aspect arboriculture

Wincote
Cow Lane
Steeple Aston

Arboricultural Impact Assessment

July 2021
10897_AIA.001 Rev A

Project Details	
Client:	Squire and Partners LLP
Project:	Wincote, Cow Lane, Steeple Aston
Report Title:	Arboricultural Impact Assessment
Project Number:	10897
File Reference:	10897_AIA.001 Rev A
Date:	01/07/2021

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Contents

Text:

Executive Summary 1

1 Introduction 2

2 Statutory Designations 3

3 Policy Review 4

4 Arboricultural Impact 6

5 Conclusions 8

Tables:

Table 1. Net Tree Removals by BS5837:2012 Category.

Appendices:

Appendix A	Tree Constraints Plan	10897 TCP 01
Appendix B	Tree Survey Schedule	10897 TS 01
Appendix C	Tree Protection Plan	10897 TPP 01 Rev A
Appendix D	Tree Survey Methodology	10897 TSM 01
Appendix E	Site Location Plan	20064-SQP-ZZ-ZZ-DR-A-PL100
Appendix F	Proposed Site Plan	20064-SQP-ZZ-ZZ-DR-A-PL121

Executive Summary

i) **Introduction.** Aspect Arboriculture are commissioned by Squire and Partners LLP to prepare an Arboricultural Survey and Impact Assessment relating to the proposed demolition and replacement of Wincote, Cow Lane, Steeple Aston.

ii) **Proposals.** The proposals comprise an application for full planning permission and Conservation Area Consent for the demolition of the existing dwellinghouse and the construction of a replacement dwellinghouse at Wincote, Cow Lane, Steeple Aston.

iii) **Surveys.** The site was surveyed by Aspect in April 2021 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations.** Background checks have revealed that the site occurs within Steeple Aston Conservation Area but none of the trees present are afforded protection within a Tree Preservation Order.

v) **Arboricultural Impact.** The arboricultural impact of the proposals comprises the removal of seven individual trees, and sections of two groups and one hedgerow. All removals are of low arboricultural quality, and can be replaced within a scheme of soft landscaping and garden improvements. All significant trees are retained within the scheme, which resultantly will have an extremely limited effect on the amenity of the site, or the surrounding conservation area.

The proposals do not threaten the well-being of significant retained trees. It is therefore our concluding view that the proposals are acceptable in terms of their arboricultural impact, subject to the implementation of an appropriate scheme of soft landscaping.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are instructed by Squire and Partners LLP to prepare an Arboricultural Survey and Impact Assessment relating to the proposed demolition and replacement of Wincote, Cow Lane, Steeple Aston.

1.1.2 The proposals comprise an application for full planning permission and Conservation Area Consent for the demolition of the existing dwellinghouse and the construction of a replacement dwellinghouse at Wincote, Cow Lane, Steeple Aston.

1.2 Site Overview

1.2.1 The application area comprises the residential curtilage of Wincote, Cow Lane, Steeple Aston. Cow Lane to the south provides vehicular access to the site and defines its southern boundary. To the east, beyond the application area boundary lies continuing gardens and a paddock, which is also under the applicant's ownership. Immediately to the north of the application area sits an area under use as allotment gardens, and to the west, the boundary is defined by the curtilages of neighbouring residential dwellings.

1.3 Existing Tree Stock

1.3.1 As is typical, the extant tree cover is primarily formed of the existing garden's scheme of soft landscaping. The composition represents a diverse selection of species, mostly ornamental, of a variety of ages, establishment, and arboricultural quality.

1.3.2 The site's principal tree cover comprises a high quality Copper Beech and Sycamore (T4 & T5 respectively), set adjacent to the Cow Lane frontage. Both form large mature examples of their species; exhibiting the anticipated degree of deadwood and storm damage within their canopies, and evidence of previous pruning works, both warrant Category A within BS5837:2012 guidance.

1.3.3 Three further trees within influence of the application area warrant Category B within BS5837:2012 guidance. A mature Himalayan Birch (T9) is set adjacent to the southern boundary, and serves to complement the two principal trees. Within the northwestern corner of the site, a mature Beech (T18) forms a sizable arboricultural feature, providing a significant contribution to the amenity of the site and neighbouring residential dwellings. Lastly, set offsite to the north within the allotment gardens an early mature Ash (T27) forms a prominent boundary feature, and assists the transition between the residential curtilage and the treed boundary to the paddock further east.

1.3.4 The five trees identified above form the application area's primary arboricultural constraints. The remaining tree cover within influence of the application area majors on less well established ornamental plantings and lower quality self set components. Collectively, all is of low arboricultural quality, and not considered to form a particular arboricultural constraint during design of the proposals.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have revealed that the application area occurs within the Steeple Aston Conservation Area (Cherwell District Council, June 2021).

2.2 Tree Preservation Orders

2.2.1 Background checks have also confirmed that no trees within influence of the site are afforded protection within a Tree Preservation Order (Cherwell District Council, June 2021).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2019) provides planning policy guidance at a National level. With respect to arboriculture, it considers *that 'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 170b), and; *'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'* (para. 175c).

