

Our ref: 8854_lt.003

3rd February 2015

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Dear Steve,

RE: Proposed footpath/cycleway, Bladon Roundabout: Arboricultural Summary

Further to arboricultural details submitted as part of a hybrid application (8854_AIA.001 Rev H), Aspect Arboriculture have been instructed to prepare a supplementary assessment relating to the inclusion of a reconfigured footpath/cycleway linking with Bladon Roundabout.

The proposals incur the removal of 4 no. trees in order to implement the proposed route, due to being located within the footpath itself, or at a distance where the level of incursion within the root protection area is considered to outweigh any current amenity potential. This assessment including tree removals is illustrated in Enclosure C, and will be restricted to T345 Common Ash (Category B), T346 Scots Pine (Category C), T399 Spindle (Category C) and T405 Norway Maple (Category C).

Tree removals comprise trees with generally limited individual significance, and their loss, including T345, is considered acceptable subject to mitigation submitted as part of the main site application which includes woodland planting to the north of the roundabout and retention of more established specimens throughout the local vicinity.

In order that the proposals can be implemented without incurring harm to the retained trees, it will be necessary to employ safeguards detailed within the enclosed Tree Protection Plan (refer to Enclosure C: Drawing Number 8854 TPP 06 Bladon Roundabout). This includes:

- Identification of tree removals;
- Target pruning of tree nos. G25 and H3 to allow for working room;

- Siting of tree protection barriers including secondary positioning of barriers around G6 during footpath reconfiguration;
- Works requiring direct arboricultural supervision e.g. manual removal of hard surface and above soil surfacing within the root protection area of G6 and manual excavation within root protection areas of T400, T406, G25 and H3.

The existing topography of the roundabout has levels that go from 84.8m AOD to 86.2m AOD (a difference of 1.4 metres). It is known that the footpath should have a gradient of no more than 1 in 20, meaning some digging into the ground will be necessary, but it should not be more than 30cm. This depth would not have any adverse impact on the existing trees to be retained subject to adopting the safeguards illustrated in Enclosure C.

To conclude, it is our professional opinion that the proposals to introduce a new footpath/cycleway to Bladon Roundabout will not impact upon our previous conclusions relating to the wider scheme of development put forward, i.e. the proposal as formulated would not adversely affect important trees; it is our subsequent 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 trees. 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 adoption of future safeguards and the provision of replacement tree cover.

