

Ref: LAS_368
Date: 04.05.2022

Site: POS Airfield Park, Phase 2, Heyford Park

Arboricultural Statement

Introduction

LandArb Solutions has been instructed to prepare a tree re-survey and arboricultural statement to accompany an application to re-discharge Condition 6 attached to approved Reserved Matters 14/01366/REM.

Background

Condition 6 of RM approval (14/01366/REM) required details of two public open spaces to be submitted and approved in writing by the LPA.

Details relating to drainage of the 5 aside pitch and the public open space were discharged in October 2017 under 17/00434/DISC. The approved public open space plan (drawing BIR.4322_21 Rev I dated 25.08.17) and 5 a side pitch drainage plan (drawing 17010 01/1 dated 13.12.16) are shown in Appendix 1.

The applicant is intending to implement the approved public open space details. However, concerns were raised with regard to which trees are to be retained. This is partly because tree condition has changed since the details were approved, some have died, but also it appears there are more trees on site than shown on the approved landscape plan, making it difficult to be certain as to which trees are retained or removed.

Landarb Solutions have been commissioned to undertake a tree re-survey to identify all the existing trees at the Airfield Park public open space and prepare an Arb Statement to accompany an application to re-discharge Condition 6 with a revised public open space plan that makes clear which trees are to be retained or removed and the implication of POS designs on the tree resource.

Tree re-survey

LandArb Solutions visited the site on 21.02.22 to carry out the tree re-survey.

A copy of the tree survey schedule and tree survey plan is shown in Appendix 2. Site photographs are shown in Appendix 3.

The site comprises derelict and disturbed land with an attenuation basin in the northern part.

Centrally to the site (south of attenuation basin) are several mature trees. There are two mature pine (T6 and T12), two dead pine trees (G7, two ash trees (T9 and T11) which appear to be in poor condition and a mature sycamore (T10) again which appears low quality.

The southern boundary of the site comprises a close board fence with young self-set sycamore and ash stems growing along it (G1) that appear as pioneer growth due to lack of management.

On the western boundary is a chain link fence with multiple young to early mature self-set multi-stemmed sycamore and some ash (T2, T3, T4 and G13). Stems are growing around and between the chain-link fence. They appear self-set having grown as a result of lack of management / derelict nature of the site. Set just inside the western boundary s a large mature pine tree (T14).

On the eastern boundary of the site is self-set multiple young to semi mature ash stems (G8) with fragmented ash, hawthorn, ivy and elm scrub (G5).

The north part of the site is free of trees. There are some off site mature trees and self-set scrub and small trees along the north-western boundary behind a chain-link fence.

Statutory protection

A review of Cherwell District Council's online GIS maps shows that the site is in a Conservation Area but none of the trees within nor adjacent to it are subject to a TPO.

Development Proposals

The site has approval under 14/01366/REM), for which details required as part of condition 6 were approved under 17/00434/DISC, to be re-purposed as public open space including creating a new 5 aside sports pitch.

A revised public open space plan is shown in in Appendix 4. The purpose has been to make it clear trees to be retained and removed.

The revised public open space plan has been overlaid with the tree survey and a tree retention/loss and protection plan is shown in appendix 5.

Arboricultural Implications of public open space proposals

Tree Retention/Loss

As shown on the Tree Retention/Loss and Protection Plan, G1 – T14 are shown to be removed.

T14 will need to be removed due to its location in the footprint to the 5 aside pitch. It is also noted that the previously approved POS plan (see appendix 1) does not show T14 as a retained tree. But due to its location in the footprint to the 5 aside pitch as well as the alignment of the proposed drainage run, T14 would need to be removed if implementing the previously approved plans.

G1, T2, T3, G4, G8 and G13 are a mix of young to early mature self-set sycamore and has (along with some other minor species), located along the perimeter of the site. Many stems are within and growing around the boundary fences. G5 and G8 are clearly shown as trees to be removed on the previously approved POS plan. However, T2, T3, G4 and G13 are not clearly shown on the previous POS plan. It is proposed to remove and replace the current boundary fencing with a new close board fence. This would require the removal of T2, T3, G4 and G13 to enable removal of the existing dilapidated fences and installation of new fence. In addition, given that these groups and trees are self-set with appearance of having grown up due to lack of management at the site (derelict), they would also need to be removed to give clearance around the edge of the new 5 aside sports pitch. None of the trees are considered to be significant and can be replaced by new tree planting that is also set out on the proposed (and previously approved) POS plans.

