8854_AN.001
May 2015

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LAND EAST OF WOODSTOCK, OXFORDSHIRE: ARBORICULTURAL IMPACT ASSESSMENT ADDENDUM

1. Further to arboricultural details submitted as part of a hybrid application for residential led development at land east of Woodstock, Aspect Arboriculture have prepared the following addendum in light of proposed to changes to the scheme, these changes are listed below.

2. Concept Masterplan (Phase 1):

Aspects of the revised concept master plan for Phase 1 that influence existing tree cover are as follows;

- 4no pedestrian foot links to the wider site;
- A secondary road link to the wider site;
- Reconfiguration of a primary road and secondary road to the wider site.

The above revisions to the masterplan result in the loss of 12no individual trees, c.20m of H2 and c.26m of H11 (refer to Table 1. overleaf). Previously, tree losses amounted to 15no of trees and a total of c.79m of H11. The revised layout for Phase 1 therefore facilitates in the additional retention of 3no individual trees and c.33m of hedgerow (Table 1.).

Table.1: Tree Removals to Implement Revised Masterplan (by category)

B	C	U
T339 Weeping Willow	T230 Common Ash	[T237] Elm
T343 Weeping Willow	T315 Sycamore	[T307] Dead
H12 partial clearance (c.58m)	T316 Ash	[T320] Sycamore
	T317 Field Maple	[T326] Elm
	T318 Common Lime	[T327 & T328] Dead
	T324 Field Maple	[T338] Field Maple
	T325 Lime	
	T340 Field Maple	
	T341 Ash	
	T342 Field Maple	
	H2 partial clearance (c.20m)	
	H11 partial clearance (c.26m)	

3. Concept Masterplan (Wider Site):

Aspects of the revised concept masterplan for the wider site that influence existing tree cover are as follows;

- 2no access pedestrian foot links from Oxford Road;
- 1no pedestrian foot links through from Shipton Road.

The above revisions to the masterplan result in the loss of c.10m of H3. The route of the foot link from Shipton Road utilises an existing unsurfaced track transecting G2. The track appears to be compacted by regular pedestrian use and agricultural trafficking. The introduction of the access is not considered likely to result in harm to trees or incur tree losses. A precautionary approach to ensure this remains the case is to construct this feature above soil as per a similar feature described in section 6.4.5 of the submitted AIA (enclosure C).

4. Relocation of proposed Upper Campsfield Road vehicular access:

The layout for the proposed Upper Campsfield Road vehicular access has been relocated approximately 70m south. This incurs the removal of 36no individual trees, 2no of which are category B (refer Table.2 overleaf). The previous layout incurred the removal of 33no individuals trees, however 6no of those were category B.

Table.2: Tree Removals to Implement Relocated Upper Campsfield Road (by category)

B	C	U
64 & 81 English Oak	42 & 43 Sycamore 44 & 45 English Oak 46 - 49 Sycamore 58 Sycamore 59 Common Ash 61 - 63 Sycamore 65 Sycamore 66 Common Ash 67 English Oak 68 & 69 Sycamore 70 English Oak 72 - 74 Common Ash 75 Sycamore 76 – 79 Common Ash 82 English Oak 83 Common Ash 84 & 86 English Oak 87 & 88 Sycamore 94 Sycamore	[60], [71] & [80] English Oak

An unwooded area of c.332m^2 is available to the north and south of the relocated roundabout which could receive reinforcement plantings to create a new wind-firm edge adjacent to cleared areas. This area is less than that achieved with the previous layout (c.500m^2); however, this is due to the presence of more existing trees that can be retained north and south of the proposed roundabout.

Mitigation planting could be further extended within the retained sections north and south of the proposed roundabout through selective thinning and replacement of category U trees. This could be included within a wider programme of management typical of woodland and shelterbelts, i.e. by condition or reserved matters application for the wider site.

The installation of kerb setts associated with the Upper Campsfield Road access should be manually excavated due to its proximity to RPAs of retained edge trees within G1. The proposed access road should also be manually excavated where occurring within the RPAs of tree nos. T33, T41, T57, T85, T92, T93 and T96. The procedure for manual excavation is detailed within the submitted AIA (refer to enclosure C, section 6.4.10 – 6.4.11).

5. Conclusions

It is our professional opinion that the amendments made to the concept masterplan and the access proposals do not result in material change to our previous conclusions, i.e. the proposal

as formulated would not adversely affect important trees, and where tree losses are incurred they may be adequately mitigated for.

Enclosures:

A: Tree Protection Plan 8854 TPP 07 (Masterplan)

B: Tree Protection Plan 8854 TPP 07 (Upper Campsfield Road Access)

C: Arboricultural Impact Assessment 8854_AIA.001

ENCLOSURE A:

Tree Protection Plan 8854 TPP 07 (Masterplan)

1:2000 @ A1

0m 20m 40m 80m

KEY:

- 15 Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Manual Excavation
- Tree Protection Barrier (Default Specification)

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chkd

REVISIONS

aspect arboriculture

TITLE
South East Woodstock
Tree Protection Plan (Site Overview)

CLIENT
Vanbrugh Unit Trust & Pye Homes Limited

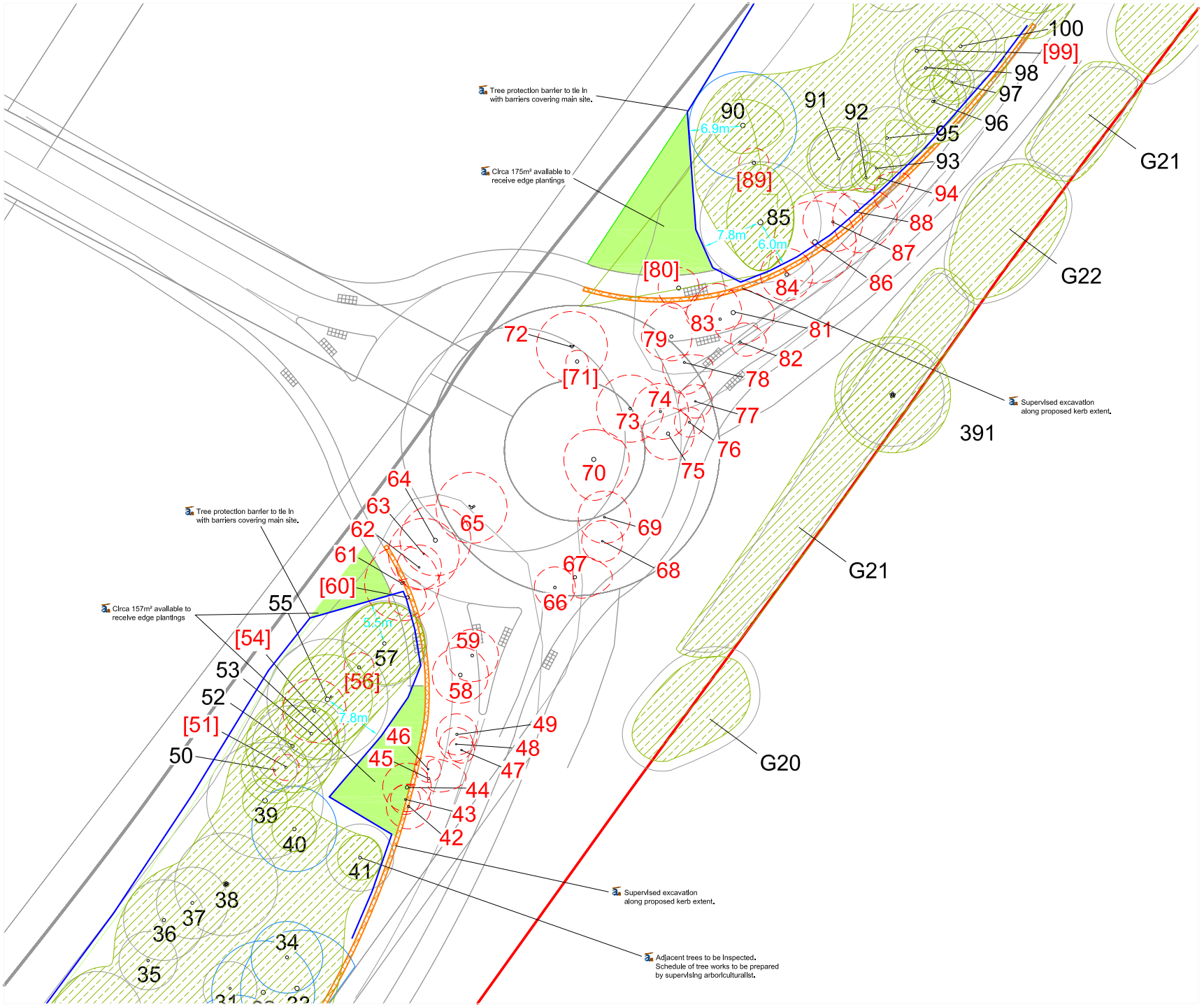
SCALE	DATE	DRAWN
1:2000 @ A1	MAY 2015	GW

DRAWING NUMBER	REVISION
8854 TPP 07 (Masterplan)	

Based on Byrd Hill Concept Masterplan.dwg

ENCLOSURE B:

Tree Protection Plan 8854 TPP 07 (Upper Campsfield Road Access)



1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees to be Removed
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 7 Trees to be Removed
- Manual Excavation
- Tree Protection Barrier (Default Specification)
- 4.2m Minimum Barrier Distance From Trunk
- Area Available For Planting

Total trees to be removed to accommodate proposed roundabout = 36
Category B trees to be removed = 2
Category C trees to be removed = 34

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

East Woodstock
Tree Protection Plan

CLIENT

Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
1:500 @ A3	MAY 2015	GW

DRAWING NUMBER
8854 TPP 07
(Upper Campsfield Road Access)

REVISION

Based on Layout ref: Concept Masterplan.dwg

ENCLOSURE C:

Arboricultural Impact Assessment 8854_AIA.001

VANBRUGH UNIT TRUST

PYE HOMES LIMITED

PROPOSED DEVELOPMENT
AT LAND EAST OF WOODSTOCK,

Arboricultural Impact Assessment

November 2014
8854_AIA.001 Rev H

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CONTENTS

APPENDICES

1 INTRODUCTION

1.1 Instruction

1.1.1 Aspect Arboriculture has been commissioned to prepare an Arboricultural Impact Assessment (AIA) to accompany a hybrid planning application for residential led development on land to the east of Woodstock, Oxfordshire.

1.1.2 The proposals are put forward jointly by the Vanbrugh Unit trust and Pye Homes Limited, and relate to:

1.1.3 'Outline Planning Application for up to 1,500 dwellings, including affordable housing and up to a 150 unit care village with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)'

1.2 Scope

1.2.1 This work provides an appraisal of the relationship between the application area's existing trees and the development proposals. Detailed assessment is prepared for the detailed area of Phase 1 and the proposed vehicular access introduced from Upper Campsfield Road only; in respect of the outline areas of the application, 'in principle' recommendations are provided by reference to the wider site Masterplan.

1.2.2 In line with current industry advice, the arboricultural information presented herein has been guided by the recommendations within British Standard document BS5837:2012 'Trees in Relation to Design, Demolition and Construction'.

1.3 Site Description

1.3.1 The site currently comprises three large arable fields and one playing field located on the eastern edge of Woodstock (Refer to plan SBP.01 within Appendix 1). The southeastern site boundary abuts the A4095 Upper Campsfield Road; the southwest

boundary adjoins the A44 Oxford Road; Shipton Road and the most of the adjoining residential development lie to the north and northwest of the site.

1.3.2 Internally, the field boundaries vary from managed low-level hedgerows to more established hedges with hedgerow trees. Areas adjacent to the A4095 and Shipton Road are more readily defined by managed deciduous tree belts; along the Oxford Road the tree cover is comprised of mostly established agricultural hedgerows, but the presence of offsite mature trees affords it a sylvan presence, particularly where opposite Campsfield Wood. Hedgerow with established trees serves to separate the site from existing residential development which lies immediately to the west.

1.4 Limitations

1.4.1 This assessment has been prepared in respect of proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing context.

1.4.2 This work relates to arboriculture, therefore reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.

2 LOCAL POLICY CONSIDERATIONS

2.1 Administration

2.1.1 The site straddles the administrative boundaries of Cherwell District Council (CDC) and West Oxfordshire District Council (WODC). In terms of development control, both CDC and WODC have a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). In response to this requirement, both Councils have prepared specific standards and policies within their primary development control documents.

2.1.2 A review of this information has been undertaken to assist reaching balanced conclusions regarding the significance of the site's existing trees, and the influence upon them arising from the proposals put forward.

