



Arbicultural
ASSOCIATION

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RIBA 

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ARBORICULTURAL METHOD STATEMENT

The Leys, Adderbury
Mr Nick Biggam



AA AMS 06
October 2021



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CONTENTS

Chapter		Page
1	Summary	1
2	Introduction	2
3	Tree Preservation Orders	3
5	Survey and Explanation of BS 5837:2012 Categories	4
6	Tree Removals	9
7	Tree Protection / Special construction methods	12
8	Impacts due to development	13
9	Conclusions	13
	Appendices	15
Appendix A	Tree Schedule - AA TS 01	
Appendix B	Tree Location Plan - AA TL 01	
Appendix C	Tree Protection Plan - AA TPP 06	
Appendix D	5392.02E Site Layout 27.10.21	

1 Summary

- 1.1 Following instructions received in October 2018, this statement has been produced to inform a planning application for the development of two residential units within the boundary of The Leys, Adderbury. The Site and proposed development have been assessed in accordance with the relevant British Standard, BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'.
- 1.2 The Arboricultural survey was carried out by Philip Bridger in May 2018 and re surveyed in October 2021. The schedule provided in Appendix A provides a detailed record of each of these components. Appendix B provides a graphical representation of the survey data.
- 1.3 The development will necessitate the removal of one category 'C' collection (G7) to facilitate the footprint of unit two. There are five category 'U' trees on the Site too, which should be removed regardless of any development. Just 14 trees will be removed, none of which should not considered a constraint,
- 1.4 All the Category 'B' and 'A' trees are being retained.
- 1.5 TPO numbers have been added to the Tree protection Plan, all these trees are being retained and protected.

2 Introduction

- 2.1 Following instructions received in May 2018, this statement has been produced to inform a planning application for the development of two residential units within the boundary of the Leys, Adderbury. The Site has been addressed in accordance with the relevant British Standard, BS 5837:2012 ‘Trees in Relation to Design, Demolition and Construction’.
- 2.2 This standard is intended to assist decision-making regarding existing and proposed trees in the context of design, demolition, and construction. It acknowledges the importance of trees and the benefits that they provide to both people and wildlife. These may include factors such as visual amenity, biodiversity, and climate change adaptation / mitigation.
- 2.3 The Site is an established, and extensive, residential garden. The garden has been planted with formal borders and established specimen trees. A tennis court is present on the south side of the site, and an existing concrete access to the sewage works is present on the north side. There is an extensive and informed species list present in this garden, and the notable examples are all being retained. One of the highlights in this garden is the Handkerchief tree T32 which was surveyed whilst in full ‘handkerchief’ bloom. See below.



- 2.4 This report provides an informed overview of the existing tree cover, a summary of any implications arising from the proposed scheme and comments regarding the integration of existing trees into the proposed setting.
- 2.5 The following information does not constitute a health and safety survey or report. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be undertaken.
- 2.6 This report considers only the arboricultural component of the Site. It does not include the fauna or the entire flora present on the Site and should not be used as an ecological appraisal.

3 Tree Preservation Orders

All trees subject to a Tree Preservation Order are being retained and protected.

- TPO 01 - Red Oak, T19
- TPO 02 - Copper Beech, T20
- TPO 03 - English Oak, T24
- TPO 04 - Japanese Cedar, T35
- TPO 05 - Golden Leylandii, T37
- TPO 06 - Swedish Whitebeam, T38
- TPO 07 - Norway Maple, T39
- TPO 08 - Swedish Whitebeam, T47
- TPO 09 - Norway Spruce, T64

5 Survey and Explanation of BS 5837:2012 Categories

- 5.1.1 This type of survey is designed to identify and assess trees likely to be affected by development of the Site and assign them to appropriate categories. The results of the tree survey, including material constraints arising from existing trees that merit retention, should then be used to inform the design process.
- 5.2 The schedule provided in Appendix A provides a detailed record of each of these components. Appendix B provides a graphical representation of the survey data.
- 5.2.1 There are a wide range of species and quality of tree across the Site, including very good examples of mature trees.
- 5.3 Trees are surveyed on an individual basis unless they form a collective feature when they may be considered as a woodland, group, or hedge based on aerodynamic, cultural, or visual features. Individual trees of prominence or value within a collection may still be assessed as individuals.

5.3.1 For each surveyed tree/group the following information has been recorded:

- i. **TREE NO.:** Used to identify trees in the schedule and associated plans.
- ii. **SPECIES:** Common names are used in this document and the Tree Schedule. Scientific names are provided in Appendix D.
- iii. **HEIGHT:** Height of tree in metres to the centre of the crown top or highest point.
- iv. **DBH:** Diameter of the tree at 1.5m from ground level or at the closest appropriate point if this is not possible. Where multiple stems are present these are measured individually where practicable. This measurement is used to calculate the Root Protection Area (RPA) for each tree.
- v. **CROWN SPREAD:** Measured at appropriate compass points e.g., N, E, S, W. Dimensions are taken from the centre of the main trunk. An 'Up to' figure may be provided in some circumstances e.g., for smaller specimens or where access is restricted.
- vi. **CROWN CLEARANCE:** Height to the lowest branch from ground level. Small twigs and epicormic growth may be present below this level but could be removed with no detriment to the tree.
- vii. **PHYSIOLOGY and STRUCTURE:** Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality, and overall structural integrity.
- viii. **AGE CLASS:** Young / Middle-aged / Mature / Over Mature / Veteran. Veteran trees are those deemed to be of significant biological, cultural, or aesthetic value, usually beyond typical age range and often exhibiting significant structural defects.

5.3.2 Trees are categorised as per Table 1 of BS 5837:2012; these are divided between retention categories 'A' - 'U'.

5.4 Explanation of Categories:

- i. **Category U:** Those in such a condition that any existing value would be lost within 10 years, or which should, in the current context, be removed for reasons of sound arboricultural management. If within ownership, category U trees should not be considered as constraints within the planning process. However, it may be desirable to seek retention of a category U specimen if it is considered to have significant ecological or conservation value. Category U trees are identified by dark red canopy edges on the tree plans. A dark grey RPA may be included if the trees are offsite or desirable for retention.
- ii. **Category A:** Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested). These are identified by light green RPAs on the tree plans.
- iii. **Category B:** Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested). These are identified by dark blue RPAs on the tree plans.
- iv. **Category C:** Those of low quality and/or value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. These are identified by dark grey RPAs on the tree plans.

5.4.1 The following subcategories may be applied if appropriate. Trees may be allocated more than one subcategory, but this will not increase their overall value.

i. Mainly **arboricultural** values (suffix 1)

A1: Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal Arboricultural features (e.g., the dominant and/or principal trees within an avenue).

B1: Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and major storm damage), such that they are unlikely to be suitable for retention in the long term; or trees lacking the special quality necessary to merit the category A designation.