T6, G7, T9, T10, T11 and T12 are shown as trees retained on the previous approved POS plan. The applicants construction team have advised that there is a spoil heap and contamination on site that needs to be removed. They have advised that under the s106 agreement there is a requirement for all contaminated soil and levels to be dropped/removed from site. This includes removing the soil that is in the RPAs of these trees. These trees would need to be removed to enable the ground works for the removal of the soil and contamination from site as excavations would sever and destroy existing roots.

In terms of impact of the loss of T6, G7, T9, T10, T11 and T12 it is important to note the current condition of these trees. G7 comprises two pine trees, both of which are dead therefore removal would be recommended regardless of proposals. T9 and T11 are both mature ash trees with very thin crowns, poor structural condition and appear to be in irreversible decline. These again would be recommended for removal regardless of development. T10 is a heavily ivy clad sycamore with thinning crown. It is assessed as low quality therefore should not be viewed as a constraint to development. Given its condition, it is considered that it could be replaced with new tree planting. T6 and T12 are mature pine that are assessed as moderate quality and generally should be retained. However, notwithstanding a requirement to remove contaminated soil from site, it is noted that the proposed drainage of the sports pitch to the existing attenuation pond passes next to the stem therefore the tree would need to be removed for this. In any case even if no development was proposed/approved, if the other trees are removed due to condition, the loss of companion shelter may reduce their long term retention value by an increased risk of storm damage and windthrow. T6 and T12 could only be retained if existing ground levels can be retained, which as discussed above it has been advised that the levels cannot be retained due to requirement to remove contaminated soil from site.

Government guidance on tree works in a conservation area (Paragraph: 134 Reference ID: 36-134-20140306) states *"An authority may treat a [planning application for development](#) in a [conservation area](#) that includes specified tree work as a section 211 notice if the applicant has clearly stated that it should be considered as such"*.

For the avoidance of doubt, the applicant intends to remove G1, T2, T3, G4, G5, T6, G7, G8, T9, T10, T11, T12, G13 and T14 as part of implementation of phase 2 POS scheme and this is to be treated a notice of intent under s211 of the TCPA.

New tree planting

To compensate for tree loss, the revised POS plan includes additional tree planting compared to the previously approved POS plan. The previous POS plan proposed 24 new trees and revised proposals include 35 new trees.

