PLANNING APPLICATION FOR 91 DWELLINGS CONSISTING OF 7 BLOCKS OF APARTMENTS AND 37 HOUSES WITH ASSOCIATED CAR PARKING, INFRASTRUCTURE, ASSOCIATED WORKS AND PUBLIC OPEN SPACE.

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT AND TREE PROTECTION PLAN

PHASE 8, UPPER HEYFORD

ON BEHALF OF DORCHESTER LIVING

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

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REVISIONS:

Date	Rev	Description	Initials
15.04.16	-	First issue	MR

1. INTRODUCTION

1.1 Pegasus Group have been instructed by Dorchester Living to carry out an arboricultural assessment in relation to a development parcel of land to the north of Camp Road, Upper Heyford named 'Phase 8'; hereafter referred to as 'the site'.

APPENDIX 1 – SITE LOCATION PLAN

1.2 The scope of the assessment was to visit the site and to re-survey relevant trees, groups and hedges in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations*.' Pegasus Group was requested to then present the following information:

- Tree survey report
- Schedule of tree survey data
- Tree Survey and Constraints Plan.

1.3 With reference to the above information and BS 5837:2012, Pegasus Group were subsequently also instructed to assess the impact of development proposals on the site's arboricultural resource and to produce the following:

- Arboricultural Impact Assessment
- Tree Retention and Loss Plan
- Tree Protection Plan
- 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 the 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.

2.5 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.

2.6 The findings and recommendations of this report are limited to a period of 24 months from the date of this report.

2.7 Findings relate to the site conditions as found at the time of survey.

3. OTHER CONSIDERATIONS

Statutory tree protection

3.1 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).

3.2 It must therefore be noted that the trees >75mm DBH that are located within the Conservation Area are subject to statutory protection.

3.3 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.

3.4 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 is the matter is determined by the Crown Court.

3.5 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.

3.6 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

3.7 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.

3.8 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.

3.9 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.

3.10 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.

4. DESCRIPTION OF SITE AND TREES

4.1 The site is located to the south of Camp Road, within the approximate centre of the former military airbase of Upper Heyford, Oxfordshire.

- Post Code OX25 5HD
- SP 51437 25824

4.2 The site outline is roughly in the shape of an inverted triangle. The edges of the site as well as its north/south axis are defined by roads that are part of the layout of the former airbase. These roads emanate from the same southernmost point and radiate in north-west, north and north-easterly directions. A road also forms the site's northern boundary. At the time of the survey, the land between these roads at the time of survey contained green space, car parking and commercial buildings.

4.3 The visual character of the site is very much influenced by medium and large-sized trees. The distribution of individual trees and tree groups reflects the existing road layout. Most notable collective arboricultural features at the site include:

- Tree avenue lining the north/south road
- Tree group running along the western part of the interior of the northern boundary
- Tree group running along the interior of the north-eastern boundary.

5. SURVEY METHODOLOGY

Tree Survey

5.1 The tree survey was carried out with reference to methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

5.2 Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (eg avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

5.3 Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

5.4 Within the tree survey schedule, each surveyed Tree (T) or Group (G) on or adjacent to the site is given a reference number which refers to its position on the overall tree survey plan for Upper Heyford (electronic copy available on request). Tree survey plan information such as quality grading, preliminary tree constraints: root protection areas is subsequently used in order to assess arboricultural impacts and tree protection measures.

5.5 In accordance with BS5837:2012, the following measurement standards were applied.

- *Tree species* are listed by common name.
- *Heights* are measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- *Trunk diameters* are measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012. Where trunk diameters have had to be estimated due to poor access, for example, this is indicated with a '#'.
- *Branch spreads* are taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to up the nearest whole metre for dimensions over *10m.*

- *Crown clearance* is expressed both as existing height above ground level of first significant branch along with its direction of growth (eg 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- *Estimates.* Where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a "#" suffix to the measurement as shown in the tree survey schedule.
- *Life stage* is defined as Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran (any tree displaying characteristics described by Natural England).
- *General observations* are recorded in relation to a tree's structural and/or physiological condition (eg the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
- *Physiological condition* is described as Good (no indications of impaired physiological function and in optimum condition for age and species), Fair (with indicators of reduced vitality. Some intervention may be required), Poor (with significantly impaired physiological function for age and species).
- *Structural condition* is described as Good (without any observable significant bio-mechanical structural weaknesses), Fair (with minor biomechanical structural flaws. Some remedial action may be required), Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).
- *Useful life expectancy,* or the length of time a tree's is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+.
- *Quality of individual trees, groups of trees and woodlands is assessed in terms of quality* and benefit within the context of proposed development and graded into one of four categories (A, B, C and U) which are differentiated on the tree survey (Appendix 3) plan by the colours indicated below:
    - **Category A (Green)** Trees of high quality with an estimated remaining life expectancy of 40 years
    - **Category B (Blue)** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
    - **Category C (Grey)** Trees of low quality with an estimated remaining life expectancy of at least 10 years.
    - **Category U (Red)** Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

- In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

6. TREE SURVEY FINDINGS

6.1 A summary of the tree survey findings for the whole site is shown in table form below and can be seen graphically on the Tree Survey and Constraints Plan.

	A	B	C	U	Total
Groups	0	6	11	0	17
Trees	6	60	56	0	122
Total	**6**	**66**	**67**	**0**	**139**

6.2 With reference to the above table it can be seen that out of a total of 139 survey items:

- Roughly half of surveyed items (72) were considered to be *high* (six trees) and *moderate* (60 trees and six groups) quality with a life expectancy of 40+ and 20+ years respectively.
- A broadly corresponding number of survey items (total 67, consisting of 11 groups and 56 individual trees) were assessed as *low quality* with a life expectancy of 10+ years
- No surveyed items were assessed as *unsuitable* for retention in the current site context, having life expectancies of <10 years.

6.3 In summary, and with regard to the context of the site, the principal arboricultural considerations are:

- Significant numbers of high and moderate quality trees capable of making a contribution to the site for a substantial timeframe
- Similar proportion of low quality trees that were assessed as only being likely to meaningfully contribute in the comparative short-term.

7. IDENTIFICATION OF PRELIMINARY TREE CONSTRAINTS

7.1 In accordance with BS5837:2012, below ground constraints, or root protection areas (RPAs), for the surveyed trees have been plotted onto the tree survey plan for the site. These are represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level.

7.2 With reference to BS5837:2012, a root protection area (RPA) is defined as

> **"a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority". "The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained".**

7.3 BS5837:2012 states (4.6.2) that,

> **"where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced."**

The BS goes on to state that,

> **"modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,"**

and that any deviation from the original circular plot should take into account:

- morphology and disposition of roots
- topography and drainage
- soil type and structure
- the likely tolerance of the tree to root damage/disturbance

7.4 Root systems can be damaged in a number of ways as follows:

- Severance of a root will destroy all parts of the root beyond that point. The larger the root severed, the greater the impact on the tree. If roots are damaged close to the trunk, the anchorage and stability of the tree can be affected.
- The root bark protects the root from decay and is also essential for further root growth. If damage to the bark extends around the whole circumference, the root beyond that point will be killed.
- Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous

diffusion through the soil, and thereby asphyxiate the roots. The roots must have oxygen for survival, growth and effective functioning.

- Lowering the soil level will strip out the mass of roots near the surface.
- Raising soil levels will have the same effect as soil compaction.
- Incorrect selection and application of herbicide.
- Spillage of oils or other harmful materials.

7.5 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments; usually post occupancy. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

8. PROPOSED DEVELOPMENT – DESCRIPTION AND BACKGROUND

8.1 The development proposals are for redevelopment of the area to create 91 dwellings consisting of 7 blocks of apartments and 37 houses with associated car parking, infrastructure, associated works and public open space.

