

RESERVED MATTERS APPLICATION FOR THE ERECTION OF 60 DWELLINGS AND PUBLIC OPEN SPACE WITH ASSOCIATED WORKS

**DORCHESTER PHASE 5, HEYFORD PARK, CAMP
ROAD, UPPER HEYFORD**

ARBORICULTURAL IMPACT ASSESSMENT AND PROTECTION PLAN

ON BEHALF OF THE DORCHESTER GROUP

**BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND
CONSTRUCTION – RECOMMENDATIONS'**

Prepared by: Mike Paginton TechArborA

Checked by: Matthew Reid, MICFor, MArborA

Pegasus Group

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | Gloucestershire | GL7 1RT
T 01285 641717 | **F** 01285 642348 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | London | Manchester

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REVISIONS:

Date	Rev	Description	Initials
22.10.15	A	First Issue	MGP

1. INTRODUCTION

- 1.1 This Arboricultural Impact Assessment (AIA) Report has been prepared by Pegasus Group on behalf of Dorchester Group (“the Applicant”).
- 1.2 The AIA is in support of a Reserved Matters application for the erection of 60 dwellings at the Dorchester Phase 5 of the Heyford Park development (“the application site”) on land at the Former RAF Upper Heyford airbase, Upper Heyford, Oxfordshire.
- 1.3 The Reserved Matters submission is submitted pursuant to outline planning permission ref. 13/01811/OUT. The application represents the provision of 60 dwellings with associated car parking, infrastructure, associated works and public open space.

APPENDIX 1 – SITE PHASE PLAN

- 1.4 The scope of the instruction was to assess the impact of Phase 4 and 5B proposals on the site’s arboricultural resource and to produce the following:
- Arboricultural Impact Assessment;
 - Tree Retention/Loss and Protection Plan; and
 - Heads of terms for an Arboricultural Method Statement.

2. REPORT LIMITATIONS

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not **possible to categorically state that any tree is 'safe'**.
- 2.2 This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees.
- 2.3 It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.4 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use. Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report.
- 2.5 The findings and recommendations of this report are limited to a period of 24 months from the date of this report.

3. DOCUMENTS AND INFORMATION PROVIDED

3.1 For the purposes of carrying out the assessment, Pegasus Group were provided with the following information:

- Focus, Phase 5 Planning Layout, drawing 0521-x5
- Liz Lake Associates, Detailed Planting Proposals, Parcel 5, drawing 161904 B, June 2015

4. OTHER CONSIDERATIONS

Statutory tree protection

- 4.1 Cherwell District Council have confirmed that the site is located within the Upper Heyford Conservation Area but that none of the trees on or adjacent to the site are currently protected by Tree Preservation Order (TPO).
- 4.2 It must therefore be noted that the trees >75mm DBH that are located within the Conservation Area are subject to statutory protection.
- 4.3 Notwithstanding specific exemptions and in general terms, a Conservation Area prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without the prior consent of the local planning authority.
- 4.4 Penalties for contravention of a Conservation Area tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £25,000 if convicted in a **Magistrates' Court**, or an **unlimited fine** if the matter is determined by the Crown Court.
- 4.5 On many sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.
- 4.6 Any proposed tree works that are planned to be carried out on site must be carried out in accordance with the statutory controls outlined.

Statutory Wildlife Protection

- 4.7 Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of this report.
- 4.8 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the

project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.

- 4.9 It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation.
- 4.10 For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

5. DESCRIPTION OF SITE AND TREES

- 5.1 The site is located to the south of Camp Road, at the south-eastern corner of the former airbase, Oxfordshire.
- Post Code OX25 5TX
 - Grid reference: SP 51277 25585
- 5.2 The site area at the time of survey consisted of numerous semi-derelict buildings with associated roadways and areas of hardstanding of the former airbase. Currently much of the former buildings and areas of hardstanding have been demolished in accordance with due planning process.
- 5.3 The distribution of trees and groups within the site follow the original footprint of the airbase prior to demolition works. Typical trees and groups occupy former road side verges and parcels of greenspace in and around former buildings.
- 5.4 Species within the site are largely comprised of mature cypress, maple and chestnut species with some cherry, whitebeam and hornbeam within.