3.2 Adopted Cherwell Local Plan 2011-2031 (Part 1)

3.2.1 In terms of development control at a local level, Cherwell District Council (CDC) has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Adopted Cherwell Local Plan Review (adopted July 2015) is the Council's current primary development control document; within which Policies ESD10, ESD13 and ESD15 are the tests within the Local Plan considered relevant to trees in the context of development, and subsequently against which the proposals within CDC's jurisdiction will be considered (the relevant parts are reproduced below).

3.2.2 POLICY ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment

Protection and enhancement of biodiversity and the natural environment will be achieved by the following:

- *The protection of trees will be encouraged, with an aim to increase the number of trees in the District*
- *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.*

3.2.3 POLICY ESD13 – Local Landscape Protection and Enhancement

Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

3.2.4 POLICY ESD15 – The Character of the Built and Historic Environment

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting*

4 Arboricultural Impact

4.1 Net Tree Removals[1]

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 Tree removals are required to accommodate the proposals and are detailed within Table 1 below.

4.1.3 **Table 1:** Net Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	None	T12 Apple T13 & T14 Hawthorn T15 Hazel T24 Weeping Birch T25 Elder T26 Ash G2+ (12m section) G5Δ+ H1 (1.5m and 3m sections) Hawthorn

+ Denotes mixed species assemblage of three or more species – refer to Appendix B
Δ Denotes partial clearance

4.1.4 By reference to Table 1 above, it is evident that, the removals have, by design, been focussed upon lower quality elements of the tree stock. The proposed demolition and replacement building works themselves only necessitate the removal of T24, T25, T26 & the partial removal of shrubbery group G5. The remainder of the removals are necessary to facilitate construction access. All removals are of low arboricultural quality, and the effect on public amenity is considered particularly low. Nevertheless, they will be replaced as part of garden improvements once the temporary access is removed, to both reinforce the boundary tree cover and enhance the internal garden landscaping.

4.2 Vulnerable Trees

4.2.1 Through design, there will be no permanent development encroachment within the root protection areas of any retained trees.

4.2.2 It will be necessary to install a temporary construction access to facilitate the proposed works. It is proposed that the temporary access is constructed utilising aluminium trackway. This approach will prevent the requirement for excavation works to construct the route, and will preclude compaction occurring to the RPAs of adjacent

[1]All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

trees. The indicative route for the construction access is illustrated within the Tree Protection Plan (Appendix C) with a light blue hatch.

4.3 Pruning Works

4.3.1 It will be necessary to selectively shorten the northwestern canopy of T8 Cherry and southeastern canopy of T10 Apple, to enable use of the adjacent construction access. The pruning works are anticipated to amount to the shortening of minor branches only by c.1m and c.2m respectively.

4.3.2 All necessary pruning works are readily achievable without affecting either tree's future potential, amenity value, or health and vitality.

4.3.3 Although not required to facilitate construction, it is also recommended that throughout the entire site, dead branches are removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

4.3.4 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), and section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor. This is necessary to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers and Ground Boarding

4.4.1 It will be important to protect the retained trees' above-ground structures and underlying RPAs from damage during construction works. To achieve this, tree protection barriers should be erected prior to the commencement of any development works and for direct protection of retained trees is to consist of the default barrier specification provided in BS5837:2012.

4.4.2 Adjacent to the eastern boundary, where it is a hedgerow to be protected, it is considered appropriate to utilise a reduced specification barrier. The specification proposed omits diagonal bracing to the rear, and is formed of heras panels on rubber feet, secured with a driven 100x100mm timber post or scaffold pole every second panel.

4.4.3 The siting of protective fencing is illustrated within the Tree Protection Plan (Appendix C) with a bold blue line denoting the default specification, and a light blue dashed line indicating the reduced specification.

4.5 Mitigation Replanting

4.5.1 The principle of tree removal to accommodate the replacement dwelling generates a limited requirement for replacement planting. This requirement has been recognised during design; it is anticipated that the replacement dwelling will be accompanied by landscaping and garden improvements, particularly adjacent to the proposed pool house.

4.5.2 The low quality tree removals from the site boundary to accommodate the temporary access will be replaced following completion, appropriately mitigating for the initial effect. The wider anticipated garden landscaping is anticipated to complement and reinforce the site's significant retained trees and provide long term betterment over the low quality trees and shrubbery to be removed from the site interior.

5 Conclusions

5.1.1 The proposals have been informed by a survey of the existing tree stock and a review of relevant policy tests.

5.1.2 The tree survey identified two high quality and three moderate quality trees within influence of the application area, all of which are retained and unaffected by the proposals. The removals required comprise low quality trees and shrubbery only, which can be readily mitigated for within subsequent garden improvement works.