8.2 The layout of the development has emerged from an ongoing consideration of arboricultural constraints. Pro-active collaboration between Cherwell District Council's and Pegasus' Arboriculturists from an early stage in the process has sought to achieve, insofar as reasonably practicable, a harmonious spatial relationship between buildings and trees.

8.3 As part of this work, a design team site walk took place to agree acceptable levels of tree retention and removal. This culminated in the production of a draft arboricultural constraints plan to provide parameters for site layout design.

APPENDIX 3 – DRAFT ARBORICULTURAL CONSTRAINTS PLAN

9. ARBORICULTURAL IMPACT ASSESSMENT (AIA)

9.1 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.

9.2 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.

9.3 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

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

APPENDIX 5 – ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE

9.5 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.

9.6 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.

9.7 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	2	5	0	7
	Retain	0	4	6	0	10
Trees	Remove	1	6	12	0	19
	Retain	5	54	44	0	103
Total		**6**	**66**	**67**	**0**	**139**

	A	B	C	U	Total
Remove	1	8	17	0	26
Retain	5	58	50	0	113
Total	**6**	**66**	**67**	**0**	**139**

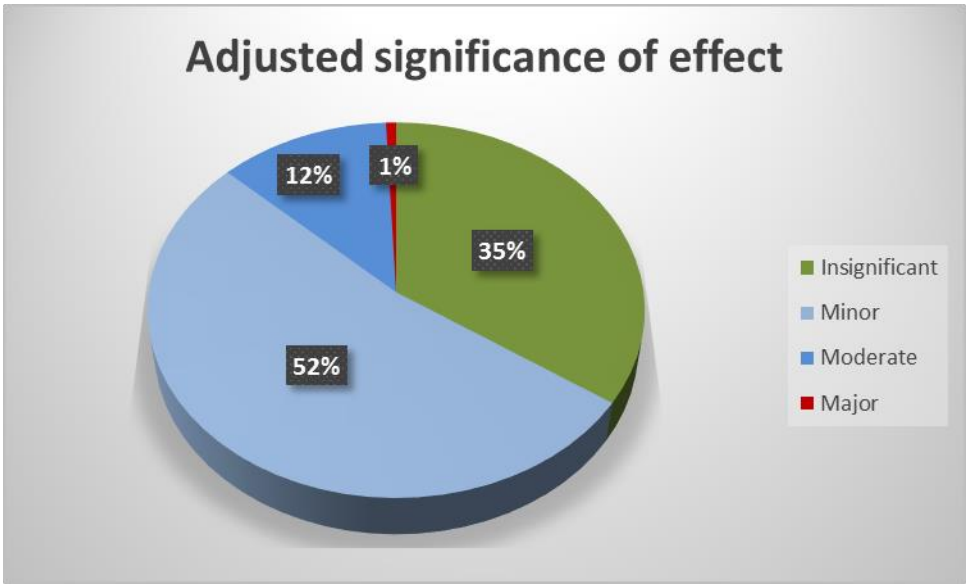
9.8 With reference to 10.7 it can be seen that out of an overall total of 139 survey items:

- Approximately one fifth of the arboricultural resource (26 survey items) must be removed:
  - Category A: one tree
  - Category B: eight items consisting of two groups and six trees
  - Category C: 17 items consisting of five groups and 12 trees.
- Approximately 80% of the overall arboricultural resource shall be retained:
  - Category A: five trees
  - Category B: 58 items consisting of four groups and 54 trees
  - Category C: 50 items consisting of six groups and 44 trees.

9.9 It can be seen that the greater majority of arboricultural survey items shall be retained as part of the development proposals.

9.10 With reference to the AIA schedule, the overall estimated adjusted significance (ie in the context of new landscape tree planting) of the proposals is summarised in table and graphical form below:

Adjusted significance of effect	**Total**
Insignificant	48
Minor	73
Moderate	17
Major	1
Total	**139**



9.11 With reference to the above table and definitions of significance of effect which are set out alongside the AIA Schedule, it can be seen that the greater majority of arboricultural impacts of the proposed development are considered to be:

- 1% 'major': removal of a high quality arboricultural feature. Mitigation planting unlikely to be effective except in the long term (40+ years)
- 12% '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).
- 52% '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).
- 35% 'Insignificant' (Minimal damage in very small amounts. No obvious impact on public visual amenity.

9.12 In addition to the above, comparison of initially agreed and finalised tree retentions demonstrates that the design process has successfully given due consideration to initially arboricultural constraints.

9.13 Overall, it is therefore reasonable to conclude that the proposals are acceptable from an arboricultural perspective for the following key reasons:

- The greater majority of existing better quality trees on the site shall be retained
- New trees can also be incorporated into a new design in a way that will additionally compliment all aspects of the new development in the long-term.

10. TREE PROTECTION PLANs (TPP)

10.1 Tree Protection Plans for demolition and construction phases of the proposals are attached.

APPENDIX 6 – TREE PROTECTION PLAN: DEMOLITION

APPENDIX 7 – TREE PROTECTION PLAN: CONSTRUCTION

10.2 In accordance with BS5837:2012 the TPP is superimposed onto the proposed site layout plan and based on the topographical survey. Any hard surfacing and structures within the RPAs of trees to be retained are shown on the TPP. In addition, where relevant, the TPP shows the following information, accompanied by descriptive text as required:

- Precise locations of protective barriers (forming Construction Exclusion Zones in relation to RPAs of retained trees)
- Other protection measures necessary e.g. site perimeter fencing

10.3 The preparation of the TPP has considered the following factors where relevant:

- Site construction access
- Intensity and nature of construction activity
- Contractors car parking
- Phasing of construction works
- Availability of special construction techniques; and
- Spatial requirements

10.4 The tree protection measures shown demonstrate the feasibility of the proposed development in relation to retained trees.

11. HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT

11.1 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.

11.2 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.

11.3 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:

- Tree removals and facilitation pruning
- Erection of tree protection barriers for demolition purposes
- Demolition
- Erection tree protection barriers for construction purposes
- Installation of cellular load distributing surfacing
- Main construction phase
- Removal of tree protection barriers
- Final landscaping including tree planting.

12. SUMMARY

12.1 The development proposals apply to land to the north of Camp Road, Upper Heyford identified as 'Phase 8'.

12.2 Proposals are for redevelopment of the area to create 91 dwellings consisting of 7 blocks of apartments AND 37 houses with associated car parking, infrastructure, associated works and public open space.

12.3 The visual character of the site is very much influenced by medium and large-sized trees. Key arboricultural features include:

- Tree avenue lining the north/south road through the site
- Tree group running along the western part of the interior of the northern boundary
- Tree group running along the interior of the north-eastern boundary.

12.4 A BS5837:2012 compliant tree survey has identified that the principal arboricultural considerations for the site are:

- Significant numbers of high and moderate quality trees capable of making a contribution to the site for a substantial timeframe
- Similar proportion of low quality trees that were assessed as only being likely to meaningfully contribute in the comparative short-term.

12.5 An Arboricultural Impact Assessment of the development proposals has identified that the greater majority of arboricultural survey items shall be retained as part of the development proposals:

- Approximately one fifth of the arboricultural resource (26 survey items) must be removed:
  - Category A: one tree
  - Category B: eight items consisting of two groups and six trees
  - Category C: 17 items consisting of five groups and 12 trees).
- Approximately 80% of the overall arboricultural resource shall be retained:
  - Category A: five trees
  - Category B: 58 items consisting of four groups and 54 trees
  - Category C: 50 items consisting of six groups and 44 trees).