2.2 Cherwell Local Plan 1996 and draft Cherwell Local Plan 2006-2031

2.2.1 Trees are of particular relevance to Policies C14 and C28 in part within the 2006 Local Plan wherein the Council recognises the important contribution that trees make to the amenity of urban and rural areas as natural features. The screening and amenity potential associated with trees is also cited as being able to enhance the appearance of new development.

2.2.2 In the context of proposed development, there is presumption in favour of tree retention pursuant to which the applicant is expected to identify and retain important tree cover. To establish the presence of important trees, balance tree retention/removal and inform landscape mitigation proposals, the Council recommends applicants refer to guidance provided within BS5837.

2.2.3 Wherever new tree or hedge planting is considered justified by the nature or scale of a proposed development, the Council require the provision of mitigation proposals; for example to offset the removal of less-important trees whose removal is demonstrated to be unavoidable.

2.2.4 Policy ESD 10 within the draft Local Plan (adopted for development control), maintains a presumption for tree retention on account of the multiple benefits and values associated with trees in the preceding plan. Supporting text also includes an

expectation for developers to incorporate and enhance biodiversity and the natural environment e.g. through design and protection during construction, with trees being an implicit consideration.

2.3 **Policy C14 – Trees and Landscaping**

'In exercising its development control functions the council will normally accept opportunities for countryside management projects where

(i) all important trees, woodland and hedgerows are retained,

(ii) the ecological value of the site will not be reduced; and

(iii) new tree and hedgerow planting using species native to the area is provided.

2.4 **Policy C28 - Layout, design and external appearance of new development**

2.4.1 *'C28 control will be exercised over all new development… to ensure that the standards of layout, design and external appearance… are sympathetic to the character of the urban or rural context of that development…. The Council will seek to avoid discordant or badly designed development that would harm the appearance and character of the existing built environment, the Green Belt or the countryside'.*

2.5 **Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment**

2.5.1 *'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'.*

2.6 **West Oxfordshire District Council Local Plan 2011:**

2.6.1 Policy NE6 of the Plan and supporting text highlights the amenity contribution provided by trees and its' importance to the character of West Oxfordshire. In terms of development, trees are specifically acknowledged with screening views of development and softening its impact, improving its appearance, and facilitating in its integration within the wider setting. The influence of trees in terms of reducing the

energy demand and carbon footprint of a development is also cited as a desirable feature of retained tree cover. Subsequently, there is a presumption during determination of a planning application that trees will be retained, particularly where shown to be of significant visual, historic or biodiversity value.

2.7 Policy NE6 - Retention of Trees, Woodlands and Hedgerows

2.7.1 *'Planning permission will not be granted for proposals that would result in the loss of trees, woodlands or hedgerows, or their settings, which are important for their visual, historic, or biodiversity value. Removal will only be allowed where it can be demonstrated that the proposed development would enhance the landscape quality and nature conservation value of the area'.*

2.7.2 Although there is a presumption against the clearance of trees and particularly woodland, the Local plan does not preclude the removal of trees to enable development. The removal of trees is permitted if it can be demonstrated that the proposed development will provide opportunities to enhance local landscape and be of value to nature conservation. The provision of a comprehensive replanting scheme is therefore a requisite expectation where tree removal is necessary as part of development. In line with national objectives, new planting is promoted by the District Council through individual trees, but also though rejuvenated hedgerows, shelterbelts, copses and woodland.

2.7.3 Applicants are required to demonstrate that existing trees have been considered during design and construction, the Council therefore expects proposals for development to include a tree survey showing position, size and species, followed by plans detailing appropriate measures for the retention of existing (suitable) trees within an appropriate space and setting.

2.8 Comment

2.8.1 This document has been prepared in direct response to CDC's and WODC Policy requests. It provides an assessment of the trees within influence of the application area, their suitability for integration within a completed development, an assessment of the potential for tree loss/tree works, and to inform opportunities for replacement tree planting.

3 DESIGNATIONS RELATING TO ARBORICULTURE

3.1 Tree Preservation Order(s)

3.1.1 The effect of a proposed development on trees is a material consideration therefore CDC and WODC have a duty to ensure that provision is made for protecting important trees when granting planning permission, this includes the use of Tree Preservation Orders before a planning application is made. In term of development a TPO serves to safeguard high quality trees during design and to enforce their protection during site clearance and building operations.

3.1.2 Online enquiries to CDC and WODC reveal the absence of TPOs confirmed within the survey population tree cover (Pers. com. September and October 2014).

3.2 Conservation Area(s)

3.2.1 Trees within conservation areas that are not subject to a TPO are afforded protection through a Section 211 of the Town and Country Planning Act 1990. Under a section 211 'notice' CDC and WODC are required to receive six weeks prior notice of an intention to fell or work on a tree within a conservation area. The purpose of the requirement is to provide either LPA with the opportunity to make a TPO if considered to be appropriate for the tree(s) in question.

3.2.2 Online enquiries to CDC and WODC show that the site does not fall within a conservation area (Pers. com. September and October 2014).

4 BASELINE INFORMATION

4.1 Tree survey

4.1.1 Pursuant to the policy requirements of both Council's the site's existing trees have been surveyed under guidance provided by BS5837 (2012). Existing trees within influence of the application area can subsequently be described by reference to 391no. individual trees, 23 groups[1] of trees and 16 hedgerows[2].

4.1.2 Drawing SBP.001 in appendix A indicates the extent of the tree survey which corresponds to the application site boundary. As a precaution against harming offsite trees, the survey area is shown to extend to trees within third party ownership that may be influenced by future development on the site, e.g. through overhanging canopies or potential for root development within the site.

4.1.3 The survey provides a record of the species assemblage, dimensions, age, physiological and structural condition, and the perceived visual importance of each tree/hedgerow. Full details of each tree, group of trees and hedgerow are provided in schedule TS.001 in appendix B and the distribution of the trees is illustrated in appendix C.

4.1.4 The tree survey seeks to provide a baseline on which to balance the demands of the layout with tree retention and opportunities for enhancing the existing tree stock. To achieve this position, the tree survey has been undertaken independently of a detailed proposed layout and prior to any form preparatory works occurring on site.

4.1.5 In all instances, the tree survey has been undertaken visually, from ground level and from land on which access was permitted. Where access was not available or practicable, measurements have been estimated; this also typically applies to the trunk diameters of small trees occurring as understory to larger independently surveyed tree groups.

[1] The term 'group' is used to define trees that form a cohesive arboricultural feature, i.e. aerodynamically, visually or culturally. The assessment of individuals within groups has also been undertaken where it will be advantageous to make such a differentiation.

[2] Hedgerows and substantial internal or boundary hedges are recorded in a similar fashion to groups with distinctions made for woody plants that comprise distinct trees or significant variations in the structure/composition. It is not within our scope of work to identify the importance of hedgerows as it is defined within the Hedgerows Regulations 1997.

5 TREE CONSTRAINTS

5.1 Design Principles

5.1.1 Proposals for development of the site have been informed by the direct and indirect constraints provided by the existing tree cover. Over a number of months the emerging designs for phase 1 and the access from Upper Campsfield Road have been tested against the tree constraints, incurring revisions to the design that seek to achieve confident long-term retention of existing trees, particularly those of importance to amenity.

5.1.2 A summary of the constraints considered during design is provided under the following subheadings. Details of each of the listed constraints specific to individual trees, groups and hedgerows is provided within the tree schedule found in Appendix B and illustrated on the Tree Constraints Plan TCP 01 within Appendix C.

5.1.3 Where detailed design is not currently being prepared, the constraints serve to inform the siting of development in principle, but all cases there is a presumption against avoidable tree losses and future pressures for tree clearance post-completion of the development.

5.2 Canopies

5.2.1 The distribution of the Site's canopy area is illustrated on the Tree Constraints Plan in appendix C. Canopies have been measured at cardinal points for individual trees and informed by a topographical survey.

5.2.2 It has been Aspect's default position that no proposed buildings are sited within the canopy spreads of retained trees; where it is necessary for proposed structures to be sited within close proximity to canopies, this has been balanced with an allowance for future growth and with species attributes.

5.2.3 Vertical canopy clearance has been referenced where it is necessary to permit access beneath canopies, albeit where justifiable. Our default position has been to avoid access beneath canopies where possible.

5.2.4 Crown height is provided in order that the design is able to prevent an unreasonable obstruction to daylight associated with canopy shade. It is however accepted that some shade may be desirable or acceptable in certain circumstances.

5.3 Root Protection Areas

5.3.1 RPAs are illustrated within Appendix C as a radius from the trunk in plan form and represent the minimum soil surface area required to enable each tree/group's confident retention. It has been our default position that permanent features of the development are precluded from this are during design, and that this area remains undisturbed and sacrosanct during construction related activity.

5.3.2 It is our opinion that the morphology and disposition of tree roots will, in some instances, have been influenced by barriers and restrictions to root development, e.g. adopted highways.

5.3.3 Where the shape of an RPA has been manipulated, this has been done to include areas that are considered to be more advantageous to root development. During manipulation, the area of the RPA has not been reduced.

5.3.4 In accordance with table.2 of BS5837:2012, the relative quality of the trees in respect to suitability for retention is illustrated by the colour of their Root Protection Area.

5.4 Grading Categories

5.4.1 The quality of the trees is described by reference to BS5837 categories for tree classification; there are four categories within this model, all of which feature on the site. A synopsis of the trees is proved below by reference to category.

5.5 Category A tree cover

5.5.1 Representing the principle arboricultural features of the application area, category A tree cover occurs less frequently than the other classifications. It has been reserved for a single Sycamore (T15) considered be a very good example of its type and of visual significance to the category A woodland belt in which it occurs (as a principle component within G1).

5.5.2 Trees occurring within the footprint of groups G1 and G2 (inclusive of understory) comprise dense wooded belts adjacent to Campsfield Road and Shipton Road. Collectively these groups are of particular visual importance as arboricultural and landscape features. The long-term potential of these groups is facilitated by evidence of recent intervention which includes restocking.

5.6 Category B tree cover

5.6.1 Category B trees are present throughout the application area, occurring frequently as standalone trees which demonstrate remediable visual defects yet lacking the quality normally expected of a very good example of the species within the setting.

5.6.2 This level of classification has also been assigned to numbers of trees which attract a higher collective rating than they might as individuals, particularly in terms of their visual significance. This is therefore relevant to collections of early mature planted standard trees set within hedgerows, and the more established Oak and Ash present within groups G1 and G2.

5.6.3 Category B trees represent moderate arboricultural features of the existing site and are considered to be important trees that is desirable to retain within a completed development; they subsequently represent a significant constraint during the architectural design process and are more abundant than category A tree cover.

5.7 Category C tree Cover

5.7.1 With exception of category U trees, all remaining tree cover identified on the site and its boundaries is considered to represent generally unremarkable examples of its type i.e.: trees that demonstrate compromised structure, signs of stress; trees of indifferent structural and physiological appearance and those providing limited or transient benefits which may be readily replaced. This includes trees that are not conferred a higher value when present in numbers.

5.7.2 The retention of category C trees is recognised as important where practicable during design as they help maintain the semi-rural appearance of the site, nonetheless they are of less priority for retention than category A and B tree cover.

5.8 **Category U tree cover**

5.8.1 Where tree numbers are enclosed by brackets on the appended plans, this denotes category U tree cover. Category U trees are of particularly reduced physiological and or structural condition, such that they are not considered suitable for retention as living tree in the short term (circa 10 years).

5.8.2 This classification includes trees demonstrating irremediable and serious structural defects likely to result in early loss i.e. by collapse; the classification also includes trees that are dead or showing signs of irreversible, significant and immediate decline, and trees with pathogenic infections of significance to adjacent tree cover.

5.8.3 Despite representing the least level of constraint during design of the proposals, category U trees are acknowledged to have existing or potential ecological value which it might be desirable to preserve[3].

[3] Quantifying this value is outside the scope of this document and is the focus of a separate ecological study prepared by others as part of the current application.

6 IMPACT ASSESSMENT

6.1 Preliminary Tree Protection Plan

6.1.1 In keeping with the recommendations of BS5837:2012, our assessment of the proposed impact upon existing trees is presented in the format of Tree Protection Plans. A suite of TPP's have been produced which relate to Phase 1, the Upper Campsfield Road Access; the bus link with Shipton Road and the Masterplan in general. These drawings are prefixed with TPP 05 and provided in appendices D-G respectively.

