TREE SURVEY REPORT, IMPACT APPRAISAL & TREE PROTECTION DETAILS

In respect of:

The Beeches
Heyford Road
Steeple Aston
Oxford
OX25 4SN

February 2024

Prepared by:
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C O N T E N T S

Arboricultural Report including Arboricultural Implications Assessment

References

- British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- British Standards 3998:2010 Tree Work Recommendations
- NJUG 4 Vol 10 – NJUG Guidelines for the Planning, Installation and maintenance of Utility apparatus in proximity to trees
- TDAG Trees in the Townscape: A Guide for Decision Makers

EXECUTIVE SUMMARY

Twenty seven trees have been surveyed due to their proximity to the proposed development. All the trees can be retained and respected as part of the proposals and it is considered that the scheme is compatible with their existing and future growth.

1.0 INTRODUCTION

1.1 This report was commissioned in relation to the proposed development at The Beeches, Steeple Aston. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the site plan and information about the tree stock and its current condition is given. It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

1.2 An Arboricultural Impact Assessment is included which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position. A tree protection plan is also given which demonstrates how the trees to be retained can be adequately protected throughout the construction operations.

2.0 SITE VISIT

2.1 The site visit was undertaken in February 2024. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were clear and dry.

2.2 An existing site layout plan was made available at the time of the tree survey.

3.0 SOILS

3.1 A full laboratory soil assessment has not been provided. The British Geological Survey digital geological map for this part of Oxfordshire shows that the soils of the site comprise of the Northampton Sand formation of sandstone, limestone and ironstone

The soils are unlikely therefore to be shrinkable as there is no clay present; however, this should be checked by a structural engineer prior to the foundations being designed.

4.0 TREE SURVEY DATA – The Beeches, Steeple Aston

In accordance with BS 5837:2012, the characteristics of trees over 75mm stem diameter measured at 1.5m above ground level have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the key on page 9.

