

Arboricultural Impact Assessment



Sibford Ferris, Cherwell

10th May 2023

TG Report No. 14139_R01b_JP_CW



**Tyler
Grange**

Report No:	Date	Revision	Author
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Summary

- S.1. This Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange Group Limited on behalf of Blue Cedar Homes Ltd and to accompany a full planning application for new residential development on a parcel of land located at Sibford Ferris, Cherwell. This report represents an update to the previously submitted AIA report (dated 14th December 2021) and reflects an updated proposed site layout for the site.
- S.2. The updated layout results in limited changes to the previously prepared AIA, including:
- No additional tree removal is needed, with this remaining limited to a section of hedgerow for access.
 - The pruning of two low value trees is required.
 - A minor incursion into the RPA of a single moderate tree is required. The incursion can be mitigated via sensitive working in the RPA, and this will not affect the overall health of the tree given its minor nature.
- S.3. This report provides details of a tree survey and assesses the impact of the proposed development towards existing trees. This report has been guided by the recommendations set out within the British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- S.4. Trees located on or adjacent to the site are contained to the boundaries and there are no trees located internally. There are two fully mature, high value, oaks present which are particularly good examples of the species and are subject to a Tree Preservation Order. All remaining tree cover is generally unremarkable, comprising either garden ornamental trees or early mature hedgerow trees.
- S.5. There are no tree removals required to facilitate the proposed development. This has been achieved by designing the proposed scheme around the tree constraints, including the root protection areas and tree canopies. A single 11m section of hedgerow will be removed to facilitate access to the site, which will be via an adjoining future development site. The hedgerow removal is unavoidable and is considered negligible considering its localised nature and the new planting proposed. The TPO trees are located away from the development area to remain unaffected.
- S.6. As there is no adverse impact towards trees that are important to the character or appearance of the local landscape because of their ecological, historic or amenity value, the proposed development is consistent with local planning policy ES13. Approximately 30 new trees, together with new hedgerows and shrub planting, will be provided as part of the development. Therefore, an increase in tree canopy cover can be achieved which demonstrates accordance with local planning policy ES10.
- S.7. This report identifies where construction work will be required near to trees and provides recommendations to ensure no lasting harm is caused to those being retained. An Arboricultural Method Statement (AMS) has also been updated to detail the procedures for hedgerow works and protection measures during the construction stage. It is recommended that adherence to the AMS is secured by way of a suitably worded planning condition.



Section 1: Introduction

Purpose

- 1.1 This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd on behalf of Blue Cedar Homes Ltd. It forms part of a planning application for new residential development on a parcel of land located in Sibford Ferris, Cherwell.
- 1.2 Full planning permission is sought for the development of 6 residential properties with associated access and landscaping. The proposed development and associated landscaping layout is shown at **Appendix 1**.
- 1.3 This report provides details of a tree survey of the site and assesses the impact of the proposed development towards existing trees. This report has been guided by the recommendations set out within the British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter referred to as BS5837).
- 1.4 The application is to be submitted to Cherwell District Council (CDC). CDC's local planning policy and national planning policy pertinent to trees is set out at **Appendix 2**. Policies ES10 and ES13 of the adopted local plan seek to protect existing trees of importance and also increase the number of trees within the district.



Section 2: Tree Survey Findings

Site Description

- 2.1 The site is centred on grid reference SP 35394 37176 and its boundary is demarked by the red line at **Appendix 1**. The site is located at Sibford Ferris, Cherwell and comprises a single arable field.
- 2.2 Trees and hedgerows are present at the site's boundaries including some that are located off-site within adjoining residential gardens. The site is currently accessed off a gate from Woodway Road and a gap in the field boundary hedgerow in the south-western corner.



Figure 1. Satellite image of the site (Imagery © 2021 Google Maps).

Tree Survey Summary

- 2.3 A tree survey was completed in accordance with BS5837 and the methodology as detailed at **Appendix 3**. The survey was completed by a suitably qualified Arboricultural Consultant of Tyler



Grange on 17 September 2021. A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.

2.4 The distribution of the trees and hedgerows surveyed is illustrated on the **Tree Constraints Plan (TCP) (See Plan 1)**, which includes plotted details of their constraints to new development in accordance with BS5837, including:

- Tree quality gradings¹;
- Root Protection Areas (RPAs)²;
- Tree canopy spreads³; and
- Tree shading⁴.

2.5 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (**See Appendix 5**). This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.