6.1.2 The purpose of teach TPP is to identify: a) trees to be retained and integrated within the proposed setting, b) illustrate safeguarding measures to ensure that retained trees are not harmed, either during the course of construction, or as a result of the development; and lastly, c) identify trees that it is necessary to remove in order to implement the development and mitigate with new tree planting.

6.1.3 Our assessment and the TPP are informed by the tree survey and constraints plan balanced with the requirements of the layout and adopted policy. The tolerance of the trees to disturbance based on species, age, condition and the presence of surrounding trees and features of the existing site has also been considered.

6.2 Tree Removals

6.2.1 It is our professional opinion that trees should be recommended for removal where, a) it is *necessary and unavoidable* to site development within close proximity to existing trees, such that they cannot be confidently retained as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority. In both cases, there is a presumption that removal will be justified by the provision of replacement trees of equal or improved suitability for the setting.

6.2.2 Trees recommended for removal are distinguishable from retained trees through the absence of an RPA or a hatched canopy; identification numbers are shown coloured red and canopy edges are both dashed and coloured red.

6.2.3 **Phase 1:** Excluding Category U trees, it is necessary to recommend the removal of 15no individual trees and 3no sections of hedgerow to implement the proposals. Category U trees are listed on account that their removal is recommended in the interest of sound arboricultural management associated with their reduced life expectancy in the existing and the proposed setting.

Table.1: Tree removals to Implement Phase 1 (by category)

B	C	U
T339 Weeping Willow	T314 Ash	[T237] Elm
T343 Weeping Willow	T315 Sycamore	[T307] Dead
H12 partial clearance (c.58m)	T316 Ash	[T320] Sycamore
	T319 Sycamore	[T326] Elm
	T321 Norway Maple	[T327 & T328] Dead
	T322 - T324 Field Maple	[T338] Field Maple
	T325 Lime	
	T329 Norway Maple	
	T340 Field Maple	
	T341 Ash	
	T342 Field Maple	
	H11partial clearance (c.79m)	

6.2.4 The proposed vehicular access to Phase 1 from the Oxford Road (A44) includes revisions to an existing ditch parallel to the existing kerb. The combined impact of the highway footprint and re-aligned ditch equates to excavations across c.65 and c.40 percent of the RPAs for T339 and 343 (respectively). Combined with alterations to existing levels, the introduction of hard surfaces and a pruning requirement to achieve visibility at the junction, the level of disturbance is considered high. Despite their apparent contribution to the amenity of the site frontage, it is reasonable to conclude that the impact exceeds reasonable expectations for the trees' capacity to tolerate the change and subsequently, their suitability for safe, long-term retention adjacent to the highway. Similar impacts associated with this feature justify the removal of three of the category C trees and section of H12 within Phase 1.

6.2.5 It is our follow-on opinion that T339 and T343 are not in-keeping with the wider species assemblage setting and will not fulfil their maximum amenity potential as a result of the proposals. On balance the loss of these two particular trees is considered to present an opportunity for introducing more appropriate replacements to the frontage and in more harmony with the revised access arrangements.

6.2.6 The remaining category C tree removals occur within the east-west hedge to the north of the site (H11); in total six standard trees within this feature are recommended for removal.

6.2.7 Three of the trees including 19m of H11 are shown removed to accommodate the vehicle link to the wider site. The remaining three and 22m section of H1 recommended for removal to accommodate built form associated with the care development to the east. In the case of the latter removals, this is also advised in the interest of reducing foreseeable pressure to fell as the trees develop, but may be overcome by design as part of more detailed proposals put forward in the future.

6.2.8 It is considered that the category C tree removals (in addition to category U tree failures) within the north of Phase 1 and the care facility are of a current size that ensures that they can be readily replaced.

6.2.9 **Upper Campsfield Road Vehicular Access:** The requirement to introduce a vehicular access to the site at this location means that it is necessary to remove trees within category A group G1.

6.2.10 In order to determine the nature and extent of influence, this particular group has been surveyed in particular detail i.e. there are 223no individual trees surveyed within G1 with more than 40no attaining category A or B as individual components.

6.2.11 With the exception of category B trees which are established (but not essential) components of G1, the majority of the tree removals are concentrated on trees with reduced individual impact, i.e. The proposals incur the removal of 33no individual trees, 6no of which are category B (refer table.2).

6.2.12 Whilst the proposals will transect G1, the impact is localised to the access point through: the avoidance of additional pedestrian footways to the northbound verge, retention of existing levels tree side of the kerb and the siting of services within the carriageway footprint.

6.2.13 G1 demonstrates evidence of re-stocking and this should be extended to reinforcing the exposed faces to ensure a new wind-firm edge adjacent to cleared areas. An approximate area of 500m^2 is available to the north and south of the new roundabout

which could receive reinforcement plantings. This could be further extended within the retained sections through selective thinning of category U trees as part of a wider programme of management typical of woodland and shelterbelts, i.e. by condition or reserved matters application for the wider site.

6.2.14 By virtue of the density of the understory and the spacing of the more established components within G1, the interior of both retained sections is also not considered to be over-compromised by exposure pursuant to restocking.

Table.2: Tree Removals to Implement Upper Campsfield Road (by category)

B	C	U
81 English Oak	82 English Oak	[80] English Oak
90 English Oak	84 - 86 English Oak	[89] English Oak
103 Sycamore	87 & 88 Sycamore	[99] Field Maple
108 & 109 Sycamore	91 - 94 Sycamore	
111 English Oak	95 English Oak	
	96 Field Maple	
	97 & 98 Sycamore	
	100 English Oak	
	101 & 102 Sycamore	
	104 Ash	
	105 - 107 Sycamore	
	110 Sycamore	
	119 English Oak	
	120 Beech	
	121 Sycamore	
	122 Sycamore	
	125 Sycamore	

6.2.15 **Bus Link with Shipton Road:** Tree removal through the realignment of the Shipton Road is concentrated at the extremity of established category B collections G3 and G19 which bound the existing highway. The removals are however, not of an extent that will comprise the integrity of G3 as the principal arboricultural feature at this location. Similarly the removal of a single young Ash within the site interior (T226) is not considered significant and both may be readily mitigated with infill plantings of improved seasonal interest.

6.2.16 The majority of the removals are concentrated on maintained field boundary hedgerow bounding Shipton Road (H1). It is reasonable to propose that due to their maintained appearance, these particular sections of hedgerow can be replaced and

enhanced in terms of their structural diversity as part of the landscape proposals for the wider site.

Table.3: Tree Removals to Implement Shipton Road bus link (by category)

B	C
T224 Ash	H1 partial clearance (c.68m)
G3 partial clearance (c.6m)	H2 partial clearance (c.33m)
G10 partial clearance (c.14m)	H14 partial clearance (c.19m)
	T226 Common Ash

6.3 Mitigation Planting

6.3.1 As part of the proposals, a scheme of soft landscape treatment has been prepared to ensure that the proposed development is set within a robust, high quality landscape setting and that an appropriate transition between the proposals and the wider landscape context is created.

6.3.2 The proposed landscape scheme seeks to provide a significant number of trees across the development site and reinforce the existing vegetation associated with the site's boundaries. The numbers of new trees being proposed will more than make up for the relatively small number of individual tree losses incurred within the detailed and outline areas of the supplication.

6.3.3 Substantial landscape buffers including appropriate structure planting to the A44 frontage are being provided and will assist the visual integration of the proposals into the immediate setting and enhance the approaches to Woodstock. The use of tree lined avenues is also considered appropriate in the context of the Blenheim estate to the south.

6.3.4 The proposed tree planting will incorporate a range of sizes to ensure a varied, high quality and successful scheme is achieved. Native species will be focused around the perimeters of the site and within the natural and semi-natural greenspaces. Within the built environment the use of ornamental species will create a high quality landscaped setting which complements the proposed built form.

6.4 Construction Mitigation

6.4.1 **Protective Barriers:** Pursuant to the Councils' advice, it will be necessary to protect the above and below ground structures of retained offsite boundary tree cover from damage during construction.

6.4.2 To achieve this, the barrier specification for direct protection should consist of the default specification provided in BS5837:2012 (shown overleaf). It is considered essential that barriers are erected prior to occupation of the site for construction related purposes.

Plate.1 Default Protective Barrier Specification

6.4.3 The siting of tree protection barriers is illustrated within appendices D – G, which in all instances is considered to be practicable without conflicting with construction if located either on the edge of the RPA or the canopy extents (whichever is the greater). Where proposed access is required with RPA's (see below), any activity will be undertaken in the presence of a supervising arboriculturalist and barrier positions can be repositioned appropriately as part of this brief.

6.4.4 It would be prudent for the project arboriculturalist to oversee the initial erection of tree protection barriers and provide written confirmation to both CDC and WODC's arboricultural officers once barrier erection is complete.

6.4.5 **Proposed Hard Surfaces:** the introduction of a footpath is proposed east of G15. The approximate route is currently unsurfaced and compacted by regular pedestrian use and agricultural trafficking, but under the proposals put forward will be formalised with the use of a permanent sub base and wearing course. The new footpath will occupy a maximum of ~7 percent of RPA of individual trees along the route.

6.4.6 A precautionary approach to managing the incursions will be to incorporate the design recommendations listed in 7.4.2 of BS5837:2012, i.e. the preclusion of excavation into soil, avoidance of localised compaction, and maintained permeability. This can be achieved if the path is founded on 75mm Standard Cell CellWeb® overlain by a permeable tarmac wearing course (i.e. TarmacDry®) with non-invasive retaining edges. Arboricultural supervision during these works is strongly recommended.

6.4.7 The extent of the incursion (detailed above) is considered reasonable, particularly where exchanged for the previously unmanaged route leading to localised compaction. To ensure confidence in the trees tolerances towards proposed no-dig incursions and to overcome any existing compaction within RPAs, it is strongly recommended that the full RPA (where on site) were to be Terravented incorporating a Mychorizial Fungi and Bio stimulant injection. This work should be undertaken prior to the laying go the cellweb sub-base.

6.4.8 Subject to detail, the Masterplan for the east of the site includes an informal pedestrian footpath within wooded belts G1 and G2. It is recommended that an exact route is manipulated around the trees with a clearance of 500mm from trunks considered appropriate. To avoid the need for tree felling the path profile adopts a non-invasive design -cellweb overlain with clean gravel would be appropriate. Vegetation removal to install this feature should be limited to understory and pruning works required to achieve 2.4m crown clearance over the path, e.g. limited to low-level primary and secondary branches, with branch shortening preferred to branch removal where appropriate.

6.4.9 **Supervised excavations**: The installation of kerb setts associated with the Upper Campsfield Road access will take place within and in close proximity to RPAs of retained edge trees within G1. The proposals do not encroach beyond 3 percent into RPAs of the retained trees (refer toT133 English Oak) lining the route.

6.4.10 As a precaution against avoidable disturbance to the RPAs, including damage to tree root structures it is recommend that works adopt advice provided in section 7.2 of BS5837:2012 under the heading 'Avoiding Physical Damage to Tree Roots during Demolition or Construction'.

6.4.11 An arboricultural watching brief and the adoption of the procedures for manual excavation should be combined with the siting of barriers 500mm back from the proposed kerb route to enable sufficient working room.

6.4.12 The approach outlined above is also advised for a c.7% incursion within the RPA of G17 (Sycamore and Horse Chestnut) by a footpath section in the east of Phase 1.

6.4.13 **Phasing and Services:** At this stage, Aspect has not been able to assess the influence of all proposed services, levels, or provided input regarding the phasing of construction works as part of the application put forward. Pending the acceptability of the scale and nature of the proposed development to Cherwell District Council and West Oxfordshire Council, it is anticipated that these details will be the subject of a condition i.e. the focus of an Arboricultural Method Statement and *detailed* Tree Protection Plan.

6.4.14 By design it is however known that the foul water rising main for phase 1 and the wider avoids cumulative tree removals, i.e. this feature has been pulled clear of G1 and G2, and where it enters the site from Woodstock Road and Shipton Road, the route utilises the gaps necessitated by the access at both locations.

6.4.15 **Future Pressure**

6.4.16 Tolerance to trees is a subjective matter and seasonably variable, therefore it is reasonable to presume that potential occupiers will factor the presence of retained trees and hedgerows as a major feature of the development when deciding whether to commit to living within close proximity to them.

6.4.17 As a precaution against post-occupation pressure to fell retained trees on the grounds of apprehension or annoyance associated with shade and canopy processes, the design within phase 1 has sought to preclude inappropriate siting of dwellings. An example is shown in the siting and orientation of plot 6 in relation to the shade prediction for T299 Ash.