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T1 European larch	12m	330mm	N3m E4m S2m W2m	2m	SM	Fair	Fair	Low	10+	Sound base and stem, with deadwood throughout crown. Crown in typical form and vigour, with kink in upper canopy.	C (2)	4.0m	49.3m²
T2 European larch	18m	360mm	N3m E2m S1m W2m	4m	SM	Good	Fair	Low	10+	Sound base and stem, with deadwood throughout crown. Crown in typical vigour, with kink in upper canopy.	C (2)	4.3m	58.6m²
T3 European larch	18m	410mm	N2m E2m S3m W2m	2m	SM	Good	Fair	Low	10+	Sound base. Stem with lean to north-east. Deadwood throughout crown. Crown in typical form and vigour, with kink in upper canopy.	C (2)	4.9m	76.0m²
T4 Scots pine	18m	350mm	N2m E2m S2m W2m	12m	SM	Good	Good	Moderate	20+	Sound base and stem, with deadwood throughout crown. Tall and slender form, in typical vigour.	B (2)	4.2m	55.4m²
T5 Scots pine	22m	630mm	N2m E4m S4m W3m	8m	M	Good	Good	High	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout.	B (2)	7.6m	179.6m²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T6 European larch	20m	390mm	N6m E3m S1m W4m	4m	SM	Fair	Fair	Low	10+	Sound base, stem leaning to north over driveway. Deadwood throughout, crown in typical form and vigour.	C (2)	4.7m	68.8m²
T7 European larch	22m	640mm	N7m E5m S4m W5m	4m	M	Good	Good	Moderate	20+	Sound base with dense ivy to 8m. Crown in typical form and vigour with deadwood throughout. Some over extended branches and snapped stubs throughout crown.	B (2)	7.7m	185.3m²
T8 European larch	22m	540mm	N5m E3m S5m W3m	3m	M	Good	Good	Moderate	20+	Sound base and stem, with minor ivy to 4m. Crown in typical form and vigour for species, with deadwood and some snapped branches throughout.	B (2)	6.5m	131.9m²
T9 European larch	22m	440mm	N4m E3m S2m W3m	3m	M	Good	Good	Moderate	20+	Sound base and stem, with ivy to 6m. Crown in typical form and vigour for species, with deadwood throughout.	B (2)	5.3m	87.6m²
T10 Scots pine	24m	620mm	N2m E7m S6m W3m	7m	EM	Good	Fair	Moderate	20+	Stem with lean to south-east. Small kink in stem at 1m north with minor woundwood. Crown lifted to clear adjacent utility wire. Some low branches overextended towards neighbouring property. Deadwood throughout. Crown in good vigour.	B (2)	7.4m	173.9m²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T11 Scots pine	26m	890mm	N6m E8m S9m W6m	5m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, with some minor pruning away from adjacent building and utility wire. Deadwood throughout.	A (2)	10.7m	358.3m²
T12 English oak	8m	590mm	N2m E6m S9m W8m	2m	SM	Fair	Fair	Low	10+	Situated directly under crown of T11 in stunted suppressed form. Over extended limbs to the south-east, with deadwood throughout.	C (2)	7.1m	157.5m²
T13 Silver birch	6m	200mm	N3m E3m S3m W3m	2m	SM	Good	Good	Low	20+	Sound base and stem. Crown in typical form and vigour for species.	B (2)	2.4m	18.1m²
T14 Rowan	8m	250mm	N5m E3m S2m W3m	3m	M	Fair	Fair	Low	10+	Third party tree adjacent to driveway. Stem leaning to north. Crown in typical vigour.	C (2)	3.0m	28.3m²
T15 European larch	14m	320mm	N3m E1m S3m W2m	4m	SM	Fair	Fair	Low	10+	Third party tree adjacent to driveway. Stem with several wounds with poor occlusion. Crown in typical form and vigour. Deadwood throughout.	C (2)	3.8m	46.3m²
T16 Scots pine	18m	650mm	N8m E3m S4m W5m	3m	M	Good	Fair	Moderate	20+	Sound base. Stem leaning to north. Large sections of deadwood throughout crown, some snapped branches. Stem bifurcates at 6m with included union. Crown in typical vigour.	C (2)	7.8m	191.1m²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T17 Beech	10m	260mm	N5m E4m S3m W3m	3m	SM	Good	Good	Low	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout.	B (2)	3.1m	30.6m²
T18 Beech	18m	590mm	N6m E4m S5m W3m	3m	M	Good	Good	Moderate	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout.	B (1)	7.1m	157.5m²
T19 Beech	22m	500mm	N5m E4m S5m W3m	3m	M	Good	Good	Moderate	20+	Sound base and stem. Stem bifurcates at 10m with good union. Crown in typical form and vigour for species, with deadwood throughout.	B (1)	6.0m	113.1m²
T20 Beech	10m	540mm	N6m E3m S3m W3m	5m	M	Good	Good	Moderate	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout.	B (1)	6.5m	131.9m²
T21 Beech	8m	270mm	N2m E3m S5m W3m	3m	SM	Fair	Fair	Low	10+	Sound base and stem. Crown in suppressed form. Deadwood throughout.	C (2)	3.2m	33.0m²
T22 Beech	18m	450mm	N4m E3m S3m W4m	2m	M	Good	Good	Moderate	20+	Sound base and stem, with ivy to 12m. Crown in typical form and vigour for species, with deadwood throughout.	B (2)	5.4m	91.6m²
T23 Scots pine	26m	600mm	N3m E4m S4m W2m	8m	M	Good	Good	Moderate	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout.	A (2)	7.2m	162.9m²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T24 Norway maple	18m	570mm	N4m E6m S4m W5m	3m	M	Fair	Fair	Moderate	10+	Sound base. Stem trifurcates at 3m with good unions. Crown in typical form and vigour for species, with large sections of deadwood throughout.	C (2)	6.8m	147.0m²
T25 Beech	26m	580mm	N4m E8m S4m W6m	4m	M	Good	Good	Moderate	40+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout.	A (2)	7.0m	152.2m²
T26 Beech	26m	710mm	N4m E5m S8m W7m	3m	M	Good	Good	Moderate	20+	Sound base, stem with large pruning wounds on stem from historic branch removal over adjacent shed/barn. Good woundwood. Crown in typical form and vigour for species, with deadwood throughout.	A (2)	8.5m	228.0m²
T27 Silver birch	8m	230mm 120mm 250mm	N5m E4m S3m W3m	2m	SM	Good	Good	Moderate	20+	Three stems from ground level with good unions, crown in typical form and vigour for species.	B (2)	4.3m	58.7m²
TG1 Regen. and smaller planting of Hazel, Beech, Maple, Yew and shrubs	6m	Avg 300mm	Under canopy to trees 17-32		SM	Fair	Fair	Moderate	10+	Group of trees forming the under canopy for trees 17-26. In typical form and vigour with deadwood. Some trees failed, providing habitat.	C (3)	3.6m	40.7m²