2.6 The trees surveyed have been categorised using the ‘cascade chart for tree quality assessment’ (**See Appendix 4**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.

2.7 A breakdown of category gradings across the trees, groups and hedgerows surveyed is provided in **Table 1** below.

Table 1: Category Grading of Arboricultural Features

	Category U	Category A	Category B	Category C
Trees	None	T16, T17	T7, T10, T11	T1, T2, T3, T4, T5, T6, T8, T9, T12, T13, T14, T15
Groups	None	None	None	G1
Hedgerows	None	None	H1, H2	None
Woodlands	None	None	None	None

2.8 No veteran or ancient trees are present on / within influence of the site.

2.9 Trees of high arboricultural value (Category A) are denoted by a green tree canopy outline as illustrated on the TCP. This includes two fully mature English oak trees located in the hedgerow at

¹ The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 3.

² a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 3.

³ Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.



the western boundary (T16 and T17). Both trees are good examples of the species at full maturity and contribute the visual amenity and landscape of the site's locale.

- 2.10 Trees of moderate arboricultural value (Category B) are denoted by a blue tree canopy outline as illustrated on the TCP. This includes a mature cherry, common beech and English oak (T7, T10 and T11) located in rear gardens outside the site boundary on eastern side of site and two field boundary hedges (H1 and H2). Category B trees are considered as desirable to retain as part of the development as they include mature trees and others with good future potential. This classification has also been assigned to the hedgerows which attract a higher collective rating.
- 2.11 Trees of low arboricultural value trees are denoted by a grey tree canopy outline as illustrated on the TCP. All remaining tree cover is considered to provide limited or transient benefits which may be readily replaced in the existing context. Such trees subsequently presented a minimal constraint to proposed development from an arboricultural perspective. The sites low value tree cover generally comprises younger / naturalised stock with limited maturity and future potential and trees that exhibit forms of debility.

Tree-related Designations

- 2.12 Following a background check of available online mapping, the presence or absence of tree-related designations is detailed in **Table 2** below.

Table 2: Tree-related Designations

Designation Type	Tree Reference Numbers
Tree Preservation Order ⁵	Trees T16 and T17 (English oak) are subject to TPO reference No.13 2022 as trees T1 and T2.
Conservation Area ⁶	None
Ancient Woodland ⁷	None
Woodland Habitat ⁸	None

⁵ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁶ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁸ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

- 3.1. The baseline tree constraints as detailed previously formed part of the overall design phase of the proposed development layout with respect to avoiding impact towards arboricultural features of value. An arboricultural impact assessment has been completed based on a composite overlay of the proposed site plan and the TCP. The overlay is illustrated on the Arboricultural Method Statement located at the rear of this report (**See Plan 2**).

Tree and Hedgerows Works

- 3.2. The development requires a section of hedgerow measuring 11m to be removed to facilitate access to the site from the adjoining future residential development to the south of the site. This is a localised area of removal that is unavoidable and will be mitigated via new planting provided on the site. The impact is therefore negligible from an arboricultural perspective.
- 3.3. All trees and remaining hedgerows surveyed will be retained and protected in accordance with the AMS.
- 3.4. No tree pruning works are considered necessary to facilitate the development. A proposed footpath runs beneath the canopy of tree T11, however, the canopy has been lifted to 2.75m which provides sufficient clearance over the footpath.

New Tree Planting

- 3.5. A Proposed Landscape Plan has been prepared by Joanna Wall Landscapes as part of the application (**See Figure 2 overleaf**). This includes new soft landscaping across the development in the form of new tree, shrub and hedgerow planting. Extensive tree planting is proposed as part of a new green space forming the western half portion of the site. Given there are no trees to be removed to facilitate the development, there will be a notable increase in tree canopy cover delivered by tree planting which is consistent with local planning policy aspirations.





Figure 2. Extract of Proposed Landscape Plan (prepared by Joanna Wall Landscapes).

Long-Term Tree Management and Social Proximity

3.6. The development has been assessed in terms of the potential indirect impacts towards trees once the site becomes occupied. No undue affects to trees are anticipated as a result of future pressures, due to the following:

- New homes and gardens spaces will not be affected by overbearing levels of tree shading
- New homes and garden spaces will not be impacted by overhanging tree canopies
- Retained trees are located in or adjacent to open space allowing for their future growth
- Retained trees are located outside garden boundaries which ensures their long-term retention and management remains favourable and controlled by a management company on behalf of Blue Cedar Homes

Tree Protection Measures

3.7. The AMS (See Plan 2) details the procedures for the removal of the hedgerow and the protection measures for retained trees. The protection measures principally include the installation of braced heras fencing to prohibit access into the RPAs of retained trees which could otherwise be harmed during the construction stages.