5.1.3 The removal of two low quality boundary Hawthorn, one Apple and one Hazel is required to enable construction access, the remaining removals are internally sited and all are of limited amenity contribution. The necessary boundary removals will be replaced following removal of the temporary construction access. Resultantly, the proposals' effect on the amenity of the surrounding Steeple Aston Conservation Area is particularly minor.

5.1.4 The retention of significant trees where possible is required by CDC's adopted Policies ESD10 and ESD15, which has been a key principle during design. The policy tests do not preclude the removal of trees to implement development, subject to appropriate replacement. The proposed demolition and replacement building works are subsequently not understood to conflict with CDC's adopted Policies ESD10, ESD13, ESD15, or NPPF paragraph 175c.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (10897 TCP 01)

1:1000 @ A3

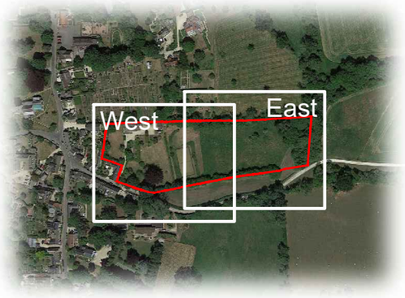
0m 10m 20m 40m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 8, 12-15, 29-32 and Groups G1-G4 and G6-G11 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 5, 6, 12-16 and Group G1 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Wilncote, Cow Lane, Steeple Aston
Tree Constraints Plan

CLIENT

Squire and Partners LLP

SCALE	DATE	DRAWN
1:1000 @ A3	MAY 2021	GW

DRAWING NUMBER	REVISION
10897 TCP 01 (Overview)	

Based on: 26322_06_170_01---topographic survey.dwg

1:500 @ A3

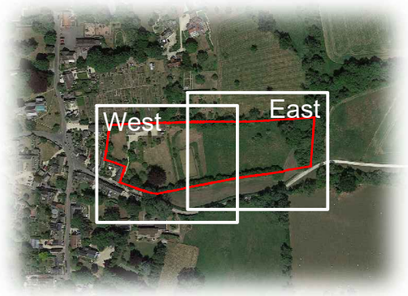
0m 5m 10m 20m

KEY:

- Site Boundary
- ⊘ 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 8, 12-15, 29-32 and Groups G1-G4 and G6-G11 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 5, 6, 12-16 and Group G1 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Wilncote, Cow Lane, Steeple Aston
Tree Constraints Plan

CLIENT

Squire and Partners LLP

SCALE	DATE	DRAWN
1:500 @ A3	MAY 2021	GW

DRAWING NUMBER	REVISION
10897 TCP 01 (West)	

Based on: 26322_06_170_01---topographic survey.dwg

1:500 @ A3

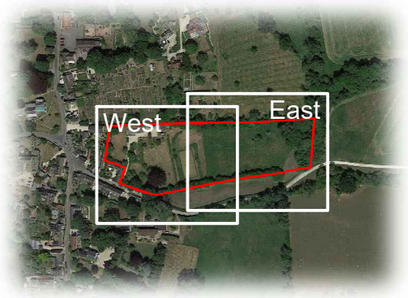
0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 8, 12-15, 29-32 and Groups G1-G4 and G6-G11 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 5, 6, 12-16 and Group G1 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

Wilncote, Cow Lane, Steeple Aston
Tree Constraints Plan

CLIENT

Squire and Partners LLP

SCALE	DATE	DRAWN
1:500 @ A3	MAY 2021	GW

DRAWING NUMBER	REVISION
10897 TCP 01 (East)	

Based on: 26322_06_170_01---topographic survey.dwg

APPENDIX B

TREE SURVEY SCHEDULE (10897 TS 01)

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BS 5837:2012 Tree Schedule: Wincote, Cow Lane, Steeple Aston

10897 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature, mature or over-mature