6.4.18 Across the wider site this design approach will continue to be adopted to ensure that the spatial relationship between the proposals and retained trees/hedgerows enables adequate clearance for continued maintenance access or unmaintained canopy growth where appropriate.

7 CONCLUSIONS

7.1 In accordance with the adopted policies of Cherwell District Council and West Oxfordshire District Council in the context of proposed development, a BS5837:2012 survey and assessment has been prepared to inform the retention of important trees and their contribution to amenity.

7.2 The proposals identify and accommodate all of the tree cover considered to be important to the amenity of the existing (and proposed) site. In addition, the long-term integration of significant trees and groups is considered practicable subject to temporary protection during construction and mitigation for permanent development within RPAs.

7.3 Regardless of poor quality trees that should be removed irrespective of development, the proposals incur the necessary removal of a number of trees and hedgerow sections. The impact of these removals is considered to be acceptable through confident, long-term, integration of appropriate tree cover, alongside opportunities to provide diverse mitigation. Replacement tree planting is expected to increase the canopy area of the site and reinforce the site boundaries, and enhance the long-term amenity potential of the site's overall tree stock.

7.4 In the absence of long-term harm to important trees in particular, it is our professional opinion that the proposals put forward by Vanbrugh Unit Trust and Pye Homes ltd. allow for technical confidence in the long-term viability of retained and appropriate tree cover. The proposals are therefore considered supportable from the arboricultural perspective and in terms of Local Plan Policy where it relates to trees. This opinion is subject to the provision of replacement tree cover, and the adoption of future safeguards as identified within this document.

8 RECOMMENDATIONS (future work)

8.1 For Phase 1 and the Upper Campsfield Road Access in particular, a detailed Arboricultural Method Statement should be required by Condition and subsequently prepared which expands on appendices D and E.

8.2 Heads of Terms for the Method Statement are advised to include: specifications for tree protection barriers, including revisions to barrier locations; a schedule of tree works; a procedure for above soil installations, hard surface removal and excavations within RPAs; phasing of work; and a scheme for auditing tree protection and subsequent reporting to the LPA should feature explicitly throughout.

8.3 Detailed Tree Protection Drawings should be prepared to 1:200 scale to support the AMS, with detail given of proposed levels and service routes.

8.4 A detailed arboricultural Impact Assessment proceeded by design input by an arboriculturalist should be prepared for subsequent phases of the Masterplan once further details become available.

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APPENDICES

APPENDIX A

SURVEY BOUNDARY PLAN (8854 SBP)

KEY:

Extent of Tree Survey
(not application area boundary)

REV	DATE	NOTE	Drawn	Chk'd
A	27.11.14	Updates to survey boundary	GW	RC

REVISIONS

aspect arboriculture

TITLE

South East Woodstock
Survey Boundary Plan

CLIENT

Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
Not to scale	NOV 2014	GW

DRAWING NUMBER	REVISION
8854 SBP 01 Rev A	A

Cited from Google Earth

APPENDIX B

TREE SURVEY SCHEDULE (8854 TS 01)

aspect arboriculture

BS 5837:2012 Tree Schedule: Land South East of Woodstock

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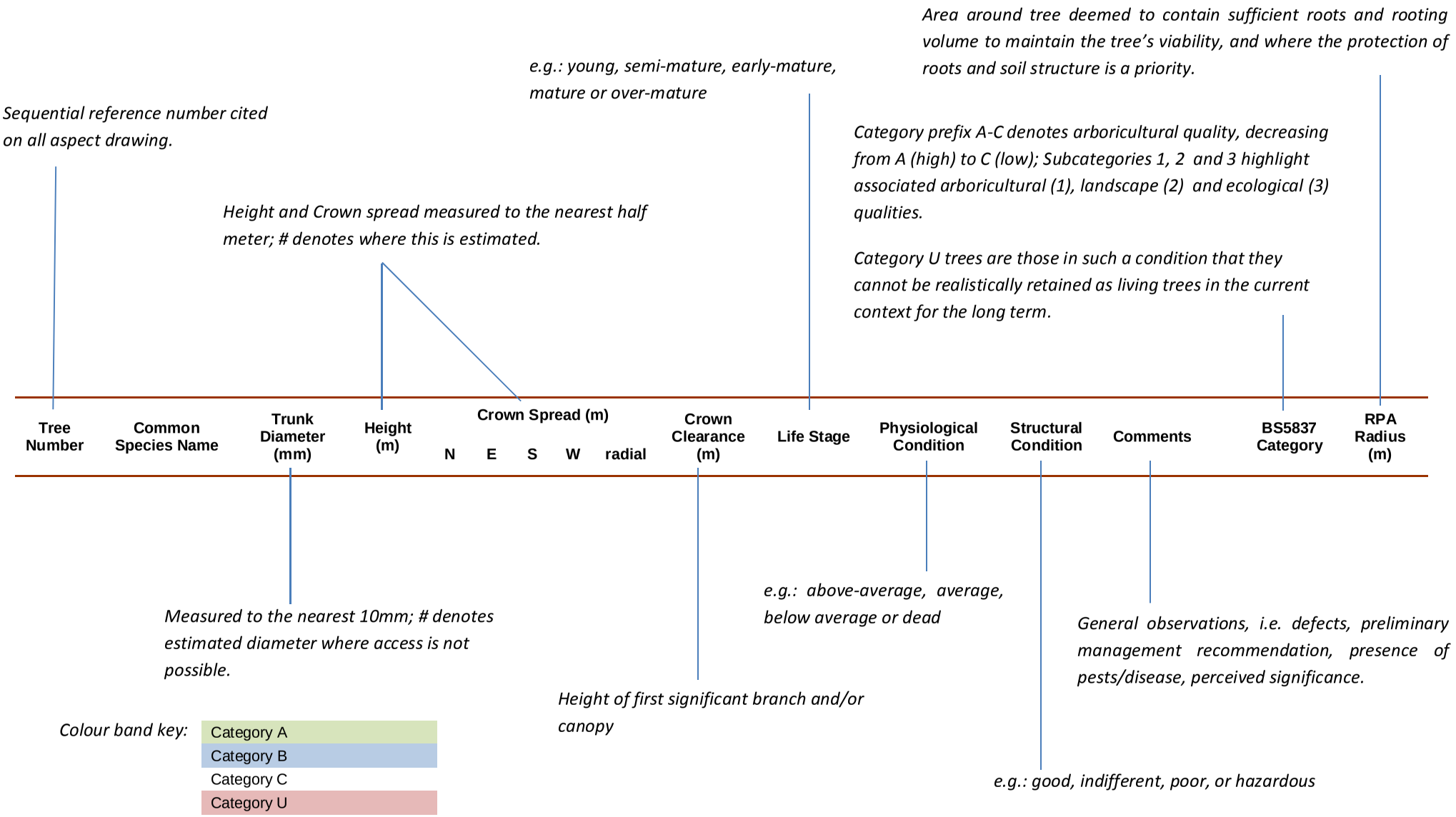
BS5837:2012 Tree Survey: Explanation of Survey Criteria