6. DESCRIPTION OF PROPOSED DEVELOPMENT

Background and Pre-application discussions

- 6.1 The submitted layout reflects collaboration and pre-application discussion with Cherwell District Council. This process of design review has led to the identification and retention of the most significant trees within the site and incorporation of their mature forms into greenspace within the design.
- 6.2 Similarly pre-application discussions with the Local Authority arboriculturist agreed to the removal of identified trees provided that new tree planting was proposed in commensurate areas of greenspace. It was agreed that with the loss of trees within the site, there was an opportunity to increase the overall number and diversity of tree species with new tree planting.

Proposals

- 6.3 The proposed development comprises the erection of 60 dwellings with associated car parking, infrastructure, associated works and public open space.
- 6.4 Proposals are shown on the Tree Retention/Removal and Protection Plan (Appendix 4).

7. ARBORICULTURAL IMPACT ASSESSMENT (AIA)

7.1 With reference to BS5837:2012 '*Trees in relation to design, demolition and construction*', this preliminary AIA evaluates the potential direct and indirect effects of the proposed parameters plan **on the site's arboricultural resource**.

7.2 The preliminary AIA considers the effects of potential tree loss required to implement proposals as well as any potentially damaging activities proposed in the vicinity of retained trees. BS5837:2012 suggests that such activities might include:

- Removal of existing structures and hard surfacing;
- Installation of new hard surfacing;
- Installation of services;
- Location and dimensions of all proposed excavations and changes in ground level (including those that might arise from the implementation of recommended mitigation measures); and
- **The 'buildability' of the scheme in terms of access, adequate working space, provision for storage of materials including topsoil.**

7.3 With reference to BS5837:2012, the preliminary AIA includes the following information:

- Tree Retention/Removal and Protection Plan (Appendix 4); and
- a description of the potential impact of proposals (Appendix 3 and 7.6-7.23 below).

7.4 An arboricultural impacts assessment schedule is included at Appendix 3. This provides a tree-by-tree assessment of the potential impacts of the proposals. It also evaluates the degree of impact and sets out mitigation measures as may be necessary. This overall assessment is expanded on below:

7.5 The table below summarises the tree retention and loss of individual trees across the site:

TREES/Groups	Total	Number loss	Number retained
Category A	2	0	2
Category B	7	4	3
Category C	4	3	1
Category U	1	1	0
Total	14	8	6

7.6 The above table shows that of the 14 trees/groups considered relevant to the site area, proposals will result in the loss of eight surveyed items.

7.7 When analysing retention/loss figures it is necessary to consider the existing site context of the arboricultural resource versus the potential future site context. The Phase 5 parcel is located in an area of the former airbase that comprised accommodation buildings with extensive areas of hardstanding. Surveyed items comprise of trees growing and being distributed in response to the layout of the former land use. With a change to a residential land use, the long term suitability of existing trees and their potential contribution in a new land use context must be considered.

7.8 It is considered that proposals have responded to identified arboricultural constraints and will retain those surveyed items that were agreed to be of a sufficient quality and vigour that have a realistic chance of contributing to the completed residential development. It is considered unfeasible and unrealistic to be able to retain any more survey items due to their overall quality, their distribution across the site and nature of the proposed development.

7.9 The landscape proposals layout provides for extensive new tree planting, with trees being integrated into the streetscape. By incorporating the principles of green infrastructure new tree planting has the potential to soften the urban fabric

of built form providing lasting landscape, ecological and arboricultural benefits for the life of the development.

- 7.10 When factoring in tree planting proposals as part of the landscaping scheme the overall arboricultural impact significance reduces from major/moderate to moderate/minor in the short term. However, over the life of the development new tree planting has the potential to provide significant long term multifunctional benefits beyond the capacity that the existing arboricultural resource could provide.
- 7.11 It should also be noted that development across the former airbase is being carried out in a phased approach. Therefore retention/loss also needs to be considered in the wider site context. Although within this phase of the development a high proportion of trees will not be retained, there is the potential to retain higher quality trees within land parcels that form part of other phases of development.

Tree works

- 7.12 There are no tree pruning works envisaged in relation to proposals.