12.6 The AIA has also systematically demonstrated that the significance of the development proposals is not arboriculturally significant. Once tree protection measures and new tree planting have been taken into account, estimated impacts have been evaluated as:

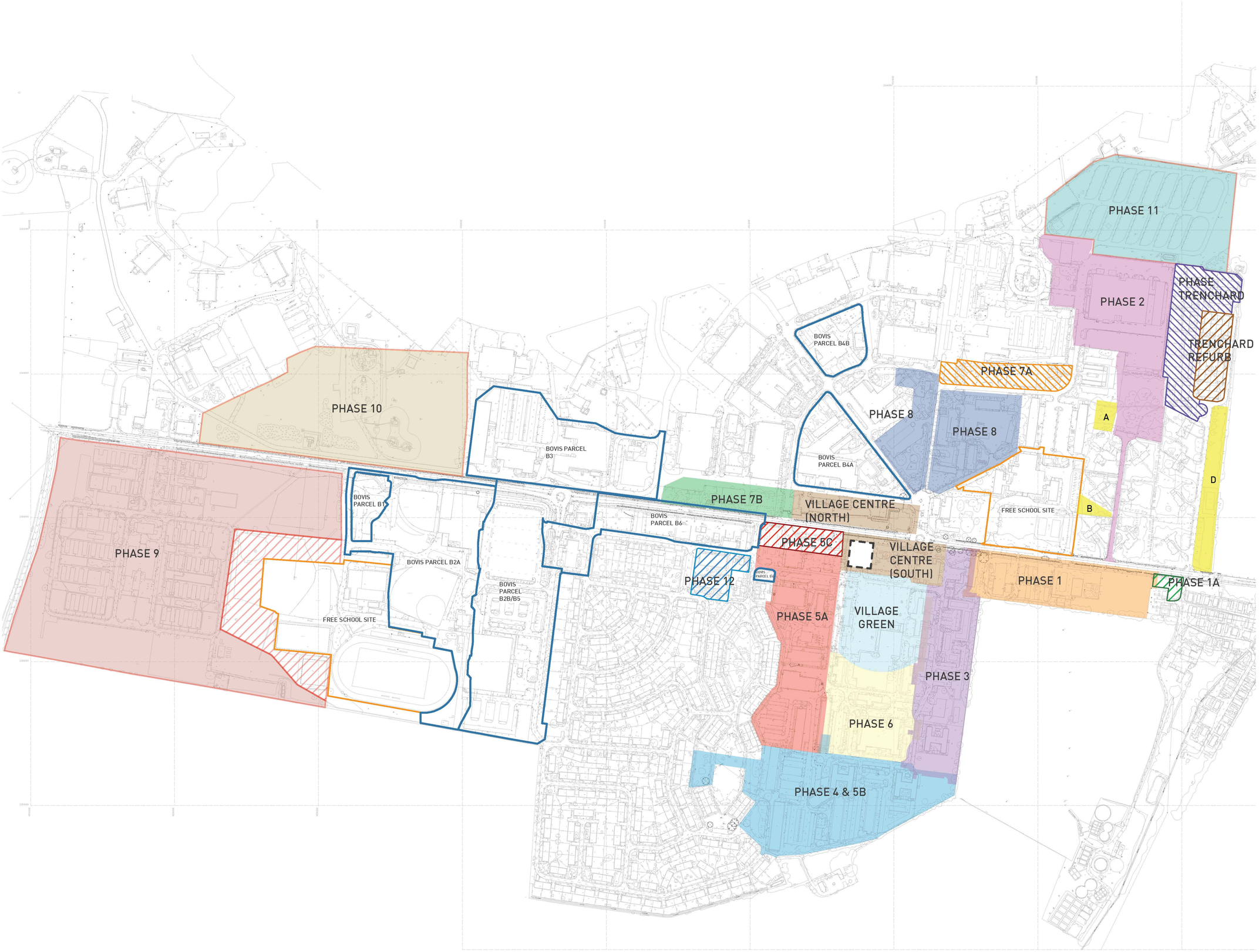
- 1% 'major': removal of a high quality arboricultural feature. Mitigation planting unlikely to be effective except in the long term (40+ years)
- 12% 'moderate': In the case of damage: unlikely to give rise to tree death but likely to noticeably reduce vitality and deterioration of appearance in the 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).
- 52% '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).
- 35% 'Insignificant' (Minimal damage in very small amounts. No obvious impact on public visual amenity.

12.7 Overall, it is therefore reasonable to conclude that proposals are acceptable from an arboricultural perspective for the following key reasons:

- The greater majority of existing better quality trees on the site shall be retained
- New trees can also be incorporated into a new design in a way that will additionally compliment all aspects of the new development in the long-term.

APPENDIX 1

SITE LOCATION PLAN



KEY

- PHASE 1 (SOUTH OF CAMP ROAD) (1.70Ha)
- PHASE 2 (WEST OF TRENCHARD) (3.03Ha)
- PHASE 3 (EAST OF VILLAGE GREEN) (2.18Ha)
- PHASE 4 & 5B (SOUTH OF VILLAGE GREEN) (3.41Ha)
- PHASE 5A (WEST OF VILLAGE GREEN) (2.43Ha)
- PHASE 5C (SOUTH OF CAMP ROAD) (0.52Ha)
- PHASE 6 (SOUTH OF VILLAGE GREEN) (1.69Ha)
- PHASE 7A (NORTH OF TRIDENT) (0.61Ha)
- PHASE 7B (WEST OF VILLAGE CENTRE NORTH) (0.96Ha)
- PHASE 8 (TRIDENT) (2.19Ha)
- VILLAGE CENTRE (1.46Ha)
- VILLAGE GREEN (1.40Ha)
- PHASE TRENCHARD (1.18Ha)
- TRENCHARD REFURB (0.53Ha)
- PHASE 9 (OLD SCHOOL SITE) (FUTURE DEVELOPMENT 10.55Ha)
- PHASE 10 (NORTH OF OLD SCHOOL SITE) (FUTURE DEVELOPMENT 4.91Ha)
- PHASE 11 (NORTH OF PHASE 2) (FUTURE DEVELOPMENT 3.24Ha)
- PHASE 12 (OLD COMMUNITY HALL SITE) (0.40Ha)
- POTENTIAL FUTURE DEVELOPMENT PLOTS:
  A= 0.11Ha
  B= 0.08Ha
  D= 0.55Ha
- FREE SCHOOL SITES
- BOVIS LAND AREAS
- THE ADJOINING LAND
- COMMUNITY HALL

N W E S 0 20 50 100m

HEYFORD PARK - **PHASING PLAN**

Pegasus Urban Design

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APPENDIX 2

TREE SURVEY SCHEDULE

Date: Various Site: Heyford Phase 8 Surveyor: PC MP Client: Dorchester Job no: D.0341