C1: Unremarkable trees of very limited merit or such condition that they do not qualify in higher categories.

ii. Mainly **landscape** values (suffix 2)

A2: Trees, groups, or woodlands of visual importance as Arboricultural and/or landscape features.

B2: Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated to make little visual contribution to the wider locality.

C2: Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefit.

iii. Mainly **cultural** values, including **conservation** (suffix 3)

A3: Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value (e.g., veteran trees or wood-pasture).

B3: Trees with material conservation or other cultural value.

C3: Trees with no material conservation or other cultural value.

5.4.2 **Note:** generally, and irrespective of subcategories: category A trees are of the highest priority for retention; category B of moderate priority and those of category C standing of lower priority. Onsite category U trees are given the lowest priority for retention.

5.5 The Root Protection Area (RPA) is the minimum soil surface area (in m²) that should be left undisturbed around each tree to maintain the tree's long-term viability. In First

Environment drawings RPAs are illustrated in colour to indicate the extent of the constraint posed and show the category of the relevant tree or group:

- Category A trees/groups: **Green** RPA
- Category B trees/groups: **Blue** RPA
- Category C trees/groups: **Grey** RPA
- Offsite/Retained category U trees/groups: **Grey** RPA *
- Onsite category U or Removed trees/groups: **No RPA** *

*Category U trees are identified by a **Dark Red** canopy edge

6 Tree Removals

6.1 New developments can be greatly enhanced by the presence of appropriate trees. The retention of suitable specimens can significantly aid the integration of new structures into an existing landscape and allow a degree of continuity for both people and wildlife alike. However, care must be taken to safeguard retained stock and minimise impacts, especially disturbance to the rooting environment.

6.1.1 Construction often entails extensive groundwork such as excavation, cutting, filling and compaction. These changes can not only directly damage roots but also affect the physical and chemical properties of the soil and so impair root growth or function.

6.1.2 The development will necessitate the removal of a collection of conifers, located in the residential garden of the building that will be moved for the access road. All other trees within this residential garden should be retained and protected.

6.1.3 The assessment is informed by tree location, current size, future requirements, root morphology and the proposed rooting environment. The tolerance of the trees to disturbance based on species, age, condition, and the presence of surrounding trees and / or built form is also considered.

6.2 **Tree Works:** The development will necessitate the removal of groups, G7 & G8 as well as individual trees detailed below.

Tree Removals Summary			
Category A	Category B	Category C	Category U
0	0	14	5
Category C group of trees G2 & G3 will be partially removed.			
Category C groups of trees G7 will be removed entirely.			

Tree Removal Schedule			
Tree No.	Category	Species	Note
T01	C ₁₂	Laburnum	To be removed for grass kerb
T25	C ₁₂	Silver Birch	
T26	C ₁₂	Manchurian Cherry	
[27]	U	Wild Cherry	To be removed regardless of development
T28	C ₁₂	Rowan	
T29	C ₁₂	Purple Plum	
T30	C ₁₂	Juniper	
[31]	U	Indian Bean Tree	To be removed regardless of development
T33	C ₁₂	Wingnut	
T34	C ₁₂	Manchurian Cherry	
T40	C ₁₂	Wild Cherry	
[44]	U	Whitebeam	To be removed regardless of development
[45]	U	Black Walnut	To be removed regardless of development
T46	C ₁₂	Apple Sp.	
T54	C ₁₂	Norway Spruce	
T55	C ₁₂	Liquid Amber	
T57	C ₁₂	Scots Pine	
T58	C ₁₂	Norway Spruce	
T59	C ₁₂	Dawn Redwood	
T60	C ₁₂	Norway Spruce	

6.3 Pruning/crown lifting

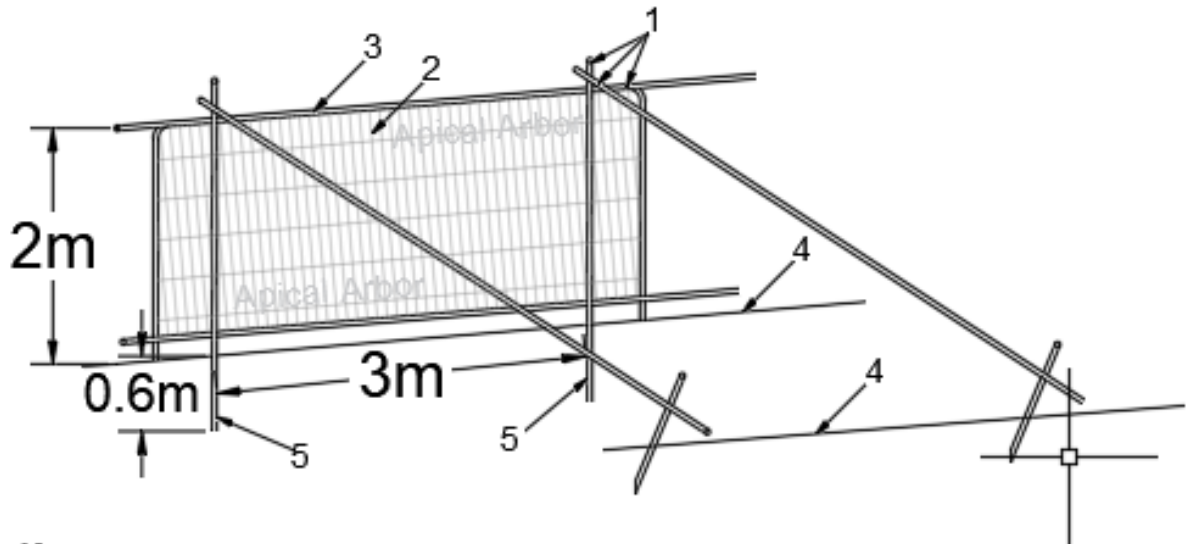
To facilitate the development there is likely to be some remedial works to the trees along the existing access road, the majority of this work would be crown lifting, hedge trimming and dead wooding.

The following trees should be crown lifted to 4.5 on the proposed roadside of their canopies.

Tree Pruning to facilitate development			
Tree No.	Category	Species	Note
G1	C ₁₂	Lawson Cypress	Trim back and gain clearance for plant.
G2	C ₁₂	Lawson Cypress	Trim back and gain clearance for plant.
T42	C ₁₂	Tulip Tree	Crown lift to 4m
Tree Pruning/ management of retained trees			
T32	B ₁₂	Handkerchief Tree	Crown lift to 2.5m
T38	B ₁₂	Swedish Whitebeam	Crown lift to 2.5m
T39	B ₁₂	Norway Maple	Crown lift to 2.5m
T47	C ₁₂	Swedish Whitebeam	Crown lift to 4m
T48	C ₁₂	Swedish Whitebeam	Crown lift to 4m
T49	B ₁₂	European Lime	Crown lift to 4m
T50	C ₁₂	Sweet Chestnut	Crown lift to 4m

7 Tree Protection / Special construction methods

7.1 Tree Protection Fencing



Key

- 1 Standard Scaffold poles
- 2 Heavy Gauge 2m tall, galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (min. 0.6m)
- 6 Standard Scaffold clamps

Tree protection fencing compliant with BS5837:2012 should be used to protect retained trees adjacent to the construction access road, and other construction activities. Specification of compliant fencing is above, on accompanying plan, Tree Protection Plan 01, Tree protection fencing is identified by the **Blue Line**.

