



Document Control Sheet

Document Title:	Arboricultural Implications Assessment
Document Author:	Matthew Harmsworth, tech.arbor.a, DipRS, RPQ-s
Project Manager:	Matthew Harmsworth
Project Title	BS5837 tree survey @ Cemex / Grundon, Hingham Way, Banbury

Revision History

Date:	Version No.	Summary of Changes:
24th August 2015	1.0	First draft
25th August 2015	1.0	Final issue

Approvals

Approved by:	Signature	Date:	Version:
Matthew Harmsworth	MW Harmsworth	25th August 2015	1.0

Distribution

Name:	Title:	Date:	Version:
Andrew Short	Grundon	25.08.15	1.0
Daniel Morris	JSA Architects	25.08.15	1.0

Re-Survey Date

Survey Type:	Lifecycle:	Re-survey Date:
BS5837: 2012	Planning only	Not applicable



Aerial shot of the northern end of the site showing the Grundon and Cemex sites



Aerial shot of the southern end of the site showing the old sidings and scrub land

Report no: 15_5837_08_03

Supplier no.: GRUNDON-01

Date: 25.08.2015

FAO Andrew Short
Grundon Waste Management Limited
Estates Office, Grange Lane
Beenham, RG7 5PY

**Arboricultural implications assessment to BS 5837 of trees at:
Land Adjacent to Higham Way, Banbury, OXON.**

1. Scope

- 1.1 We have recently been instructed to undertake an appraisal of trees and vegetation in and around the site of a waste transfer station located off Higham Way Banbury. The site is currently in dual ownership with CEMEX controlling the northern end of the site and Grundon controlling the southern portion. The majority of the site is used as a waste transfer facility.
- 1.2 The data was collected to the British Standard BS5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' 2012.
- 1.3 The survey has been commissioned to offer support to a planning application but no details of the proposal have been provided to us at this stage.
- 1.4 The trees were inspected on the 20th of August 2015, following the guidance in the British Standard by Matthew Harmsworth. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; no invasive techniques were used at this stage.
- 1.5 Three individual trees and seven groups were surveyed. The weather was dry and hot with light vehicular and pedestrian movement in around the site.

2. Site conditions / Site surroundings

- 2.1 The site is situated in the local authority control area of Cherwell District Council in North Oxfordshire. The site is located on old railway sidings east of the active main railway line. The site runs roughly north to south and encompasses large areas of concrete hard stand and old railway sheds. This built footprint has been utilised for workshop space for the waste transfer station operated by Grundon.
- 2.2 The site is located within the southern portion of Banbury. It is bordered by a railway to the west, residential homes to the northeast, playing fields to the east and scrubland to the south.
- 2.3 The wider locality is typical of this part of north Oxfordshire and encompasses a mix of residential housing and light industrial. Green space southeast of the site is considerable and stretches all the way to the M40 in the east.

- 2.4 A desktop assessment of the locality has indicated that it is not located within a conservation area and does not have any tree preservation orders. We have requested clarification from Cherwell District Council and will forward this once it is received. A wider search was carried out on the DEFRA MAGIC portal. No land designations or habitat designations of note were found within 3km of the site.



Photographic plate showing the group of silver birches that form G4 on the eastern boundary

- 2.5 All land designations were searched and validated during a desktop assessment at <http://magic.defra.gov.uk/MagicMap.aspx> and <http://www.cherwell.gov.uk/index.cfm?articleid=3357> at 08:30 on the 24.08.2015. Any delay in the submission of a planning application will necessitate further checks.

3. The Trees

- 3.1 Tree cover at the site is predominantly self-set natural regeneration and invasive species that have taken hold since the railway was lifted. The vegetation is located mainly on the periphery of the site and in areas where no real activity takes place.
- 3.2 Full details of the surveyed trees and groups is included in the appended arboricultural data tables and summarised in the paragraphs below.

- 3.3 The majority of the vegetation on the site has been captured as groups due to the uniform nature in relation to species and age structure. Group G1 provides the highest quality individuals but the species spread is limited, as is the age structure. This group is predominantly hawthorn which was found to be of moderate conservation value only.
- 3.4 Groups G2-G7 includes vast swathes of self-set regeneration located on the fence lines on the periphery and within the footprint of the site. This vegetation is of little value and has only attained moderate maturity due to a historic lack of maintenance within the site. Much of this vegetation should be cleared in order to maintain the site effectively and repair fences. Buddleja is classed as an invasive species and is a real problem on the railway network.



Photographic plate showing tree T1 with T2 in the background

- 3.5 The only individual tree of note is the oak T3. It is located at the northern end of the site close to the built footprint. This tree exhibits reasonable vitality and form despite its limited rooting environment. Although notable in terms of the local tree cover the tree is not of sufficient quality to constrain any re-development of the site and would obtain a lower grade in the wider locality.