Tag 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								
G124	Birch (Silver)	10	#	150	-	1.5	-	1.5	-	2	-	1.5	-	N/A	-	N/A	2	-	SM	Eastern tree stunted and poor form.	Good	Good	20+	C2	1.8	10.2
G125	Birch (Silver)	10	#	150	-	2	-	2	-	2	-	2.5	-	N/A	-	N/A	2	-	SM	Eastern tree stunted and poor form.	Good	Good	20+	C2	1.8	10.2
T451	Cypress (Lawson)	15	-	400	-	3	-	3	-	3	-	3	-	N/A	-	N/A	0	-	M	Stone plaque at base to west.	Good	Good	20+	B1	4.8	72.4
G452	Whitebeam	13	-	550	-	0	-	0	-	0	-	0	-	N/A	-	N/A	2	-	M	Three trees. Southern tree pruning wound with decay and deadwood at 1.5m south. Middle tree wet cavity at 1.5m east. Weak fork at 2m, dieback in crown and moderate Deadwood. Northern tree cavity at 0.5m west, pruning wounds, potential hidden cavity at 2m.	Fair	Poor	10+	C2	6.6	136.9
T453	Birch (Silver)	12	-	250	-	2	-	3.5	-	2	-	2.5	-	2.5	-	West	1	-	M	Poor form. Suppressed to north east. Moderate deadwood, crown dieback.	Fair	Poor	10+	C1	3.0	28.3
T454	Birch (Silver)	12	-	520	-	7	-	4	-	2	-	5	-	3	-	North	2	-	M	Exposed roots, pruning evident. Minor deadwood.	Fair	Fair	20+	B1	6.2	122.3
T455	Hawthorn	7	-	342	-	2.5	-	3.5	-	2	-	4	-	N/A	-	N/A	2	-	M	Under canopy of adjacent birches. Crossing branches, deadwood.	Fair	Fair	20+	C1	4.1	52.8
T456	Hawthorn (Midland)	6	-	170	-	2.5	-	2	-	2	-	2	-	N/A	-	N/A	1	-	M	Exposed roots. Sycamore growing from base.	Fair	Fair	20+	C1	2.0	13.1
T457	Hawthorn	5	-	160	-	2.5	-	2	-	2	-	2	-	N/A	-	N/A	1.5	-	M	Sycamore and ribes growing from base.	Fair	Fair	20+	C1	1.9	11.6
G458	Cherry (Bird)	4	-	80	-	2	-	2	-	1	-	1	-	N/A	-	N/A	1.5	-	SM	Damage at base. Evidence of gummosis. Rose and sycamore at base. Poor.	Poor	Fair	10+	C1	1.0	2.9
T459	Sycamore	12	-	290	-	6	-	3	-	4	-	4	-	2	-	South	2	-	M	Rose growing from base. Good tree.	Good	Fair	20+	B1	3.5	38.1
T460	Cherry (Wild)	10	-	530	-	5.5	-	6.5	-	4	-	5	-	2.5	-	East	3	-	M	Exposed roots. Recent pruning wounds. Helical growth. Maple growing between stems at 2m. Typical of age and species.	Fair	Fair	20+	B1	6.4	127.1
T461	Cherry (Wild)	11	-	340	-	3	-	6	-	4	-	4	-	5	-	West	2	-	M	Exposed roots. Recent pruning wounds. Weak Poor fork at base. Twin stem, southern stem leans south. Suppressed to north.	Poor	Fair	10+	C1	4.1	52.2
T462	Birch (Silver)	13	-	520	-	6	-	4	-	4	-	5	-	4	-	West	0.5	-	M	Cavity south at 2m. Typical of age and species. Good tree.	Fair	Fair	20+	B1	6.2	122.3
T463	Whitebeam	10	-	560	-	4	-	4	-	5	-	4	-	2	-	East	1.5	-	M	Minor pruning wounds, partial occlusion. Girdling roots. Good tree. Adjacent path to west.	Fair	Fair	20+	B1	6.7	141.9
T464	Hawthorn	4	-	100	-	1.5	-	2	-	2	-	2	-	N/A	-	N/A	2	-	M	Heavily suppressed by whitebeam. Poor	Fair	Poor	20+	C1	1.2	4.5
G465	Whitebeam	10	-	625	-	0	-	0	-	0	-	0	-	N/A	-	N/A	2	-	M	Western tree dead leader with fungal fruiting bodies, saprophytic. Minor deadwood. Maple growing from decayed wood. Eastern tree lost leader, deadwood. Recommend climbing inspection.	Fair	Fair	20+	B2	7.5	176.7
G466	Hawthorn	5	-	180	-	0	-	0	-	0	-	0	-	N/A	-	N/A	1.5	-	M	Poor group three trees. Western tree suppressed, very stunted and poor form. Generally poor.	Fair	Fair	20+	C2	2.2	14.7
T467	Birch (Silver)	12	-	500	-	5	-	4	-	10	-	3	-	5	-	East	0.5	-	M	Remove epicormic growth at base. Leans east. Good tree.	Fair	Fair	20+	B1	6.0	113.1
T468	Whitebeam	9	-	460	-	4	-	5	-	3	-	3	-	2	-	East	1.5	-	M	Pruning wounds, minor, some with cavities. Signs screwed to trunk on east. Minor deadwood.	Fair	Fair	20+	C1	5.5	95.7
G469	Whitebeam	11	-	600	-	0	-	0	-	0	-	0	-	N/A	-	N/A	1.5	-	M	Southern tree, several cavities observed on eastern limb, woodpecker damage, sign of decay. Northern tree lost major limb, not occluded, potential decay entry point. Deadwood, lost limb. Southern limb bark splitting.	Fair	Fair	10+	C2	7.2	162.9
T470	Sycamore	14	-	530	-	0	-	0	-	0	-	0	-	6	-	North	5	-	M	Exposed roots, minor bark damage. Minor deadwood.	Fair	Fair	20+	B1	6.4	127.1
T471	Beech (Common)	16	-	620	-	0	-	0	-	0	-	0	-	7	-	East	4	-	M	Exposed roots. Good tree.	Good	Good	40+	A1	7.4	173.9
T472	Chestnut (Horse)	14	-	650	-	0	-	0	-	0	-	0	-	3	-	North	2	-	M	Helical growth, remove adventitious shoots.	Fair	Fair	20+	B1	7.8	191.2
T473	Beech (purple)	15	-	590	-	0	-	0	-	0	-	0	-	4	-	South	1.5	-	M	Exposed roots. Good tree.	Good	Good	40+	A1	7.1	157.5
T474	Chestnut (Horse)	15	-	590	-	0	-	0	-	0	-	0	-	4	-	South	2	-	M	Minor deadwood. Good tree.	Fair	Fair	20+	B1	7.1	157.5
G475	Mixed group, hawthorn, sycamore, cherry	12	-	200	-	0	-	0	-	0	-	0	-	N/A	-	N/A	N/A	-	M	Trees regenerating within fenced area. Unable to access.	Fair	Fair	10+	C2	2.4	18.1
T476	Hawthorn	6	-	394	-	2	-	2	-	2	-	2	-	N/A	-	N/A	1.5	-	M	Crossing branches. Minor deadwood.	Fair	Fair	20+	C1	4.7	70.3
T477	Birch (Silver)	10	-	270	-	1	-	5	-	2	-	2	-	2	-	South	2	-	M	Suppressed to north. Poor shape.	Fair	Poor	10+	C1	3.2	33.0
T478	Chestnut (Horse)	13	-	470	-	0	-	0	-	0	-	0	-	N/A	-	N/A	1.5	-	M	Forks at 2m, lots of knuckles.	Fair	Fair	20+	B1	5.6	99.9

Date: Various Site: Heyford Phase 8 Surveyor: PC MP Client: Dorchester Job no: D.0341