7.2 Above soil surfacing

The proposed footpath diversion cut across several root protection areas of retained trees including category 'A' trees. This footpath should be constructed above the existing soil surface. Adequate room has been provided between the proposed works, and the protective measures.

8 Impacts due to development

- 8.1 The proposed scheme can be implemented without any unacceptable impacts to the retained trees.
- 8.2 Impacts will be kept minimal if the associated Tree Protection Plan (AA TPP 06) is adhered to.

9 Conclusions

- 9.1 This statement has been produced to inform a planning application for two residential; houses at the Leys, Adderbury, a survey of trees likely to be influenced during construction has been undertaken in accordance with BS 5837:2012.
- 9.2 The development will necessitate the removal of 14 category 'C' trees, group G7, and the partial removal of G3. Removal's schedule is shown above.
- 9.3 It is our opinion that trees shown as retained can be integrated within the proposed context with minimal risk of adverse impact, or that impacts can be kept within acceptable levels.

Further Reading and Supporting Material:

British Standards Institution Publication (2010) *BS 3998: Recommendations for Tree Work*, BSI, London.

British Standards Institution Publication (2012) *BS 5837: Trees in Relation to Design, Demolition & Construction*, BSI, London.

Roberts, J., Jackson, N. & Smith, M. (2006) *Tree Roots in the Built Environment, Research for Amenity Trees No.8*, TSO, London.

Appendices

Appendix A Tree Schedule - AA TS 01

Appendix B Tree Location Plan - AA TL 01

Appendix C Tree Protection Plan - AA TPP 06

Appendix D5392.02E Site Layout 27.10.21

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T1	Laburnum	8.0	5 x 100mm	4.50	4.50	4.50	4.50	1.5	Good	Poor	Y	Multi stemmed, visible on approach whilst accessing The Lays house. Of no particular arboricultural quality, however provides some screen on the boundary.	C12
T2	Ornamental Conifer	5.5	150	1.75	1.75	1.75	1.75	0.0	Average	Good	Y	An establishing ornamental type, of no particular arboricultural quality.	C12
T3	Lawson cypress	17.0	4 x c.520	4.00	4.00	5.00	5.50	1.5	Good	Poor	M	Multi stemmed from base with large limbs from ground, leaning to the east, correcting to vertical and forming the canopy of the tree. An established tree on frontage of the leys, softening the affect of the built form beyond (Garage).	C12
T4	Midland thorn	7.0	290	4.00	4.00	4.00	1.00	1.5	Good	Indifferent	Ma	Single trunk, leaning to the east, established epicormic growth from base, currently in blossom and a good example of the species, softens the affect of the built form (garage).	C12
H1	Privet	3.5	Up to 200	NA	NA	NA	NA	0.0	Good	Indifferent	Ma	Regularly maintained hedgerow on the boundary, provides some screen.	C1
H2	Privet	1.5	Up to 100	NA	NA	NA	NA	0.0	Good	Indifferent	Y	Regularly maintained hedgerow on the boundary.	C1
T5	Dog rose	4.0	10 x 50mm	3.00	3.00	3.00	3.00	2.0	Good	Indifferent	Ma	Provides some screen on the boundary, established ornamental type.	C12
T6	Wingnut	6.0	120 E 150 C 200 S	2.50	2.50	2.50	2.50	2.0	Good	Indifferent	Ma	Provides some screen on the boundary, established ornamental type.	C12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T7	Lawson cypress	18.0	870	5.00	5.00	5.00	5.00	3.0	Good	Indifferent	M	Single trunk, structure typical for species, on going remedial works to maintain clearance over the adjacent road, self seeded elder at the base, provides some screen on the boundary and softens the affect of the built form (The Leys). Likely to be visible for distances to the East, South and West from multiple residential houses. No clear visual indication of any fungal or pathogenic infection and as long as it is appropriately managed/maintained, is capable of making a significant future contribution.	B12
H3	Box	1.2	50	NA	NA	NA	NA	0.0	Good	Indifferent	Y	Regularly maintained, ornate hedge, or no particular arboricultural quality.	C1
T8	Bird Cherry	3.0	170	1.00	1.00	1.00	1.00	1.5	Poor	Poor	Ma	Single trunk, has be cut at approx. 1.5, canopy is originating from one, solitary limb. Of no particular arboricultural quality, however provides a curious landscape feature.	C1
T9	Bay	4.0	10 x 50mm	1.50	1.50	1.50	1.50	0.0	Average	Indifferent	Ma	Establishing ornamental type, of no particular arboricultural quality.	C1
T10	Tamarisk	5.0	290	2.50	2.50	2.50	2.50	1.5	Average	Indifferent	Ma	Single trunk, epicormic growth throughout canopy, handsome specimen tree with feather-like, pink blossom.	C1
T11	Apple	7.0	330	2.50	4.50	4.75	4.75	2.0	Average	Good	M	Single trunk forks into multiple stems at approx. 2m, typical for species, mistletoe on west lower branch, mature example which has been maintained for a long time, although due more remedial work soon,	C12
T12	Apple	6.0	320	1.00	5.50	4.25	4.50	2.0	Average	Poor	Y	single trunk, growing under a conifer hedgerow, suppressed from the north, ivy for the entire height of one scaffold limb, dead wood present on north side under conifer hedge. Of no particular arboricultural value.	C1