Tree works

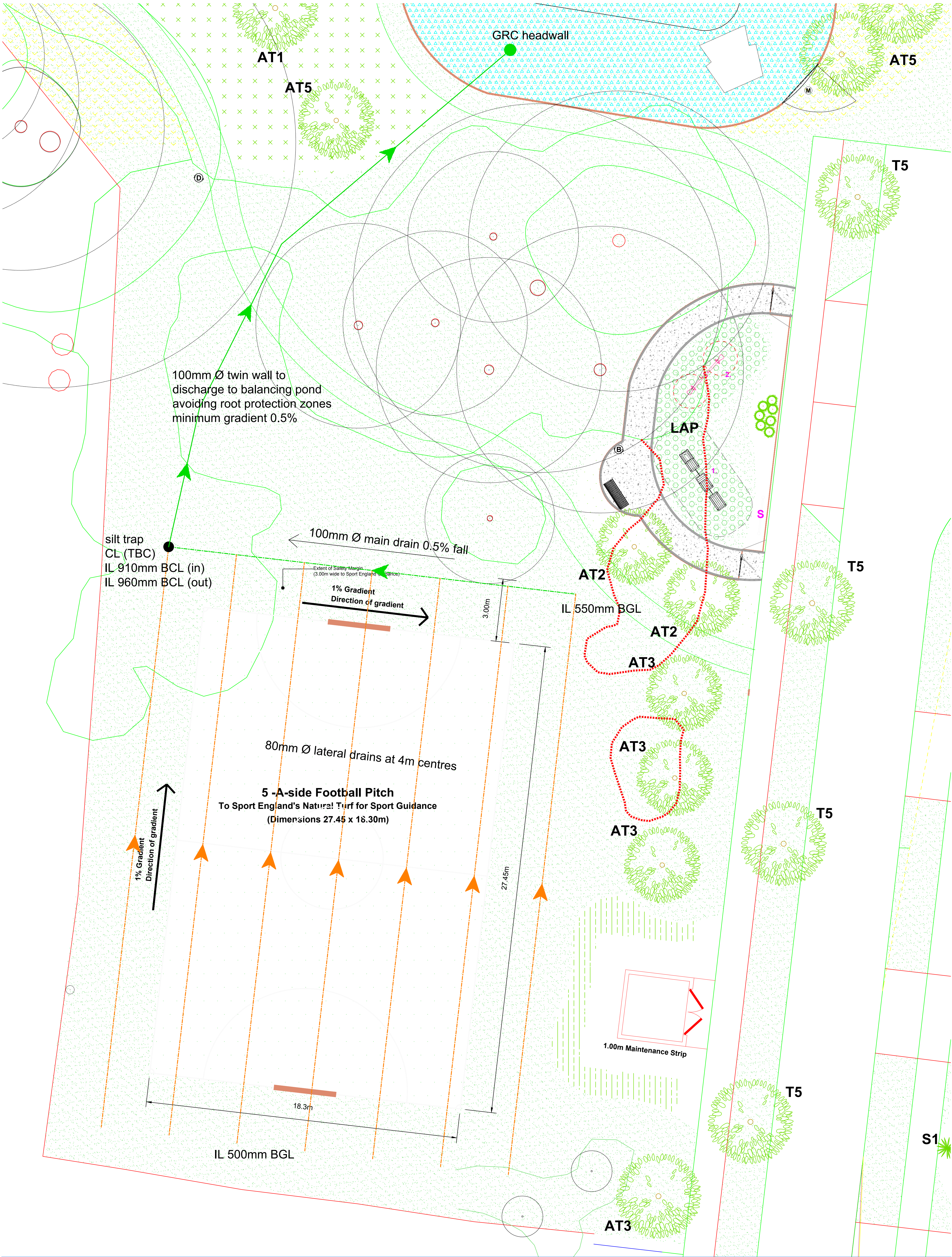
No major tree work will be required. However, to enable the removal of an existing chain-link and replacement with new close board fence, overhanging vegetation and branches from off-site trees on north-western boundary will need to be pruned back / lifted to ensure at least 1.5m clearance of the fence.

Tree Protection

Given all existing trees within the POS are to be removed, requirement of tree protection would only relate to off-site trees on the north-western boundary where their RPAs extend into the site.

Tree Protection fencing is shown where the RPA of a large off site beech tree is to be protected. Fencing would be needed during the ground works phase to the south as a precaution. However, the fencing would need to be removed to allow for installation of the new close board fence to replace the existing chain link fence and to allow ground preparation for seeding wildflower meadow. Works in this area should be carried out using hand tools only.