Tag 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								
T479	Beech (Common)	16	-	700	-	0	-	0	-	0	-	0	-	4	-	East	1.5	-	M	Typical of age and species. Minor deadwood. Good tree.	Fair	Fair	40+	A1	8.4	221.7
T480	Sycamore	14	-	450	-	0	-	0	-	0	-	0	-	3	-	North	2	-	M	Exposed roots. Branches shaded out, allot of deadwood and abscised branches.	Fair	Fair	10+	C1	5.4	91.6
T481	Beech (purple)	14	-	520	-	0	-	0	-	0	-	0	-	6	-	South	2	-	M	Typical of age and species. Good tree.	Good	Good	40+	A1	6.2	122.3
T482	Chestnut (Horse)	15	-	520	-	0	-	0	-	0	-	0	-	3	-	South	1.5	-	M	Minor deadwood. Several small cavities with decay.	Fair	Fair	20+	B1	6.2	122.3
T483	Sycamore	15	-	560	-	0	-	0	-	0	-	0	-	6	-	South	1.5	-	M	Touching partially demolished cabins to south. Open crown, minor deadwood. Exposed roots.	Fair	Fair	20+	B1	6.7	141.9
T484	Beech (Common)	16	-	720	-	0	-	0	-	0	-	0	-	6	-	South	1.5	-	M	Random metal post in trunk at 1m north, tree grown around it. Moderate deadwood in shaded crown. Bark damage at 2.5m south. Suppressed to east, touching building to south west.	Fair	Fair	40+	A1	8.6	234.5
G485	Chestnut (Horse)	16	-	690	-	0	-	0	-	0	-	0	-	N/A	-	N/A	1.5	-	M	Three trees. Northern tree black exudate, onset of bacterial wet wood? Minor deadwood, crossing branches and exposed roots observed. Southern tree telephone pole in canopy.	Fair	Fair	20+	B2	8.3	215.4
G486	Sycamore	16	-	620	-	0	-	0	-	0	-	0	-	N/A	-	N/A	3	-	M	Two trees. Either side of road. Deadwood, telephone pole in canopy of western tree.	Fair	Fair	20+	C2	7.4	173.9
T487	Birch (Silver)	7	-	250	-	3	-	3	-	3	-	3	-	3	-	South	1.5	-	EM	Small tree adjacent building.	Fair	Fair	20+	C1	3.0	28.3
T488	Birch (Silver)	14	-	390	-	4	-	3	-	6	-	1	-	7	-	West	2	-	M	Slight lean to north, adjacent building.	Fair	Fair	20+	B1	4.7	68.8
T489	Birch (Silver)	11	-	330	-	0.5	-	7	-	5	-	0.5	-	2.5	-	South west	1.5	-	M	Helical growth. Suppressed to north by cherry. Lean to south east.	Fair	Fair	20+	C1	4.0	49.3
T490	Cherry (Wild)	10	-	460	-	3	-	5	-	3	-	7.5	-	2	-	West	0.5	-	M	Root girdling. Evidence of woodpeckers, holes potentially indicate internal decay. Cavities 3m south east on main limb. Additional cavities observed, gummosis.	Fair	Fair	20+	B1	5.5	95.7
T491	Birch (Silver)	12	-	450	-	4	-	6	-	5	-	3	-	3	-	South	0.5	-	M	Kink in stem. Good tree.	Fair	Fair	20+	B1	5.4	91.6
T495	Apple	6	-	210	-	5	-	4	-	2	-	5	-	2.5	-	North	2	-	M	Grafted onto hawthorn Woodstock. Apple? Good small tree.	Fair	Fair	20+	B1	2.5	20.0
T496	Birch (Silver)	11	-	360	-	4	-	5	-	4	-	3	-	N/A	-	N/A	2	-	M	Forks at 1.8m. Black exudate and holes on south eastern limb at 3.5m.	Fair	Fair	20+	C1	4.3	58.6
T497	Hawthorn	6	-	340	-	2.5	-	4	-	3	-	4	-	2	-	South	2	-	M	Bent stem, minor deadwood.	Fair	Fair	20+	C1	4.1	52.3
G498	Birch (Silver)	11	-	370	-	0	-	0	-	0	-	0	-	N/A	-	N/A	2	-	M	Two trees. Southern tree, cavity at 3m. Pruning wounds. Good group.	Fair	Fair	20+	B2	4.4	61.9
T499	Cherry (Wild)	7	-	360	-	0	-	0	-	0	-	0	-	N/A	-	N/A	2	-	M	Cavity at 1.5 south, dry decay exposed decayed heartwood. Split branch to north with decay. Multiple recent large pruning wounds and snapped branches. Poor shape. Poor.	Poor	Poor	10+	C1	4.3	58.6
T504	Beech (Common)	17	-	650	-	6	-	7	-	9	-	5	-	4.5	-	South	3.5	-	M	Adjacent fencing. Pruning wounds. Typical for age and species. Good tree.	Fair	Fair	40+	A1	7.8	191.2
G505	Pine	13	-	380	-	0	-	0	-	0	-	0	-	N/A	-	N/A	2.5	-	M	Recommend remove pines to better sycamores.	Fair	Fair	20+	B2	4.6	65.3
G506	Sycamore	17	#	540	#	0	#	0	#	0	#	0	#	N/A	#	N/A	2	#	M	Tall tapering stems, drawn up form.	Fair	Fair	20+	C2	6.5	131.9
T518	Chestnut (Horse)	13	#	820	#	0	#	0	#	0	#	0	#	4	#	South	0	#	M	Canopy touching ground, over ground pipes under canopy. Adjacent fencing. Longitudinal cracks observed. Huge canopy, hard to fully inspect, recommend additional inspection -climbing. Looks to be signs of bleeding canker, possible hazard beams and lost leader with decay in canopy.	Fair	Fair	20+	B1	9.8	304.2
T519	Hawthorn	7	#	600	#	6	#	3	#	2	#	5	#	N/A	#	N/A	0.5	#	M	Close to fencing. Minor deadwood, branches crossing.	Fair	Fair	20+	C1	7.2	162.9
G526	Cypress (Lawson)	11	#	400	#	0	#	0	#	0	#	0	#	N/A	#	N/A	0	#	M	Group of cypress, 1 dead tree, sycamore regen. Couldn't access base, prevented basal inspection. Recommend remove eastern section as on plan.	Fair	Fair	20+	B2	4.8	72.4
T527	Birch (Silver)	13	#	480	#	5	#	5	#	5	#	5	#	3	#	South east	3	#	M	Close to buildings. Adjacent hardstanding. Minor deadwood. Minor rounding wounds.	Fair	Fair	20+	B1	5.8	104.2

Date: Various Site: Heyford Phase 8 Surveyor: PC MP Client: Dorchester Job no: D.0341