4. The Proposals

- 4.1 No design proposals have been provided to us for comment at this stage.

5. Recommendations

- 5.1 Full details of suggested pruning works and removals are located within the appended arboricultural data tables.
- 5.2 The site currently used by CEMEX and Grundon is populated by low quality self-set regeneration that has come about through a lack of maintenance since the site was abandoned from railway use.



Photographic plate showing typical self-set scrub that occupies the site

- 5.3 None of the vegetation on site is of sufficient quality to constrain re-development.

6. Summary

6.1 From an arboricultural perspective there is little in the way of notable trees or groups on site. Any re-development of the site would in-fact offer opportunities to remove the invasive species, clear the fence lines and install a wider spread of tree species across the site to break up the built foot print.

6. Limitations

Woodland Solutions UK Limited (WSUK) has prepared this Report for the sole use of the above named Client Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

This Report may not be relied upon by any other party without the prior and express written agreement of WSUK. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. WSUK has not independently verified information obtained from third parties.

This Report is the copyright of WSUK. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Trees were inspected from ground level only; trees were not climbed or inspected below ground. Inaccessible trees will have best estimates made about location, physical dimensions and characteristics.

Should you require any further information, please do not hesitate to contact us at any time.

Matthew Harmsworth

Mr. M Harmsworth tech.arbor.a, DipRS
Consultant Arborist

Prepared by: Matthew Harmsworth.
Checked by: Anne-Marie Harmsworth

Attached

Appendix 1 – Site location

Appendix 2 – Arboricultural Data Tables

Appendix 3 – Tree Constraints Plan

APPENDIX 1 - Site Location



Aerial photos courtesy of Bing Mapping.

APPENDIX 2 - Arboricultural Data Tables

Grundon Depot - Banbury - Arboricultural Data Tables

tree no	species	height	DBH (mm)	RPA (m2)	N	E	S	W	height to 1 st significant branch	age class	condition	structural condition	preliminary management recommendations	estimated remaining years	Category grade
Groups															
G1	Hawthorn, Buddleja	4m max	Various	To crown edges	N/A				n/a	EM-M	Fair	Dense self-set regeneration bordering the fields, peters out to arable land, provides habitat, conservation value only	Thin to best stems	20+	C3-
G2	Sycamore, Ash, Hawthorn, Buddleja	5m max	Various	To crown edges	N/A				n/a	Y-M	Fair	Self-set scrub along railway fence line	Remove inline with best practise	<10	U
G3	Buddleja, Sycamore	4m max	Various	To crown edges	N/A				n/a	EM-SM	Fair	Scrub, self-set, predominantly inside Transco site, vegetation only present through lack of site maintenance	Remove inline with best practise	<10	U
G4	4 x Silver Birch	7m max	240 average	2.9m per stem	6m spread per stem			0.5m	SM	Fair	Self-set on boundary fence line, conservation value only, limited long-term prospects	Crown lift to 2m to allow access for skips	20+	C3+	
G5	Willow, Buddleja	3m max	Various	To crown edges	N/A				n/a	EM	Fair	Scrub scattered around concrete footprint and workshop area	Remove inline with best practise	<10	C3- / U
G6	Willow, Buddleja	4m max	Various	To crown edges	N/A				n/a	SM-M	Fair	Scrub scattered around concrete footprint and workshop area	Remove inline with best practise	<10	C3- / U
G7	Sycamore, Ash, Buddleja, Hawthorn	5m max	Various	To crown edges	N/A				n/a	EM-M	Fair	Scrub, self-set along boundary lines of CEMEX site, present through lack of maintenance	Remove inline with best practise	<10	U

Grundon Depot - Banbury - Arboricultural Data Tables

tree no	species	height	DBH (mm)	RPA (m2)	N	E	S	W	height to 1 st significant branch	age class	condition	structural condition	preliminary management recommendations	estimated remaining years	Category grade
Individual Trees															
T1	Silver Birch	11m	290	3.5	2	3	3	3	0.5m	M	Fair	Limited long-term prospects due to location adjacent to building, co-dominant stems, self-set	Consider removal to preserve building	<10	C1+
T2	Willow	3m	190	2.3	3	2	2	2	0.5m	EM	Poor	Multi-stemmed at ground level, self-set, located near to building, poor structure and form	Remove inline with best practise	<5	U
T3	Oak	7m	480	5.8	5	4	3	4	1.5	M	Fair	Self-set specimen located adjacent to wall and track way, ultimately limited by the location, thin crown for species, co-dominant stems	Crown lift to clear road way	20+	B1-
End of Records															