

**DORCHESTER LIVING**

**ARBORICULTURAL INFORMATION  
RELATING TO PLANNING CONDITION  
3 OF CHERWELL DISTRICT COUNCIL  
PLANNING PERMISSION  
14/01366/REM**

**FOR**

**DEVELOPMENT AREA PHASE 5, HEYFORD  
PARK, CAMP ROAD, UPPER HEYFORD**

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

**Prepared by: M REID MICFor MArborA**

**Checked by: R HYETT 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](http://www.pegasuspg.co.uk)

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

Planning | Environmental | Retail | Urban Design | Renewables | Landscape Design | Graphic Design | Consultation | Sustainability

## CONTENTS:

Page No:

<b>1.</b>	<b>INTRODUCTION AND SCOPE</b>	<b>1</b>
	Scope of instruction	1
<b>2.</b>	<b>OTHER CONSIDERATIONS</b>	<b>2</b>
	Statutory tree protection	2
	Statutory Wildlife Protection	2
<b>3.</b>	<b>TREE RETENTIONS/REMOVALS</b>	<b>4</b>

## APPENDICES:

### APPENDIX 1 – TREE RETENTION/REMOVAL AND PROTECTION PLAN

## REVISIONS:

Date	Rev	Description	Initials
13.02.15	-	First issue	MR
16.02.15	B	Amendments re G543 & Section 3.3	MR

## 1. INTRODUCTION AND SCOPE

### Scope of instruction

- 1.1 Pegasus Environmental have been instructed by Dorchester Living to provide arboricultural information required by Condition 3 of Cherwell District Council planning permission 14/01366/REM which relates to erection of 71 dwellings with associated car parking, infrastructure and public open space on the site of a former air base at Upper Heyford, Oxfordshire.
- 1.2 A detailed arboricultural method statement complying with information relating to Planning Condition 17 of the original outline planning permission for the site (10/01642/OUT) was submitted and approved as part of the reserved matters application. It is understood that these details will be fully implemented.
- 1.3 The information contained within this document relates to tree-related elements Condition 3 which requires a scheme of landscaping to be produced that shall include:  
  

**(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation.**
- 1.4 The information contained within this document builds on the previously submitted arboricultural method statement.
- 1.5 It is considered that these revised details are sufficient to preclude the conditioned requirement for levels and excavations information. No excavations or levels changes shall take place within the RPAs of retained trees. Information relating to tree removals is included within this document.

## **2. OTHER CONSIDERATIONS**

### **Statutory tree protection**

- 2.1 The site is located within the Upper Heyford conservation area and administered by Cherwell District Council. Notwithstanding specific exceptions (including the grant of full planning permission), all trees that are located within conservation areas that have a trunk diameter greater than 75mm measured at 1.5m above ground level are subject to statutory protection. Notwithstanding specific exemptions, for example the granting of full planning permission, no tree works may be carried out without having first given the local planning authority 6 weeks' written notification clearly setting out exactly what is envisaged.
- 2.2 On many non-residential 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.
- 2.3 Any proposed tree works that are planned to be carried out on site must be carried out in accordance with the statutory controls outlined above.

### **Statutory Wildlife Protection**

- 2.4 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 arboriculturalist and fall outside the remit of this report.
- 2.5 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 arboriculturalist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 2.6 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.

- 2.7 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.
- 2.8 The arboricultural information provided within this document is presented so as to correspond with the format of the above condition.

### **3. TREE RETENTIONS/REMOVALS**

- 3.1 A tree retention and removals drawing is included at Appendix 1. This clearly illustrates the trees that are to be retained and those that are to be removed.