Appendix 1:
Previously Approved POS Plan and drainage



rev	detail	by	date

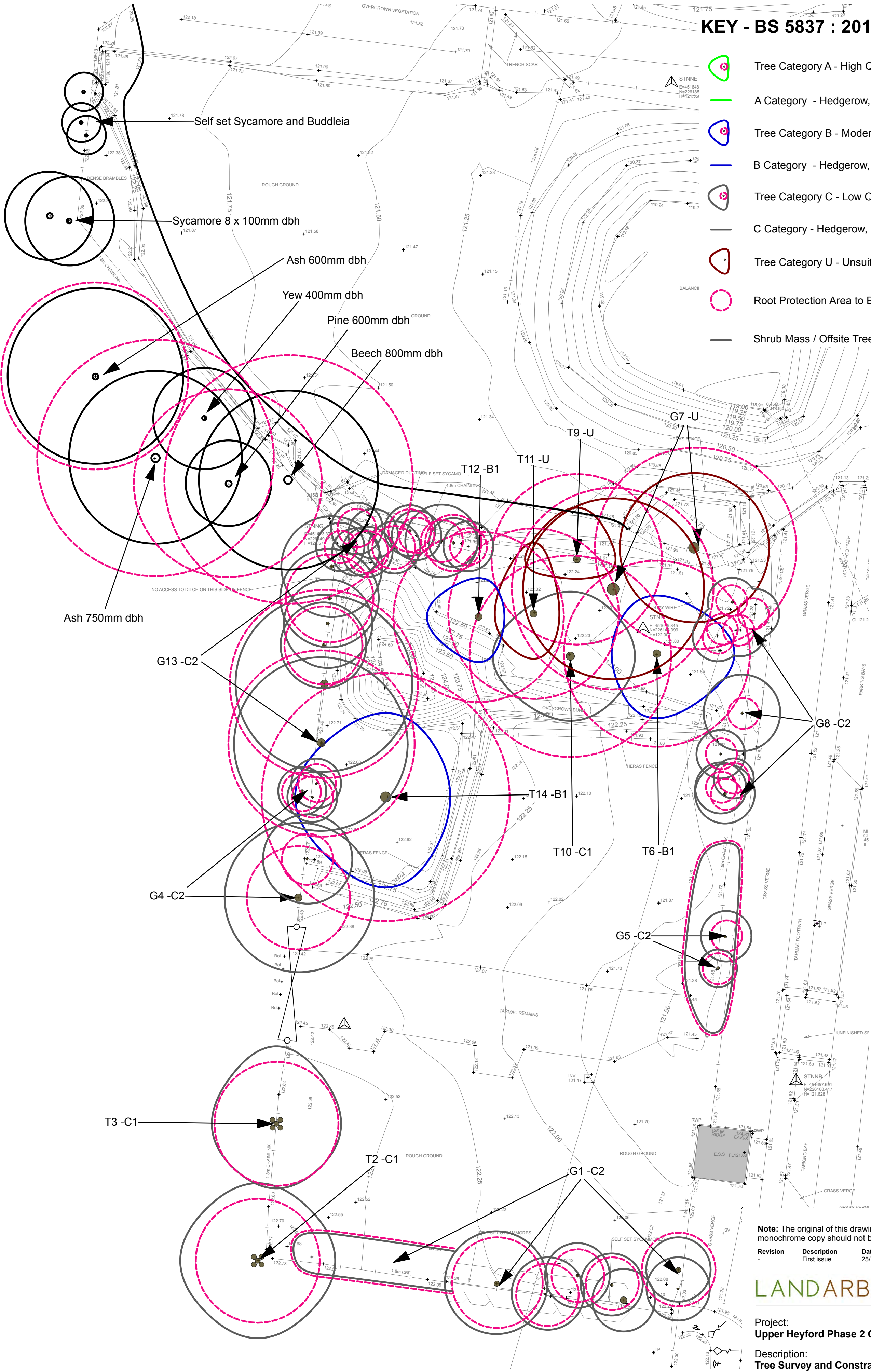
Copyright: Agripower Ltd. 2014. All rights reserved. Except as permitted by the Copyright, Design and Patents Act 1988, no part of this document may be reproduced, stored, transmitted or distributed in any form or by any means, whether electronic, mechanical, by photocopy, recording or otherwise, without prior permission of a director. Except where otherwise expressly agreed in writing, Agripower Ltd. shall have no responsibility or liability for any loss (direct, consequential or otherwise) which may arise from the reliance on or use of this document or the information contained in it.

project title	Phase 2, Heyford Park Airfield Park 5 a side pitch
drawing title	Proposed Drainage Option 1

drawing no.	17010 01/1
drawing status	Tender
date	13.12.16
scale	1:100 A1
drawn	JA
checked	GAL

client	Dorchester Living
	Agripower Ltd. Broomfield Farm, Rignall Road Great Missenden, Bucks HP16 9PE 01494 866776 info@agripower.co.uk - www.agripower.co.uk

