



Arboricultural Impact Assessment and Method Statement Addendum

Phase 9, Upper Heyford

PLANNING APPLICATION FOR 296 RESIDENTIAL DWELLING DEVELOPMENT (USE CLASS C3) COMPRISING A MIX OF MARKET AND AFFORDABLE HOUSING WITH IMPROVED VEHICLE AND PEDESTRIAN ACCESS, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED UTILITIES AND INFRASTRUCTURE, WITH SITE PREPARATION INVOLVING THE DEMOLITION OF ALL EXISTING STRUCTURES AND SITE CLEARANCE.

On behalf Dorchester Group

19 March 2018

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1 INTRODUCTION

- 1.1 West Waddy ADP have been instructed by Dorchester Group to prepare an addendum to the Arboricultural Impact Assessment and Method Statement submitted in support of Application 16/02446/F following revisions to the proposed Planning Layout.
- 1.2 This addendum provides an assessment of the potential impacts of the revised layout on the sites arboricultural resource and should be read in conjunction with the previously submitted Arboricultural Impact Assessment and Method Statement Report that was prepared by Pegasus Group dated 01.11.16.
- 1.3 This report uses tree survey data and information set out within the previous arboricultural report prepared by Pegasus Group.

2 DOCUMENTS AND INFORMATION RECEIVED

2.1 For the purposes of preparing this addendum to the AIA/AMS Report prepared by Pegasus Group (dated 01.11.16), West Waddy ADP were provided with the following information:

1. Arboricultural Impact Assessment and Method Statement Report, Pegasus Group, 01.11.16.
2. Phase 9 Tree Retention/Removal Plan, Pegasus Group, Drawing D.0358_21B Rev B, dated 20.09.16.
3. Phase 9 Tree Protection Plan Demolition, Pegasus Group, Drawing D.0358_24A, dated 10.10.16.
4. Phase 9 Tree Protection Plan Construction, Pegasus Group, Drawing D.0358_25, dated 20.09.2016.
5. Planning Layout, Focus, drawing 0521-PH9-102, Rev A, dated 23.01.2018

3 DESCRIPTION OF PROPOSALS AND BACKGROUND

3.1 The development proposals are for:

“A 296 residential dwelling development (Use Class C3) comprising a mix of market and affordable housing with improved vehicle and pedestrian access, public open space, landscaping and associated utilities and infrastructure, with site preparation involving the demolition of all existing structures and site clearance.”

3.2 As identified within Section 8 of the previously submitted Arboricultural Report (prepared by Pegasus Group, dated 01.11.16) a design team site walkover took place with Cherwell District Council to agree an acceptable level of tree retention and removal across the Phase 9 site area. Tree removals were agreed with the Arboricultural Officer prior to submission of the application with the resulting Phase 9 layout reflecting the outcomes of this pro-active collaboration between Dorchester Group and Cherwell District Council.

3.3 The Phase 9 Application (Reference 16.02446/F) was submitted to Cherwell District Council on 5th December 2016 along with the previous Arboricultural Report (Pegasus Group dated 01.11.16). Consultation comments received on 16th January 2017 from the Councils Arboricultural Officer, following review of the submitted arboricultural information, did not raise any objection to proposals as follows:

“No adverse comments - the scheme appears to have a good consideration of the tree population of the site and has addressed the tree/development process sympathetically”.

3.4 In light of the above it is considered that proposals were agreed to be acceptable from an arboriculture perspective.

3.5 Following the submission of the Phase 9 Application, in response to other consultation comments and ongoing discussions with Cherwell District Council, it has been necessary to amend the proposed Planning Layout.

3.6 Minor changes to the proposed planning layout include:

- Amendments to the public open space to the west of the site;
- Provision of a bridleway to the west of the site;
- Amendments to the alignment of the internal road on the western side of the site;
- Removal of footpath from between T1154 and T1155; and
- Various minor adjustments to internal plots, parking areas and road junctions.

4 ARBORICULTURAL IMPACT ASSESSMENT

- 4.1 With reference to BS5837:2012 'Trees in relation to design, demolition and construction', this addendum evaluates the direct and indirect effects of the revised Planning Layout on the site's arboricultural resource. This should be read in conjunction with the previous Arboricultural Assessment (prepared by Pegasus 01.11.16).
- 4.2 This addendum includes a revised Tree Retention/Removal Plan, which supersedes the previous plan prepared by Pegasus Group (Drawing D.0358_21B Rev B, dated 20.09.16).
- 4.3 This identifies the anticipated extent of tree removals that will be required in order to enable revised proposals.