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
1	English Oak	80	4.5m	2.5	2.25	2.5	2.25		1	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
2	English Oak	130	5.5m	2.5	3	3	2.75		0.25	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	1.5
3	Apple	70	2m	2	2.25	1.75	1.5		1.25	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
4	Copper Beech	810 at 1m	19m	11.25	10.75	10.75	12.5		1.75	1	Mature	Average	Poor	Site's principal specimen Crown break at c.1.5m with multiple leaders sharing apical dominance Dense crown full of vigour Several included and fused unions at point of crown break Average small diameter internal deadwood Minor epicormic growth Well balanced radial crown Exposed and scalped surface roots Prominent within views from adjacent track and dwellings	A2	9.6
5	Sycamore	950	20m	9.5	9.25	9.75	10.25		4	3.75	Mature	Average	Good	Lower stem to south partially obscured by Ivy Well balanced radial scaffold structure and crown Fully occluded pruning wounds on lower stem Structure typical for species within current context Average internal deadwood Minor epicormic growth Appears outside of sites boundary Compacted RPA due to PROW to south and access track to north Good example of species at maturity	A12	11.4
6	Leyland Cypress	490 #	20m					4.5	2 #	2 #	Early Mature	Average	Indifferent	Previous lower limb removals to crown raise Inaccessible, offsite within neighbouring domestic garden Surveyed from a distance, unable to thoroughly inspect Low arboricultural quality	C1	6
7	Apple	330 280	7.5m	5.25	4.5	3.25	5.75		2.75	2.5	Mature	Below Average	Poor	Slightly sparse crown for species Hollow cavity at base with active decay Large decay columns throughout scaffold structure from past unsympathetic pruning Above average internal deadwood Reduced future potential	C12	5.1
8	Cherry	340	7m	4.75	6.25	5.5	5.25		2	1	Early Mature	Average	Poor	Large diameter tear out wound on scaffold structure to north at c.2m Longitudinal wound with column of decay on primary scaffold limb to east at c.2.25m Unremarkable example of species	C12	4.2
9	Himalayan Birch	420	16m	6.75	6.75	5.75	6.5		2.5	1	Mature	Average	Good	Established ornamental planting within sites boundary Well balanced radial crown and scaffold structure Average small diameter internal deadwood Dense crown full of vigour Considered to be of moderate arboricultural quality	B12	5.1
10	Apple	290 285	8.5m	5.25	5.5	4.75	6.25		2	2.5	Mature	Below Average	Poor	Bifurcates from ground level, hollow cavities with active decay at base to north on both co-dominant stems Pruning wounds with pockets of decay throughout scaffold structure Above average epicormic growth Slightly sparse crown for species Reduced future potential	C12	4.8
11	Hawthorn	130 120	6m	3.75	2.25	2	2		1.75	2	Semi Mature	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	2.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
12	Apple	350 oi	6m	5.5	3.25	1	3.5		1.5	1.5	Mature	Below Average	Poor	Heavily clad, obscured and supressed by Ivy, supporting minimal live foliage to outer crown Biased to north Component of G2 Low arboricultural quality	C12	4.2
13	Hawthorn	330 270 oi	6.5m	1.25	2.75	5.25	4.25		1.75	3	Early Mature	Below Average	Indifferent	Heavily clad, obscured and supressed by Ivy, supporting minimal live foliage to outer crown Biased to south Component of G2 Low arboricultural quality	C12	5.1
14	Hawthorn	370 240 90 oi	6m	5	4	2.75	3		1.75	2	Early Mature	Below Average	Indifferent	Heavily clad, obscured and supressed by Ivy, supporting minimal live foliage to outer crown Biased to north Component of G2 Low arboricultural quality	C12	5.4
15	Hazel	290 2* 200 5* 150 8* 60 oi	8.5m	4.5	3.75	4.25	4		1	1	Mature	Average	Poor	Multi stemmed from ground level, unions over included and fused Component of G2 Low arboricultural quality	C12	6.6
16	Hazel	180 155 3* 100 7* 60	5.5m	3.25	2.25	2.25	2.25		1.5	2	Semi Mature	Average	Indifferent	Clad and obscured by Ivy Multi stemmed from ground level Component of G3 Low arboricultural quality	C12	3.9
17	Hazel	4* 180 5* 130 10* 90 10* 60	9m	6.25	7.25	5	4 #		1.25	1.25	Early Mature	Average	Poor	Biased to east Multi stemmed from ground level, union over included and fused Average small diameter internal deadwood Low arboricultural quality	C12	6.9
18	Beech	700 at 1m	14m	5.75	7.5	6.75	5.5 #		2.25	1.5	Mature	Average	Indifferent	Established ornamental planting Multi stemmed from c.1.5m, unions over included with lobed reaction growth Average small diameter internal deadwood Previous lower limb removals to crown raise Minor epicormic growth Exposed and scalped surface roots Only visible from internal views Moderate example of species at maturity	B1	8.4
19	Pear	350	8m	4.25	3.75	3.75	4		1.5	1.5	Early Mature	Below Average	Poor	Dieback to upper crown Unsympathetic pruning throughout scaffold structure Low arboricultural quality	C12	4.2
20	Hazel	7* 100 9* 75 15* 50	7.5m	3.25	4.75	4	3.75		1.75	1.5	Early Mature	Average	Indifferent	Multi stemmed from ground level Component of G5 Low arboricultural quality	C12	4.8
21	Hazel	120 20* 20	5m	2.75	2.25	2.25	2		1	1	Semi Mature	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	1.8