The comments made with regard to the health of the trees within this report were correct at the time of inspection. Trees are dynamic structures and changes can occur in response to biological, mechanical or environmental changes at any time.

Key to terms.

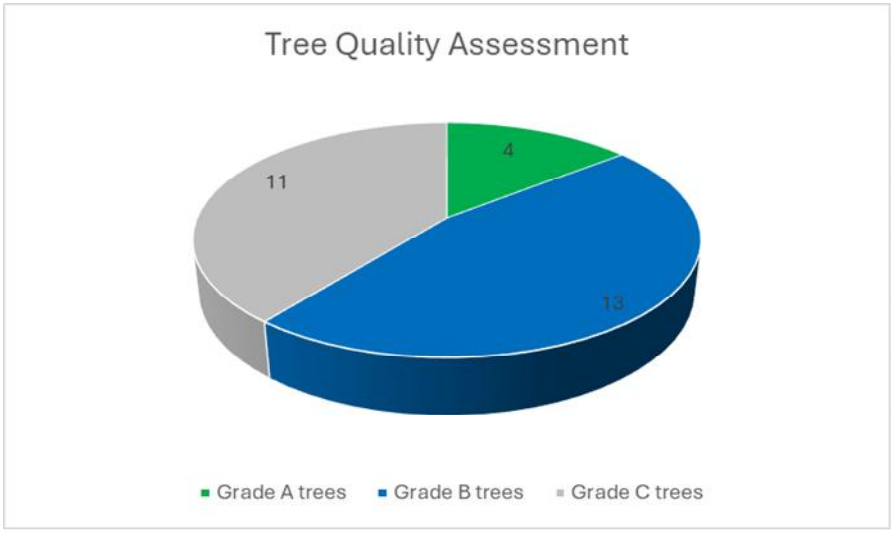
- Identification numbers have been used and correspond to the site plan shown at **Appendix 1.**
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (TG), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been estimated to the nearest half metre.
- Stem diameter (of single stem trees and multi stemmed trees) has been measured at approx. 1.5m and recorded in millimetres. Where this was not possible the actual height where the diameter was measured is recorded. GL = Ground Level.
- Crown spread has been recorded in metres.
- Age class has been recorded as follows:

  Y Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
  S/M Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
  E/M Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
  M Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
  O/M Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.

- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

Twenty Seven individual trees and one understorey group on and adjacent to site have been surveyed for planning purposes and categorized according to BS5837: 2012 as a guide to their condition. They are coloured on the plan attached at **Appendix 1** to indicate their category and the colours are explained in the key of the plan. The full tree quality assessment chart, which gives a more detailed explanation of the definition of the subcategories, has been attached at **Appendix 2.**



5.1 Category A Trees

T11 Scots Pine, T23 Scots Pine, T25 and T26 Copper Beech

These trees are of high quality, in good condition and are capable of making a substantial contribution of up to 40 years.

5.2 Category B Trees

T4, T5 Scots Pine, T, T8 and T9 Larch, T10 Scots Pine, T13 Silver Birch, T17, T18, T19 and T20 Beech, T22 Beech, T27 Silver Birch.