- 3.8. A section of RPA for tree T7 requires construction mitigation to facilitate the proposed access road. The incursion is minor and protective working methods are provided in the AMS to avoid root damage.

Conclusion

- 3.9. The proposed development is considered supportable from an arboricultural perspective as it can retain and protect arboricultural features of value in the long-term and provides additional tree planting to increase the overall tree canopy cover of the site. This is consistent with local planning policy as it relates to trees and development.
- 3.10. Trees can be protected as part of the construction stage of the development via the Arboricultural Method Statement prepared. Should consent be granted, a condition securing the implementation and adoption of an Arboricultural Method Statement is recommended.















Appendix 1: Proposed Site Plan with Landscaping





KEY:

-  Existing trees retained
-  Existing hedges retained
-  Proposed native trees
-  Proposed ornamental trees
-  Proposed native shrubs
-  Proposed ornamental shrubs
-  Proposed low formal hedge
-  Proposed native hedgerow
-  Proposed ornamental planting beds
-  Proposed short grass
-  Long grass with bulbs
-  Meadow grass with wildflowers



Scale 0 5 10 15 20 25m

Sibford Ferris

OX15 5QW

Landscape Layout Plan

Dwg Nr: JWL_095.01 Rev D

Scale: 1:500@ A3

Date: May 2023

Issue: For Planning

Appendix 2: Planning Policy Context



Appendix 2: Planning Policy Context

National and Local Planning Policy

- A2.1. The consideration for existing trees and woodlands in relation to planning and new development is set out within Sections 12 and 15 of the NPPF published in July 2021.
- A2.2. Section 12, paragraph 131 states that “Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”
- A2.3. Section 15, paragraph 174 states that “Planning policies and decisions should contribute to and enhance the natural and local environment by:” Subsection B; “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”
- A2.4. Section 15, paragraph 180 states that “When determining planning applications, local planning authorities should apply the following principles:” Subsection C; “that 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”.
- A2.5. Local planning policy relating to trees is set-out within CDC Adopted local plan 2011-2031, which, where relevant to trees, reads:

“Policy ESD 10 - 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.”

“Policy ESD 13 - Local Landscape Protection and Enhancement

“The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the Council.”



Appendix 3: Tree Survey Methodology, Constraints Mapping and Report Limitations



Appendix 3: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land topography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A3.7. The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.



A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

A3.9. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

A3.10. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

A3.11. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.



Tree Quality Gradings

A3.12. The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 4). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

A3.13. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.14. Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

A3.15. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);

b) topography and drainage;

c) the soil type and structure;

d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.16. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.17. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

A3.18. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.



A3.19. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

A3.20. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A3.21. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A3.22. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A3.23. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A3.24. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: Cascade Chart for Tree Quality Assessment



Appendix 4: Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	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)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
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)	LIGHT GREEN
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 remedial 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 benefits.	MID BLUE
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 150mm	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 5: Tree Survey Schedule