22	Pear	280 210	7m	3	3.5	3.5	3.25		1.75	1.5	Early Mature	Below Average	Poor	Tight primary union at c.1.25m Unsympathetic pruning to lower stem and scaffold structure Short annual extension growth Low arboricultural quality	C12	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
23	Sumac	105 100 75 60 55 50	5m	4.25	3.75	3.75	3.75		1.25	2.25	Early Mature	Average	Poor	Multi stemmed from ground level Impact wounds at base of all stems Low arboricultural quality	C12	2.4
24	Weeping Birch	310	6m	3.5	2.25	5.25	4.75		2.75	0.5	Early Mature	Average	Poor	Unsympathetic removal of primary scaffold limb to east at c.1.75m leaving large diameter wound unlikely to occlude Unremarkable example of species	C12	3.6
25	Elder	60	3m	1	0.75	1.5	1		0.25	0.25	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
26	Ash	60	3m	0.5	1	0.75	0.25		0.5	0.75	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
27	Ash	400 #	15.5m					6.5 #	7.5 #	9 #	Early Mature	Average	Indifferent	Clad and obscured by Ivy Above average epicormic growth Average internal deadwood Inaccessible due to dense understory Surveyed from a distance, unable to thoroughly inspect Appears outside of sites boundary Prominent boundary feature	B2	4.8
28	Ash	600 #	16m	7 #	7 #	6.25	6.5		5.5 #	4.5 #	Early Mature	Below Average	Indifferent	Short annual extension growth Slightly sparse crown for species Clad and obscured by Ivy Inaccessible due to dense understory Surveyed from a distance, unable to thoroughly inspect Appears outside of sites boundary Prominent boundary feature	B2	7.2
29	Ash	2* 350 #	13m	4 #	5 #	7.75	5 #		4.5 #	1.75	Early Mature	Below Average	Hazardous	Extremely sparse crown for species with vigorous epicormic growth Excessive bark necrosis throughout entire scaffold structure caused by bacterial canker Hazardous structural condition, unsuitable for retention	U	N/A
30	Ash	650 #	13.5m					6 #	4.5 #	6 #	Mature	Below Average	Poor	Structure typical for lapsed pollard at c.4.5m Slightly sparse crown for species Average internal deadwood Inaccessible due to dense understory Surveyed from a distance, unable to thoroughly inspect Appears outside of sites boundary Moderate example of species at maturity	B12	7.8
31	Ash	700 #	11m #					5 #	4.5 #	4 #	Mature	Below Average	Poor	Structure typical for lapsed pollard at c.4.5m Slightly sparse crown for species Average internal deadwood Inaccessible due to dense understory Surveyed from a distance, unable to thoroughly inspect Appears outside of sites boundary Moderate example of species at maturity	B12	8.4
32	Ash	850 #	14m	8 #	9 #	10.75	6		4.5 #	2.25	Mature	Below Average	Poor	Structure typical for lapsed pollard at c.4.5m Slightly sparse crown for species Average internal deadwood Inaccessible due to dense understory Surveyed from a distance, unable to thoroughly inspect Appears outside of sites boundary Moderate example of species at maturity	B12	10.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
33	Norway Spruce	580 #	21m	5 #	5 #	5 #	5		2 #	1.5	Mature	Average	Indifferent	Frontage component of G9 Maintains single leader for majority of height Well balanced radial crown Average internal deadwood Minor storm damage within upper crown Inaccessible due to dense understory, unable to thoroughly inspect Appears outside of sites boundary Moderate example of species	B12	6.9
34	Beech	450 #	15.5m	5.5 #	5 #	6.5	7.25		2 #	2	Early Mature	Average	Indifferent	Frontage component of G9 Average small diameter internal deadwood Structure typical for species within current context Mutually supressed and cohesive with companion shelter Inaccessible due to dense understory, unable to thoroughly inspect Appears outside of sites boundary Moderate example of species whilst maturing	B12	5.4
35	Elder	80 70	5m	2.5	2.5	2	1		1.5	1.75	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	1.2
36	Elder	110 100 95 90 80	6m	2.75	2.25	3.75	3.25		1.75	1.25	Semi Mature	Below Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	2.4
37	Pear	480	9.5m	4.25	5.25	5.75	2		1.75	1.5	Mature	Below Average	Poor	Failed primary scaffold limb still attached to south at c.3m Above average epicormic growth Unsympathetic removal of entire western aspect due to close proximity to overhead utility cables Limited future potential, low arboricultural quality	C12	5.7
38	Elder	3* 50	3.5m	1.75	1.25	1.5	1.25		0.5	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
39	Hawthorn	3* 100 at 1m	3.5m	2.25	2	1.75	1.5		1.25	0.5	Early Mature	Average	Indifferent	Recently reduced in height to c.1.25m Readily replaceable at current size, low arboricultural value	C12	2.1
40	Hawthorn	200 100 at 1m	3.5m	1.25	2	1.5	2		1.25	0.5	Early Mature	Average	Indifferent	Recently reduced in height to c.1.25m Readily replaceable at current size, low arboricultural value	C12	2.7
41	Crack Willow	1000 #	11.5m	5 #	5 #	5 #	5.25		4	1.5	Mature	Average	Poor	Frontage component of G10 Structure typical for species under pollard management at c.4m Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible due to close proximity to pond Minor internal deadwood Individually of limited merit, moderate value as component of wider collective	B2	12