Yours sincerely,



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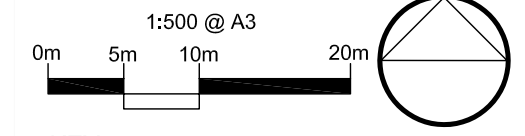
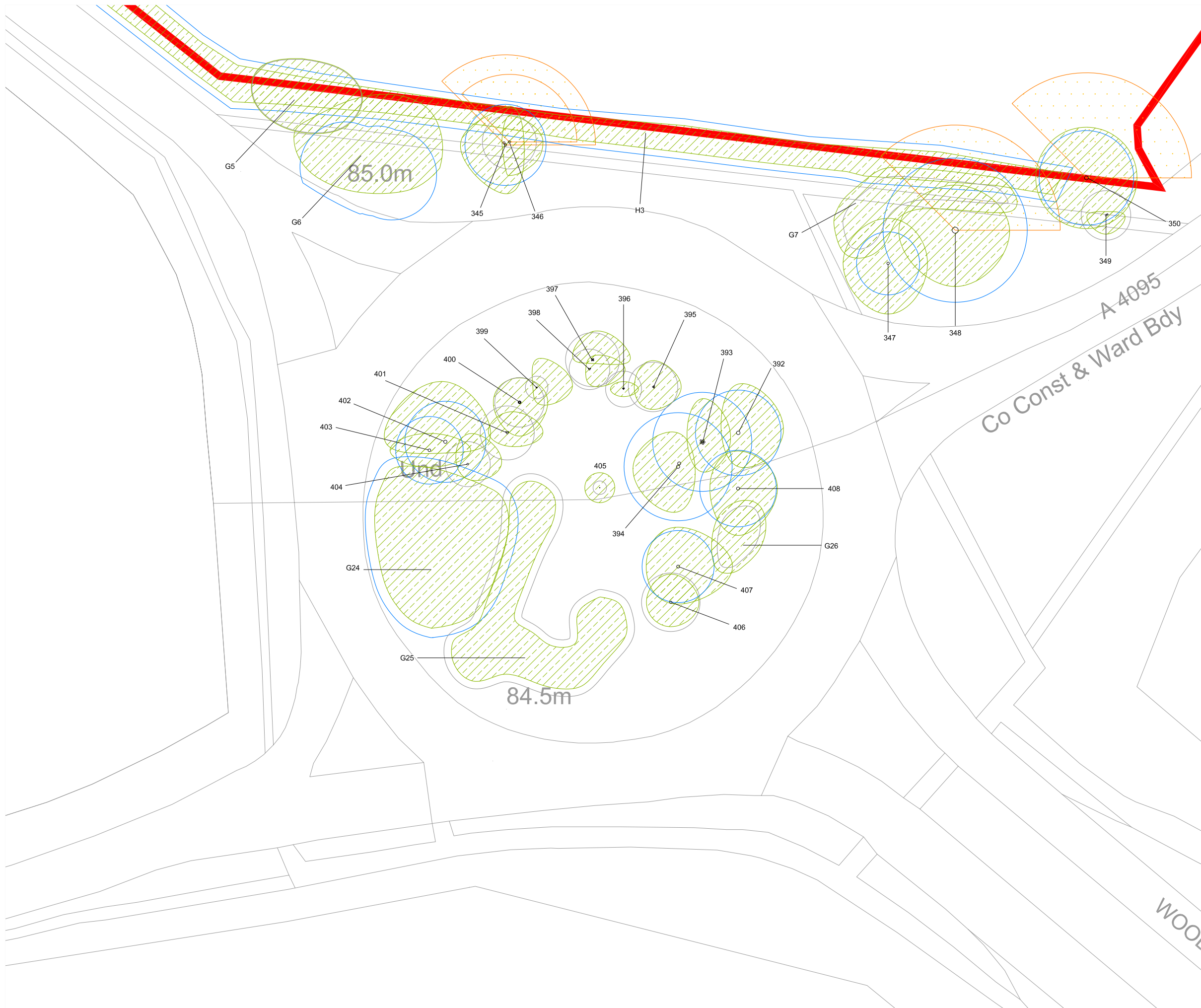
Enclosures:

A: Tree Constraints Plan

B: Tree Survey Schedule

C: Tree Protection Plan

ENCLOSURE A: TREE CONSTRAINTS PLAN (8854 TCP 01 REV D)



- KEY:**
- Tree Numbers
 - Tree Canopies
 - Category 'B' RPA
 - Category 'C' RPA

Note: Trees 401-408 and Groups G24-G26 are not on the topographical survey and their locations are approximated using a scale aerial photograph combined with measurements taken on site.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd
D	12.01.15	Bladon Roundabout survey added to TCP	GW	RC



TITLE
 South East Woodstock
 Bladon Roundabout
 Tree Constraints Plan

CLIENT
 West Waddy ADP LLP

SCALE	DATE	DRAWN
1:500 @ A3	JAN 2015	GW
DRAWING NUMBER 8854 TCP 01 Rev D (Bladon Roundabout)	REVISION D	

Based on topographical survey dwg no. 5761_combined.dwg

ENCLOSURE B: TREE SURVEY SCHEDULE (8854 TS 02)

**BS 5837:2012 Tree Schedule: Land South East of Woodstock,
Bladon Roundabout**

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
		N	E	S	W	radial									
Sequential reference number cited on all aspect drawing.		Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.			e.g.: young, semi-mature, early-mature, mature or over-mature					Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority.					
		Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.			Height of first significant branch and/or canopy					e.g.: above-average, average, below average or dead		General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.			
Colour band key:		Category A		Category B		Category C		Category U		e.g.: good, indifferent, poor, or hazardous					