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T13	Apple	8.0	230	3.00	2.00	3.00	3.00	2.0	Average	Indifferent	Ma	Single trunk, slightly suppressed from the east by adjacent cherry tree, structure typical for species, of no particular arboricultural quality however it does provide softening affect around the driveway approach.	C12
T14	Wild cherry	9.0	390	6.00	1.75	4.25	4.50	2.5	Good	Below average	M	Single trunk, forks into two co dominant stems at approx. 3m, orientated north/south, subsidiary limbs to the east and west too, union slightly obscured by clematis, slightly suppressed canopy by adjacent Red oak and Copper beech, however, a good example of the species, when considered as a part of a semi formal arboricultural feature, the value increases.	C12
T15 - T17	Hazel	Max 8	Up to 600mm	4.00	4.00	4.00	4.00	1.5	Good	Indifferent	M	Likely to have been coppiced in the past, of no particular arboricultural quality,	C12
T18	Holly	7.0	210	2.00	1.00	2.00	2.00	1.5	Good	Indifferent	Y	Likely self seeded, suppressed by adjacent Hazel trees.	C1
T19	Red oak	20.0	770	6.25	3.00	11.00	9.50	5.0	Good	Indifferent	M	Single trunk forks at approx. 7m into two stems, dominant is upright and vertical, sub dominant to the west, union appears sound, average amounts of dead wood within the canopy, a good example of the species, slightly suppressed from the east due to adjacent Copper beech, Likely to be visible from the South. No clear visual indication of any fungal or pathogenic infection and as long as it is appropriately managed/maintained, is capable of making a significant future contribution	B12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T20	Copper beech	22.0	610	7.00	5.00	8.50	7.50	2.0	Good	Indifferent	M	Single trunk growing within the footprint of a conifer hedgerow, slightly suppressed from the North and east due to the hedgerow, however, forms a cohesive, aerodynamic canopy with the adjacent Red oak, when considered as a pair are of increase quality and value. Likely to be visible to the south. No clear visual indication of any fungal or pathogenic infection and as long as it is appropriately managed/maintained, is capable of making a significant future contribution	B12
T19 & T20	Red oak & Copper beech	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	When these trees are considered as a pair they are of increased quality and value, as a pair gain a higher category.	A12
G1	Lawson cypress	6.0	Max 650mm	2.00	2.00	2.00	2.00	1.5	Poor	Indifferent	M	Unsympathetically reduced, very sparse trees, provides a short length of screen, of no particular arboricultural quality.	C12
G2	Lawson cypress	15.0	Max 800mm	3.00	3.00	3.00	3.00	0.5	Good	Indifferent	M	A established conifer hedgerow, provides an established screen from the Leys to the sewage works access road. Of no particular arboricultural quality.	C12
G3	Dog rose, Elder, ornamental types	4.0	Max 100mm	NA	NA	NA	NA	0.0	Good	Poor	Y	Collection of establishing ornamental types shrubs, of no particular arboricultural quality.	C1
H3	Privet	0.5	Max 50mm	NA	NA	NA	NA	0.0	Good	Indifferent	Y	Ornate hedgerow	C1

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T21	Atlantic cedar	7.0	990	1.00	3.25	3.75	5.25	2.5	Good	Poor	M	Single trunk forks at approx. 3m into three stems, orientated North, South and south west, unions appear tight and some are filled chicken wire, several large pruning wounds, heavily reduced in height, almost monolithed, despite the lack of height, this is an established arboricultural feature and as long as appropriately managed/maintained is capable of making a significant future contribution.	B2
T22	Magnolia	8.0	200	3.25	2.75	3.25	1.50	2.0	Good	Indifferent	Ma	Single trunk forks at approx. 1.5m in to two co dominant stems, orientated North to South, growing against the house wall and has been trained to do so, a pleasant arboricultural feature, currently beginning to flower.	C12
T23	Japanese maple	4.0	8 x 70mm	3.00	3.00	3.00	3.00	0.5	Good	Indifferent	Y	Multi stemmed ornamental type, of no particular arboricultural value.	C12
G4	Ornamental shrubs	3.0	Max 150mm	2.00	2.00	2.00	2.00	0.0	Good	Indifferent	Y	Of no particular arboricultural quality	C12
G5	Bramble	2.5	Max 50mm	NA	NA	NA	NA	0.0	Good	Indifferent	Y	Of no particular arboricultural quality	C1
T24	English oak	25.0	1200	10.50	10.00	9.00	10.00	12.0	Good	Below average	M	Off site tree, measurement estimated with the acceptance of the crown spreads. Single trunk, crown lifted to 12m to gain clearance around residential house, above average amounts of epicormic growth within the main scaffold. Likely to be visible for distances in all direction from residential houses. appears to be stressed, average leaf size and extension growth, no clear visual indications of any fungal infection, as long as a appropriately managed / maintained is capable of making a significant future contribution,	B12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
G6	Lawson cypress	4m	Max 300	NA	NA	NA	NA	0.0	Good	Indifferent	Y	Conifer hedgerow on the boundary, of no particular quality however does provide a low level screen.	C12
T25	Silver birch	8.0	250	7.75	5.00	0.25	5.00	2.0	Good	Poor	MA	Single trunk, heavily suppressed by adjacent English oak tree, of no particular arboricultural quality, however does provide a short length of light screening on the boundary.	C12
T26	Manchurian cherry	7.5	330	3.00	3.00	3.50	5.25	1.5	Average	Indifferent	MA	Single trunk, some epicormic growth at base, part of a small collection of trees adjacent to/ and screening the tennis courts. Of no particular arboricultural quality.	C12
T27	Wild cherry	6.0	380	4.00	4.50	3.50	3.25	1.5	Poor	Poor	MA	Single trunk, almost entirely dead, snapped branches present, in such a condition that any existing value is likely to be lost within ten years and therefore, should be removed.	U
T28	Rowan	5.0	220	2.75	3.25	3.00	4.25	2.0	Average	Indifferent	Y	Single trunk, structure typical for species, an established ornamental tree adjacent to the tennis court, impact wound on west side, likely to be from a lawn mower, of no particular significance.	C12
T29	Purple plum	3.5	100	3.50	3.50	3.50	3.50	0.5	Average	Indifferent	Y	Of no particular arboricultural quality or value.	C1
T30	Juniper	4.0	200	2.25	2.25	2.25	2.25	0.25	Average	Indifferent	MA	Establishing ornamental type, of no particular arboricultural quality.	C1
T31	Indian Bean tree	2.5	400	2.00	5.00	2.00	2.00	0.25	Poor/Dying	Poor/Dead	MA	Dying tree with majority of scaffold snapped out and laying on the ground, any existing value this tree provides is likely to be lost within ten years and therefore, should be removed.	U

