree roots, should any of significance be present.
- 1.9. Given the location of the incursion at the fringe of the RPA and its small area, it is unlikely that any major roots will be present in the affected area, however, should major roots be present, specialised foundation designs can be adopted to avoid severance, such as rafts, piles and beams.
- 1.10. The investigative trench will be supervised by an appropriately qualified arboricultural consultant. Should roots over the 25mm in diameter be present where the proposed house foundation is required, the consultant will determine whether these are significant to tree health and stability and whether a specialised foundation is required. If smaller roots are present, it is likely that these can be pruned back cleanly, without impacting the trees health and stability and the tree will respond accordingly.



Plans:

Tree Retention and Removal Plan

Preliminary Tree Protections Plan



- Key:
- Site Boundary
 - Survey Area
 - Category A - Trees of High Quality and Value
 - Category B - Trees of Moderate Quality and Value
 - Category C - Trees of Low Quality and Value
 - Root Protection Areas
 - Tree Shading
 - Removal of Low Value Trees to Accommodate new Development / Tree Management
 - Removal of Dead / Dying Trees for Boundary Enhancement
 - Pruning Work Requirements to Tree T1

Project Name
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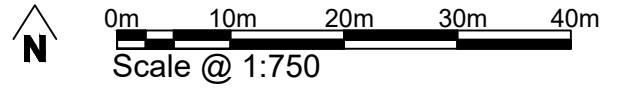
Drawing Title
Tree Retention and Removal Plan



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Scale 1:750 @ A3	Date October 2021
Drawn by LS/JP	Checked by JP
Drawing No. 11867/P02	Revision B

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Key:

- Site Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Full Specification Tree Protection Barrier
- Reduced Specification Tree Protection Barrier
- Ground Protection
- Slab (no dig) Foundation for Garage
- Investigative dig to determine presents of roots and house foundation design within RPA of T1

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