Removal of hard surfacing and existing structures

- 7.13 The proposed layout seeks to take advantage of existing roads and footpaths within the site. This is likely to involve resurfacing works to the retained roadway in relation to T336 and T337, and retained footpath in relation to G320, G321 and G322. It is considered that the presence of the existing hardstanding would have limited root growth within these areas and that resurfacing works are unlikely to have a significant impact to these retained trees.
- 7.14 As a precaution it is recommended that resurfacing works that require some hardstanding to be removed in relation to the retained trees is undertaken using hand tools only whilst within the default circular RPAs, working backwards away from retain trees. Should roots be discovered advice should be sought from the Project Arboriculturist. No excavations beyond the depth of the existing hard sanding should be undertaken.

Installation of hard surfacing

- 7.15 Soil compaction reduces soil aeration and penetrability thereby impeding tree root growth and respiration capacity. The consequences of soil compaction often manifest themselves in trees as symptoms of reduced physiological function; dieback at branch and root extremities and thinned density of foliage. In turn, the effects of these symptoms can lead to overall decline and/or reduced resistance to pests and diseases.
- 7.16 Proposals have responded positively to the constraints posed by retained trees which has resulted in retained items being incorporated into proposals with new hardstanding being located away from RPAs.
- 7.17 It is noted that hardstanding in the form of a footpath to connect to the existing road to the south of T1207 does encroach into the southernmost default circular RPAs. However, given the very limited scale of encroachment and the current vigour of the tree it is considered that footpath installation would not be of significant consequence.
- 7.18 Proposals show a residential garden fence is to be installed within the RPA of one of the stems within G320. It is recommended that prior to installation, post holes are dug by hand and where significant roots are found, alternative post hole location should be chosen. It is considered that although minor excavations for post holes will occur within the RPA of G320, this is not envisaged to lead to a significant impact to the trees within the group.

Installation of services.

- 7.19 No services are proposed within the RPA of any retained items.

Excavations

- 7.20 Although excavations will be required for the construction of roads, buildings and attenuation ponds proposals have been designed to avoid such ground works within the root protection areas of retained trees.

Overbearing effects

- 7.21 The planning layout positions new development with retained trees located away from residential dwellings. It is considered that this will avoid the potential for overbearing effects and future pressures to remove trees.

Levels

- 7.22 It is recommended that existing ground profiles are retained within the RPAs of trees on site. Where re-profiling within an RPA is absolutely necessary the proposed work will need to be fully accessed by an Arboriculturist to identify any impacts to retained trees. Then, if appropriate, works will need to be undertaken in accordance with a detailed arboricultural method statement.

'Buildability'

- 7.23 It is considered that there is sufficient space within the site to accommodate the storage of materials, site huts and construction equipment/vehicles etc. away from retained features.

8. TREE RETENTION/LOSS AND PROTECTION PLAN

8.1 A Tree Retention/Removal and Protection Plan is attached.

APPENDIX 4 – TREE RETENTION/REMOVAL AND PROTECTION PLAN

8.2 An assessment of the site area indicates that tree protection barriers could be employed as the main method of tree protection for this site. This demonstrates the feasibility of protecting retained trees during construction.

8.3 Tree protection fencing is to remain in place during construction. Protection fencing in relation to G320 can be moved to a secondary location to facilitate boundary fence installation, as shown on the Tree Retention/Removal and Protection Plan.

9. HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT

- 9.1 BS5837:2012 (Figure 1) recommends that detailed/technical design of tree protection and arboricultural methodologies should be resolved and finalised following on from the approval of the feasibility of a scheme by the relevant regulatory body.
- 9.2 Annex B and Table B.1 of BS5837:2012, an informative, advises that arboricultural method statement heads of terms are a sufficient level of information in order to deliver tree-related information into the planning system. The table also advises that a detailed arboricultural method statement might **reasonably be required as a 'reserved matter' or planning condition.**
- 9.3 In relation to the above site, it is anticipated that arboricultural working methods are likely to **be quite straightforward. A draft, 'heads of terms' is set out below:**
- Project arboriculturist – schedule of monitoring and supervision;
 - pre commencement site meeting;
 - tree removals;
 - erection of tree protection barriers;
 - main construction phase;
 - removal of tree protection barriers; and
 - final landscaping.