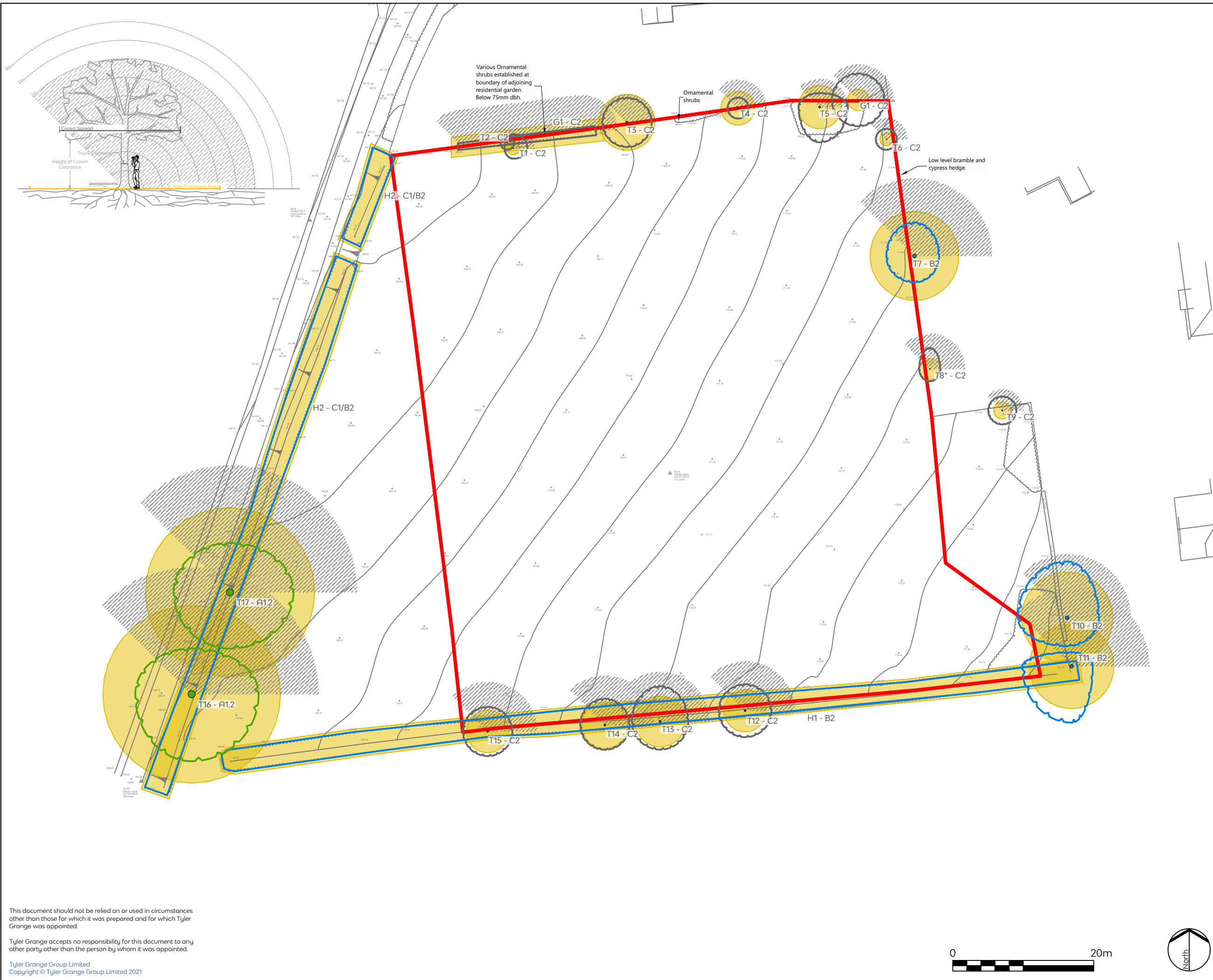
Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Plum	3m	75	2.00	2.00	1.50	1.25	1.50	Young	Good	Good	C2	Located at boundary, set into site from fence line. Likely self seeded. Limited value as a small stature tree.	.9	3
T2	Plum	3.0	80	0.50	1.00	1.00	1.00	0.50	Young	Good	Good	C2	Located at boundary, set into site from fence line. Likely self seeded. Limited value as a small stature tree.	1.0	3
T3	Cherry	4.0	330			3.50		1.00	Early mature	Good	Good	C2	Located off site in residential garden, established ornamental planting.	4.0	49
T4	Hazel	4.0	200			1.50		0.00	Semi mature	Good	Good	C2	Located off site in residential garden, established ornamental planting.	2.4	18
T5	Smoke bush	4.0	180, 180	2.00	4.00	5.00	3.00	2.00	Mature	Good	Fair	C2	Located at boundary, multiple stems from boundary fence line. Low spreading habit.	3.1	30
T6	Cherry	3.0	75			1.50		1.00	Young	Good	Good	C2	Recently established planting. Black fly infested foliage.	.9	3
T7	Common beech	11.0	525	4.75	3.50	3.75	4.00	2.75	Early mature	Fair	Good	B2	Located off site in residential garden. Canopy overhangs site. Previously crown lifted. Becoming established with potential to be a large mature tree. Southern side of canopy affected by exposure.	6.3	125
T8	Apple	5.0	125	3.00	1.50	1.75	1.50	0.50	Semi mature	Fair	Fair	C2	Located off site in residential garden, sparse canopy, suffering from exposure.	1.5	7
T9	English oak	3.0	100			2.00		0.25	Young	Good	Good	C2	Located on site, recently established.	1.2	5