These trees are of moderate quality with an estimated remaining life expectancy of at least 20 years. They may have been previously managed and no longer exhibit their natural form, or they have been downgraded because of impaired condition such that they are unlikely to be suitable for retention for beyond 40 years.

5.3 Category C Trees

T1, T2, T3 Larch, T6 Larch, T12 Oak, T14 Rowan, T15 Larch, T16 Scots Pine, T21 Beech, T24 Norway Maple and TG1 Mixed species.

These trees are generally of low quality with an estimated remaining life expectancy of at least 10 years. They provide structure to the site, but they are generally unremarkable trees with historically limited or poor management and do not qualify in higher categories.

6.0 ROOT PROTECTION AREAS

6.1 In accordance with BS5837:2012, the root protection areas (RPA) of the trees have been calculated and shown in the previous table and on the plan attached at **Appendix 3.** This is the minimum area in m^2, which if being retained, should ideally be left undisturbed around the trees to ensure their safe retention during the development process. It is calculated as an area equivalent to a circle with a radius twelve times stem diameter.

7.0 LEGAL CONSTRAINTS

7.1 Cherwell District Council interactive mapping system show that the site is outside a Conservation Area and the trees are not protected by a Tree Preservation Order.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 **Description of Proposed Development**

It is proposed to refurbish and re-model the existing dwelling and associated outbuildings.

8.2 **Drawings Used**

An existing site layout plan was used to show the location of the trees on the Tree Quality Assessment Plan (**Appendix 1**). The proposed site layout plan was used to show the root protection areas (**Appendix 3**) and the Tree Protection Plan (**Appendix 4).**

8.3 **Trees in Relation to Proposed Development**

All the surveyed trees can be retained and respected as part of the proposals.

8.4 **Tree Surgery Work**

Some tree management work has recently taken place across the site therefore no further major works are anticipated. The tips of the branches extending towards the building from T24 and T25 may need to be lightly pruned back to enable the installation of the scaffolding. This work is minor and would need to be carried out regardless of whether the remodelling works take place or not as these trees are close to the existing built form. The work would be carried out by a qualified tree surgeon to BS3998:2010 'Tree Work Recommendations' and it would not be detrimental to health and amenity of this trees.

8.5 **Changes in ground surface and ground level within RPA's**

There will be no change of ground surface or level within the RPAs of the surveyed trees.

8.6 **Tree Protection Detail**

Soil compaction can be caused by various construction-related activities such as storage of materials and the use of heavy machinery (or even heavier than normal footfall during works). It is harmful to tree roots because it reduces gaseous exchange and the availability of water and nutrients. To avoid soil compaction affecting the retained trees at this site, all vulnerable areas will be separated from the working area by protective fencing (this will also protect the stems of the trees).

As such, a construction exclusion zone (CEZ) will be designated on site by using protective barriers and ground protection to ensure the safe retention of the trees to be retained. These barriers and ground protection will be in accordance with BS 5837: 2012 and will guard against impact damage to the trunks and branches and will protect the below ground rooting environment so that the soil structure remains viable for root growth and not compacted by construction operations. Where possible, the positions of the barriers should be based on a distance equivalent to the radius of each tree's RPA. The location and type of tree protection to be used is shown on the Tree Protection Plan attached at **Appendix 4**.

- Construction Space

Space for contractor parking, construction work, mixing and material storage will be designated on site away from the construction exclusion zone as defined by the protective barriers and ground protection.

8.7 **Infrastructure Detail**

Access

The existing access will be utilised which has been formed from tarmac. The adjacent trees (T1 – T13) have adapted to this and are tolerating it.