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

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
1	English Oak	800		0.00	2.00#	5.00#	2.00		5	Mature	Below average	Poor	C12	9.6
2	English Oak	340						2.50	1.75	Early mature	Below average	Poor	U	N/A
3	English Oak	620						2.75	4	Mature	Average	Indifferent	C12	7.5
4	English Oak	360						1.50	1.75	Early mature	Below average	Poor	C12	4.2
5	English Oak	510						2.75	2	Early mature	Average	Poor	C12	6
6	English Oak	590		5.00	-	7.50	2.00		2.5	Mature	Below average	Poor	C12	7.2
7	English Oak	410						2.25	2	Early mature	Below average	Poor	U	N/A
8	English Oak	440		3.00	2.25	5.25	3.00		3.5	Early mature	Below average	Indifferent	C12	5.4
9	English Oak	640		5.50	3.25	5.00	4.50		1.5	Mature	Average	Indifferent	C12	7.8
10	English Oak	350		4.50	4.50	3.00	3.75		1.5	Early mature	Average	Indifferent	C12	4.2
11	English Oak	530		5.00	3.24	3.25	4.25		0.5	Mature	Below average	Indifferent	C12	6.3
12	English Oak	490						3.25	1.75	Early mature	Average	Indifferent	C12	6
13	English Oak	380						3.25	3	Early mature	Below average	Indifferent	C12	4.5
14	English Oak	330	5m					3.00	1.5	Early mature	Below average	Poor	U	N/A
15	Sycamore	910	15m	8.00	8.75	6.00	7.00		2	Mature	Average	Good	A12	10.8
16	English Oak	600						4.00	2	Mature	Average	Indifferent	C12	7.2
17	English Oak	520						4.00	3.75	Early mature	Below average	Indifferent	C12	6.3
18	English Oak	520		3.00	3.00	4.00	3.75		2.75	Early mature	Average	Indifferent	C12	6.3
19	English Oak	550		2.50	-	4.50	3.00		-	Mature	Average	Indifferent	C12	6.6
20	English Oak	640						3.50	4.75	Mature	Average	Moderate	B2	7.8
21	English Oak	770						4.25	4.5	Mature	Below average	Indifferent	C12	9.3
22	English Oak	460						3.50	3	Early mature	Average	Indifferent	C12	5.4
23	Sycamore	320						3.50	0.5	Early mature	Average	Indifferent	C12	3.9
24	English Oak	410						5.25	1	Early mature	Average	Indifferent	C12	4.8
25	English Oak	430						3.50	2	Early mature	Average	Indifferent	B2	5.1
26	English Oak	650						5.00	5	Mature	Below average	Indifferent	B2	7.8
27	English Oak	380						3.25	0.75	Early mature	Average	Indifferent	C12	4.5
28	English Oak	510						4.75	1	Early mature	Average	Indifferent	C12	6
29	Sycamore	410						3.50	4	Early mature	Average	Indifferent	C12	4.8
30	English Oak	600		2.75	6.00#	-	-		2	Mature	Average	Indifferent	B2	7.2
31	English Oak	290						2.75	1.5	Early mature	Average	Indifferent	C12	3.6
32	English Oak	580m		2.00	6.00#	4.00	2.75		5	Mature	Average	Indifferent	B2	6.9
33	Field Maple	590						5.25	1.5	Mature	Average	Moderate	B12	7.2
34	English Oak	410						4.50	5.75	Early mature	Average	Indifferent	B2	4.8
35	Sycamore	330		-	-	-	4.75		6	Early mature	Average	Indifferent	C12	3.9
36	Sycamore	440		-	-	-	5.00		5.25	Early mature	Average	Indifferent	C12	5.4
37	English Oak	400		-	-	-	5.00		5.5	Early mature	Average	Indifferent	C12	4.8
38	Field Maple	7 x 220 av.		-	-	4.25	-		1	Mature	Average	Indifferent	C12	6.9
39	English Oak	650		-	3.00	-	-		4.5	Mature	Below average	Indifferent	C12	7.8
40	English Oak	470						3.00	2.5	Early mature	Average	Indifferent	B2	5.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
41	English Oak	380						3.00	5	Early mature	Average	Indifferent	C12	4.5
42	Sycamore	300						3.00	3	Early mature	Average	Indifferent	C12	3.6
43	Sycamore	250						2.00	6	Early mature	Average	Indifferent	C12	3
44	English Oak	450						3.25	6.25	Early mature	Below average	Indifferent	C12	5.4
45	English Oak	310		2.25	5.00#	1.25	0.00		4.25	Early mature	Below average	Poor	C12	3.6
46	Sycamore	200						1.75	4.25	Early mature	Below average	Indifferent	C12	2.4
47	Sycamore	220						1.75	4	Early mature	Average	Indifferent	C12	2.7
48	Sycamore	180						2.25	4	Early mature	Average	Indifferent	C12	2.1
49	Sycamore	300						2.75	2	Early mature	Average	Indifferent	C12	3.6
50	Sycamore	240		-	-	-	4.50		4.25	Early mature	Average	Indifferent	C12	3
51	English Oak	320						1.75	5	Early mature	Dead	Poor	U	N/A
52	English Oak	460		-	-	-	6.25		4.75	Early mature	Below average	Indifferent	C12	5.4
53	English Oak	380		-	-	-	3.50		7.25	Early mature	Below average	Indifferent	C12	4.5
54	English Oak	410		-	-	-	4.25		3.75	Early mature	Dead	Poor	U	N/A
55	Sycamore	620 270		-	-	-	6.00		0	Mature	Average	Poor	C12	8.1
56	English Oak	420						2.00	5	Early mature	Dead	Poor	U	N/A
57	Sycamore	470		-	5.50	-	-		4	Mature	Average	Poor	C12	5.7
58	Sycamore	490						3.75	0	Mature	Average	Indifferent	C12	6
59	Common Ash	370						3.50	6.5	Early mature	Average	Indifferent	C12	4.5
60	English Oak	450						2.50	6.25	Early mature	Dead	Poor	U	N/A
61	Sycamore	310 180		-	-	-	5.00		0.25	Early mature	Below average	Poor	C12	4.2
62	Sycamore	220		-	-	-	3.00		0.25	Early mature	Average	Indifferent	C12	2.7
63	Sycamore	210		-	-	-	4.75		5.5	Early mature	Average	Indifferent	C12	2.4
64	English Oak	530		-	-	-	4.75		4.5	Early mature	Average	Indifferent	B2	N/A
65	Sycamore	320 190 260		-	-	-	4.75		3.5	Early mature	Average	Poor	C12	5.4
66	Common Ash	360						2.75	5.25	Early mature	Average	Indifferent	C12	4.2
67	English Oak	450		2.50	5.00#	2.50	0.00		5	Early mature	Below average	Poor	C12	5.4
68	Sycamore	220						2.75	3.5	Early mature	Average	Indifferent	C12	2.7
69	Sycamore	240						3.50	3.25	Early mature	Average	Indifferent	C12	3
70	English Oak	570		4.00	4.75	5.50	4.00		2.75	Mature	Below average	Poor	C12	6.9
71	English Oak	460						1.50	3.5		Below average	Poor	U	N/A
72	Common Ash	300 170 170		-	-	-	4.75		4.25	Semi mature	Below average	Poor	C12	4.5
73	Common Ash	350						4.50	5.25	Early mature	Below average	Indifferent	C12	4.2
74	Common Ash	300						3.75	8.75	Early mature	Average	Indifferent	C12	3.6
75	Sycamore	440						3.50	4	Early mature	Average	Indifferent	C12	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
76	Common Ash	270						2.00	4.5	Early mature	Average	Indifferent	C12	3.3
77	Common Ash	200						2.25	1.5	Early mature	Average	Indifferent	C12	2.4
78	Common Ash	280		1.00	3.75	4.25	2.75		4.5	Early mature	Average	Indifferent	C12	3.3
79	Common Ash	430		4.50	2.75	3.25	4.00		2	Early mature	Average	Indifferent	C12	5.1
80	English Oak	550 (over ivy)						2.75	5.5	Mature	Average	Poor	U	N/A
81	English Oak	560		3.00	5.50	4.25	3.00		3.5	Mature	Below average	Indifferent	B2	6.6
82	English Oak	320		2.50	3.50	1.75	1.25		1.75	Early mature	Average	Indifferent	C12	3.9
83	Common Ash	320		4.75	2.75	1.50	4.50		4.25	Early mature	Average	Indifferent	C12	3.9
84	English Oak	480						3.50	5.5	Early mature	Below average	Poor	C12	5.7
85	English Oak	680		7.75	4.50	6.50	4.50		2	Mature	Below average	Poor	C12	8.1
86	English Oak	630		-	5.50	-	-		3.75	Mature	Below average	Indifferent	C12	7.5
87	Sycamore	310						4.00	0.25	Early mature	Average	Indifferent	C12	3.6
88	Sycamore	410		3.00	5.50	5.50	3.00		4.75	Early mature	Average	Indifferent	C12	4.8
89	English Oak	460						2.00	1.5	Early mature	Below average	Poor	U	N/A
90	English Oak	610		3.50	5.50	3.75	4.00		0.5	Mature	Below average	Indifferent	B2	7.2
91	Sycamore	330						4.25	3	Early mature	Average	Indifferent	C12	3.9
92	Sycamore	310						2.00	3	Early mature	Average	Indifferent	C12	3.6
93	Sycamore	270						2.25	4.5	Early mature	Average	Indifferent	C12	3.3
94	Sycamore	270		0.00	4.00	4.00	0.00		0	Early mature	Average	Indifferent	C12	3.3
95	English Oak	360		2.00	5.25	2.00	0.00		3	Early mature	Average	Poor	C12	4.2
96	Field Maple	320 200						3.50	1.75	Early mature	Average	Indifferent	C12	4.5
97	Sycamore	260						2.50	0.5	Early mature	Average	Indifferent	C12	3
98	Sycamore	350						3.00	4.75	Early mature	Average	Indifferent	C12	4.2
99	Field Maple	420						4.00	4.25	Mature	Below average	Indifferent	U	N/A
100	English Oak	400						2.50	3	Early mature	Average	Indifferent	C12	4.8
101	Sycamore	460						4.00	1.725	Early mature	Average	Indifferent	C12	5.4
102	Sycamore	390						3.50	3	Early mature	Average	Indifferent	C12	4.8
103	Sycamore	880	15m	7.75	8.25	7.50	7.00		0.75	Mature	Average	Moderate	B12	10.5
104	Common Ash	440 460		5.50	7.00	7.50	6.75		0.75	Mature	Below average	Poor	C12	7.5
105	Sycamore	350						3.25	2.25	Early mature	Average	Indifferent	C12	4.2
106	Sycamore	320						3.25	1	Early mature	Average	Indifferent	C12	3.9
107	Sycamore	410						4.50	2.5	Early mature	Average	Indifferent	C12	4.8
108	Sycamore	370						3.00	1.25	Early mature	Average	Indifferent	B2	4.5
109	Sycamore	310		2.75	4.75	4.00	1.00		0.75	Early mature	Average	Indifferent	B2	3.6
110	Sycamore	410						5.25	3.5	Early mature	Average	Indifferent	C12	4.8
111	English Oak	520						4.00	4.5	Early mature	Average	Moderate	B12	6.3
112	Sycamore	380		1.50	5.00	5.00	4.00		1.25	Early mature	Average	Indifferent	C12	4.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
113	English Oak	450						1.75	4.75	Early mature	Dead	Poor	U	N/A
114	English Oak	680	14m	3.50	4.50	5.75	4.00		1.5	Mature	Average	Indifferent	B2	8.1
115	Sycamore	330		3.25	4.25	4.00	3.25		3	Early mature	Average	Indifferent	C12	3.9
116	Sycamore	310						3.50	1.75	Early mature	Average	Poor	U	N/A
117	Sycamore	230 190						3.75	0.5	Early mature	Average	Poor	U	N/A
118	English Oak	350						4.00	1	Early mature	Average	Poor	C12	4.2
119	English Oak	590		2.00	6.50	6.75	1.50		6	Mature	Average	Poor	C12	7.2
120	Beech	330		6.50	4.50	4.50	7.25		4	Early mature	Average	Poor	C12	3.9
121	Sycamore	280		4.00	4.50	2.00	2.00		4.25	Early mature	Average	Indifferent	C12	3.3
122	Sycamore	270		1.50	3.25	3.00	1.50		1.75	Early mature	Average	Indifferent	C12	3.3
123	Sycamore	410						4.00	-	Early mature	Average	Indifferent	C12	4.8
124	English Oak	360		0.00	5.00#	2.50	0.00		-	Early mature	Below average	Poor	C12	4.2
125	Sycamore	480						3.50	0.5	Mature	Average	Indifferent	C12	5.7
126	English Oak	800#		0.00	-	-	-		N/A	Mature	Dead	Poor	U	N/A
127	Sycamore	370		3.00	3.00	4.50	3.00		1.5	Early mature	Average	Indifferent	C12	4.5
128	Sycamore	340		4.50	1.75	3.50	4.50		1.5	Early mature	Average	Indifferent	C12	4.2
129	English Oak	340						2.00	5.5	Early mature	Dead	Poor	U	N/A
130	Sycamore	270						2.50	7.5	Early mature	Average	Indifferent	C12	3.3
131	English Oak	610 (at 0.2m)		5.25	2.25	3.75	3.75		1.5	Mature	Below average	Indifferent	C12	7.2
132	Sycamore	360		5.75	2.75	3.25	3.00		3	Mature	Average	Indifferent	C12	4.2
133	English Oak	580 (over ivy)		5.00	3.50	5.75	2.00		2.5	Mature	Below average	Indifferent	C12	6.9
134	Beech	470 195	15m	5.50	5.00	5.75	8.00		0.25	Mature	Average	Poor	B2	6
135	English Oak	410		2.00	3.00	3.25	2.50		4.75	Mature	Poor	Poor	C12	4.8
136	Common Ash	490		2.50	4.00	7.75	4.00		0	Mature	Below average	Indifferent	C12	6
137	English Oak	380 (over ivy)		2.00	4.00	5.50	1.00		3	Mature	Poor	Poor	C12	4.5
138	Sycamore	320 (over ivy)		2.50	2.75	5.50	3.75		0.2	Mature	Average	Poor	C12	3.9
139	English Oak	770 (over ivy)	15m	6.00	5.25	8.50	7.25		3	Mature	Below average	Indifferent	B2	9.3
140	English Oak	515						3.00	6.5	Mature	Poor	Poor	U	N/A
141	Common Ash	280						4.00	6	Mature	Below average	Indifferent	C12	3.3
142	Common Ash	300						4.50	6	Mature	Average	Indifferent	C12	3.6
143	Common Ash	250		3.00	1.50	2.50	5.00		5	Mature	Average	Indifferent	C12	3
144	Common Ash	270		6.00	2.50	0.00	1.00		4.25	Mature	Average	Indifferent	C12	3.3
145	Sycamore	450		5.75	2.50	4.50	5.50		2	Mature	Average	Indifferent	B2	5.4
146	Sycamore	690	16m	8.25	3.00	5.25	7.75		0	Mature	Average	Indifferent	B2	8.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
147	Sycamore	340 (over ivy)		3.25	3.50	5.00	3.50		4	Mature	Average	Indifferent	C12	4.2
148	Common Ash	425		5.00	3.00	5.00	4.00		3	Mature	Below average	Indifferent	C12	5.1
149	English Oak	480		2.75	3.25	5.00	2.75		6	Mature	Below average	Indifferent	C12	5.7
150	English Oak	550 (over ivy)						3.50	4.2	Mature	Below average	Indifferent	C12	6.6
151	English Oak	745 (over ivy)		6.00	5.75	7.50	6.00		5	Mature	Below average	Indifferent	B2	9
152	Common Ash	2 x 470 (over ivy)						8.00	2	Mature	Good	Indifferent	B12	8.1
153	English Oak	605 (over ivy)		0.00	3.00	9.00	7.00		3	Mature	Below average	Poor	C12	7.2
154	English Oak	475						4.50	4	Mature	Below average	Indifferent	C12	5.7
155	Common Ash	320 (over ivy)		4.50	3.50	4.25	3.00		2.5	Mature	Average	Indifferent	B2	3.9