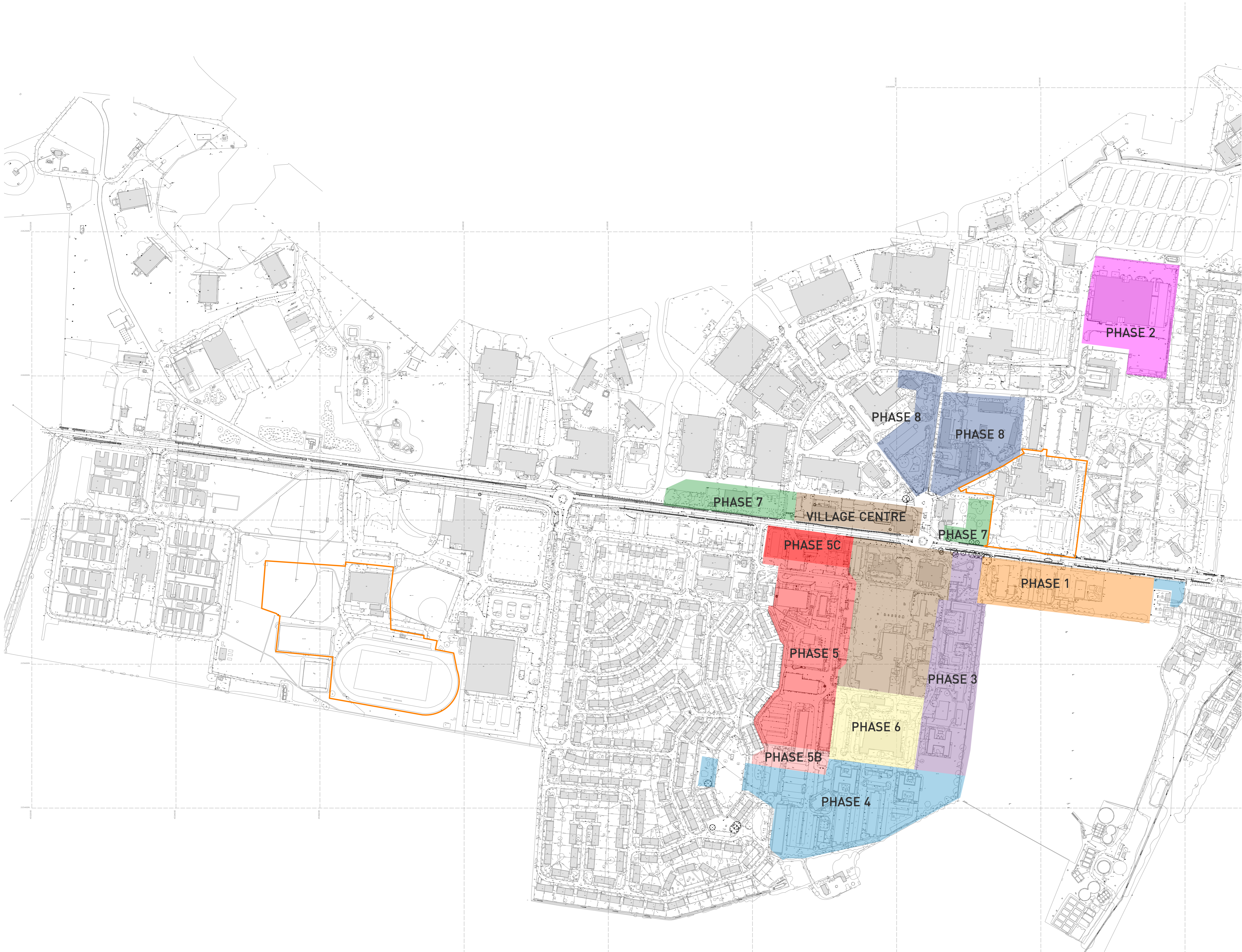
10. SUMMARY

- 10.1 The site is located to the south of Camp Road, at the south-eastern corner of the former airbase, Oxfordshire.
- 10.2 The site area at the time of survey consisted of numerous semi-derelict buildings with associated roadways and areas of hardstanding of the former airbase. Currently many of the former buildings and areas of hardstanding have been demolished in accordance with due planning process.
- 10.3 The distribution of trees and groups within the site follow the original footprint of the airbase prior to demolition works. Typical trees and groups occupy former road side verges and parcels of greenspace in and around former buildings. Species within the site are largely comprised of mature cypress, maple and lime species with some rowan, whitebeam and hornbeam within.
- 10.4 In total 14 trees/groups are considered relevant to the Phase 5 site area. Four trees/groups within, or directly adjacent to, the site red line area are considered to be of **low quality that is Category 'C' trees with anticipated useful life** expectancies of at least 10+ years. In addition, a further seven trees/groups were assessed as being of moderate quality (Category B); that is with an anticipated remaining life expectancy of at least 20+ years. Two items were assessed as being of high quality with an anticipated useful life expectancy of over 40 years. One survey item was assessed to be unsuitable for retention due to its condition (Category U).
