

# PLANNING APPLICATION FOR THE CONSTRUCTION OF A NEW ACCESS ROAD

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

## ARBORICULTURAL IMPACT ASSESSMENT

ON BEHALF OF THE DORCHESTER GROUP

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

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### Pegasus Group

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## CONTENTS:

Page No:

1.	INTRODUCTION	1
2.	REPORT LIMITATIONS	2
3.	DOCUMENTS AND INFORMATION PROVIDED	3
4.	OTHER CONSIDERATIONS	4
5.	DESCRIPTION OF PROPOSED DEVELOPMENT	6
6.	ARBORICULTURAL IMPACT ASSESSMENT (AIA)	7
7.	SUMMARY	10

## APPENDICES:

APPENDIX 1 – SITE LOCATION PLAN

APPENDIX 2 – SCHEDULE OF TREE SURVEY DATA

APPENDIX 3 – ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE

APPENDIX 4 – TREE RETENTION AND REMOVAL PLAN

## REVISIONS:

Date	Rev	Description	Initials
18.05.16	-	First Issue	MGP
20.05.16	A	Amend text following comments	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 an application for the construction of a road, to the east of development parcel Phase 5, on land at the Former RAF Upper Heyford airbase, Upper Heyford, Oxfordshire.

APPENDIX 1 – SITE LOCATION PLAN

## 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:

- Planning Layout, .dwg HEYF-5-760 B

#### 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 PROPOSED DEVELOPMENT**

Proposals

- 5.1 Proposals are for the construction of a new road.
- 5.2 The Phase 5a Road has planning permission (Reference 16/00264/F, 18/04/2016). This AIA **supports the Discharge of Condition 4 which includes “(b) details of the existing trees and the hedgerows to be retained as well as those to be felled ...”**
- 5.3 Proposals are shown on the Tree Retention and Removal Plan.

APPENDIX 4 – TREE RETENTION AND RMOVAL PLAN



6. **ARBORICULTURAL IMPACT ASSESSMENT (AIA)**

6.1 With reference to BS5837:2012 '*Trees in relation to design, demolition and construction*', this AIA evaluates the direct and indirect effects of the proposals on **the site's arboricultural resource.**

6.2 The AIA considers the effects of any tree loss required to implement the illustrative design as well as any potentially damaging activities proposed in the vicinity of retained trees.

6.3 With reference to BS5837:2012, the AIA includes a tree retention/loss plan. This illustrates the anticipated extent of tree removals that will be required in order to enable the construction of the development proposals.

APPENDIX 4 – TREE RETENTION/LOSS PLAN

6.4 An AIA schedule is attached that relates to the trees affected by the proposals.

APPENDIX 5 – ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE

6.5 The AIA schedule is an interpretation by an arboriculturist of the proposals in relation to the existing arboricultural constraints on site. The schedule provides a tree-by-tree/group-by-group assessment of the level of potential impacts of the proposals. This assessment is cross referenced against tree/group qualities in order to provide consistent evaluations of the degree of significance of the anticipated arboricultural impacts.

6.6 The AIA schedule subsequently sets out any preventative measures and other mitigation proposals to reduce, insofar as possible, the level of arboricultural impact and its corresponding **significance**. This '**adjusted**' **significance** – which is an approximation - may be considered either in terms of an individual survey item, for example in the context of the use of tree protection barriers, or (where mitigation planting is concerned) in the **wider context of the site's overall arboricultural resource.**

6.7 Analysis of the AIA schedule relating to the development area is set out in table form below:

		A	B	C	U	Total
Groups	Remove	0	1	0	0	1
Trees	Remove	0	1	1	0	2
	Retain	0	0	0	0	0
<b>Total</b>		<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>3</b>

6.8 Proposals will result in the loss of all three survey items (T280, G281 and T330) located within the redline boundary of Phase 5A Road.

### Discussion

6.9 Reference to the AIA schedule confirms that this arboricultural impact of the loss of these trees will be a Major/moderate significant in the short to medium term. However, the loss of these trees must be weighed in a wider planning context including;

- The proposed road forms part of the strategic internal road network, for which other development parcels have been, and are being, designed around. In this context the loss of these trees to facilitate road construction is unavoidable.
- The proposed road will provide the principle access to the Phase 5 development parcel. Phase 5a development has outline planning permission (13/01811/OUT, 31/03/2016) with the RMA submitted (16/00627/REM) that crosses into the phase; Phase 6 there is a live planning application (16/00263/F) waiting to be determined - both these cross over into the Phase 5a Road. An Arboricultural Impact Assessment has been submitted alongside Phase 5 proposals that show T280, G281 and T330 as requiring removal. The loss of these trees, and mitigation, has been assessed as part of Phase 5 proposals.
- Development across the Upper Heyford site is being carried out in phases. In this context it has been prudent to maintain a dialogue with the Arboricultural Officer/Local Authority regarding tree retention and loss. As part of discussions, it has been acknowledged that in order to facilitate development, tree removals will need to take place. It has been acknowledged that tree loss from one area can be mitigated as part of replacement planting within another area. In this context, although all

three trees within Phase 5A Road will require removal, large scale tree planting is proposed within surrounding phases including Phase 5a, Phase 6 and the Village Green, and within the context of the entire Upper Heyford development site.