156	English Oak	520 (over ivy)						6.00	3	Mature	Average	Indifferent	B12	6.3
157	English Oak	475						3.75	2	Mature	Below average	Poor	B2	5.7
158	English Oak	485						4.50	1	Mature	Average	Indifferent	B2	5.7
159	Field Maple	300		5.00	5.00	4.00	3.50		1.5	Mature	Below average	Indifferent	B1	3.6
160	English Oak	510		1.00	-	-	-		4	Mature	Below average	Poor	C12	6
161	English Oak	300		1.00	-	-	-		6	Mature	Poor	Poor	C12	3.6
162	Sycamore	560		6.75	-	-	-		0	Mature	Good	Indifferent	B12	6.6
163	Field Maple	5 x 270 av.		4.75	-	-	-		1.5	Mature	Below average	Poor	B2	7.25
164	English Oak	495						3.75	2	Mature	Below average	Indifferent	B2	6
165	English Oak	550		3.50	-	-	-		1.5	Mature	Poor	Poor	C12	6.6
166	Sycamore	370						4.25	2.5	Mature	Good	Poor	C12	4.5
167	Field Maple	320		1.00	2.00	3.00	1.00		3	Mature	Below average	Poor	C12	3.9
168	Sycamore	370						4.25	3	Mature	Good	Indifferent	C12	4.5
169	Field Maple	220 240 390		2.00	3.00	1.50	5.00		1.5	Mature	Below average	Poor	C12	6
170	Sycamore	310						3.75	3	Mature	Average	Poor	C12	3.6
171	English Oak	650	17m	8.75	6.00	5.75	6.50		0	Mature	Good	Indifferent	B12	7.8
172	Sycamore	605		5.75	1.50	4.00	6.00		4	Mature	Below average	Indifferent	C12	7.2
173	Sycamore	410		4.25	4.00	3.00	3.00		6	Mature	Average	Poor	C12	4.8
174	English Oak	370		3.00	3.00	4.00	4.50		5	Mature	Average	Indifferent	C12	4.5
175	Sycamore	510		1.00	2.00	8.00	5.00		4	Mature	Below average	Poor	C12	6
176	Sycamore	180 250		2.00	2.00	4.00	3.00		0	Early mature	Average	Poor	C12	3.6
177	English Oak	305						4.00	0.25	Early mature	Average	Indifferent	C12	3.6
178	Sycamore	400						2.75	8	Mature	Poor	Poor	C12	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
179	Sycamore	280		2.25	2.25	2.25	1.50		3	Mature	Average	Indifferent	C12	3.3
180	English Oak	510						5.75	4	Mature	Good	Indifferent	B12	6
181	Field Maple	320		5.00	1.75	1.75	2.25		3	Mature	Below average	Poor	C12	3.9
182	Field Maple	410		3.25	1.75	5.00	1.75		-	Mature	Below average	Indifferent	C12	4.8
183	English Oak	440		3.00	3.00	3.75	3.75		2	Mature	Below average	Indifferent	C12	5.4
184	English Oak	605		4.00	4.00	4.50	3.00		6	Mature	Poor	Poor	C12	7.2
185	Yew	260#		4.25	4.25	6.00	3.00		0	Mature	Average	Poor	C12	3
186	English Oak	630		7.25	4.00	7.00	6.75		5	Mature	Below average	Indifferent	B2	7.5
187	English Oak	600 (over ivy)		8.00	4.75	1.75	6.50		4	Mature	Below average	Poor	C12	7.2
188	English Oak	580 (over ivy)		3.00	2.00	2.00	6.00		2	Mature	Poor	Poor	C12	6.9
189	English Oak	250		2.25	3.75	3.75	1.75		0.5	Mature	Poor	Poor	C12	3
190	Common Ash	470		3.25	4.00	7.50	3.00		3	Mature	Below average	Poor	C12	5.7
191	Beech	280		1.00	3.00	3.00	3.00		2	Mature	Below average	Poor	C12	3.3
192	English Oak	335		2.00	1.00	4.00	3.00		7	Early mature	Below average	Poor	C12	3.9
193	English Oak	490 (over ivy)						2.00	5	Mature	Poor	Poor	U	N/A
194	English Oak	460		6.00	0.00	0.00	2.00		4	Mature	Below average	Poor	C12	5.4
195	Sycamore	305		4.00	2.00	2.25	3.00		3	Mature	Average	Poor	C12	3.6
196	English Oak	435 (over ivy)						2.00	6	Mature	Dead	Poor	U	N/A
197	English Oak	870 (over ivy)	17m	4.25	7.50	6.00	9.00		3	Mature	Below average	Indifferent	B2	10.5
198	English Oak	495						4.00	5	Dead	Dead	Poor	U	N/A
199	English Oak	460		2.00	7.00	8.00	3.00		3	Mature	Below average	Poor	C12	5.4
200	Field Maple	4 x 180 av.		2.00	1.75	4.00	2.50		-	Mature	Below average	Poor	C12	4.2
201	Sycamore	280#		2.75	3.50	4.50	2.00		0	Mature	Average	Poor	C12	3.3
202	English Oak	670		4.50	4.00	4.00	2.75		5	Mature	Poor	Indifferent	C12	8.1
203	Sycamore	360		6.00	4.50	5.00	3.00		4	Mature	Average	Indifferent	C12	4.2
204	English Oak	450#						3.50	3	Mature	Poor	Poor	C12	5.4
205	English Oak	400#						3.00	3	Mature	Poor	Poor	U	N/A
206	English Oak	520						5.50	5.25	Mature	Below average	Indifferent	B2	6.3
207	English Oak	480		3.00	1.00	4.00	1.00		3	Mature	Dead	Poor	U	N/A
208	English Oak	780 (over ivy)		6.00	4.00	11.00	7.00		3.5	Mature	Below average	Poor	C12	9.3
209	Beech	390						5.00	1	Mature	Average	Indifferent	B12	4.8
210	Sycamore	450#		5.75	5.75	2.00	5.75		0	Mature	Good	Indifferent	C12	5.4
211	Sycamore	715	23m	7.25	3.75	7.50	7.50			Mature	Good	Indifferent	B2	8.7
212	English Oak	375		5.25	1.00	0.00	1.50			Mature	Poor	Poor	C12	4.5
213	Sycamore	495		3.25	2.25	3.25	1.00			Mature	Poor	Poor	C12	6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
214	English Oak	320						0.00		Mature	Dead	Poor	U	N/A
215	Sycamore	380		3.25	4.75	2.00	3.75			Mature	Below average	Indifferent	C12	4.5
216	Sycamore	585		4.75	5.00	7.75	6.75			Mature	Good	Indifferent	B2	6.9
217	Common Ash	540# 400#		6.25	3.00	6.50	3.75			Mature	Below average	Poor	B2	8.1
218	Sycamore	380		5.25	2.75	5.75	6.25			Mature	Average	Indifferent	C12	4.5
219	English Oak	405		4.75	5.00	2.50	3.00			Mature	Below average	Indifferent	C12	4.8
220	English Oak	460		2.00	2.00	6.50	2.25			Mature	Poor	Poor	C12	5.4
221	Sycamore	575		4.75	3.00	7.00	7.00			Mature	Below average	Indifferent	B2	6.9
222	Sycamore	255 270 185		3.25	3.25	4.50	3.75			Mature	Average	Poor	C12	5.1
223	Syacmore	570						8.25		Mature	Average	Indifferent	B2	6.9
224	Common Ash	3 x 300 av. 2 x 110 av	14m					5.75	2	Mature	Average	Poor	B2	6.6
225	Norway Maple	480 (at 0.5m over ivy)	9m					4.75	1.75	Mature	Below average	Indifferent	C12	5.7
226	Common Ash	2 x 295	10m					3.75	3	Mature	Good	Indifferent	C12	5.1
227	Norway Maple	455	11m					5.50	2	Mature	Average	Indifferent	C12	5.4
228	Common Ash	220	7m					4.50	1.5	Early mature	Average	Indifferent	C12	2.7
229	Norway Maple	2 x 155	7m					3.00	2.75	Early mature	Below average	Indifferent	C12	2.7
230	Common Ash	145 190	7m					2.50	2.75	Early mature	Below average	Poor	C12	3
231	Norway Maple	260#	7m					2.25	2.75	Early mature	Below average	Poor	C12	3
232	Common Ash	165	5m					2.00	2.75	Early mature	Below average	Poor	C12	2.1
233	Field Maple	3 x 150	5m					2.25	2	Mature	Average	Poor	C12	3
234	Norway Maple	210	8m					2.25	2	Early mature	Below average	Indifferent	C12	2.4
235	English Oak	800#	7m					6.00	1.75	Mature	Below average	Poor	C12	9.6
236	Common Ash	2 x 150 100	7m					3.75	2.75	Early mature	Below average	Indifferent	C12	7.2
237	Elm	200	7m					2.50	3	Early mature	Below average	poor	U	N/A
238	Elm	200#	8m					2.50	3	Early mature	Below average	Poor	C12	2.4
239	Common Ash	7 x 380 av. 3 x 195 av.	18m					9.75	1	Mature	Good	Poor	B2	11.7
240	Sycamore	5 x 220# av.	11m					4.00	3.5	Mature	Average	Poor	B2	6
241	Sycamore	330# 100# 100#	11m					4.00	3	Mature	Average	Poor	B2	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
242	Sycamore	250#	9m					4.00	3.5	Early mature	Below average	Indifferent	C12	3
243	Lawson Cypress	120#	7m					1.00	0	Early mature	Average	Indifferent	C12	1.5
244	Lawson Cypress	120#	7m					1.00	0	Early mature	Average	Indifferent	C12	1.5
245	Sycamore	5 x 300# av.	16m					7.00	3	Mature	Good	Poor	B2	8.1
246	Sycamore	4 x 250# av.	12m					3.75	3	Mature	Good	Poor	C12	6
247	Field Maple	5 x 120# av.	6m					5.25	3	Mature	Average	Poor	C12	3.3
248	Pine spp.	400#	12m					5.25	2.75	Mature	Average	Indifferent	B2	4.8
249	Pine spp.	380#	12m					5.25	2.75	Mature	Average	Indifferent	B2	4.5
250	Norway Maple	300#	10m					3.00	2.75	Early mature	Below average	Poor	C12	3.6
251	Norway Maple	400#	8m					5.25	2.75	Mature	Average	Indifferent	B2	4.8
252	Norway Maple	150#	6m					2.00	2.75	Early mature	Below average	Indifferent	C12	1.8
253	Pine spp.	220#	11m					4.00	2.75	Mature	Average	Indifferent	B2	2.7
254	Pine spp.	500#	12m					4.00	2.75	Mature	Average	Below average	B2	6
255	Field Maple	300#	8m					4.25	3	Mature	Below average	Indifferent	B2	3.6
256	Field Maple	380#	8m					5.00	3	Mature	Good	Indifferent	B2	4.5
257	Goat Willow	420#	6m					5.00	2.75	Mature	Good	Indifferent	B2	5.1
258	Field Maple	280	7m					4.50	2.75	Mature	Below average	Indifferent	B2	3.3
259	Norway Maple	310#	9m					4.75	2.75	Mature	Average	Indifferent	B2	3.6
260	Pine spp.	220#	9m					4.75	2.75	Mature	Average	Poor	B2	2.7
261	Pine spp.	400#	10m					6.00	2.75	Mature	Average	Indifferent	B2	4.8
262	Field Maple	200#	6m					3.50	2.75	Early mature	Average	Indifferent	C12	2.4
263	Whitebeam	150#	5m					2.00	2.75	Semi mature	Below average	Indifferent	C12	1.8
264	Pine spp.	350#	9m					4.75	2.75	Mature	Average	Indifferent	B2	4.2
265	Whitebeam	180#	5m					3.00	2.75	Semi mature	Below average	Indifferent	C12	2.1
266	Norway Maple	240#	9m					3.75	2.75	Mature	Average	Indifferent	B2	3
267	Pine spp.	250#	9m					3.00	2.75	Mature	Below average	Indifferent	B2	3
268	Pine spp.	280#	10m					4.25	2.75	Mature	Average	Indifferent	B2	3.3
269	Pine spp.	340#	11m					3.50	2.75	Mature	Average	Indifferent	B2	4.2
270	Norway Maple	250#	10m					3.75	3	Mature	Average	Poor	B2	3
271	Scots Pine	260#	9m					4.00	2	Mature	Average	Indifferent	B2	3
272	Norway Maple	250#	7m					4.75	3	Mature	Below average	Indifferent	B2	3
273	Field Maple	220#	6m					4.25	1.75	Mature	Average	Indifferent	B2	2.7
274	Field Maple	250#	7m					4.00	2.75	Mature	Average	Indifferent	B2	3
275	Norway Maple	300#	8m					4.25	3	Mature	Below average	Indifferent	B2	3.6
276	Field Maple	280#	6m					3.00	2.75	Mature	Below average	Indifferent	B2	3.3
277	Norway Maple	400#	10m					6.75	3.75	Mature	Below average	Indifferent	B2	4.8
278	Weeping Willow	330#	9m					5.00	0.5	Mature	Average	Indifferent	C12	3.9
279	Elder	2 x 220#	7m					3.00	2.50	Mature	Average	Poor	C12	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
280	Norway Maple	205 3 x 140 av.	8m					3.50	0.50	Mature	Average	Poor	C12 (B2 as collection with T281, T282)	3.9
281	Norway Maple	8 x 125 av.	7m					4.00	0.50	Mature	Average	Poor	C12 (B2 as collection with T280, T282)	3.3
282	Norway Maple	355	9m					4.00	0.50	Mature	Average	Poor	C12 (B2 as collection with T280, T281)	4.2
283	3 x Cherry	110	5m					1.00	0.50	Semi mature	Below average	Poor	U	N/A
284	Norway Maple	2 x 175	7m					4.25	2.00	Early mature	Average	Poor	C12	3
285	Wild Cherry	400#	7m	4.00#	2.00#	4.00#	3.5#		1.75	Mature	Below average	Indifferent	C12	4.8
286	Common Ash	2 x 220#	10m					3.75	6.50	Early mature	Average	Poor	C12	3.6
287	Golden Lawson Cypress	350#	10m#					3.00#	0#	Mature	Good	Indifferent	C12	4.2
288	Weeping Willow	430#	8m					4.00	0.50	Mature	Good	Indifferent	C12	5.1
289	Weeping Willow	430#	8m					4.00	0.5	Mature	Good	Indifferent	C12	5.1
290	Eucalyptus	300#	6m					4.00	3	Mature	Average	Indifferent	C12	3.6
291	Golden Lawson Cypress	250#	8m#					2.25#	0#	Early mature	Good	Indifferent	C12	3
292	Leyland Cypress	150 180	5m#					3.00#	1	Mature	Average	Poor	C12	2.7
293	Sycamore	120#	6m	-	-	-	2.75		2	Semi mature	Average	Poor	C12	1.5
294	Wild Cherry	280#	8m	-	-	-	5.50		2	Mature	Below average	Poor	C12	3.3
295	Wild Cherry	300#	11m	-	-	-	4.00		2	Mature	Below average	Poor	C12	3.6
296	Sycamore	400#	15m					6.00	3	Mature	Below average	Indifferent	B2	4.8
297	Common Lime	380#	12m					5.00	2.25	Mature	Good	Indifferent	B12	4.5
298	English Oak	420#	10m					2.00	7	Mature	Average	Indifferent	B12	5.1
299	Common Ash	980#	22m					3.50	7	Over mature	Average	Indifferent	C12	11.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
300	Common Lime	320#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.9
301	Cherry	200#	7m (as average of collection					2.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
301a	Field Maple	200#	7m (as average of collection					2.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
302	Norway Maple	260#	7m (as average of collection					2.50	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3
303	Norway Maple	190#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
304	Norway Maple	200#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
305	Norway Maple	200#	7m (as average of collection					3.50	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
306	Norway Maple	250#	7m (as average of collection					3.50	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3
307	Standing Deadwood	150#	7m (as average of collection					2.00	3.25 (as average of G16)		Dead	Poor	U	N/A
308	Common Lime	260#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3
309	Common Ash	130#	7m (as average of collection					1.50	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	1.5