- 10.5 Proposals will lead to the loss of 8 trees/groups, including 3 low quality (Category C), 4 moderate quality (Category B) and 1 poor quality (Category U) items. Five surveyed items will be retained and protected during development construction using temporary tree protection fencing to BS.5837:2012. One Group will require partial removal i.e. one stem from a group of three) as part of proposals. As agreed during **pre-application discussions with the LPA's arboriculturist** the loss of the trees/groups will be off-set through extensive new tree planting as part of landscape proposals within the site's interior. It is considered that this will lead to a net benefit from an arboricultural perspective in terms of species number and diversity in the long term.

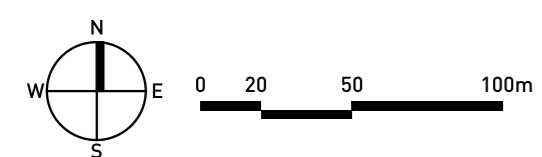
APPENDIX 1

SITE PHASE PLAN

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KEY	
	PHASE 1 (1.54Ha)
	PHASE 2 (1.68Ha)
	PHASE 3 (1.96Ha)
	PHASE 4 (2.82Ha)
	PHASE 5 (2.56Ha)
	PHASE 5B (0.32Ha)
	PHASE 5C (0.52Ha)
	PHASE 6 (1.22Ha)
	PHASE 7 (0.96Ha)
	PHASE 8 (2.19Ha)
	VILLAGE CENTRE (3.25Ha)
	FREE SCHOOL SITES



HEYFORD PARK - DORCHESTER PHASING PLAN



APPENDIX 2

SCHEDULE OF TREE SURVEY DATA

Date 13.3.14. 1, 4, 8 April 2014

Site: Upper Heyford

Surveyor: MR

Client:

Dorchester Living

Job no:

D.0340

Number	Species	Height	Estimate	Stem dia	Estimate	Spread						Crown clearance height				Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius	RPA area			
						N	Estimate	S	Estimate	E	Estimate	W	Estimate	1st branch	Estimate									1st branch direction	Canopy	Estimate
T280	Hornbeam	12	-	380	-	5	-	5	-	5	-	5	-	2	-	North west	0.5	-	M	Minor broken branches to north.	High	High	40+	B1	4.6	65.3
G281	Cypress (Leyland)	15	-	550	-	5	-	3	-	5	-	3	-	N/A	-	N/A	3	-	M	2 trees. Good shape.	High	High	20+	B2	6.6	136.9
T317	Maple	12	-	400	-	5	-	5	-	4	-	5	-	2	-	South	2	-	M	Minor deadwood.	Medium	Medium	20+	B1	4.8	72.4
T319	Chestnut stump	4	-	600	-	As on plan						N/A	-	N/A	N/A	-	M	Dead stump with ganoderma at base.	Low	Low	<10	U	7.2	162.9		
G320	Maple	9	-	300	-	As on plan						N/A	-	N/A	2	-	M	Three trees. Minor deadwood. Major bark damage to southern tree, heartwood exposed.	Medium	Medium	20+	B2	3.6	40.7		
G321	Maple	8	-	300	-	As on plan						N/A	-	N/A	2	-	M	6 trees. In parking court island bed. Minor deadwood. Minor bark damage to tree 4 (middle tree).	Medium	Medium	20+	B2	3.6	40.7		
G322	Maple	8	-	300	-	As on plan						N/A	-	N/A	2	-	M	3 trees. Mutual suppression. Minor deadwood. Several broken branches need tidying. Eastern tree split branch at 2.5m.	Medium	Medium	20+	C2	3.6	40.7		
T330	Chestnut (Horse)	11	-	450	-	7	-	6	-	6	-	7	-	2.5	-	West	2	-	M	Lower branches pruned and moderate deadwood. Few stains, monitor for bleeding canker. Clean through canopy. Remove suckers.	Medium	Medium	20+	C1	5.4	91.6
G334	Ash (Common)	14	-	400	-	6	-	8	-	9	-	9	-	N/A	-	N/A	2	-	M	3 trees in bed planting with ornamental shrubs. Ivy on middle tree. Trees to east and west suppressed.	Medium	Medium	20+	B2	4.8	72.4
T336	Hornbeam	16	-	600	-	7	-	7	-	6	-	6	-	N/A	-	N/A	2.5	-	M	Forks at 2m. Fallen branch ripped out from stem on northern side. Good shape. Minor deadwood.	High	High	40+	A1	7.2	162.9
T337	Beech (Common)	18	-	750	-	9	-	8.5	-	9	-	6	-	N/A	-	N/A	2.5	-	M	Cherry tree growing in possible cavity at 2.5m. Multiple pruning wounds, well occluded.	High	High	40+	A1	9.0	254.5
T339	Whitebeam	10	-	600	-	6	-	5.5	-	5	-	5	-	N/A	-	N/A	2	-	OM	Most easterly stem extensive damaged bark and decay at 2m east. Plant growing from decaying wood. Pruning wounds, deadwood. Monitor. Adjacent road and path. In decline.	Low	Low	10+	C1	7.2	162.9
G340	Cypress sp	4	-	150	-	2	-	1.5	-	2	-	2	-	N/A	-	N/A	0	-	M	Adjacent education health centre.	Medium	Medium	20+	C2	1.8	10.2
T1207	Cherry (Wild)	12	-	400	#	6	#	7	-	6	-	6	-	2.5	-	East	1.5	-	M	Tree located in domestic rear garden, twin stemmed, no access to stems, good form	Fair	Good	10+	B1	4.8	72
G1245	Sycamore, Leyland Cypress, walnut	20	-	600	#	As on plan						0	-	-	1	-	M	Group of 13 trees adjacent to access road, good collective form and Arboricultural feature.	Fair	Good	20+	B2	7.2	163		