APPENDIX 1 – TREE RETENTION/REMOVAL PLAN

- 4.4 A revised AIA schedule is attached that relates to the trees affected by the proposals.

APPENDIX 2 – ARBORICULTURAL IMPACT ASSESSMENT SCHEDULE

Tree Retention/Loss

- 4.5 The previous submitted Arboricultural Report (prepared by Pegasus Group dated 01.11.16) identifies that 55 survey items would need to be removed as part of proposals.
- 4.6 The proposed Planning Layout has now been revised to include a grassed bridleway to the western side of the site as a result of ongoing discussion with Cherwell District Council. Inclusion of the bridleway has resulted in the alignment of the internal access road in this location to also be amended further eastwards to ensure the bridleway can be accommodated. As a result of these changes it will be necessary to remove an additional tree (T1156), a Category C mature Silver Birch, and the southern end of H1159.

- 4.7 T1156 is one of five existing mature Silver Birch trees that were to be retained as part of proposals as agreed during discussions with the Arboricultural Officer. However, the loss of T1156 is unavoidable should provision of a new bridleway be required. It should also be noted that through ongoing correspondence between Dorchester Group and Cherwell District Council (email dated 17.05.17) it has been confirmed that the loss of T1156 to allow for inclusion of a grassed bridleway would be acceptable provided two equivalents are replanted as mitigation for the loss.
- 4.8 It is proposed that the new bridleway will connect to the existing footpath link to the north of the site and to Kirtlington Road to the south-west corner of the site. There is a small gap in the hedgerow in the south-west corner of the site that separates the main hedgerow from the detached end section. The bridleway connection to Kirtlington Road will require the southern most of the hedgerow (H1159) to be removed. It is considered that this would be acceptable given that this small section is already detached from the main hedgerow and the vast majority of H1159 can be retained.
- 4.9 A review of the revised Planning Layout shows that other than T1156 and the southernmost section of H1159, no further removals are required to implement proposals beyond those identified in the previous Arboricultural Report.

Impacts to Retained Trees

- 4.10 A review of the revised Planning Layout shows that proposals have not significantly altered in relation to retained trees. The main alteration to proposals noted that are relevant to retained trees is the realignment of the western internal road and inclusion of the grassed bridleway.
- 4.11 Inclusion of the grassed bridleway has resulted in the alignment of the western interior road being move further eastwards away from T1154 and T1155. Although the road did not encroach into the default RPA of these trees in the previous revision, works were shown to be required to the edge of the default RPA. The increase in distance between the new road and these trees will reduce the potential risk of direct and indirect

impacts spilling over into the default RPA when it comes to construction work on the ground. It is also noted that proposed play equipment has now been removed from the RPA of T1155 along with a previously proposed footpath between T1155 and T1154. Both the increase in distance of the road and the removal of play equipment from the RPA of T1155 is considered to be a positive revision to the proposed layout.

- 4.12 It is further noted that the previous iteration of the Planning Layout showed the western interior road encroached slightly into the outer RPA of T1161. The revised Planning Layout now shows the western road to be outside of the default RPA. Although a gravel footpath is now proposed in its place, this is considered to be more favourable as it is a less destructive type of development within the outer RPA. In this context it is considered that these changes are a positive revision to the Planning Layout compared to the previous iteration.
- 4.13 The previous Planning Layout showed a fenced play area within the default RPA of T1160 along with gravel surfacing, to be installed as part of the landscaping works. This would require works within the RPA as well as the canopy to be lifted to at least 2.5m to ensure clearance underneath. The revised Planning Layout has slightly amended the location of proposed play equipment, from the outer default RPA on the north-eastern side to the outer RPA on the south-eastern side. However, proposals now specify the surfacing beneath and around T1160 will remain as grass rather than gravel.
- 4.14 No other proposed alterations to the proposed Planning Layout are noted in relation to retained trees.
- 4.15 Overall it is considered that the revisions to the proposed Planning Layout represent a positive improvement compared to the previous iteration.