Services

No specific detail about the proposed service routes is available at the time of writing. They will be designed in such a way as to either connect directly to existing underground services (with no further excavations) or be connected to existing services using a route outside the construction exclusion zones of trees shown to be retained. If the existing services within RPAs require upgrading, care shall be taken to minimise disturbance and where practicable, trenchless techniques employed; only as a last resort should open excavations be considered. Where existing services within RPAs are deemed not satisfactory for any further use, they should be left in situ rather than being excavated or removed. No dig techniques in line with NJUG 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees', to be used for installation of services if installed or modified within the RPAs of any retained tree.

All work within the RPAs is to be supervised by the project Arboriculturalist. A method statement of how the services are to be established must be submitted to and agreed in writing by Cherwell District Council if required.

8.8 Foundation Design

The foundations will be of conventional build methodology, appropriate to the ground conditions and design.

8.9 Landscaping

The site is well stocked with existing trees and shrubs that are being retained as part of the proposals, so a major new planting scheme is not considered necessary. However, new soft landscaping will be carried to develop a garden that will be integrated and sympathetic to the proposed changes and one which will be in context and improve the biodiversity of the surrounding landscape. It would be expected that details of this planting would be submitted in accordance with a suitably worded pre-commencement planning condition if needed.

8.10 Policy Checklist

Policy ESD 10 Protection and enhancement of biodiversity and the Natural Environment	The site is not a Site of International Nature Conservation importance or a Site of Special Scientific Interest. There are no land-based designations or special habitats, or species noted. Some tree management has recently taken place across the site. No further tree removal is required in order to facilitate the scheme. New planting across the site will help to soften the new built form, will enhance the biodiversity of the site in conjunction with the existing trees and boundary vegetation and will help to screen and soften any light spill from the new dwelling. If relevant, the Landscape Biodiversity Accounting Metric has been provided by others.
Policy ESD 12 Cotswold AONB	The site is not within the Cotswold AONB
Policy ESD 13 Local Landscape Protection and Enhancement	The existing boundary vegetation around the site will be retained and bolstered with new trees to mitigate any that are lost through natural mortality. New planting across the site will help to soften the new built form and will enhance the biodiversity of the site.
The design will be using the site efficiently whilst respecting the existing landscape character. It will not lead to a loss of habitat or biodiversity as existing trees will be respected and retained and new trees and shrub planting, suitable for the local landscape character will be planted. See Design and Access Guide and Landscape Assessments provided by others for further information	

9.0 CONCLUSIONS

9.1 The surveyed trees are generally healthy, in good condition and capable of standing for at least 10 - 40 years.

9.2 The size and location of the trees means that they will not be a constraint to the proposed re-development of the property. The visual amenity value of them will be retained following completion of the proposed development and it is considered that the proposals are compatible with the existing and potential future influence of these trees.

9.3 It is considered that the trees will tolerate the changes that will occur. Appropriate protection measures will be put in place so that the soil structure remains viable for root growth and not compacted during the construction operations.

9.4 If the proposal is implemented in accordance with the recommendations laid out in this report, neither the trees nor wider landscape will be adversely affected. It has been designed so that satisfactory living standards for future occupants will be maintained and it is not considered that the development would create a situation which would significantly threaten the future of the higher quality 'A' and 'B' grade trees being retained.

Important Notes:

The Conservation of Habitats and Species Regulations 2017 (as amended), and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other tree dwelling species. They could impose significant constraints on the timing of any tree work discussed in this report and the advice of an Ecologist should be sought prior to carrying out any management or tree removal.

Details within this AIA are considered correct at the time of writing, but modifications may need to be made as more information becomes available.

Glossary

Adventitious Growth	New growth arising from dormant or new buds directly from main branches/stems or trunks
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of the project.
Root Protection Area (m2)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority.
Services	Any above ground or below ground structure or apparatus required for utility provision. E.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural components of a tree that supports its branches.
Tree Protection Plan	Scale drawing informed by descriptive text where necessary, based upon the finalized proposal showing trees for retention and illustrating the tree and landscape protection measures.

IMPORTANT NOTES

The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Venners Arboriculture cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after one year from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s), whichever is the sooner.