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T10	Cherry	9.0	300, 400, 200	8.00	4.50	4.00	7.00	1.50	Mature	Good	Fair	B2	Located off site in residential garden, established ornamental planting. 0.5m retaining wall directly west to lower site level.	6.5	133
T11	English oak	11.0	500	2.00	3.00	8.00	7.00	2.75	Early mature	Good	Fair	B2	Located off site in residential garden. Crown lifted and pruned over garden area.	6.0	113
T12	English oak	7.0	250		3.75			4.00	Semi mature	Good	Good	C2	Located in field boundary hedgerow, becoming established with good future potential however lack of scale and maturity limits current value.	3.0	28
T13	English oak	7.0	300	5.00	4.00	4.00	4.00	2.50	Semi mature	Good	Good	C2	Located in field boundary hedgerow, lack of scale and maturity limits current value. Unsuitable location adjacent to overhead cables presents a future management issue and repeated pruning requirements or removal.	3.6	41
T14	English oak	7.0	275	3.75	3.50	3.50	3.50	2.50	Semi mature	Good	Good	C2	Located in field boundary hedgerow, lack of scale and maturity limits current value. Unsuitable location adjacent to overhead cables presents a future management issue and repeated pruning requirements or removal.	3.3	34
T15	English oak	7.0	250		3.50			2.50	Semi mature	Good	Good	C2	Located in field boundary hedgerow, becoming established with good future potential however lack of scale and maturity limits current value.	3.0	28
T16	English oak	18.0	1050	6.50	9.50	9.50	8.00	6.50	Mature	Good	Good	A1.2	Located at field boundary. Fully mature, forming well established crown and canopy. Field within rooting area cropped and likely ploughed. Crown lifted site-side likely for farming vehicle access. Off-site side crowns lower at 3m lifted over hard surfaced track. Some sections of age related deadwood in crown. No major defects noted.	12.6	499

Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T17	English oak	18.0	1000	7.00	9.00	8.00	8.00	6.75	Mature	Good	Good	A1.2	Located at field boundary. Fully mature, forming well established crown and canopy. Field within rooting area cropped and likely ploughed. Crown lifted site-side likely for farming vehicle access. Off site side crowns lower at 3m lifted over hard surfaced track. Some sections of age related deadwood in crown. No major defects noted.	12.0	452
G1	Cherry	5.0	125	3.75	3.75	3.75	3.75	2.50	Young	Good	Fair	C2	3 trees, likely self seeded at boundary, stems appear on site.	1.5	7
H1	Hawthorn, dogwood,	2.0	75			0.50		0.00	Early mature	Good	Good	B2	Well established field boundary hedgerow. Predominantly hawthorn. Rooting stock appears more recently established as opposed to mature. Maintained to approx. 2m in height.	.9	3
H2	Ash, blackthorn	1.5	75			0.50		0.00	Mature	Fair	Fair	C1/B2	Field boundary hedgerow, some defunct section where heavy bramble clad, restocking would improve continuity. Mature rooting stock particularly in the ash, suggesting this is a mature hedgerow. 4m gap in hedge to north.	.9	3

Plan 1: Tree Constraints Plan





- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

Rev	Description	Date
A	Added redline boundary	14/12/2021

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Project title
Sibford Ferris, Cherwell

Drawing title
Tree Constraints Plan

Scale 1:500 @ A3
 Date 14.12.2021
 Drawn LB
 Checked JP

Drawing number
 14139_P01
 Revision
 A

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Plan 2: Arboricultural Method Statement



ARBORICULTURAL METHOD STATEMENT

This Arboricultural Method Statement (AMS) has been prepared to detail tree protection measures during the construction phase of development at the Sibford Ferris, Cherwell.

Copies of this AMS must be available for inspection on site and all personnel must be made aware of the key implications of this AMS during the construction phase(s) of the development. The site manager and all other personnel must be provided with this document to ensure that:

- All requirements of this Tree Protection Scheme are adhered to
- The site manager and site personnel are updated of any approved changes or variations to this document (approval for alterations must be obtained in writing from the LPA);
- Site personnel must work in accordance with this document at all times, or in accordance with any approved variation; and
- The tree protection measures are left in place until the construction phase of development is completed, except with the written consent of the LPA.

HEDGEROW REMOVAL AND PRUNING WORKS:

Removal will be restricted to part of H1 as shown by a red dash on the plan. All trees and remaining hedgerows are to be retained and protected unless otherwise agreed with the LPA. The canopies of tree T5 and T6 will be pruned back as shown on the TPP.

Removal and pruning works should be carried out prior to the installation of tree protection barriers. Tree works must be undertaken in accordance with BS3998:2010 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.