42	Blackthorn	3* 25	2.5m					1	0.25	0.25	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
43	English Oak	50m	3m					2m	1m	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
44	English Oak	70	3.5m					2	0.5	0.5	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
45	Hawthorn	60	2.5m					1.5	0.25	10.5	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
46	Hawthorn	3* 25	2m					1	0.25	0.5	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
47	Ash	60	2.5m					1	0.5	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
48	Hazel	10* 20	3.5m					1.75	0.25	0.5	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9
49	English Oak	50	2.5m					1.25	0.5	1	Young	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G1	Sycamore Grey Poplar Ash Atlas Cedar Norway Spruce	680 # av	21m max					9 max to north	1.5 to 12 #	2 to 15 #	Early Mature to Mature	Below Average to Average	Poor to Indifferent	Cohesive parcel of established deciduous and evergreen plantings Signs of management from lower limb removals Structures appear typical for species within current context Inaccessible, offsite within neighbouring domestic garden Surveyed from a distance, unable to thoroughly inspect Considered to be of moderate arboricultural value	B12	8.1
G2	Hawthorn Elder Hazel Apple	3* 130 av	8.5m max					4.75 max	1 av	1 av	Semi Mature to Early Mature	Below Average to Average	Poor to Indifferent	Unmanaged boundary scrub group majoring on Hawthorn Heavily clad and obscured by Ivy Unremarkable collection	C12	2.7
G3	Hazel Sycamore Elder Lilac	5* 50 av	5.5m max					3 max	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Small parcel of self-set specimens and ornamental shrubs Readily replaceable at current size, low arboricultural value	C12	1.2
G4	Japanese Maple Beech Portuguese Laurel Pittosporum	100 # av	5.5m max					3 max to east	1 # av	1 # av	Young to Semi Mature	Average	Indifferent	Cohesive collection of maintained ornamental shrubs and plantings Inaccessible, offsite within neighbouring domestic garden Readily replaceable at current size, low arboricultural value	C12	1.2
G5	Hawthorn Holly Hazel Elaeagnus Mahonia Beech Guelder Rose Forsythia Yew	90 av	2.5m av					2.25 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Intermittent parcels of maintained shrubs, hedgerows and plantings Readily replaceable at current size, low arboricultural value	C12	1.2
G6	Hazel	4* 150 15* 90 av	8.5m max					7.25 max to south	1 av	1 av	Semi Mature to Early Mature	Average	Poor to Indifferent	Cohesive field boundary group of multi stemmed Hazel Provides screen of adjacent residential garden Average small diameter internal deadwood Considered to be of low arboricultural quality	C12	5.4
G7	Sycamore Ash Field Maple Goat Willow Hawthorn Hazel Blackthorn Elder	300 280 # av	13m max					6.25 max to south	0.5 to 6 #	0.5 to 7 #	Semi Mature to Early Mature	Below Average to Average	Poor to Indifferent	Cohesive field boundary collection of predominantly Ash Defines boundary and provides screen of neighbouring third party land Inaccessible due to dense understory, unable to thoroughly inspect All components within close proximity to utility cables have been unsympathetically reduced in height Individually of limited merit, moderate value as collective	B2	4.8
G8	Blackthorn Hawthorn Ash Goat Willow Blackthorn Hazel	85 av	3m av					2.5 av	0.5 av	0.5 av	Young to Semi Mature	Average	Indifferent	Colonising scrub group majoring on Blackthorn Readily replaceable at current size, low arboricultural value	C12	0.9
G9	Beech Norway Spruce Ash Sycamore Larch Elder Hawthorn Blackthorn	400 # av	20m max					7.5 # av	1 to 12 #	1 to 13 #	Semi Mature to Early Mature	Below Average to Average	Poor to Indifferent	Cohesive collection of established deciduous and evergreen species Appears outside of sites boundary Inaccessible due to dense Bramble understory, unable to thoroughly inspect beyond frontage components Structures appear typical for species within current context Collection of moderate arboricultural value	B12	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G10	Crack Willow	1000 # av	12.5m max					5.5 max #	3 to 5 #	1 to 6 #	Mature	Average	Poor	Cohesive group of pollarded Crack Willow situated on embankment of adjacent pond Predominantly clad and obscured by Ivy, unable to thoroughly inspect Individually of limited merit, moderate collective value	B2	12
G11	Field Maple Sycamore Elder Hawthorn Ash Cherry Plum	4* 150 av	8m av					6.5 max	0.25 to 2.5	0.5 to 2.5	Young to Early Mature	Average	Poor to Indifferent	Cohesive field boundary collection majoring on Cherry Plum Previously maintained at c.1.5m, management now lapsed Provides screen of area to south All components are multi stemmed Low arboricultural quality	C12	3.6
H1	Hawthorn	75 av	2m av					1.25 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained native hedgerow Clad and obscured by Ivy	C12	0.9
H2	Hawthorn Holly Hazel Guelder Rose	75 av	2.5m max					1 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained native hedgerow Clad and obscured by Ivy	C12	0.9