Appendix 2:
Tree survey Plan and Schedule



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree

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

Revision	Description	Date
First issue		25/2/22

LANDARB SOLUTIONS

Project:
Upper Heyford Phase 2 Open Space

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: 1:200 @A2	Drawn I Checked DP MP	Date: 25/02/2022
Job Number: LAS 368	Drawing Number: 01	Revision: -

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
G1	Dog rose, hazel, sycamore, ash	7.0	5+	100	1.2	5	C2	As on plan				0.0	-	-	0.5	SM	10+	Fair	Poor	Self set young to semi mature trees on boundary fence line. Drawn up, many multi stemmed. Small trees colonising disturbed ground.
T2	Sycamore	10.5	5+	400	4.8	72	C1	6.0	6.0	6.0	6.0	0.0	-	-	0.5	EM	10+	Fair	Poor	Sycamore coppice, multi-stem drawn up stems from base. Growing around chain link fence. Low quality.
T3	Sycamore	10.0	5+	400	4.8	72	C1	6.0	5.0	5.0	5.0	0.0	-	-	0.5	EM	10+	Fair	Poor	Sycamore coppice, multiple drawn up stems, ivy throughout. Either side of chain link fence. Low quality.
G4	Sycamore	9.0	5+	335	4.0	51	C2	As on plan				0.0	-	-	0.0	EM	10+	Fair	Poor	Self set sycamore stems on boundary either side of chain link fence. Low quality.
G5	Rose, ash, hawthorn, elm, ivy	6.0	5+	100	1.2	5	C2	As on plan				0.0	-	-	0.5	SM	10+	Fair	Poor	Self set group on boundary, heavy ivy encroachment, linked and curved stems, small trees, low quality.
T6	Pine	17.0	1	600	7.2	163	B1	4.5	6.0	5.0	3.5	0.0	-	-	2.0	M	10+	Fair	Fair	Large pine, thin canopy , some snapped branches from storm damage, dense ivy on stem unable to see stem. Leans to east.
G7	Pine	20.0	2	650	7.8	191	U	As on plan				0.0	-	-	0.0	M	<10	Dead	Dead	Two dead pine. Dense ivy on stems. Remove.
G8	Ash	7.0	5+	100	1.2	5	C2	As on plan				0.0	-	-	1.5	SM	10+	Fair	Poor	Drawn up self set ash stems, dense ivy on stems. Low quality.
T9	Ash	18.0	1	550	6.6	137	U	4.0	3.0	1.5	4.0	0.0	-	-	4.5	M	<10	Poor	Poor	Dense ivy on stem, major decay in south limb which has failed, Limited canopy structure remaining. Poor quality.
T10	Sycamore	14.0	1	650	7.8	191	C1	5.0	5.0	5.0	6.0	0.0	-	-	0.0	M	10+	Fair	Fair	Dense ivy on stem into crown obscuring view. Moderate deadwood and crown appears thin.
T11	Ash	15.5	1	550	6.6	137	U	5.5	2.0	3.5	3.0	0.0	-	-	2.0	M	<10	Poor	Poor	Dense ivy on stem and into crown, poor canopy shape and structure, thin leaf bearing structure, appears in sever decline.
T12	Pine	15.5	1	550	6.6	137	B1	3.0	2.0	3.5	4.0	0.0	-	-	5.0	M	10+	Good	Fair	Dense ivy on lower stem obscuring view. Some deadwood. Reasonably dense needle coverage.
G13	Ash, sycamore	8.0	5+	100	1.2	5	C2	As on plan				0.0	-	-	0.0	EM	10+	Fair	Poor	Self set ash and sycamore stems along boundary either side of chain link fence. Small trees, drawn up, dense ivy on most.
T14	Pine	15.5	1	800	9.6	290	B1	6.5	5.0	7.0	7.0	0.0	-	-	3.0	M	20+	Good	Fair	Large pine, spreading canopy. Dense ivy on stem obscuring view, pruned in padt, som deadwoid, dense crown, some past branch loss.

Appendix 3: Site Photos



Photo 1: View looking east towards G8.