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T32	Handkerchief tree	17.0	450	6.50	6.00	5.25	4.25	1.75	Good	Good	M	Single trunk, some epicormic growth at the base, straight stem with single lead, extremely good example of the species, likely to be visible for distances to the south east from multiple residential houses. An established feature tree set within an informal, domestic, un managed arboretum. No clear visual indications of any fungal or pathogenic infection, as long as a appropriately managed / maintained is capable of making a significant future contribution.	B12
T33	Wingnut	6.0	220	6.00	4.00	6.50	2.50	1.00	Average	Indifferent	Y	Single trunk, suppressed canopy, of no particular arboricultural quality, however does provide a short length of screen adjacent to the sewage works access road.	C12
T34	Manchurian cherry	7.5	380	3.50	4.00	4.75	3.00	2.00	Average	Indifferent	MA	Single trunk, of no particular arboricultural quality, however does provide a short length of screen adjacent to the sewage works access road.	C12
T35	Japanese cedar	15.0	490	4.50	4.50	4.50	4.50	1.0	Average	Indifferent	M	Single trunk, good example of the species, provides an established screen along the sewage works access road. Likely to be visible for distance to the south east from multiple residential houses. No clear visual indications of any fungal or pathogenic infection, as long as a appropriately managed / maintained is capable of making a significant future contribution.	B12
T36	Western Red cedar	11.0	300	4.00	4.00	4.00	4.00	0.0	Average	Indifferent	M	Single trunk, large subsidiary limb at 1m to the south, corrects to vertical, provides an established screen on the boundary adjacent to the sewage works access road	C12
T37	Golden Leyland	14.0	400	3.50	3.50	3.50	3.50	0.0	Average	Indifferent	M	Established ornamental conifer, provides a scene adjacent to the sewage works access road.	C12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T38	Swedish whitebeam	15.0	600	3.75	4.50	4.25	4.00	1.0	Good	Good	M	Single trunk, multi stemmed from approx. 2m, some unions tight, however, this is typical for species, this is a good example of a mature Swedish whitebeam, limited visibility due to adjacent tree cover, possibly visible for distances to the south east from residential houses, good example of the species and a good specimen tree in the semi formal arboretum. No clear visual indications of any fungal or pathogenic infection, as long as a appropriately managed / maintained is capable of making a significant future contribution.	B12
T39	Norway maple	19.0	760	9.00	9.00	9.50	8.50	2.0	Good	Good	M	Single trunks forks into two stems at approx. 3m, orientated north east to South west, union appears to have a small cavity, southern stem forks again approx. 0.5m above the initial union, very nice example of an ornamental tree, likely to visible for distance to the South west from multiple residential houses, average dead wood throughout canopy, good extension growth and average leaf size, No clear visual indications of any fungal or pathogenic infection, as long as a appropriately managed / maintained is capable of making a significant future contribution.	B12
T40	Wild cherry	6.0	260	4.00	4.50	1.50	4.25	1.5	Good	Indifferent	MA	Single trunk, heavily suppressed by adjacent Norway maple, of no particular arboricultural quality, however it does provide a short length of screen adjacent to the sewage works access road.	C12
T41	Snake Bark Maple	4.0	170	3.00	3.00	3.00	3.00	0.5	Average	Indifferent	Y	Slightly suppressed by adjacent tree over, hover it does provide a short length of low level screen on the boundary, adjacent to the sewage works access road.	C12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T42	Tulip Tree	16.0	450	5.25	5.25	5.00	5.50	2.5	Good	Poor	Y	Single trunk forks at approx. 1.5m into two co dominant stems orientated East to West, union is in contact for almost a meter, causing included bark within the union, multiple large snap out wounds from the upper scaffold, this tree is of low quality, however it does provide a short length of screen on the boundary adjacent to the sewage works access road.	C12
T43	Wedding cake tree	4.0	70	1.00	1.00	1.00	1.00	0.5	Good	Indifferent	Y	Stake and tie still attached, of no particular arboricultural quality.	C12
T44	Whitebeam	7.0	230	4.00	4.00	4.00	4.00	1.0	Dead	Dead	Ma	Dead tree, should be removed.	U
G7	Dogwood, assorted ornamental shrubs	5.0	Max 300	NA	NA	NA	NA	0.5	Average	Indifferent	MA	Collection of ornamental shrubs, planted to screen the adjacent tennis courts.	C12
T45	Black walnut	16.0	360	7.00	5.50	6.00	7.50	1.5	Poor	Poor	M	Single trunk, good radial canopy, however the leading stem has snapped out, laying on the ground and still attached to the trunk, large snapped limb on east side too, Limited visibility. Severe structural defects such that its early loss is expected.	U
T46	Apple	6.0	230	5.00	5.00	5.00	5.00	1.0	Average	Indifferent	MA	Single trunk, forks into three con dominant stems at approx. 1.5m, of no particular arboricultural quality	C12
T47	Swedish whitebeam	9.0	520	3.75	3.75	6.00	4.25	2.0	Below Average	Indifferent		Single trunk forks into multiple stems at approx. 1.5m, stems are in contact for up to a meter, sparse canopy and below average leaf size, of no particular arboricultural quality, however it does provide a short length of screen on the boundary.	C12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T48	Swedish whitebeam	9.5	300	4.00	3.25	6.00	2.50	2.0	Average	Poor	Ma	Single trunk forks into three co dominant stems at approx. 1.25m, orientation North, West and East, union appears sound, drawn up / etiolated form to this tree, of no particular arboricultural quality, however, it does provide a short amount of screen on the boundary.	C12
T49	European lime	22.0	320	5.00	4.25	6.75	6.50	2.5	Average	Indifferent	M	Single trunk forks at approx. 6m in to two co dominant stems orientated North to South, slightly suppressed canopy, provides an established length of screen along the sewage works access road, No clear visual indications of any fungal or pathogenic infection, as long as a appropriately managed / maintained is capable of making a significant future contribution.	B12
T50	Sweet chestnut	19	400	2.50	6.75	6.00	5.75	2	Average	Poor	Ma	Single trunk forks at approx. 6m, into two co dominant stems, orientated East to West, this tree is suppressed by adjacent tree cover, does provide an established screen adjacent to the sewage works access road, of no particular arboricultural quality.	C12
T51-T54	Norway spruce	Max 22 Min 20	Max 610mm over Ivy	5.50	5.50	5.50	5.50	1.5	Average	Indifferent	M	Single trunks, slightly suppressed by one another, of no particular arboricultural quality, however they do provide an established screen along the sewage works access road.	C12
T55	Liquidamber	8	220	2.00	4.00	4.00	4.00	1.75	Average	Indifferent	MA	Establishing ornamental tree, of limited visibility.	C12
T56	Silver birch	6	110	0.25	0.25	0.25	3.00	1	Average	Poor	Y	Heavily suppressed, of no particular arboricultural quality.	C1
T57	Scots pine	7	320	6.00	5.00	2.00	6.00	1.5	Average	Poor	Ma	Single trunk, has had the leading stem removed to create a squat formed pine, of no particular arboricultural quality, limited visibility.	C12
T58	Dawn redwood	8	240	2.00	3.50	3.50	3.50	0.5	Average	Indifferent	Y	Single trunk, slightly suppressed by adjacent tree cover, of no particular arboricultural quality.	C12