CREDENTIALS OF THE AUTHOR

Sarah Venners has worked in the arboricultural profession for twenty-seven years. Her experience has been gained from both the public and private sector. She was the Tree Officer for Tunbridge Wells Borough Council and for South Oxfordshire District Council and was a consultant for Marishal Thompson & Co of Alnwick Northumberland until March 2006. In addition to her experience, she holds the following qualifications:

Master's degree in forestry from The Oxford Forestry Institute, Oxford University. (MSc For. Oxon).

BSc (Hons) Degree in Agriculture and The Environment, Wye College, London University. (BSc Hons Agric).

She is also a Professional Member of the Institute of Chartered Foresters (MICFor) and the Arboricultural Association (M.Arbor.A.).

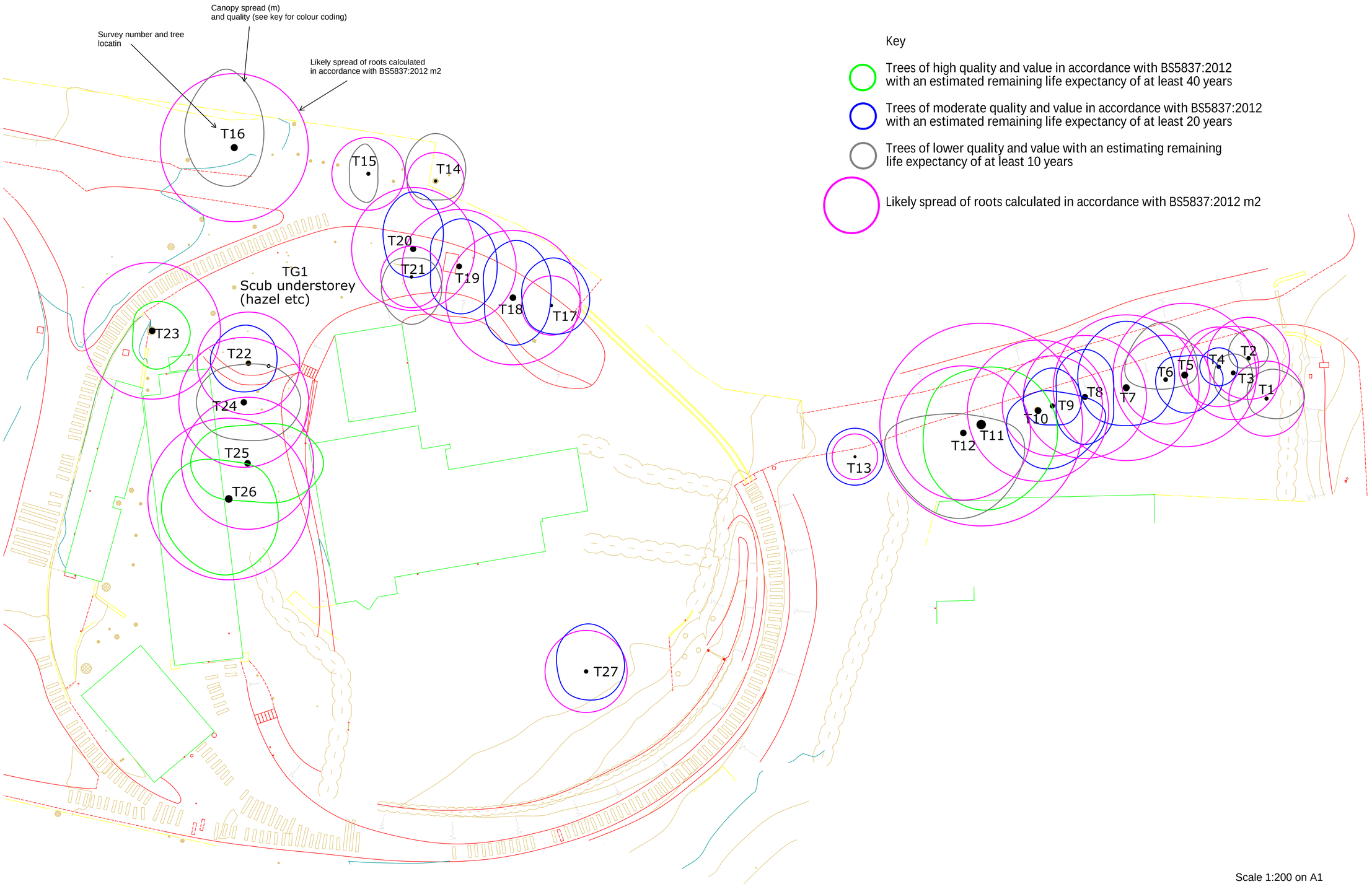
Institute of Chartered Foresters
Registered Consultant