310	Common Lime	140#	7m (as average of collection					2.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	1.8
311	Field Maple	240#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3
312	Common Lime	130#	7m (as average of collection					1.75	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	1.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
313	Field Maple	300#	7m (as average of collection					4.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
314	Common Ash	160#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	1.8
315	Sycamore	310#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
316	Common Ash	190#	7m (as average of collection					2.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
317	Field Maple	220#	7m (as average of collection					3.50	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.7
318	Common Lime	290#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
319	Sycamore	130#	7m (as average of collection					2.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	1.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
320	Sycamore	190#	7m (as average of collection					2.50	3.25 (as average of G16)		Poor	Poor	U	N/A
321	Norway Maple	190#	7m (as average of collection					2.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
322	Field Maple	290#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
323	Field Maple	290#	7m (as average of collection					3.25	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
324	Field Maple	290#	7m (as average of collection					2.50	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
325	Common Lime	215	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.7
326	Elm	205#	7m (as average of collection					2.75	3.25 (as average of G16)		Poor	Poor	U	2.4
327	Standing Deadwood	220#	7m (as average of collection					2.00	3.25 (as average of G16)		Dead	Poor	U	2.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
328	Standing Deadwood	250#	7m (as average of collection					2.00	3.25 (as average of G16)		Dead	Poor	U	N/A
329	Norway Maple	250#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3
330	Field Maple	200#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.4
331	Field Maple	260#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3
332	Field Maple	310#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	3.6
333	Field Maple	250#	7m (as average of collection					3.00	3.25 (as average of collection)	Early mature	Poor	Indifferent	C12	3
334	Common Ash	180	7m (as average of collection					2.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	2.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
335	Common Ash	190#	7m (as average of collection					2.00	3.25 (as average of collection)	Early mature	Average	Indifferent	C12	200
336	Sycamore	290#	8m					3.00	4	Early mature	Average	Indifferent	C12	3.3
337	Field Maple	600#	7m	3.00	6.00	3.00	5.00		4	Over mature	Poor	Poor	C12	8.4
338	Field Maple	700#	12m					6.50	7	Over mature	Poor	Poor	U	N/A
339	Weeping Willow	810 (over ivy)	15m	5.75	8.75	8.00#	5.00#		0.5	Mature	Good	Poor	B2	9.6
340	Field Maple	550#	10m					6.00	4	Over mature	Poor	Indifferent	C12	6.6
341	Field Maple	450#	9m	3.00#	2.00#	4.00#	6.00#		5	Over mature	Below average	Indifferent	C12	5.4
342	Common Ash	300#	10m	4.75	4.75	3.00	2.00		3	Mature	Average	Indifferent	C12	3.6
343	Weeping Willow	570	12m					6.50	0.5	Mature	Good	Poor	B2	6.9
344	Common Ash	4 x 230 av.	13m					7.00	2	Mature	Good	Poor	B2	5.4
345	Common Ash	305 315	12m	5.00	2.50	6.50	6.00		2.5	Mature	Average	Poor	B2	5.4
346	Scots Pine	300	9m	3.50	4.50	4.50	1.00		2.5	Mature	Below average	Poor	C12	3.6
347	Common Ash	340	12m	6.00	5.25	6.75	6.00		2	Mature	Average	Indifferent	B2	4.2
348	Sycamore	810 (at 0.75)	14m	6.00	7.25	7.50	7.50		0.5	Mature	Good	Poor	B2	9.6
349	Hawthorn	2 x 200# av.	6m	0.50	2.50	2.50	2.50		1	Mature	Poor	Poor	C12	3.3
350	Sycamore	520#	14m					6.25	1.5	Mature	Below average	Indifferent	B2	6.3
351	Norway Maple	200	6m					2.00	2.75	Semi-mature	Average	indifferent	C12	2.4
352	Cherry	250	7m					3.00	2.75	Early Mature	Average	indifferent	B12	3
353	Cherry	220	7m					2.50	2.75	Early Mature	Average	Poor	C12	2.7
354	Lime	250	7m					3.25	2.75	Early Mature	Average	Poor	B12	3
355	Lime	205	5m					2.75	2.75	Early Mature	Average	Poor	B12	2.4
356	Lime	250	7m					3.50	2.75	Early Mature	Average	Poor	B12	3
357	Lime	230	7m					3.00	2.75	Early Mature	Average	Poor	B12	2.7
358	Norway Maple	350	10m					4.00	2.75	Early Mature	Average	Poor	B12	4.2
359	Norway Maple	330	9m					4.50	2.75	Mature	Average	Poor	B12	3.9
360	Whitebeam	215	6m					3.00	2.75	Mature	Average	Poor	C12	2.7
361	Whitebeam	200	5m					2.75	2.5	Early Mature	Average	Poor	C12	2.4
362	Norway Maple	370	10m					4.00	2.5	Early Mature	Average	Poor	B12	4.5
363	Whitebeam	200	5m	4.00	3.00	2.50	2.75		3.5	Mature	Average	Poor	C12	2.4
364	Whitebeam	180	5m					3.00	2	Mature	Average	Poor	C12	2.1
365	Norway Maple	350	9m					5.25	2	Mature	Average	Poor	B12	4.2
366	Norway Maple	350#	8m	4.50	4.50	3.50	2.75		3	Mature	Average	Poor	B12	4.2
367	Norway Maple	350#	8m					3.75	3.5	Mature	Average	Poor	B12	4.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial						
368	Lime	230#	7m	2.75	1.75	2.75	1.75		3	Semi mature	Average	Poor	C12	2.7
369	Norway Maple	330#	7m	4.00	3.50	4.00	4.00		2.5	Mature	Average	Indifferent	B12	3
370	Lime	340#	7m	3.25	4.00	3.75	3.25		2.75	Early Mature	Average	Indifferent	B12	3.9
371	Cherry	390#	6m	4.00	5.00	5.00	4.75		2.75	Mature	Average	Indifferent	B12	4.8
372	Cherry	390#	6m	3.00	4.00	2.50	1.00		2.5	Mature	Average	Poor	C12	4.8
373	Lime	300	8m	3.00	3.00	2.75	3.00		2.752.75	Early Mature	Average	Indifferent	B12	3.6
374	Cherry	250	5m					3.00	2.75	Early Mature	Average	Indifferent	C12	3
375	Lime	340	8m	3.75	4.50	4.00	4.00		2	Early Mature	Average	Indifferent	B12	4.2
376	Cherry	370#	7m	3.75	4.00	4.00	4.25		3	Mature	Average	Indifferent	B12	4.5
377	Cherry	330#	7m					4.75	3	Mature	Average	Indifferent	B12	3.9
378	Lime	220#	7m					3.50	2.75	Early Mature	Average	Indifferent	B12	2.7
379	Corsican Pine	440	12m	4.50	5.00	3.00	5#		3.25	Mature	Average	Indifferent	B12	5.4
380	Norway Maple	490#	14m	7.00	6.50	4.50	7#		2.5	Mature	Average	Indifferent	B12	6
381	Norway Maple	390#	12m	3.75	6.00	5.25	6.75#		4.25	Mature	Average	Indifferent	B12	4.8
382	Field Maple	270#	5m	2#	3.00	3.00	3#		4.25	Early Mature	Below Average	Poor	C12	3.3
383	Norway Maple	400#	14m	5.00	0.00	6.00	6.00		3	Mature	Average	Poor	B2	4.8
384	Goat Willow	380#	8m	4.00	4.50	6.00	5#		2.75	Mature	Average	Indifferent	B12	4.5
385	Plum	4 x 200#	8m					5.00	3.5	Mature	Average	Indifferent	C12	4.8
386	Lime	410	13m	4.00	5.00	4.00	2.00		3.75	Mature	Below Average	Poor	B2	4.8
387	Hawthorn	3 x 60#	5m					2.75	0.5	Mature	Average	Indifferent	C12	1.2
388	Lime	660	16m	6.50	5.00	5.50	1.00		2.75	Mature	Average	Poor	B2	7.8
389	Lime	510	16m	3.50	3.50	4.75	3.75		5	Mature	Below Average	Indifferent	B2	6
390	Ash	215	10m	3.50	3.50	3.50	0.50		2.25	Early Mature	Average	Poor	C12	2.7
391	Sycamore	6 x 230	11m					7.75	0	Mature	Average	Poor	C12	6.9
G1	Understory of: Common Ash Hazel Elder Hawthorn Sycamore Field Maple	N/A	N/A					N/A	N/A	Young to Mature	Poor to Average	Poor to Indifferent	A123	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
G2	English Oak Sycamore Common Ash Field Maple Understory of: Ash Hazel Elder Hawthorn Sycamore Field Maple	700 4 x 550 (max at site edge border)	N/A					N/A	N/A	Young to Mature	Poor to Average	Poor to Indifferent	A123	15
G3	Sycamore Common Ash English Oak Understory: Hazel Field Maple Hawthorn Lilac	2 x 400 max (over ivy at 0.5m)	13m max 4m min					6.25 max	3	Mature	Below average to Good	Poor to Indifferent	B2	6.9
G4	Sycamore x 6	5 x 190# av. Max	14m					5.50	1	Mature	Average	Poor	B2	5.1
G5	Common Ash Silver Birch	450 max (over ivy)	11m max					5.50	3	Mature	Poor to Average	Poor	C12	5.4
G6	Common Ash Sycamore	305 400 max	19m max					7.50 max	2	Mature	Average	Pooor to Indifferent	B2	6
G7	Blackthorn English Oak Hawthorn	6 x 110 av. max	6m max					4.50 max	1	Early Mature to Mature	Poor to Average	Poor to Indifferent	C12	3.3
G8	Common Ash	335 max	14.5m max					6.25	3	Mature	Average	Poor	B2	3.9
G9	Sycamore Common Ash	4 x 200 av. max	14m max					6.00	3	Mature	Good	Poor	B2	4.8
G10	Sycamore Common Ash Understory of: Elm Blackthorn	520 360 350 max	17m max					7.75	3	Mature	Average	Poor to Indifferent	B2	10.8
G11	Sycamore	5 x 280 av. Max	13m max					5.75	3	Mature	Average	Poor	B2	7.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
G12	Norway Maple Sumac Understory of: Dogwood Norway Maple Lilac	2 x 160# max	7m max					2.75	0	Early Mature to Mature	Below average to Average	Poor to Indifferent	C12	2.7
G13	Lawson Cypress Sycamore Common Lime	500# max	16m max					6.50	2#	Mature	Average	Indifferent	B12	6
G14	Hawthorn Norway Maple English oak Field Maple Laburnum Elm Understory of: Blackthorn Hawthorn Elm Field Maple	340 max (over ivy)	9m max					5.00 max	1.5 to 2	Mature	Average	Indifferent	B2	4.2
G15	Sycamore Field Maple Lawson Cypress Silver Birch Horse Chestnut Common Ash Elm Understory of: Dogwood Field Maple Blackthorn Hawthorn Beech	550# max	13m max					6.00 max	1.5 to 3	Early mature to Mature	Poor to Average	Poor to Indifferent	B2	6.6
G16	Bamboo Silver Birch Cherry Hornbeam Italian Alder Himalayan Birch Elm Leapold Norway Maple Purple Norway Maple Apple	420# max	6.5m to 11m					1.75 max into site	2	Semi-mature to mature	Average	Indifferent	B2	5.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
G17	Sycamore Ash Plum Blackthorn Elm	5 x 230# av. max	16m max					6.25 max	4	Mature	Average	Poor to Indifferent	B12	6.3
G18	Field Maple Elm Blackthorn	300# 200# max	9m max					4.50	4	Mature	Average	Indifferent	B12	4.2
G19	Scots Pine Sycamore Field Maple English Oak Ash	900# max.	25m max 23m ave.					5.50	2	Mature	Average	Indifferent	A12	10.8 max
G20	Sycamore	6 x 190 max.	14 max					4.50	2.5	Mature	Average	Poor	C12	5.7
G21	Blackthorn Hawthorn Elder Sycamore Field Maple Plum Dogwood	4 x 70 max.	6 max.					2.50	0.5	Young to Mature	Average	Poor	C12	1.8
G22	Sycamore	6 x 190 max.	14 max					5.00	2.5	Mature	Average	Poor	C12	5.7
G23	Sycamore Field Maple Elder Blackthorn	6 x 190 max.	12 max					4.50	2.5	Mature	Average	Poor	C12	5.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
H1	Hawthorn Field Maple Elm Common Ash Blackthorn Sycamore Privet	100# max	2m to 3m					1.5 max	0	Mature	Good	Indifferent	C12	1.2
H2	Elm Sycamore Dogwood Blackthorn Field Maple Hawthorn	150# max	2m to 4m					1.75	0	Mature	Good	Indifferent	C12	1.8
H3	Hawthorn Sycamore Elm Common Ash	200 max	3m					1.50	0	Mature	Average	Indifferent	B2	2.4
H4	Plum Elder Dead Elm Elm Field Maple	200# max	2m to 7m					2.50	2m	Early mature to Mature	Dead to Average	Poor to Indifferent	B2	2.4
H5	Hawthorn Sycamore	100# max	1.5m to 3m					1.50	0	Mature	Good	Indifferent	B12	1.2
H6	Holly Elder Lilac Cotoneaster	200# max	2m to 4m					1.50	0	Early mature to Mature	Average	Indifferent	C12	2.4
H7	Prunus	100# max	3m					2.00	0	Mature	Average	Indifferent	C12	1.2
H8	Sycamore Cherry Lilac Cotoneaster	3 x 100# max	5m					3.00	0	Mature	Average	Indifferent	C12	2.1
H9	Sycamore Bird Cherry# Mexican Orange Blossom Leyland Cypress Lilac Cotoneaster	120# max	6m max					2.00	0	Early mature to Mature	Average	Indifferent	C12	1.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	radial	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	BS5837 Category	RPA Radius (m)
H10	Elm Hawthorn Elder Sycamore Norway Maple Laburnum	150# max	4.5m max					1.50	0	Early mature to Mature	Poor to Average	Poor to Indifferent	C12	1.8
H11	Blackthorn Elm	100# max	4m max					1.50	0	Mature	Average	Indifferent	C12	1.2
H12	Blackthorn Common Ash Sycamore Field Maple Dogwood Elm Dead Elm	300# max	2m to 6m					2.00	0	Mature	Poor to Good	Poor to Indifferent	B2	3.6
H13	Pyracantha	70# max	1m to 2m					1.00	0	Mature	Average	Indifferent	C12	0.9
H14	Sycamore Hawthorn Elm Blackthorn	100# max	1.5m - 3m					2.50	0	Mature	Average	Indifferent	C12	1.2
H15	Dogwood Elm	100# max	1.5m					2.25	0	Mature	Average	Indifferent	C12	1.2
H16	Hawthorn Ash Norway Maple	70 max.	2m					1.50	0	Mature	Average	Indifferent	C12	0.9