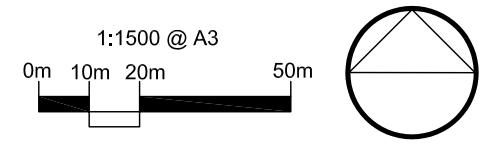
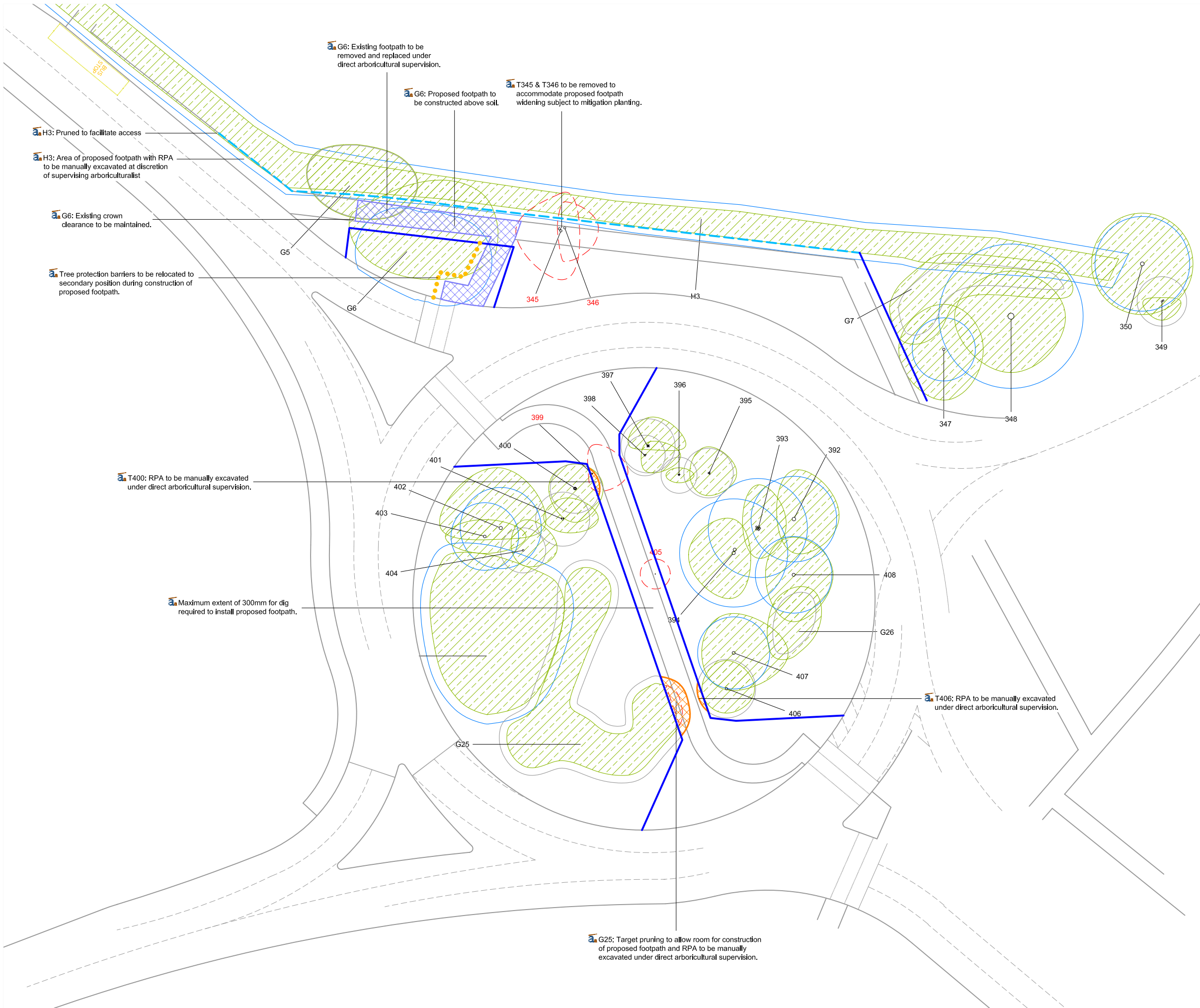
The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees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

