



PROPOSED GREAT WOLF LODGE
CHESTERTON, BICESTER
ARBORICULTURAL IMPACT ASSESSMENT

BMD.19.010.RP.902

DATE: NOVEMBER-2021

Introduction

- 1.1 This report assesses the changes to the arboricultural implications of the revised architect's drawings.
- 1.2 Most of the building design and site layout remain as assessed by WSP in November 2019.

Design Changes by Location

- 1.3 The location and design of the footpath link at the northern boundary of the site, between WSP Groups H144 and G184 has been revised.
- 1.4 The building footprint and external landscaping has changed at the western end of the northern side of the building.
- 1.5 Improvements to landscape design at the Main Entrance/Reception area.
- 1.6 Improvements to landscape design within the main body of the car park.
- 1.7 Two trees originally shown for retention to the south of the main entrance must be removed.

Analysis of the Arboricultural Implications of the change to the footpath link at the north of the site

- 1.8 In the original scheme, the footpath link required the removal of a section of H144.
- 1.9 In the revised scheme the footpath is centred on a redundant field gate and no tree loss is implicated.
- 1.10 A high-quality Field Maple can be retained.
- 1.11 There will be no loss of public amenity.

Analysis of changes to Arboricultural Implications of changes to the footprint and external landscaping at the western end of the northern side of the building

- 1.12 In the original scheme, although Field Maple T15 was retained, the main building and paving were relatively close to the tree.
- 1.13 In the revised scheme, the shape of the Main Building has changed so that the general relationship between the tree and building is significantly better.
- 1.14 In the revised scheme, there is less paving within the Root Protection Area of T15.

Analysis of changes to Arboricultural Implications of improvements to landscape design at the Main Entrance/Reception area

- 1.15 In the original scheme, all the trees in group G186 were shown for removal.
- 1.16 In the revised scheme there are a number of trees in Group 186 that can be retained, including a high-quality Ash.

Analysis of changes to Arboricultural Implications of improvements to landscape design within the main body of the car park

- 1.17 In the original scheme, all the Leyland Cypress trees in group G183 and G212 were shown for removal.
- 1.18 In the revised scheme there are a number of Leyland Cypress in Groups G183 and G212 that can be retained. Although these trees can divide option, they are worthy of retention.

Update to the Arboricultural Implications of the landscaping and drainage ponds to the south of the main entrance.

- 1.19 In the original scheme, a Larch and a Corsican Pine (T60 and T63) were shown for retention. This was incorrect and the tree will need to be removed.
- 1.20 In mitigation, the trees will be replaced as part of the high-quality Landscape Proposals.

Conclusions

- 1.21 Although the design changes are minor, the retention of several high-quality trees is an improvement.
- 1.22 Although the trees on site are not mature, where it is practical to retain them, their extant stature will provide a significant impact within the newly paved and landscaped areas.
- 1.23 Although the removal of adjoining trees in Leyland Cypress groups G183 and G212 is likely to leave areas bare of foliage to the east and west of the end trees in the groups, this will gradually cover through side growth extending to cover bare branches.
- 1.24 The protection of the retained trees can be detailed in the Conditioned Arboricultural Method Statement and Tree Protection Plans.