Tag 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								
G528	Birch (Silver)	12	#	390	#	0	#	0	#	0	#	0	#	N/A	#	N/A	1.5	#	M	Exposed roots, pruning wounds not occluded. Minor bark damage.	Fair	Fair	20+	B2	4.7	68.8
G529	Hawthorn	7	#	240	#	0	#	0	#	0	#	0	#	N/A	#	N/A	1.5	#	M	Exposed roots, deadwood and broken branches. Helical growth.	Fair	Fair	20+	C2	2.9	26.1
T530	Birch (Silver)	12	#	230	#	0	#	0	#	0	#	0	#	N/A	#	N/A	1.5	#	M	Exposed roots, suppressed to south. Minor bark damage. Dieback at extremities.	Fair	Fair	20+	C1	2.8	23.9
G531	Plum (Purple)	9	#	350	#	0	#	0	#	0	#	0	#	N/A	#	N/A	1.5	#	M	Two trees, western tree weak fork at base. Phellinus fruiting body observed. Cavities observed.	Fair	Fair	10+	C2	4.2	55.4
T532	Birch (Silver)	13	#	350	#	0	#	0	#	0	#	0	#	N/A	#	N/A	2	#	M	Minor pruning wounds. Minor dieback at extremities.	Fair	Fair	20+	C1	4.2	55.4
T533	Rowan	4	#	90	#	0	#	0	#	0	#	0	#	N/A	#	N/A	1.5	#	Y	Young tree, cavity at base with decay. Poor form.	Poor	Poor	20+	C1	1.1	3.7
T534	Birch (Silver)	13	#	422	#	5	#	0	#	5	#	5	#	5	#	North west	7	#	M	Forks at 1.5m. Potential cavity 0.5m north. Suppressed by adjacent sycamores.	Fair	Fair	10+	C1	5.1	80.6
T536	Hawthorn	7	#	310	#	3	#	3	#	3	#	2	#	N/A	#	N/A	2	#	M	Adjacent kerb edge, close to buildings. Minor deadwood, thin crown-reduced leaf bearing structure.	Fair	Poor	20+	C1	3.7	43.5
T1405	Sycamore	15	-	540	-	6	-	7	-	6	-	5	-	3	-	East	1.5	-	M	Some exposed roots, dense canopy, minor deadwood, thinning crown towards top, minor basal bark damage	Fair	Good	20+	B1	6.5	132
T1406	Sycamore	17	-	700	-	6	-	7	-	6	-	6	-	2.5	-	South west	1.5	-	M	Union at 2.5m, dense canopy, minor deadwood, evidence of root girdling, pruned in the past.	Fair	Fair	20+	B1	8.4	222
T1407	Sycamore	17	-	570	-	8	-	2	#	5	-	8	#	1	-	North east	1	-	M	Supressed to the south and east, pruned in past, dense canopy, minor to moderate deadwood internally and towards the tree top.	Fair	Fair	20+	C1	6.8	147
T1408	Sycamore	18	-	550	-	6.5	-	7.5	#	8	-	2	-	3	-	East	4	-	M	Included union at 3m. Supressed to the west, pruned in past, minor to moderate deadwood towards top of crown, leans south-eastwards.	Fair	Fair	20+	C1	6.6	137
T1409	Pine	25	-	360	-	2.5	#	2.5	#	3	#	2.5	#	0	-	-	18	-	M	Drawn up no needle cover until 18m. Numerous branch stumps/ends on stem, supressed on all sides, limited extent of canopy.	Fair	Fair	<10	C1	4.3	59
T1410	Beech	26	-	950	-	4.5	-	8	-	8	-	8.5	#	3	-	South west	3	-	M	Twin stem with union at 0.5m. Pruned in past, rubbing branches, fused branches, very dense canopy, spreading canopy.	Fair	Good	20+	B1	11.4	408
T1411	Pine	25	#	340	-	2.5	-	1	-	2	-	2	-	4	-	South	4	-	M	Basal wound on south-west side, minor to moderate deadwood, evidence of past branch loss, poor canopy shape.	Fair	Fair	10+	C1	4.1	52
T1412	Pine	25	#	320	-	2.5	#	1.5	-	4	#	0.5	-	0	-	-	16	-	M	Leans to the east, poor shape, evidence of past branch abscission.	Poor	Fair	10+	C1	3.8	46
T1413	Pine	25	#	440	-	4	-	2	-	4	-	7	#	8	-	West	4	-	M	Moderate deadwood in upper canopy, evidence of past branch loss, canopy spread favours west.	Fair	Fair	10+	B1	5.3	88
T1414	Pine	21	#	450	-	2	-	6	-	2	-	6	#	9	-	West	10	-	M	Supressed to the east and overshadowed by neighbour, poor canopy shape, pruned in past, moderate deadwood and evidence of past branch split.	Fair	Fair	10+	C1	5.4	92
T1415	Sycamore	14	#	480	-	5.5	-	5.5	-	7	-	3.5	-	4.5	-	North east	1.5	-	M	Pruned in past, dense canopy, minor deadwood,	Fair	Good	20+	B1	5.8	104
T1416	Pine	16	-	390	-	0.5	-	5	-	1	-	6	-	7	-	West	6	-	M	Supressed to east, canopy leans westwards, pruned in past, minor deadwood.	Fair	Fair	10+	C1	4.7	69
T1417	Pine	15	-	490	-	2	-	5	-	1	-	5	-	9	-	West	6.5	-	M	Pruned in past, leans to east, minor deadwood	Fair	Fair	10+	C1	5.9	109
T1418	Pine	15	-	500	-	3	-	2	-	5	-	2	-	6	-	East	6.5	-	M	Union at 6m with included bark, twisted main stem in upper part of tree, minor deadwood.	Fair	Fair	10+	C1	6.0	113
T1419	Pine	15	-	480	-	4	-	6	-	7	-	3	-	6	-	West	5	-	M	Pruned in past, minor to moderate deadwood.	Fair	Fair	20+	B1	5.8	104
T1420	Pine	18	-	620	-	5	-	6	-	4	-	6.5	-	7	-	South	3.5	-	M	Pruned in past, minor to moderate deadwood, thinning needle cover, some snapped branches.	Fair	Fair	20+	B1	7.4	174
T1421	Pine	15.5	-	460	-	6	-	4	-	5	-	4	-	10	-	North east	5	-	M	Supressed to south-west, thin needle area, pruned in past, basal bark damage south side.	Fair	Fair	10+	C1	5.5	96

Date: Various | Site: Heyford Phase 8 | Surveyor: PC MP | Client: Dorchester | Job no: D.0341

Tag 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								
T1422	Pine	16.5	-	320	-	2	-	4	-	4	-	2	-	8	-	South	4.5	-	M	Canopy favours south, pruned in past, minor deadwood.	Fair	Fair	10+	C1	3.8	46
T1423	Sycamore	16	-	370	-	6	#	4	-	4	-	3	-	6	-	North west	0.5	-	M	Supressed to south-west, pruned in past, minor deadwood.	Fair	Good	20+	C1	4.4	62
T1424	Sycamore	16	-	400	-	6.5	#	4	-	4	-	1.5	-	4	-	South	5	-	M	Pruned in the past, supressed to the west, dense canopy, minor deadwood.	Fair	Good	20+	B1	4.8	72
T1425	Pine	18.5	-	460	-	2	-	6	-	6	-	1.5	-	7	-	South	4	-	M	Supressed to north west, canopy favouring south and east, pruned in past, minor deadwood.	Fair	Fair	10+	C1	5.5	96
T1426	Beech	18	-	665	-	6	-	4	-	6	-	6	-	0	-	-	2	-	M	Multi-stemmed, pruned in past, minor to moderate deadwood, dense canopy.	Fair	Good	20+	B1	8.0	200
T1427	Pine	18	-	390	-	2	-	0	-	0	-	4	-	3	-	West	7	-	M	Poor shape, supressed to east and south, moderate deadwood and dead internal branches.	Poor	Fair	<10	C1	4.7	69
T1428	Sycamore	17	-	250	-	2.5	-	2.5	-	3	-	2.5	-	0.5	-	North west	0.5	-	M	Straight up, pruned in past, regrowth at base, non uniform canopy.	Fair	Fair	10+	C1	3.0	28
T1429	Sycamore	16	-	495	-	2.5	-	7	-	6	-	5	-	3	-	South west	2.5	-	M	Supressed to the north, pruned in past, dense canopy, minor deadwood.	Fair	Good	20+	B1	5.9	111
T1430	Beech	19	-	640	-	7	-	6.5	-	3	-	8	-	4	-	East	3	-	M	Dense canopy, minor deadwood, nice tree.	Fair	Good	20+	B1	7.7	185
T1431	Norway maple	18	-	480	-	8	-	7	-	5	-	7	-	4.5	-	North	1.5	-	M	Exposed roots, dense canopy, pruned in the past, minor to moderate deadwood.	Fair	Good	20+	B1	5.8	104
T1432	Norway maple	18	-	520	-	5	-	8	-	5	-	5	-	4	-	South	5	-	M	Some exposed and damaged roots, wound on stem north side, minor to moderate deadwood, pruned in past, dense canopy.	Fair	Fair	20+	B1	6.2	122
T1433	Norway maple	18	-	410	-	4.5	-	6	-	4	-	5	-	4	-	West	3	-	M	Pruned in past, moderate internal deadwood, dense canopy.	Fair	Fair	20+	B1	4.9	76
T1434	Sycamore	14	-	340	-	5	-	2	-	6	-	6	-	2	-	North	3	-	M	Supressed to the south, pruned in the past, reasonably dense canopy	Fair	Fair	20+	B1	4.1	52
T1435	Sycamore	13	-	400	-	5	-	4	-	6	-	6	-	2.5	-	North	4.5	-	M	Pruned in past, thinning canopy, moderate deadwood.	Fair	Fair	10+	C1	4.8	72
T1436	Sycamore	13	-	380	-	4	-	3	-	5	-	6	-	2.5	-	East	3.5	-	M	Pruned in past, thinning canopy, moderate deadwood.	Fair	Fair	10+	C1	4.6	65
T1437	Sycamore	13	-	340	-	4	-	3	-	6	-	5	-	3	-	South	3	-	M	Relatively open internal canopy, dieback at extremities, pruned in the past.	Fair	Fair	10+	C1	4.1	52
T1438	Sycamore	13	-	360	-	4	-	4	-	5	-	6	-	2.5	-	West	5	-	M	Pruned in past, evidence of past branch loss, some exposed roots, dense canopy.	Fair	Good	20+	B1	4.3	59
T1439	Sycamore	13	-	480	-	5	-	3	-	6	-	6	-	3.5	-	South east	4	-	M	Dense canopy, good shape, pruned in the past, large partially occluded wound on east side, minor deadwood.	Fair	Good	20+	B1	5.8	104
T1440	Sycamore	14	-	350	-	4	-	3	-	5	-	6	-	3	-	North west	2	-	M	Evidence of past pruning, reasonably dense canopy, minor deadwood.	Fair	Fair	20+	B1	4.2	55
T1441	Sycamore	14	-	440	-	4	-	4	-	5	-	5	-	3.5	-	South	3.5	-	M	Pruned in past, thin canopy in places, die back in southern canopy, union at 4m, partially occluded split north side, multiple cavities in pruning wounds.	Fair	Fair	20+	C1	5.3	88
T1442	Sycamore	13	-	470	-	5	-	3	-	6	-	6	-	3	-	South west	3	-	M	Pruned in past, cavities forming in old pruning wounds, thinning canopy,	Fair	Fair	20+	C1	5.6	100
T1443	Sycamore	13	-	560	-	6	-	4	-	7	-	7	-	2.5	-	North	6	-	M	Fused branches, pruned in past, minor bark damage, moderate deadwood, in Poorer crown, minor bark damage.	Fair	Fair	20+	B1	6.7	142
T1444	Sycamore	13	-	380	-	4	-	2.5	-	6	-	6	-	2	-	North east	5	-	M	Reasonably dense canopy, pruned in past, some decay in old pruning wounds, some deadwood.	Fair	Fair	20+	B1	4.6	65
T1445	Sycamore	13	-	490	-	5	-	4	-	5	-	6	-	2.5	-	South	3.5	-	M	Reasonably dense canopy, some dieback at extremities, pruned in the past	Fair	Fair	20+	B1	5.9	109
T1446	Sycamore	10	-	400	-	4	-	4	-	5	-	5	-	2	-	South east	4	-	M	Pruned in past, dense canopy,	Fair	Good	20+	B1	4.8	72