BS5837:2012 Tree Schedule

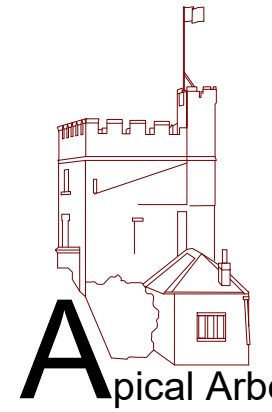
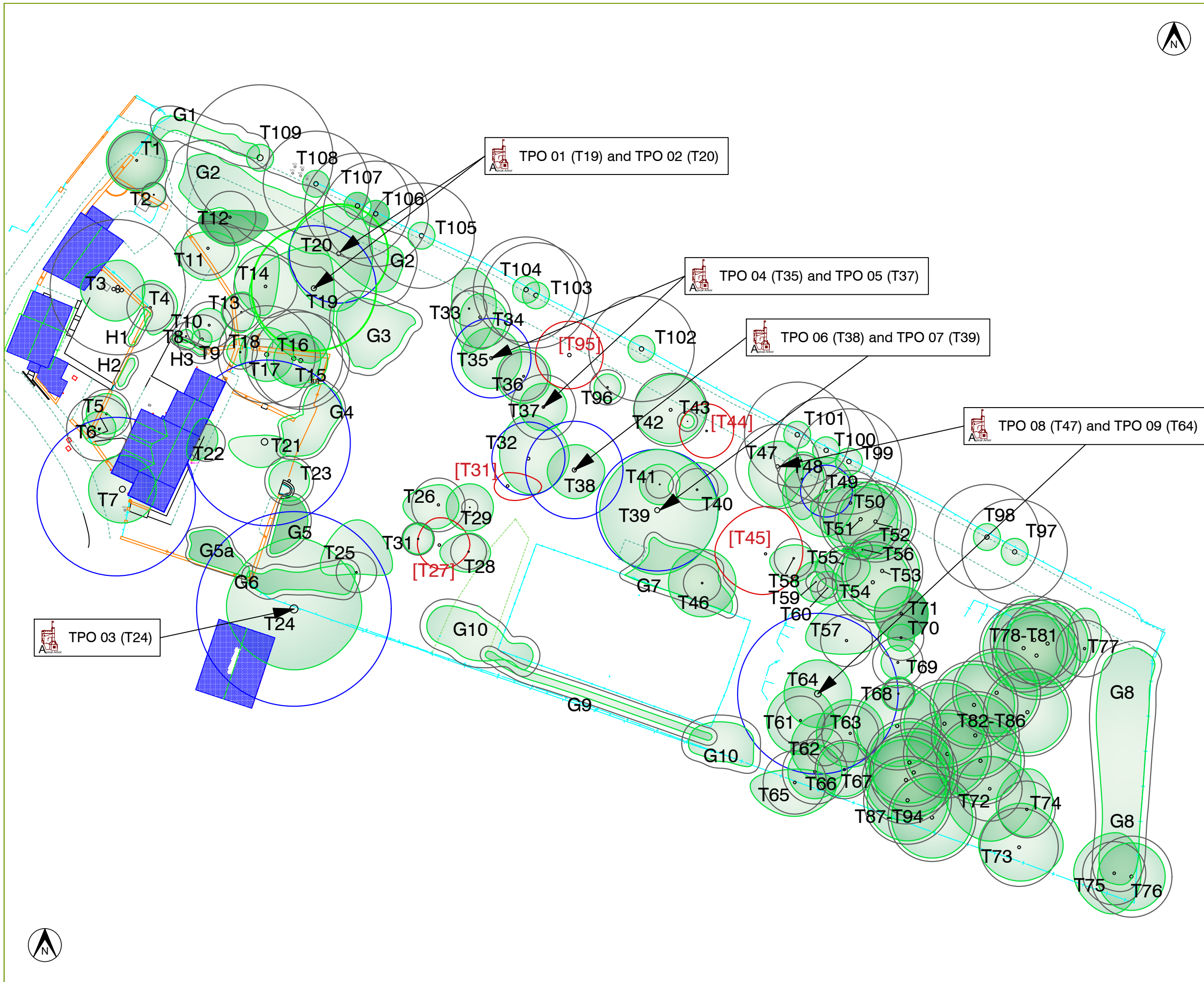
Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T59	Norway spruce	8	120	3.00	3.00	3.00	4.00	0	Average	Indifferent	Y	Single trunk, structure typical for species, of no particular arboricultural quality.	C12
T60		5	100	2.50	2.50	2.50	2.50	0	Average	Indifferent	Y		
T61	Red oak	15	300	5.00	5.00	5.00	5.00	2	Average	Indifferent	Ma	Single trunks, establishing ornate trees beginning to for a small spinney, limited visibility.	C12
T62			230										
T63			350										
T64	Norway Spruce	18	990	5.00	5.00	5.00	5.00	1	Average	Good	M	Single trunk, fluted base, good radial canopy, limited visibility, however, a good example of the species	B12
T65	Ash	11	390 over Ivy	2.00	6.00	5.00	6.50	2	Average	Indifferent	MA	Likely self seeded tree, growing within hedgerow, of no particular arboricultural quality, however, adds density to the existing screen.	C12
T66	Lombardy poplar	18	400	4.00	4.00	4.00	4.00	2.5	Average	Indifferent	M	Established poplar, of no particular arboricultural quality, likely to be visible from residential houses,	C12
T67	Lombardy poplar	18	360	4.00	4.00	4.00	4.00	2.5	Average	Indifferent	M	Established poplar, of no particular arboricultural quality, likely to be visible from residential houses,	C12
T68	Lawson cypress	6	190	2.50	2.50	2.50	2.50	0.5	Average	Indifferent	Y	Establishing conifer, of no particular arboricultural quality, limited visibility.	C1
T69	Dawn redwood	8	310	2.50	2.50	2.50	2.50	0.5	Average	Indifferent	Y	Establishing tree, limited visibility, of no particular arboricultural quality.	C1
T70	Silver birch	8	280	2.00	2.00	2.00	2.00	1	Average	Indifferent	MA	Establishing tree, limited visibility, of no particular arboricultural quality.	C1
T71	Dawn redwood	8	330	4.00	4.00	4.00	4.00	0.5	Poor	Indifferent	Y	Single trunk, structure typical for species, slightly sparse canopy, of no particular arboricultural quality, limited visibility	C1
T72	Beech	19	400	4.75	6.75	7.75	6.50	1.75	Average	Indifferent	MA	Single trunk with a fluted base, some damage at the base, likely muntjack deer, adjacent dead conifer is propped within the canopy of the beech. Slightly suppressed canopy due to adjacent tree cover, limited visibility.	C12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T73	Red oak	17	440	6.50	6.50	5.00	6.00	1.75	Average	Indifferent	M	Single trunk with fluted base, trunks forks at approx. 4m into two stems, dominant is upright and vertical, sub dominant to the South west, canopy is suppressed by adjacent tree cover, interesting species, of no particular quality, negligible screening benefit.	C12
T74	Beech	16	350	6.00	3.75	4.00	4.50	2	Poor	Poor	MA	Single trunk, slightly fluted base, large subsidiary limb at approx. 3m on the North east side, Historic fire damage on the east side, bark has been scorched and sap wood exposed on a large area of the upper scaffold, likely to have been ten years or more in the past. Suppressed by adjacent tree cover, of no particular arboricultural quality, negligible screening benefit	C12
T75	Red oak	17	390	6.00	4.00	6.00	6.00	2	Average	Indifferent	Ma	Single trunk suppressed by adjacent conifer, of no particular arboricultural quality, negligible screening benefit,	C1
T76	Lawson cypress	18	500	5.00	5.00	5.00	5.00	0.5	Average	Indifferent	MA	Single trunk forks at approx. 4.5m into two stems, dominant upright and vertical, sub dominant to the East, union appears sound. Of no particular arboricultural quality.	C12
G8	Goat willow, Ash, Hazel,	Max 5m	Max 100mm	NA	NA	NA	NA	0.5	Average	Indifferent	Y	Self-seeded trees, likely to be capitalising on the loss of a large tree, provides a dense low level screen on the eastern boundary. Of no particular arboricultural quality.	C12
T77	Ash	13	350	6.00	2.00	2.00	2.00	2	Average	Poor	Ma	Single trunk, of no particular arboricultural quality, however does provide a short length of screen adjacent to the sewage works access road.	C12