Photo 2: View looking east towards G5.



Photo 3: View west towards T14.



Photo 4: View looking north towards G7-T11.



Photo 5: View looking north west towards T6-T12.



Photo 6: View south towards G1.



Photo 7: View south west towards G1, T2 and T3.



Photo 8: View of off-site self-set scrub and small trees on north western boundary.



Photo 9: View west towards off site trees on western boundary (NW of G13).



Photo 10: View south towards G7-T12.



Photo 11: View of dead stem in G7.



Photo 12: View of dead stems in G7.



Photo 13: View east towards T9.



Photo 14: View of north at T9.



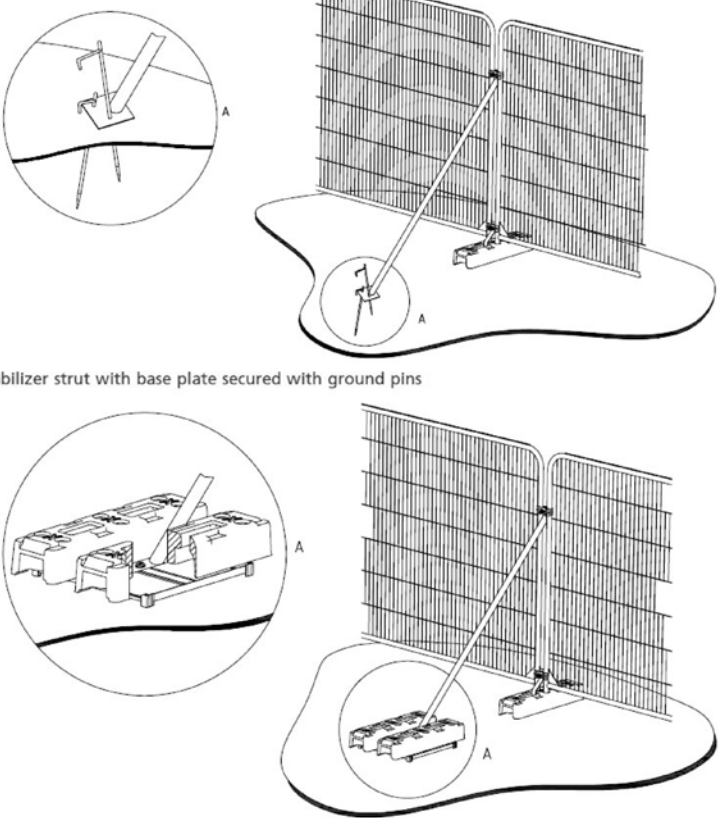
Photo 15: View west towards T10.

Appendix 4:
Proposed POS Plan

Appendix 5:
Tree Retention/Loss and Protection Plan

KEY - BS 5837 : 2012 Categories

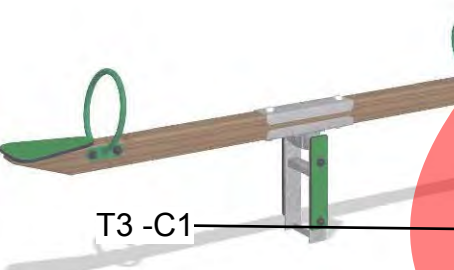
- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Survey Item to be Removed
- Tree Protection Barrier to BS:5837:2012



LAP Play Equipment Images



1. Chain-linked Train
Playo Chain-linked Train (5590790) Playo range, as supplied by Eibe play Ltd
Play enrichment: Fantasy, social, relaxing
Age range: 3+ Years



2. Wip Wap Seesaw
Seesaw (NAT103), Timber Nature range, as supplied by Kompan
Play enrichment: Rocking, social, interaction

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

Revision	Description	Date
-	First issue	25/2/22
A	Second issue	26/4/22

LANDARB SOLUTIONS

Project:
Upper Heyford Phase 2 Open Space

Description:
Tree Retention, Loss and Protection Plan

Status:
For Planning

Scale: 1:200 @A2	Drawn Checked DP MP	Date: 26/04/2022
Job Number: LAS 368	Drawing Number: 02	Revision: -