Date: Various | Site: Heyford Phase 8 | Surveyor: PC MP | Client: Dorchester | Job no: D.0341

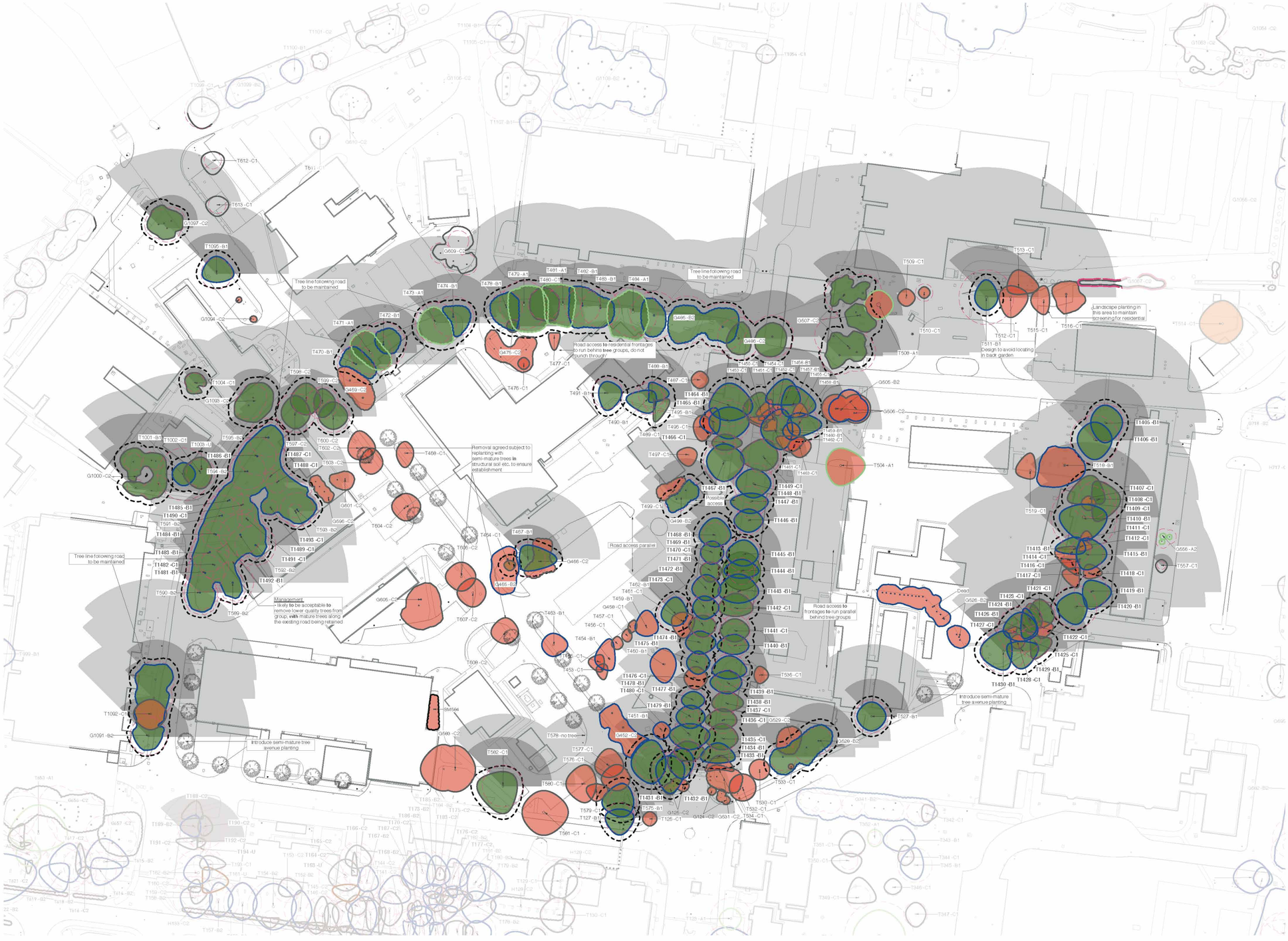
Tag number	Species	Height	Estimate	Stem dia	Estimate	Spread							Estimate	Crown clearance height					Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius	RPA area
						N	Estimate	S	Estimate	E	Estimate	W		1st branch	Estimate	1st branch direction	Canopy	Estimate								
T1447	Sycamore	12	-	460	-	3	-	4	-	6	-	7	-	2.5	-	South	4	-	M	Dieback at extremities, some deadwood, reasonably dense canopy, some exposed roots,	Fair	Fair	20+	B1	5.5	96
T1448	Sycamore	14	-	580	-	5	-	5	-	6	-	6	-	3	-	South	3	-	M	Dense canopy, good shape, minor deadwood.	Good	Good	20+	B1	7.0	152
T1449	Sycamore	15	-	500	-	6	-	5	-	5	-	8	-	3	-	South west	4	-	M	Pruned in past, supressed to the east, some dieback and deadwood. Some exposed roots.	Fair	Fair	20+	C1	6.0	113
T1450	Sycamore	15	-	330	-	6	-	5	-	3	-	6	-	3	-	South	4	-	M	Pruned in past, thin canopy, sparse internal structure.	Fair	Fair	10+	C1	4.0	49
T1451	Pine	13	-	380	-	5	-	0.5	-	1	-	5	-	0	-	-	10	-	M	Poor shape, moderate deadwood, supressed to south and east.	Fair	Fair	10+	C1	4.6	65
T1452	Pine	13.5	-	210	-	2	-	2	-	2	-	2	-	0	-	-	10.5	-	M	Drawn up, Poor quality, limited canopy, moderate deadwood.	Fair	Fair	10+	C1	2.5	20
T1453	Pine	11	-	270	-	1	-	3	-	1	-	6	-	3	-	West	7	-	M	Poor shape, moderate deadwood,	Fair	Fair	10+	C1	3.2	33
T1454	Pine	13	-	320	-	4	-	0	-	1	-	5	-	0	-	-	10	-	M	Poor shape, limited needle cover, moderate deadwood.	Fair	Fair	10+	C1	3.8	46
T1455	Pine	14	-	310	-	4	-	1	-	3	-	2.5	-	0	-	-	10	-	M	Drawn up, poor shape, unable to clearly see canopy,	Fair	Fair	10+	C1	3.7	43
T1456	Beech	18	-	460	-	7	-	2	-	5	-	7	-	3	-	North	1.5	-	M	Union at 3.5m with included bark. Supressed to south, very dense canopy, pruned in past, minor deadwood.	Fair	Good	20+	B1	5.5	96
T1457	Beech	18	-	470	-	7	-	4	-	8	-	4	-	4	-	East	2.5	-	M	Pruned in the past, minor deadwood, dense canopy	Fair	Good	20+	B1	5.6	100
T1458	Beech	18	-	580	-	4	-	4	-	8	-	4	-	5	-	South	2.5	-	M	Pruned in past, woodpecker hole on north side, dense canopy,	Fair	Good	20+	B1	7.0	152
T1459	Beech	18	-	620	-	7	-	7	-	4	-	7	-	4	-	North	2.5	-	M	Dense spreading canopy, minor basal bark damage.	Fair	Good	20+	B1	7.4	174
T1460	Sycamore	18	-	320	-	3	-	3	-	3	-	3	-	0	-	-	7	-	M	Drawn up, pruned in past, unable to see canopy in detail.	Fair	Fair	20+	B1	3.8	46
T1461	Pine	15	#	240	-	4	-	0.5	-	1	-	4	-	0	-	-	10	-	EM	Supressed to east, poor shape, drawn up	Fair	Fair	10+	C1	2.9	26
T1462	Sycamore	16	#	310	-	1	-	4.5	-	5	-	5	-	2.5	-	South east	1.5	-	M	Supressed to the north, pruned in past, limb loss, moderate deadwood, thin canopy with dieback.	Fair	Fair	<10	C1	3.7	43
T1463	Sycamore	15.5	#	410	-	3	-	4	-	4	-	4	-	2.5	-	South east	2.5	-	M	large wound with decay on south eastern side, supressed to north east, minor deadwood.	Fair	Fair	10+	C1	4.9	76
T1464	Norway maple	15	-	580	-	8	-	5	-	8	-	7	-	3.5	-	West	2.5	-	M	Exposed roots that are constrained by hard standing to north and east, dense canopy, good shape, some minor to moderate deadwood, evidence of past pruning.	Fair	Good	20+	B1	7.0	152
T1465	Sycamore	16	-	600	-	5	-	6	-	7	-	7	-	3	-	South	3	-	M	Good shape, dense canopy, minor deadwood, some minor root damage.	Fair	Good	20+	B1	7.2	163
T1466	Sycamore	15	-	320	-	3	-	2.5	-	6	-	4.5	-	2.5	-	North east	3.5	-	M	Supressed to north and south, moderate deadwood, thinning canopy, union at 2.5m.	Fair	Fair	10+	C1	3.8	46
T1467	Sycamore	15	-	580	-	6	-	7	-	7	-	6	-	3	-	North	2	-	M	Union at 2.5m north, dense canopy, good shape, minor deadwood,	Fair	Good	20+	B1	7.0	152
T1468	Sycamore	13	-	370	-	6	-	4	-	6	-	5.5	-	3	-	South	2	-	M	Dense canopy, good shape, pruned in past, minor deadwood, some exposed roots	Fair	Good	20+	B1	4.4	62
T1469	Sycamore	13	-	320	-	4	-	4	-	4	-	4	-	3.5	-	East	3	-	M	Reasonably dense canopy, some deadwood, pruned in past.	Fair	Fair	20+	B1	3.8	46
T1470	Sycamore	10	-	260	-	3	-	4	-	4	-	3.5	-	3	-	South	3	-	M	Dieback in crown, pruned in past, minor to moderate deadwood,	Fair	Fair	20+	C1	3.1	31
T1471	Sycamore	13	-	370	-	5	-	4	-	5	-	5	-	2.5	-	South west	2.5	-	M	Dense canopy, good shape, minor deadwood, pruned in past, some exposed roots	Fair	Fair	20+	B1	4.4	62
T1472	Sycamore	14	-	390	-	4	-	4	-	5	-	4	-	3	-	South	2	-	M	Dense canopy, minor deadwood, some thinning to canopy edge, some exposed roots	Fair	Fair	20+	B1	4.7	69
T1473	Sycamore	13	-	360	-	3.5	-	4	-	5	-	5	-	3	-	West	3	-	M	Some exposed roots, thin internal canopy, pruned in past, some deadwood,	Fair	Fair	20+	C1	4.3	59