APPENDIX C

TREE PROTECTION PLAN (10897 TPP 01)

H1: removal of c.3m section to provide access to adjacent garden area.

Indicative route of 3m wide aluminium trackway to provide construction access. As detailed within Construction Traffic Management Plan (Ref: 26322-08-CTMP-01).

1:500 @ A3

0m 5m 10m 20m

KEY:

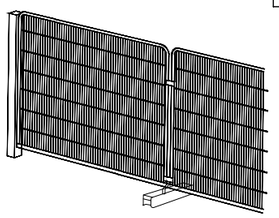
- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Aluminium Trackway

Note: Trees 8, 12-15, 29-32 and Groups G1-G4 and G6-G11 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 5, 6, 12-16 and Group G1 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

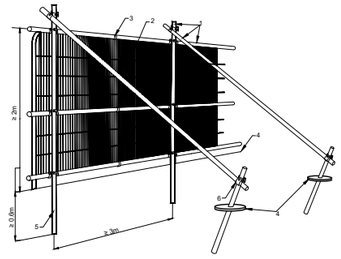
Cited from Google Earth

Secondary Reduced Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Default Barrier Specification, cited BS 5837:2012



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 (minimum depth 0.6m)
6 Standard scaffold clamps

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

Wincote, Cow Lane, Steeple Aston Tree Protection Plan

CLIENT

Squire and Partners LLP

SCALE	DATE	DRAWN
1:500 @ A3	JUN 2021	GW

DRAWING NUMBER	REVISION
10897 TPP 01 Rev A	

Based on: 20064-SQP-ZZ-ZZ-DR-A-PL121

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during April 2021. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

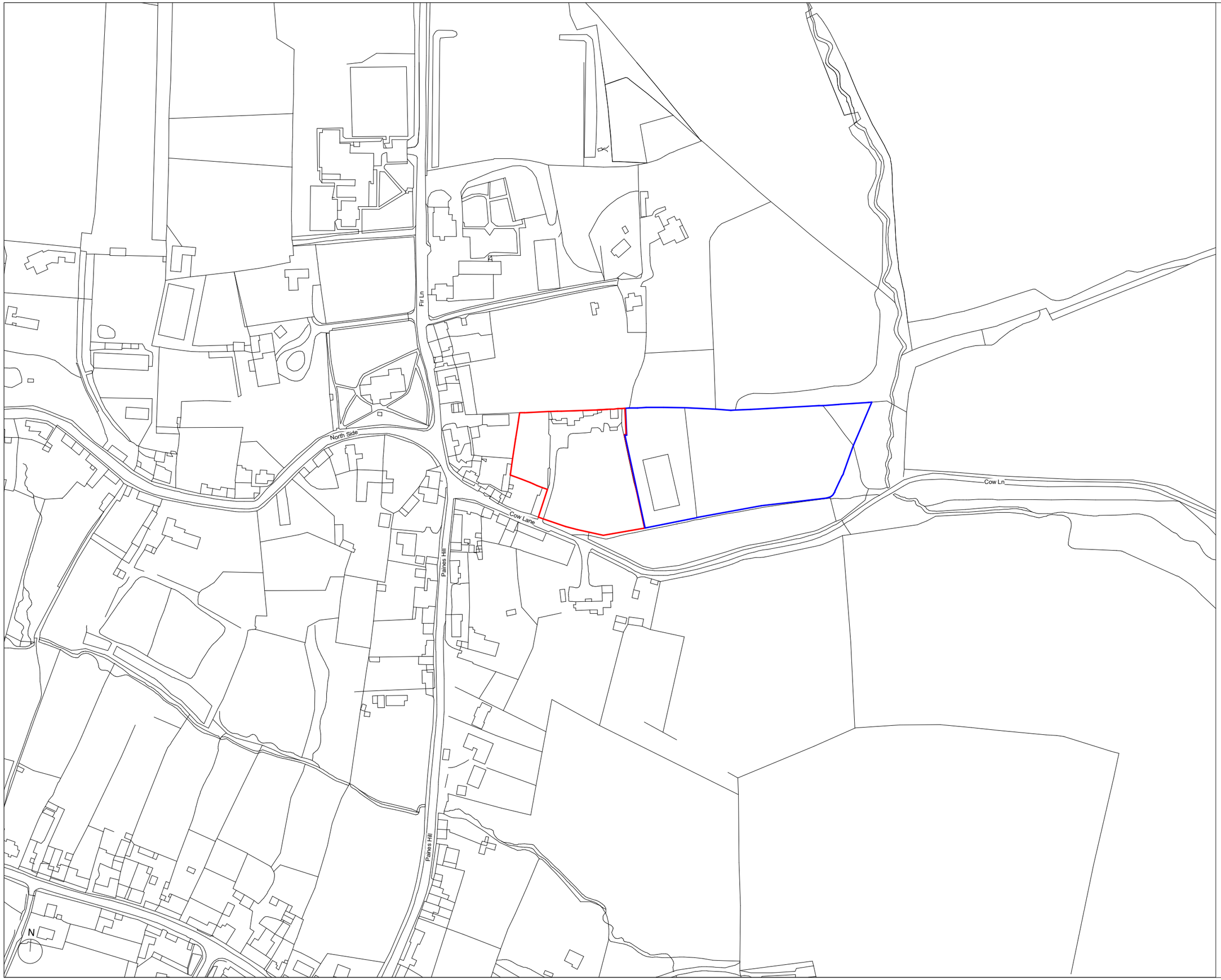
Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	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)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	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 storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	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 so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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 benefits	Trees with no material conservation or other cultural value