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							
345	Common Ash	305 315	12m	5.00	2.50	6.50	6.00		2.5	Mature	Average	Poor	Multi-stemmed from base fusing with T346 2 x co-dominant stems Suppressed lower canopy by T346 Crown lifted SE up to 6m Considered to be of moderate arboricultural value	B2	5.4
346	Scots Pine	300	9m	3.50	4.50	4.50	1.00		2.5	Mature	Below average	Poor	Maintains a central leading stem Fused at base of stem with T345 Heavily stunted form with asymmetrical crown	C12	3.6
347	Common Ash	340	12m	6.00	5.25	6.75	6.00		2	Mature	Average	Indifferent	Bend/fluting at base of stem with correction Branching from 2m into well distributed crown Upper canopy has structure typical for species Above average epicormic growth in crown Crown lift pruning wounds up to 3.5m Considered to be of moderate arboricultural value	B2	4.2
348	Sycamore	810 (at 0.75)	14m	6.00	7.25	7.50	7.50		0.5	Mature	Good	Poor	Stem forks at 1m - 2m into 2 x co-dominant and 3 x sub-dominant stems Tight fork at dominant union with bark inclusion Epicormic growth at base Well distributed crown Structure is typical for species Good foliage density Considered to be of moderate arboricultural value	B2	9.6
349	Hawthorn	2 x 200# av.	6m	0.50	2.50	2.50	2.50		1	Mature	Poor	Poor	Multi-stemmed with heavy ivy growth Suppressed form	C12	3.3
350	Sycamore	520#	14m					6.25	1.5	Mature	Below average	Indifferent	Restricted access/limited visibility Prolific Clematis growth throughout stem and crown to NE/E - recommend severe at base Structure appears typical for species Considered to be of moderate arboricultural value	B2	6.3
392	Sycamore	480	14m	6.50	6.00	4.50	2.25		1.5	Mature	Average	Indifferent	Stem forks at 2m into 2 x co-dominant stems Pruning wound from previously removed secondary limb at 0.5m NW of stem Suppressed W by T393 with deadwood in these parts Considered to be of moderate arboricultural value as a collective with T393 and T3393	B2	5.7
393	Sycamore	6 x 220 av.	14m	5.75	3.75	4.00	2.00		2	Mature	Below Average	Indifferent	Multi-stemmed from coppice stool into 6 x co-dominant stems with tight unions/included bark in S co-dominants Above average deadwood Considered to be of moderate arboricultural value as a collective	B2	6.6
394	Sycamore	420 440	14m	4.50	2.25	6.00	6.00		0	Mature	Average	Indifferent	Primary limb pruning wound to NW of stem Stem forks at 1m into 2 x co-dominant stems with tight union and rubbing branches Suppressed E Minor girdling root	B2	7.2
395	Elder	3 x 160 av.	5m	3.50	3.75	3.00	2.50		1.5	Mature	Below Average	Poor	Multi-stemmed from base Above average deadwood	C12	3.3
396	Elder	3 x 120 av.	4m	1.00	2.00	1.00	1.75		0	Mature	Below Average	Poor	Multi-stemmed from base Above average deadwood	C12	2.4
397	Elder	5 x 135 av.	6m	3.75	5.00	0.50	2.50		1	Mature	Below Average	Poor	Multi-stemmed from base Above average deadwood	C12	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							
398	Hawthorn	180# 100# 100#	3.5m	1.50	3.25	1.50	3.00		1	Mature	Below Average	Poor	Suppressed form Above average deadwood Poorly pruned Elder understorey to S	C12	2.7
399	Spindle	5 x 60 av.	3m	3.75	4.75	2.00	0.50		0.5	Early Mature	Average	Poor	Multi-stemmed from base Heavily suppressed SW	C12	1.5
400	Spindle	8 x 80 200	6m	3.25	3.75	4.50	3.50		1	Mature	Average	Poor	Multi-stemmed from base Upper canopy has structure typical for species	C12	3.3
401	Elder	255 100 100	5m	2.75	4.75	1.75	2.50		1.25	Mature	Below Average	Poor	Multi-stemmed from base Above average deadwood Suppressed	C12	3.6
402	Silver Birch	445	17m	8.00	5.75	1.50	8.00		1.5	Mature	Average	Indifferent	Forms cohesive canopy with T403 Suppressed to S Maintains a central leading stem Etiolated/lions tailed primary limbs to E at 1.5m Minor bark damage with exposed heartwood at base Considered to be of moderate arboricultural value	B2	5.4
403	Silver Birch	370	17m	2.25	5.50	2.25	5.25		1.5	Mature	Average	Indifferent	Forms cohesive canopy with T402 Suppressed to W with above vaerage deadwood in these parts Considered to be of moderate arboricultural value	B2	4.5