Date: Various Site: Heyford Phase 8 Surveyor: PC MP Client: Dorchester Job no: D.0341

Tag 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								
T1474	Sycamore	13	-	360	-	4	-	4	-	6	-	5	-	3	-	West	2.5	-	M	Thin internal canopy, minor to moderate deadwood, some snapped branches,	Fair	Fair	20+	B1	4.3	59
T1475	Sycamore	12	-	250	-	4	-	4	-	4	-	4	-	3	-	South	2.5	-	M	Moderate deadwood, thin internal crown,	Fair	Fair	20+	B1	3.0	28
T1476	Sycamore	11	-	410	-	4	-	4	-	4	-	4	-	3	-	West	4	-	M	Thinning canopy, moderate deadwood, some exposed roots	Fair	Fair	20+	C1	4.9	76
T1477	Sycamore	10	-	350	-	3	-	3	-	4	-	4	-	2	-	East	2	-	M	Pruned in past, dense canopy, some deadwood and thinning to canopy edge	Fair	Fair	20+	B1	4.2	55
T1478	Sycamore	10.5	-	260	-	4	-	4	-	5	-	5	-	3	-	North	2	-	M	Pruned in past, reasonably dense canopy, moderate deadwood and thinning canopy edge.	Fair	Fair	20+	B1	3.1	31
T1479	Sycamore	13	-	480	-	4	-	5	-	7	-	7	-	2.5	-	South east	4	-	M	Some exposed roots, dense canopy, good shape, minor deadwood, evidence of past branch loss.	Fair	Good	20+	B1	5.8	104
T1480	Sycamore	14	-	360	-	3.5	-	3.5	-	6	-	4.5	-	5	-	East	5	-	M	Moderate deadwood, some exposed roots, pruned in past, some dieback, supressed on south western side, thinning canopy.	Fair	Fair	10+	C1	4.3	59

APPENDIX 3

DRAFT ARBORICULTURAL CONSTRAINTS 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
- Indicative Ultimate Canopy Growth
- Existing Shade Pattern
- Indicative Ultimate Shade Pattern
- Tree to be Removed
- Tree to be Retained
- Indicative Location for New Tree Planting

Note - For Tree Data refer to Trident Area Tree Survey Schedule

Note - The ultimate shade pattern is based upon indicative ultimate height figures for individual tree species as detailed within Cassell s Trees of Britain and Northern Europe (2003).' Ultimate height figures for different species relates to the potential height a tree may reach in optimal growing conditions.' This does not necessarily mean trees within the site will reach this height as this will vary greatly depending on site conditions and the condition of individual trees.

Revisions:
First Issue- 23/07/2015 RVF/AD
A - 05/05/2015 AD

Trident Area - DRAFT Arboricultural Constraints Plan

Heyford Park

Client: Dorchester Group
DRWG No: **D.0341_65** Sheet No: _ REV: **B**
Drawn by : RVF/AD Approved by: MR
Date: 03/05/2016
Scale: 1:1,000 @ A2

Pegasus Environment

APPENDIX 4

TREE RETENTION AND LOSS PLAN