APPENDIX 3

ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE

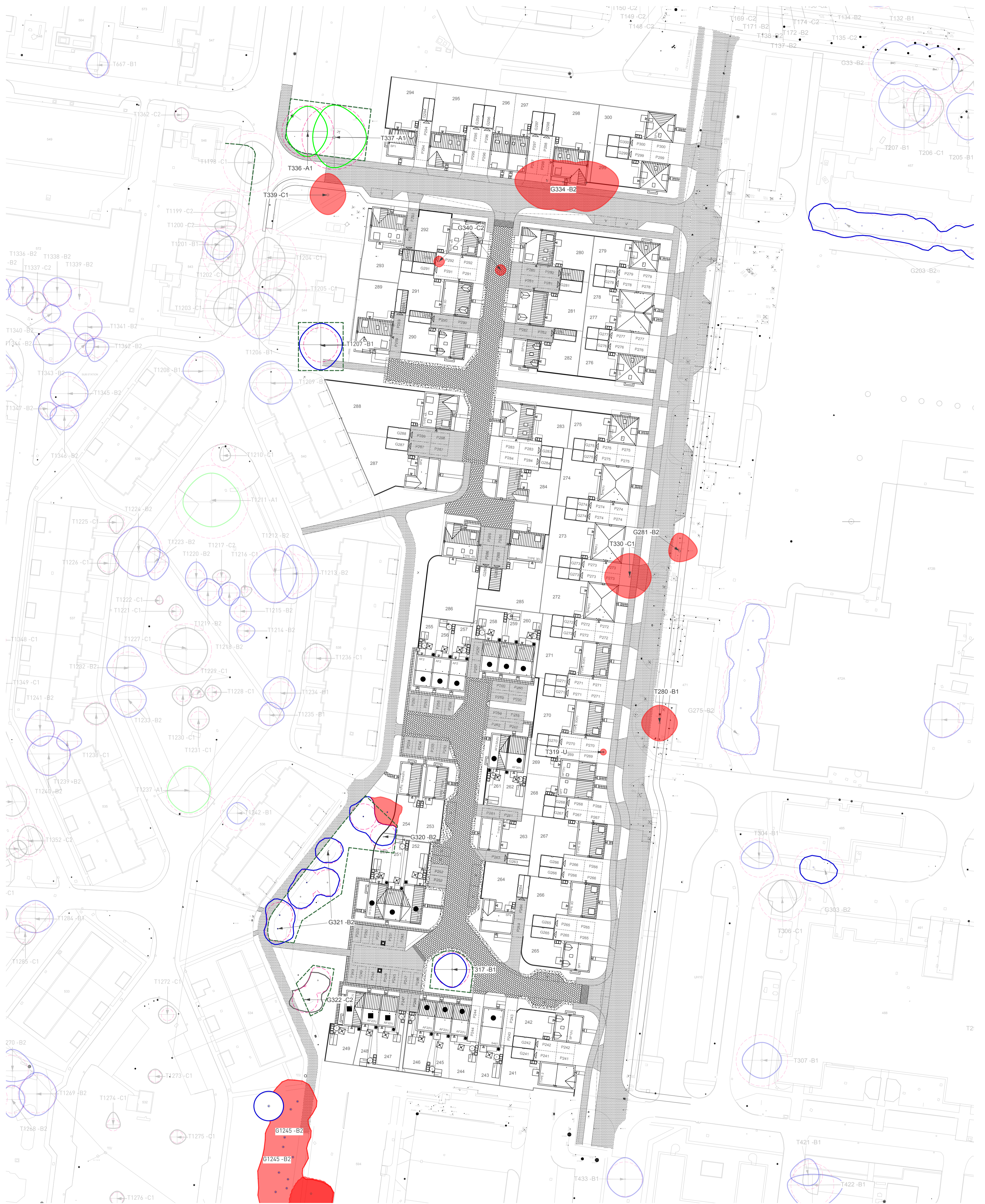
		Arboricultural Impact Assessment Significance Matrix					
		Level of Impact					
		High	Medium	Low	Slight	None	
		e.g. removal required to facilitate development. Excessive root severance. Excessive above ground pruning. Hedgerows: >50% loss of overall length.	e.g root damage, soil compaction or above ground impacts tree management works unacceptable in terms of BS3998:2010. Hedgerows: >25% loss of overall length.	e.g. minor fine root loss, installation of no dig surfacing, temporary ground protection. Moderate tree works within the parameters of BS3998:2010. Hedgerows: 5-10% loss of overall length.	e.g.very minor works within root protection areas for example the installation of lightweight fencing or soft landscaping. Hedgerows: <5% loss of overall length.	E.g. trees located at a significant distance from development and construction activities.	
BS5837:2012 Quality Assessment Category	A	Major	Major	Moderate	Minor	None	Significance of effect
	B	Major	Moderate	Minor	Insignificant	None	
	C	Moderate	Minor	Insignificant	Insignificant	None	
	U	Minor	Minor	Insignificant	Insignificant	None	
		Significance of effect					

Significance of effect - definitions	
Major	Removal/acute damage to structural integrity/vitality/appearance of a high quality arboricultural feature. Depending on circumstances, may result in the loss of all/greater majority of public visual amenity value. Mitigation planting unlikely to be effective except in the long term (40+ years).
Moderate	In the case of damage: unlikely to give rise to tree death but likely to noticeably reduce vitality and deterioration of appearance in the short and medium term, with corresponding reduction in public visual amenity value where relevant. Tree removals that can be effectively mitigated in the medium term (20-40 years). For example notable crown dieback, foliage discolouration, low leaf density, or tree management works unacceptable in terms of BS3998:2010.
Minor	Short-term damage with limited distribution that can be reasonably compensated for by new growth. Unlikely to result in observable symptoms of damage in relation to structural integrity/vitality/appearance. No obvious impact on public visual amenity. Tree removals that can be mitigated in the short-term (10-20 years)
Insignificant	Minimal damage in very small amounts. No obvious impact on public visual amenity.
None	No impact to above or below ground components of tree reasonably anticipated.