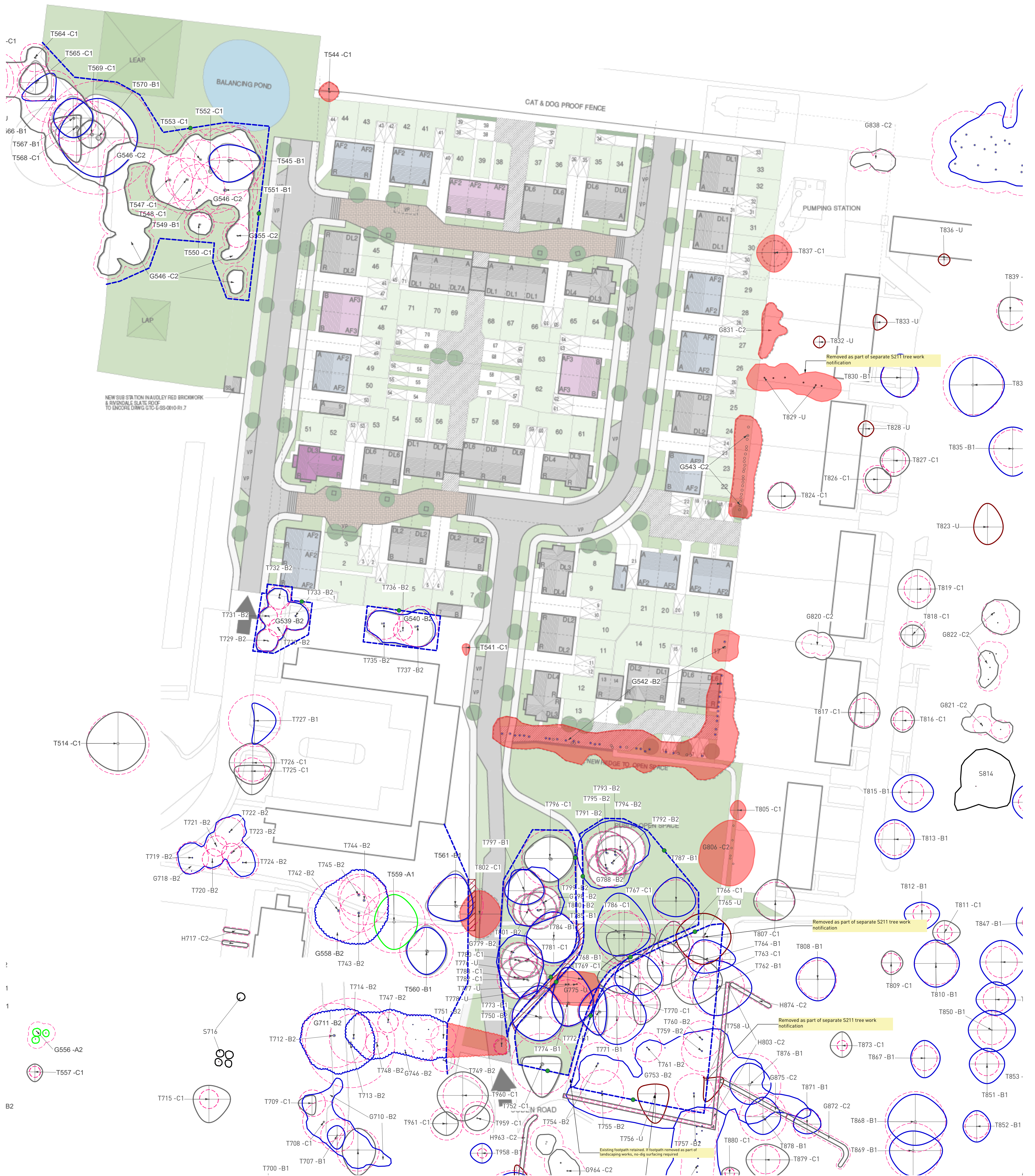
#### **APPENDIX 1 – TREE RETENTION/REMOVAL AND PROTECTION PLAN**

- 3.2 For clarity, the following trees are proposed to be removed either for reasons of appropriate arboricultural management (including previously submitted Section 211 notifications) or as a result of the approved development:
- 3.3 T544, T837, G831, T829, G543, T541, G542, T805, G806, T802, T777, T778 T750. The eastern extent of G746 must also be removed.
- 3.4 The tree protection plan clearly demonstrates how the retained trees shall be effectively protected from levels changes/excavations.
- 3.5 Implementation of the tree protection plan must be in accordance with the approved arboricultural method statement. In the event of any unforeseen incursions into the RPAs of retained trees becoming necessary, the Project Arboriculturist shall be informed and appropriate amendments to working practices agreed in collaboration with the LPA tree officer.

## **APPENDIX 1**

### **TREE RETENTION/REMOVAL AND PROTECTION PLAN**





**KEY** BS 5837 : 2012 Categories

- Tree Category A - High Quality
- Tree Category B - Moderate Quality
- Tree Category C - Low Quality
- Tree Category U - Unsuitable for Retention
- Root Protection Area to BS:5837:2012
- Tree to be Removed
- Tree Protection Fence to BS:5837:2012
- Area of No-Dig Path Construction- Cellular confinement system installed in accordance with manufacturer & engineer specifications & Arboricultural Method Statement
- All weather information notices to read 'Construction Exclusion Zone - Keep out' A2 in size. To be attached to tree protection barriers

Revisions:	Date
A • First issue	08.08.2014
B • New layout	06.01.2015

**Note:** The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

## Heyford Park Tree Retention / Removal & Protection Plan

Drawing Ref: **D.0341\_28-B**  
Client : **Dorchester Group**

1 : 500 @ A1  
06.01.2015  
Team PC/DP/AD/PBe

**Pegasus**  
Environmental