- 6.10 With regard to the above, it is considered that the loss of trees within Phase 5A Road is unavoidable. Moreover, it is important to consider that the development proposals across the site (including within phases immediately adjacent to the Phase 5A Road) do incorporate a considerable amount of new tree planting. Over time it is anticipated this will mature to provide mitigation for necessary tree removals as part of ongoing development at Upper Heyford, including for the loss of trees in relation to Phase 5A Road. It is noted that some of the tree mitigation for Phase 5a and Phase 6 development will be delivered in the Phase 5A Road corridor as shown on the landscaping proposals.
- 6.11 When considering new tree planting the adjusted significance of arboricultural impact of tree loss reduce to moderate/minor in the short to medium term.
- 6.12 Overall, it is **therefore reasonable to conclude that when considered 'in the round'** the proposals are acceptable from an arboricultural perspective for the following key reason:
- New trees can be incorporated into design (including neighbouring phases) in a way that will compliment all aspects of the new development in the long-term.

## 7. **SUMMARY**

- 7.1 The Phase 5A Road area is located to the south of Camp Road, between Phase 5 and Village Green/Centre and Phase 6 proposed site areas.
- 7.2 A BS5837:2012 compliant tree survey has identified that the principal arboricultural considerations for the site comprises a mature hornbeam (Category B), mature horse chestnut (Category C) and a group of mature cypress (Category B).
- 7.3 An Arboricultural Impact Assessment of the development proposals has identified that all trees within the site will require removal.
- 7.4 However, it is considered that tree loss can be successfully mitigated through new tree planting as part of site (and wider development) proposals.
- 7.5 **Overall, it is therefore reasonable to conclude that when considered 'in the round' the proposals are generally acceptable from an arboricultural perspective for the following key reasons:**
- New trees can be incorporated into a new design in a way that will compliment all aspects of the new development in the long-term.

APPENDIX 1  
SITE LOCATION PLAN

THERE ARE NO EXCEPTIONAL RISKS ASSOCIATED WITH THESE WORKS. REFER TO THE DESIGNERS RISK ASSESSMENT FOR THE FULL ASSESSMENT OF RISKS.

1. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE WORKED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. © THIS DRAWING IS COPYRIGHT.
2. REPRODUCED FROM OS SITEMAP © BY PERMISSION OF ORDNANCE SURVEY® ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. © CROWN COPYRIGHT 2008. ALL RIGHTS RESERVED. LICENCE NUMBER 100007126.
3. UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT AUTHORITIES, ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR COMMENCE SITE WORK PRIOR TO APPROVAL BEING GIVEN IT IS ENTIRELY AT HIS OWN RISK.



REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
PRELIMINARY	INFORMATION	TENDER	CONSTRUCTION	AS BUILT

**WOODS HARDWICK**  
ARCHITECTS, ENGINEERS AND DEVELOPMENT CONSULTANTS

TITLE: UPPER HEYFORD  
 DETAILS: RMA2 (PHASE 5A) BOUNDARY DETAIL 2  
 SCALE: 1:500 @ A1 DATE: FEBRUARY 2016 DRAWN: CG CHK: DG

## 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
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



## APPENDIX 3

### ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE

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
T330	Chestnut (Horse)	C1	Removal as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Yes

## APPENDIX 4

### TREE RETENTION AND REMOVAL PLAN

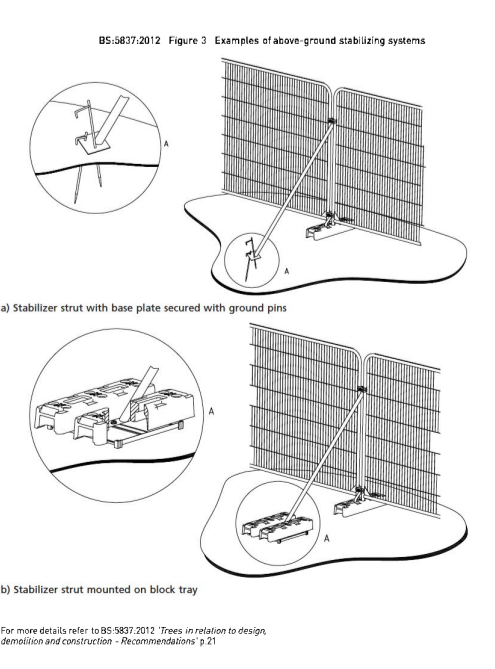


**KEY** BS 5837:2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- 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
- Phase 5A Road Boundary

**Notes:** Tree Removals and Protection measures shown outside of the Phase 5A redline relate to Phase 5 proposals



**Note:** The original of this drawing was produced in colour - a monochrome copy should not be relied upon.  
 Revisions:  
 First Issue - 11/05/2016 AD

**Tree Retention and Removal Plan - Phase 5A Road**

**Heyford Park**

Client: Dorchester Group  
 DRWG No: **D.0341\_98** Sheet No: \_ REV: \_  
 Drawn by: AD Approved by: MP  
 Date: 11/05/2016  
 Scale: 1:500 @ A1 **Pegasus Environment**