No	Species	Quality	Arboricultural effects (direct and indirect) of proposed design - description	Unadjusted degree of Arboricultural Impact on tree	Unadjusted significance of Arboricultural Impact	Recommended mitigation	Adjusted degree of Arboricultural Impact on tree/site's arboricultural resource	Adjusted significance of Arboricultural Impact	Tree removal required
T280	Hornbeam	B1	Removal as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Yes
G281	Cypress (Leyland)	B2	Removal as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Yes
T317	Maple	B1	Retained as part of proposals. Potential direct above and below ground impacts associated with construction activities.	Medium	Moderate	Installation of temporary tree protection fencing to BS.5837:2012 prior to construction.	Low	Minor	No
T319	Chestnut stump	U	Removal as part of proposals	High	Minor	New tree planting as part of landscaping proposals	Medium	minor	Yes
G320	Maple	B2	Removal of one stem necessary to avoid future overbearing effects.. Potential direct impacts to retained elements from construction activities.	Medium	Moderate	New tree planting as part of landscaping proposals	Low	Minor	Partial
G321	Maple	B2	Retained as part of proposals. Potential direct above and below ground impacts associated with construction activities.	Medium	Moderate	New tree planting as part of landscaping proposals	Low	Minor	No
G322	Maple	C2	Retained as part of proposals. Potential direct above and below ground impacts associated with construction activities.	Medium	Moderate	New tree planting as part of landscaping proposals	Low	Minor	No
T330	Chestnut (Horse)	C1	Removal as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Yes
G334	Ash (Common)	B2	Removal as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Yes
T336	Hornbeam	A1	Retained as part of proposals. Potential direct above and below ground impacts associated with construction activities.	Medium	Moderate	Installation of temporary tree protection fencing to BS.5837:2012 prior to construction.	Low	Minor	No
T337	Beech (Common)	A1	Retained as part of proposals. Potential direct above and below ground impacts associated with construction activities.	Medium	Moderate	Installation of temporary tree protection fencing to BS.5837:2012 prior to construction.	Low	Minor	No
T339	Whitebeam	C1	Removal as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Yes
G340	Cypress sp	C2	Removal as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Yes
T1207	Cherry (Wild)	B1	Retained as part of proposals. Potential direct above and below ground impacts associated with construction activities.	Medium	Moderate	Installation of temporary tree protection fencing to BS.5837:2012 prior to construction.	Low	Minor	Yes
G1245	Sycamore, Leyland Cypress, walnut	B2	Off site. Partial removal as part of Phase 5B Proposals.	N/A	N/A	N/A	N/A	N/A	Yes

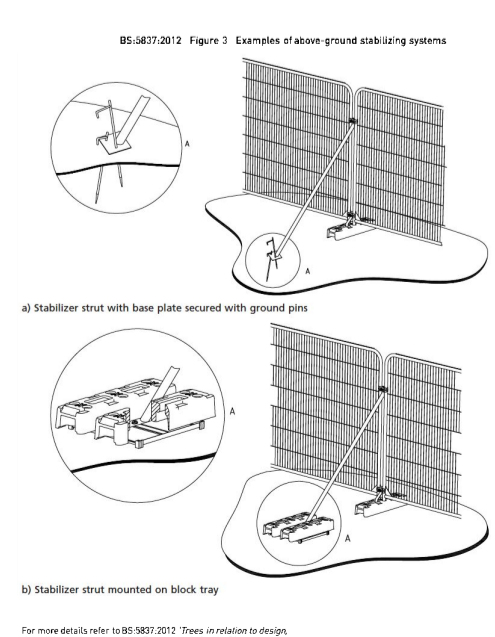
APPENDIX 4

TREE RETENTION/LOSS AND PROTECTION PLAN



KEY BS 5837:2012 Categories

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



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
 Revisions:
 First Issue - 12/10/2015 AD

Tree Retention / Loss & Protection Plan - Phase 5 Heyford Park

Client: Dorchester Group
 DRWG No: **D.0341_B1** Sheet No: _ REV: _
 Drawn by: AD Approved by: MP
 Date: 12/10/2015
 Scale: 1:500 @ A1