BS5837:2012 Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Crown Clearance (m)	Physiological Condition	Structural Condition	Age Class	Comments	Category
T78 - T94	Norway spruce	Max 22 Min 20	Max 700mm	6.00	6.00	6.00	6.00	1	Average	Indifferent	M	Single trunks, fluted bases, structures typical for species, an established conifer collection, of no particular arboricultural quality, likely to be visible for distances to the West from residential houses.	C12
T95	Indian Bean tree	10	520	5.00	5.00	5.00	5.00	4	Dead	Hazardous	M	Dead tree, should be removed.	U
T96	Chinese Windmill palm	7	230	2.00	2.00	2.00	2.00	3	Average	Indifferent	Y	Ornamental palm tree, establishing well and a good expel of the species, of no particular arboricultural quality and of limited potential due to species and location.	C12
T97- T108	White willow	5	Max 650mm	2.00	2.00	2.00	2.00	2	Average	Pollarded	M	Single trunks, all have been Pollarded at approx. 5m to gain clearance from adjacent overhead power lines. Likely to be part of an on-going management regime undertaken by external contractors.	C1
T109	Lawson cypress	6.0	900	2.00	2.00	2.00	2.00	1.5	Poor	Indifferent	M	Unsympathetically reduced, very sparse tree, provides a short length of screen, of no particular arboricultural quality.	C12
G9	Lawson cypress	5.0	Max 400	2.00	2.00	2.00	2.00	0.0	Average	Indifferent	Y	Establishing ornamental hedgerow, provides some screen on the boundary.	C12
G10	Ornamental trees	6.0	Max 250	2.00	2.00	2.00	2.00	1.0	Average	Indifferent	Y	Collection of ornamental trees on the boundary, provide some screen.	C12
<u>End of Survey</u>													

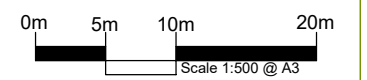


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Site Notes: Domestic property, with established garden.

KEY:

Tree Nos.:	● T1	Tree Canopies:	○	Cat U Trees:	○
Category 'A' RPA:	○	Category 'B' RPA:	○	Cat U Tree No.:	[T44]
Category 'C' RPA:	○				



Project/Client:
The Leys, Adderbury

Based On: 180253 Topo

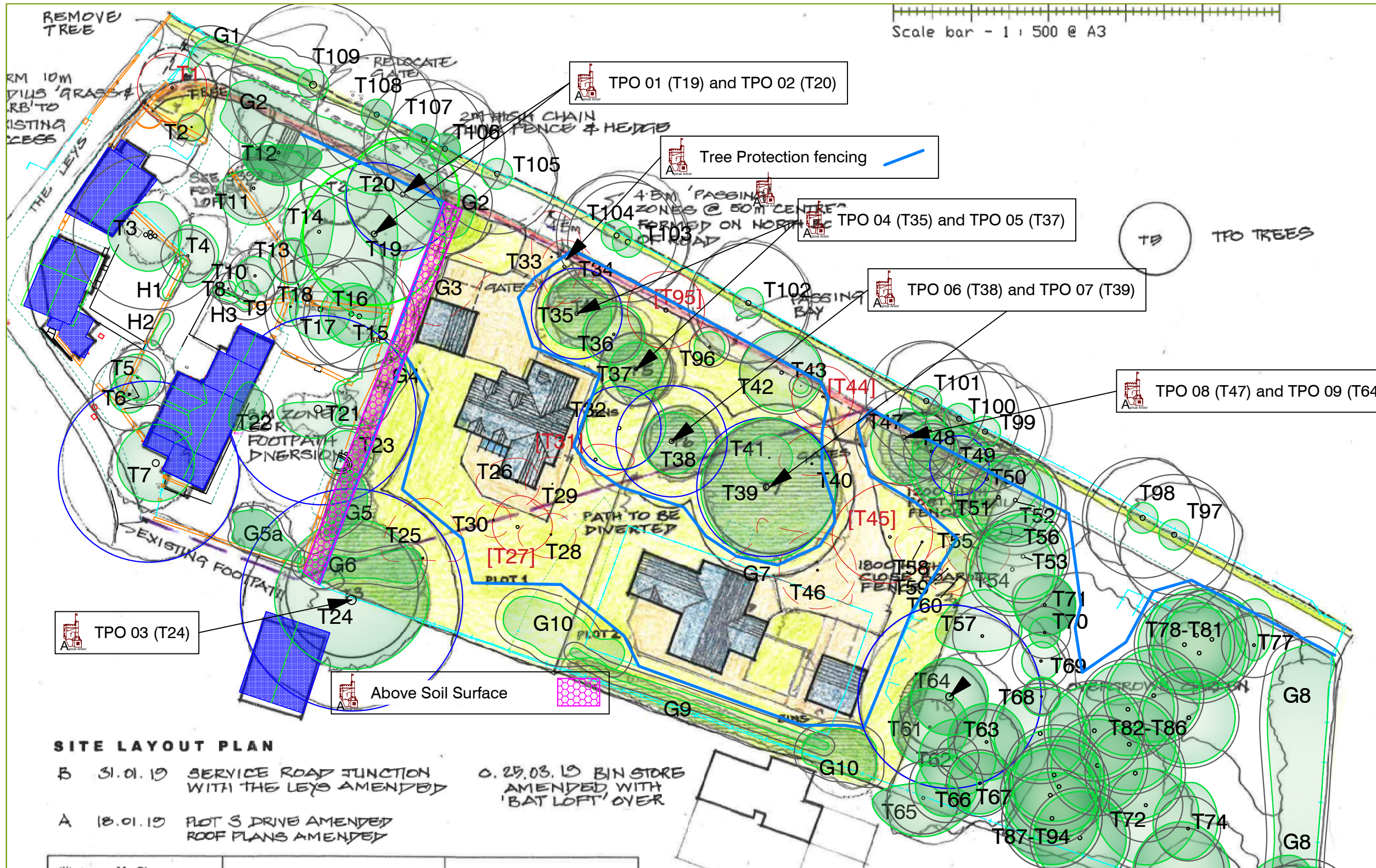
Title: Tree Locations Plan

Drawing No: AA TL 01

Date: 25.05.18 | Drawn: PPDB | Checked:-

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Do not scale from this drawing.