Arboricultural Association
Professional Member

Appendix 1 - Tree Constraints on the existing layout

The Beeches, Steeple Aston

February 2024



Scale 1:200 on A1

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

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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**.*			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2

Appendix 3 - Tree Constraints on the proposed layout

The Beeches, Steeple Aston

February 2024

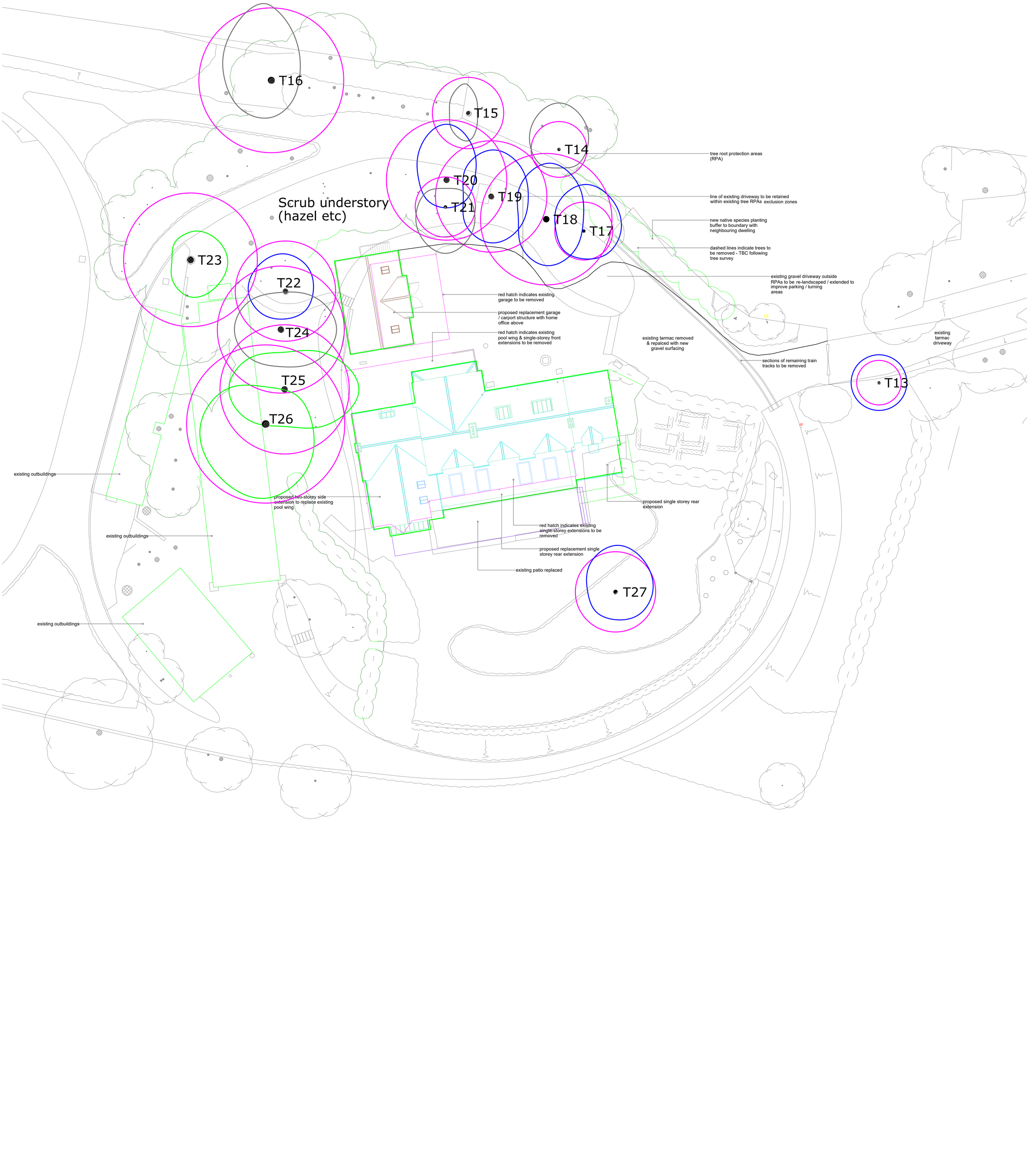
Key

Trees of high quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 40 years

Trees of moderate quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 20 years

Trees of lower quality and value with an estimating remaining life expectancy of at least 10 years

Likely spread of roots calculated in accordance with BS5837:2012 m2



Appendix 4 - Tree Protection Plan

The Beeches, Steeple Aston

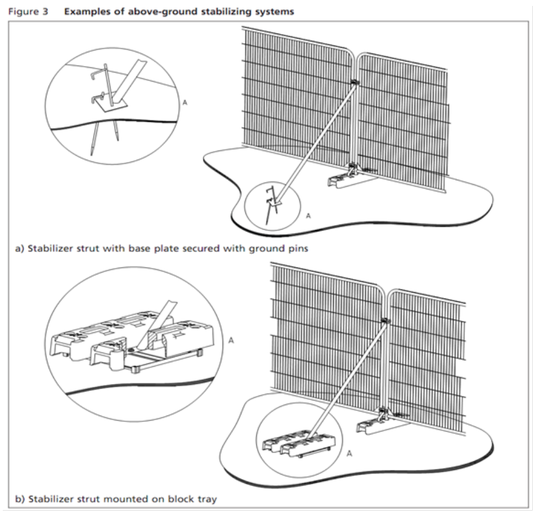
February 2024

Key

CEZ - Construction Exclusion Zones*

Tree Protection Fencing in accordance with BS5837:2012
(see illustration below)

Ground protection in accordance with BS5837:2012
(see example below)



T16
T15
T14
T20
T19
T21
T18
T17
T23
T22
T24
T25
T26
T13
T27
Scrub understory (hazel etc)
CEZ
CEZ
CEZ
CEZ
tree root protection areas (RPA)
line of existing driveway to be retained within existing tree RPAs exclusion zones
new native species planting buffer to boundary with neighbouring dwelling
dashed lines indicate trees to be removed - TBC following tree survey
existing gravel driveway outside RPAs to be re-landscaped / extended to improve parking / turning areas
red hatch indicates existing garage to be removed
proposed replacement garage / carport structure with home office above
red hatch indicates existing pool wing & single-storey front extensions to be removed
existing tarmac removed & repalced with new gravel surfacing
sections of remaining train tracks to be removed
existing tarmac driveway
existing outbuildings
proposed two-storey side extension to replace existing pool wing
existing outbuildings
existing outbuildings
proposed single storey rear extension
red hatch indicates existing single-storey extensions to be removed
proposed replacement single storey rear extension
existing patio replaced

***CEZ - Construction Exclusion Zones**

No construction work of any kind to take place within the fenced of areas. No storage of materials. No pedestrian or vehicular traffic.
No raising or lowering of soil levels. No cement mixing or washings. No fires.

REASON: To avoid compaction or rutting of the soil. All roots are shallow - within the top 400mm of soil and any damage to the soil structure will result in the death of roots and the decline in the health and safety of the trees.

Scale 1:200 on A1

This plan has been produced in colour. A monochrome version must not be relied upon.