APPENDIX E

SITE LOCATION PLAN (20064-SQP-ZZ-ZZ-DR-A-PL100)



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Project

Wincote
Steeple Aston

Title

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Site Location Plan

Status

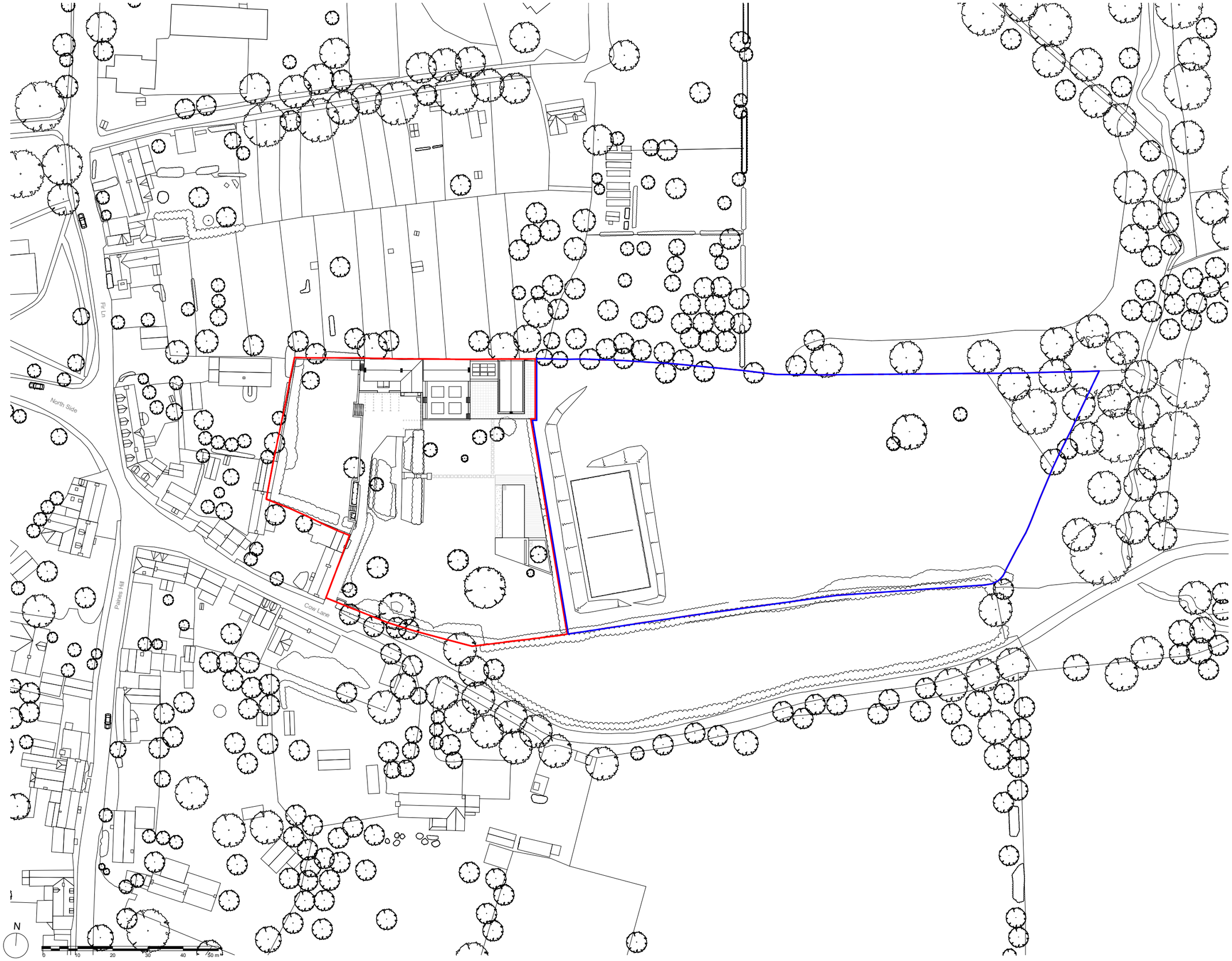
Planning

Drawn	Date	Scale @ ISO A1	Job Number
DOL	21/06/21	1 : 1250	20064

Drawing Number	Revision
20064-SQP-ZZ-ZZ-DR-A-PL100	P1

APPENDIX F

PROPOSED SITE PLAN (20064-SQP-ZZ-ZZ-DR-A-PL121)



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