TREE PROTECTION BARRIERS:

In order to protect the above and below ground features and characteristics of retained trees from damage during construction, tree protection fencing will be installed as illustrated by a solid purple line. The locations of tree protection barriers have been informed by the Root Protection Areas and canopies of retained trees and groups of trees. Tree protection barriers will be fully installed before the arrival of any plant or construction activity on-site. The barriers will serve to prohibit any access into the RPAs, and unless otherwise stated in this AMS, tree protection barriers will remain in place for the duration of construction work until is deemed completed. Tree protection fencing will consist of the default specification recommended within BS5837:2012, comprising a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps (see extract of BS 5837 - Figure A). Special attention is essential in maintaining the protective barriers during the construction, ensuring that it remains rigid and complete as well as fit for the purpose intended. To avoid disturbances to the protective barriers once installed, they will be inspected frequently, including during site visits by the project Arboriculturist. Repairs shall be made immediately where required.

WORKS WITHIN THE RPAs:

Excavation works be required within the RPA of tree T7, this will be carried out in accordance with the following protective measures in accordance with BS5837:2012:

- Excavation within the RPAs will be carried out using hand-held tools or by compressed air displacement (i.e. air-spade).
- A light weight machine will only be used where practical and at the discretion of the supervising

Arboriculturist (typically for the displacement of imbedded rocks/rumble).

- Single roots smaller than 25mm will be cleanly pruned back using a suitable sharp hand tool.
- Roots found over 25mm and where occurring as clumps will be not be immediately pruned back, the appointed supervising Arboriculturist will record the size and nature of the root, determine its significance to tree health, and specify proceedings accordingly.
- Exposed roots will be covered with top soil or a hessian sack to avoid root desiccation.
- Exposed roots to be retained as part of the construction will be supported by sharp sand.

GENERAL SITE PRECAUTIONS:

The following points must be observed during both advanced works and the construction process:

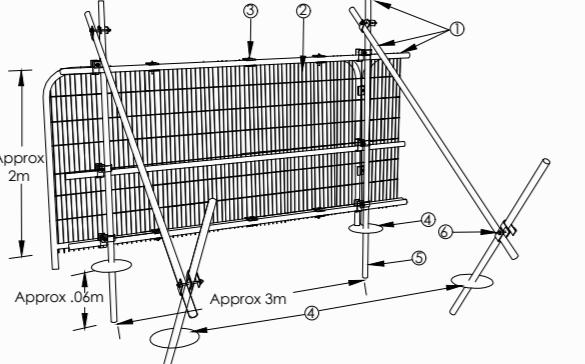
- No fires will be lit on-site;
- Cutting down, uprooting, damaging or otherwise destroying any retained tree is prohibited;
- No access will be permitted inside RPAs (unless authorisation is obtained in writing from the LPA);
- No materials, equipment or debris will be stored within the RPA at any time;
- If during construction, there are any excessive levels of dust build-up on retained trees then trees must be hosed down immediately with a clean water supply;
- Notice boards, telephone wires or other services must not be attached to any part of retained trees; and;
- Materials which will contaminate the soil (e.g. concrete, cement, chemical toilets, diesel oil, vehicle washings etc.) must not be permitted within, or close to RPAs of retained trees. Consideration must be given to any sloping ground on-site to ensure that contamination of soil in the RPA would not occur if there were spillage, seepage or displacement elsewhere on-site. To avoid any associated damage or injury occurring to the trees as a direct result of contact with contaminants, works including cement mixing, re-fuelling and tool or machine washing will not be permitted within 20m uphill of any retained tree.

PROCEDURES FOR INCIDENTS:

If any breach of the approved tree protection measures occurs:

- The site manager must be informed immediately;
- The Local Planning Authority Tree officer (or other Planning Officer) must be informed, as well as the appointed project Arboriculturist at the earliest opportunity;
- Swift action must be taken to halt the breach and prevent any further breaches; and
- All preventative action and details of agreed remedial works must be recorded and reported to the LPA.

Figure A: Specification for Full Tree Protection Fencing



- 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 (minimum depth 0.6m)
- Standard scaffold clamps

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- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Proposed Removals
- Tree Protection Barrier Locations
- Manual Excavation within RPAs

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

A	Updated Site Layout	04/05/2023
Rev	Description	Date

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Project title
Sibford Ferris, Cherwell

Drawing title
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Scale Date 1:500 @ A2 04.05.2023 Drawn Checked LB/JP JP

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