APPENDIX C

TREE CONSTRAINTS PLAN (8854 TCP 01)

1:2000 @ A1

0m 20m 40m 80m

KEY:

- 15 Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 1,17,74,78,100,125,142,154,155 & 157,263,265,283,286,287,288,289,291and 293 are not on the topographical survey and their locations are approximated by taking measurements on site and from using a scale aerial photograph.

Note: Trees 351-391, Groups 17-23 and Hedgerows 14-16 are not on the topographical survey and their locations are approximated by taking measurements on site and from using a scale aerial photograph and are drawn on an os base plan.

Note: The canopy edge for G1 has been traced from a scale aerial photograph.

Note: The canopy edge for G2 has been measured site-side and traced from a scale aerial photograph road-side (north)

REV	DATE	NOTE	Drawn	Chk'd
C	27.11.14	Updated with survey details for new red line boundary	GW	RC

REVISIONS

aspect arboriculture

TITLE
South East Woodstock
Tree Constraints Plan

CLIENT
Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
1:2000 @ A1	NOV 2014	GW
DRAWING NUMBER		REVISION
8854 TCP 01 Rev C		C

Based on topographical dwg ref: 5761_combined and os base ref: Mastermap.dwg

APPENDIX D

PRELIMINARY TREE PROTECTION PLAN (PHASE 1)

(8854 TPP 05)

1:1250 @ A3

0m 10m 20m 50m

KEY:

- 15 — Tree Numbers
- Tree Canopies
- [8] — Category 'U' Trees to be Removed
- Category 'B' RPA
- Category 'C' RPA
- 7 — Trees to be Removed
- Above Soil Surfacing
- Manual Excavation
- Tree Protection Barrier (Default Specification)

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

South East Woodstock
Tree Protection Plan

CLIENT

Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
1:1250 @ A3	NOV 2014	GW

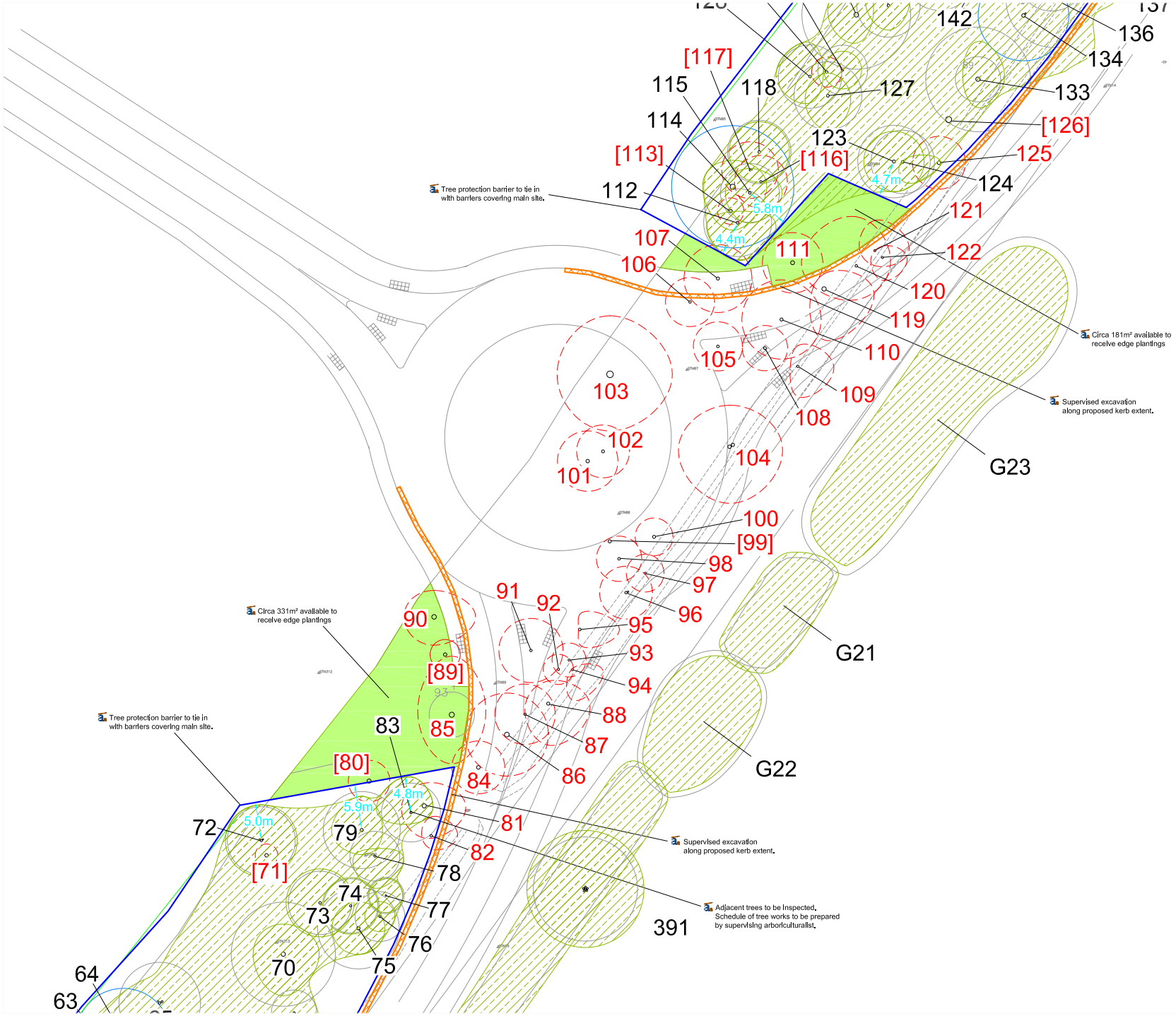
DRAWING NUMBER	REVISION
8854 TPP 05 (Phase 1)	A

Based on WW419 - sk02 2014-11-13.dwg

APPENDIX E

PRELIMINARY TREE PROTECTION PLAN (UPPER CAMPSFIELD ROAD)

(8854 TPP 05)



1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees to be Removed
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Manual Excavation
- Tree Protection Barrier (Default Specification)
- Minimum Barrier Distance From Trunk
- Area Available For Planting

Total trees to be removed to accommodate proposed roundabout = 33
Category B trees to be removed = 6
Category C trees to be removed = 27

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

East Woodstock
Tree Protection Plan

CLIENT

Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
1:500 @ A3	NOV 2014	GW

DRAWING NUMBER	REVISION
8854 TPP 05 (Upper Campsfield Road Access)	A

Based on Layout 15291-19.dwg

APPENDIX F

PRELIMINARY TREE PROTECTION PLAN (SHIPTON ROAD BUS LINK)

(8854 TPP 05)

A: Access from Shipton Road
Scale 1:1000

B: Road Layout
Scale 1:1000

H14: c.7m to be removed to accommodate proposed bus parking access.

Tree protection barrier to be positioned 500mm back of from proposed kerbline.

H14: c.12m to be removed to accommodate proposed bus parking access.

G3: c.6m to be removed to accommodate proposed highway access.

H1: c.68m to be removed to accommodate proposed highways access.

Supervised excavation along proposed kerb extent.

G10: c.14m to be removed to accommodate proposed highway access.

H2: c.33m to be removed to accommodate proposed road.

1:1000 @ A3

0m 10m 20m 40m

KEY:

- Site Boundary
- Tree Numbers (⊘ 15)
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed (7)
- Manual Excavation
- Tree Protection Barrier (Default Specification)

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

South East Woodstock
Tree Protection Plan

CLIENT

Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
1:1000 @ A3	NOV 2014	GW

DRAWING NUMBER	REVISION
8854 TPP 05 (Shipton Road Bus Link)	A

Based on masterplan layout ref; SK012 Rev E.dwg

APPENDIX G

PRELIMINARY TREE PROTECTION PLAN (MASTERPLAN)

(8854 TPP 05)

1:2000 @ A1

0m 20m 40m 80m

KEY:

- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Tree Protection Barrier (Default Specification)

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE
South East Woodstock
Tree Protection Plan (Site Overview)

CLIENT
Vanbrugh Unit Trust & Pye Homes Limited

SCALE	DATE	DRAWN
1:2000 @ A1	NOV 2014	GW
DRAWING NUMBER		REVISION
8854 TPP 05 (Masterplan)		A

Based on layout ref: SK012 Rev E.dwg

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