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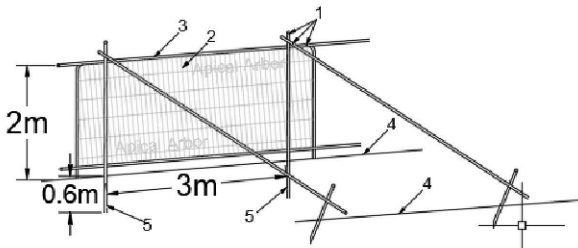
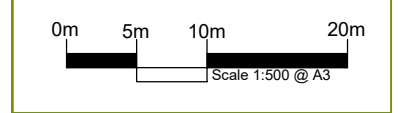
Tree Removals Summary

Category A	Category B	Category C	Category U
0	0	14	5

Category C group of trees G2 & G3 will be partially removed.
Category C groups of trees G7 will be removed entirely.

Tree Removal Schedule

Tree No.	Category	Species	Note
T01	C11	Laburnum	To be removed for grass kerb
T25	C11	Silver Birch	
T26	C11	Manchurian Cherry	
[27]	U	Wild Cherry	To be removed regardless of development
T28	C11	Rowan	
T29	C11	Purple Plum	
T30	C11	Juniper	
[31]	U	Indian Bean Tree	To be removed regardless of development
T33	C11	Wingnut	
T34	C11	Manchurian Cherry	
T40	C11	Wild Cherry	
[44]	U	Whitebeam	To be removed regardless of development
[45]	U	Black Walnut	To be removed regardless of development
T46	C11	Apple Sp.	
T54	C11	Norway Spruce	
T55	C11	Liquid Amber	
T57	C11	Scots Pine	
T58	C11	Norway Spruce	
T59	C11	Dawn Redwood	
T60	C11	Norway Spruce	



- Key**
- Standard Scaffold poles
 - Heavy Gauge 2m tall, galvanized tube and welded mesh infill panels
 - Panels secured to uprights and cross members with wire ties
 - Ground level
 - Uprights driven into the ground until secure (min. 0.6m)
 - Standard Scaffold clamps

As shown in BS 5837:2012, Section 6, Figure 2.

Tree Protection Fencing to be erected where indicated by the bold blue lines on the adjacent plan, prior to the commencement of any demolition or construction work.

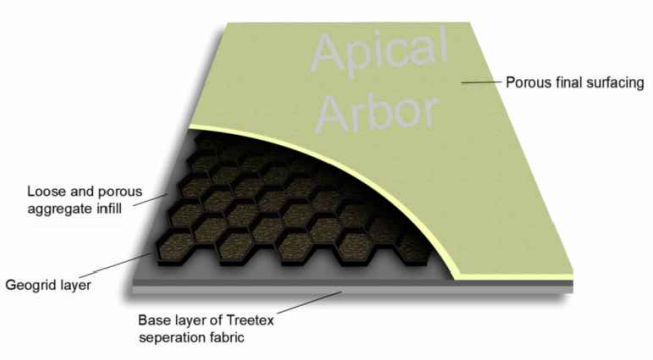
Fencing specification to be compliant with BS 5837:2012 (illustrated above) and should be fit for the purpose of excluding construction activity and any other unacceptable disturbance from within the Root Protection Areas of retained trees, i.e:

A scaffold framework in accordance with Figure 2 above comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes driven into the ground spaced at maximum intervals of 3m. Onto this, welded mesh panels should be securely fixed with wire, scaffold clamps or cable ties. If required, fence bases or feet will be secured into the ground with upright scaffold tubes. Panels supported on unsecured rubber or concrete feet are not resistant to impact and should not be used.

Above Soil Surfacing

Within the RPAs of retained trees the specification for sections of proposed hard surfacing indicated by a pink hatch is to be as follows:

- A base layer of geotextile membrane will be laid on to the undisturbed existing soil level.
- On top of this, a cellular confinement system (e.g. Cellweb) will be installed and loosely pinned into place.
- Clean aggregate must be used to create a loose, porous infill. This may then be used as a temporary access providing that the edges are banked up and the surface prevented from clogging.
- The final wearing course will be retained at its sides using timber edging or railway sleepers secured with road pins/wooden stakes.
- No excavation whatsoever is to be undertaken within RPAs.



KEY:

Tree Nos. ● T1	Tree Canopies ●	Cat U Trees ○
Category 'A' RPA: ●	Category 'B' RPA: ●	Cat U Tree No.: [T44]
Category 'C' RPA: ○	Trees to be Removed: T28	Tree Protection Fencing: —

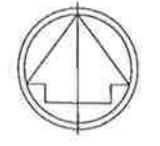
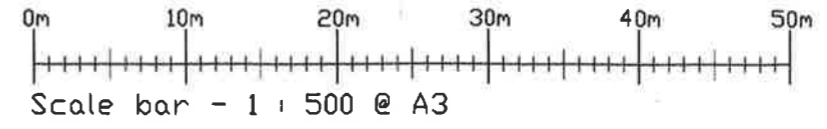
Project/Client:
The Leys, Adderbury

Based On: 5392.02E Site Layout 27.10.21

Title: Tree Protection Plan
Drawing No: AA TPP 06

Date: 27.10.21 | **Drawn:** PPDB | **Checked:** PPDB

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon. Do not scale from this drawing.



NORTH



SITE LAYOUT PLAN

- B 31.01.19 SERVICE ROAD JUNCTION WITH THE LEYS AMENDED
- A 18.01.19 PLOT 3 DRIVE AMENDED ROOF PLANS AMENDED

0.25.03.19 BIN STORE AMENDED WITH 'BAT LOFT' OVER

Client	Mrs Biggam	Project	PROPOSED DEVELOPMENT OF LAND AT THE LEYS ADDERBURY	Drawing	SITE LAYOUT PLAN
Architect	Nicholas D Price 45 North Bar Street Banbury OX16 0TH Tel 01295 262952		Date	October 2018	Scale
				Drawing No	5392.02 E

- D. 12.11.19 PASSING BAY AND TPO TREES ADDED
- E. 27.04.20 PLOT 3 OMITTED PLOT 1 HOUSE AND GARAGE RELOCATED

Point of Contact:

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