404	Sycamore	245	10m	4.00	4.50	2.00	1.50		0.5	Early Mature	Average	Indifferent	Heavily suppressed SW	C12	3
405	Norway Maple	80	5m					2.00	1.75	Young	Below Average	Indifferent	Poorly Established ornamental planting Appears to be in stages of decline	C12	0.9
406	Silver Birch	315	10.5m	3.75	3.75	3.25	3.25		2.25	Mature	Below Average	Indifferent	Maintains a central leading stem Above average deadwood throughout canopy Appears stressed - transient value	C12	3.9
407	Silver Birch	400	17m	5.25	7.25	5.00	4.25		2.75	Mature	Average	Indifferent	Slight lean in stem to NE Suppressed NE by adjacent tree Considered to be of moderate arboricultural value	B2	4.8
408	Sycamore	415	14m	4.50	5.25	6.25	3.25		2.75	Mature	Average	Indifferent	Maintains a central leading stem Structure is typical for species Understorey of ornamental shrubs Considered to be of moderate arboricultural value	B2	5.1
G5	Common Ash Silver Birch	450 max (over ivy)	11m max					5.50	3	Mature	Poor to Average	Poor	3 x Ash 1 x Silver Birch 1 x 2.75m stump Heavy ivy growth throughout group Ash in average condition with poor structure with lean into site Silver Birch has poor physiological condition with significant die-back at top of stem	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	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							
G6	Common Ash Sycamore	305 400 max	19m max					7.50 max	2	Mature	Average	Poor to Indifferent	Trees form cohesive canopy with upright forms Second Ash in from W of group has a large cavity at 6m from old tear-out wound with exposed heartwood and decay, heavily suppressed W/E by adjacent trees Minor tar-spot on Sycamore trees Largest Ash forks at 1m into 2 x co-dominant stems with one leading N into site, suppressed lower canopy to SE crown from previously removed trees to S Sycamore one-sided canopy N caused by suppression from previously removed trees to S Considered to be of moderate arboricultural value as a collective	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	Established understory group of mixed physiological and structural condition although generally poor Predominantly multi-stemmed from base Some specimens significantly sparse/dead	C12	3.3
G24	Sycamore Elm Holly understory	500 max	17m max					7.25 max	2 av.	Mature	Average	Indifferent	8 x Sycamore trees 1 x Elm 1 x Holly Copse of Sycamore forming a cohesive canopy Structures are typical for species in this context Shaded-out internal canopy deadwood Considered to be of moderate arboricultural quality and value as a collective	B12	6
G25	Elder Holly	3 x 150 max	2-6m					2m av.	0	Mature	Below Average	Poor	Low quality and value scrub/plantings	C12	3
G26	Silver Birch	260 max	9m max					3.75	2.75	Mature	Below Average	Poor	2 x tress Heavily suppressed/etiolated structures Removal likely to benefit future growth of adjacent trees	C12	3
H3	Hawthorn Sycamore Elm Common Ash	200 max	3m					1.50	0	Mature	Average	Indifferent	Mixed species field boundary hedgerow Predominantly multi-stemmed from base with some aged coppice stools Regularly maintained at approx. 2m Structure is typical for species in this context Considered to be of moderate arboricultural value as a collective	B2	2.4

ENCLOSURE C: TREE PROTECTION PLAN (8854 TPP 06)



- KEY:**
- Tree Numbers
 - Tree Canopies
 - Category 'B' RPA
 - Category 'C' RPA
 - Trees to be Removed
 - Above Soil Surfacing
 - Manual Excavation
 - Tree Protection Barrier (Default Specification)
 - Tree Protection Barrier (Secondary Specification)
 - Tree Protection Barrier (2nd Position)

Note: Trees 401-408 and Groups G24-G26 are not on the topographical survey and their locations are approximated using a scale aerial photograph combined with measurements taken on site.



Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				



TITLE
**South East Woodstock
 Bladon Roundabout
 Tree Protection Plan**

CLIENT
West Waddy ADP LLP

SCALE 1:500 @ A3	DATE FEB 2015	DRAWN GW
DRAWING NUMBER 8854 TPP 06 (Bladon Roundabout)		REVISION

Based on layout drawing ref: 15291-14d.dwg