5 TREE PROTECTION

5.1 The previous Arboricultural Report (Pegasus Group dated 01.11.16) set out a requirement for tree protection in relation to both demolition of existing structures on site and for the construction phase in relation to proposed residential development. The following sections review protection requirements in relation to the revised Planning Layout.

Demolition Phase

5.2 Revisions to the proposed Planning Layout have not altered the requirements for tree protection during the demolition phase of existing structures on site. However, as part of the demolition phase trees identified to be removed on the Tree Retention/Removal Plan will be felled. Therefore, the Tree Protection Demolition has been revised to omit T1156 and southern part of H1159.

APPENDIX 3 – TREE PROTECTION PLAN (DEMOLITION)

5.3 This revised Protection Plan (Demolition) supersedes the previous Protection Plan prepared by Pegasus Group (drawing D.0358_24A dated 10.10.16).

Construction Phase

5.4 The Tree Protection Plan (Construction) has been updated with the proposed revised Planning Layout.

APPENDIX 4 – TREE PROTECTION PLAN (CONSTRUCTION)

5.5 This revised Protection Plan (Construction) supersedes the previous Protection Plan prepared by Pegasus Group (drawing D.0358_25 dated 20.09.16).

5.6 Proposals as set out in the revised Planning Layout do not significantly alter the requirements for tree protection during the construction phase as set out in the previous Arboricultural Report (dated 01.11.16).

5.7 Some minor adjustments have been made to the position of temporary tree protection fencing in relation to T1154, T1155, T1161, G82 and H1159, along with the removal

of a no dig footpath between T1155 and T1154 in response to amendments to the layout. However, overall it is noted that the revised Planning Layout does not introduce any requirement for additional protection measures beyond what is already prescribed.

6 ARBORICULTURAL METHOD STATEMENT

6.1 The previous Arboricultural Report (Pegasus Group 01.11.16) set out a Method Statement in Section 11 for works on site in relation to retained trees. Revised proposals have been reviewed against the submitted Method Statement as set out below.

Demolition Phase

6.2 The previous Arboricultural Report (dated 01.11.16) set out a Method Statement for the demolition phase in paragraphs 11.22 – 11.40. The prescribed methods in relation to the demolition phase and retained trees remain unchanged. In this context, demolition works should be carried out in accordance with Section 11 (specifically 11.22-11.40) of the previously submitted Arboricultural Report (dated 01.11.16) taking note of the revised Tree Retention/Removal Plan in Appendix 1 and revision to the Tree Protection Plan (Demolition) in Appendix 3.

Construction Phase

6.3 The previous Arboricultural Report (dated 01.11.16) set out a Method Statement for the construction phase in paragraphs 11.41 – 11.66. The prescribed methods in relation to the construction phase and retained trees remain relevant. In this context, construction works should be carried out in accordance with Section 11 (specifically 11.41-11.66) of the previously submitted Arboricultural Report (dated 01.11.16) taking note of the revised Tree Protection Plan (Construction) in Appendix 4 and the following amendments/additions:

- T1160 – Crown lift to ensure at least 2.5m ground clearance of proposed play space. Pruning works to be carried out by a suitably qualified competent contractor in accordance with BS.3998:2010.

- Construction of play equipment adjacent to T1160 is to be carried out using hand tools only. No machinery/plant is to enter the RPA unless ground protection measures are installed first and agreed with the LPA.
- Installation of new fencing (as part of the area of play) within the RPA of T1160 is to be carried out by hand. Post holes are to be excavated using hand tool. Where roots below 25mm are discovered these are to be pruned back using a sharp cutting tool. Where roots over 25mm (or large fibrous mass) are discovered these are to be retained and an alternative post hole location excavated. All post holes are to be lined with an impermeable membrane should concrete footing be required.

APPENDIX 1: TREE RETENTION/REMOVAL PLAN



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PLANNING

- 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 to be Removed

Rev	Date	Revisions	Initials	Checked

Upper Heyford Phase 9

Tree Retention/Loss Plan

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Scale **1:750 @A1**
Drawn **DP** Checked **MP**

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740	P01	-

APPENDIX 2: ARBORICULTURAL IMPACT SCHEDULE

Arboricultural Impact Assessment Addendum: 19th March 2018

Phase 9

MP_740

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

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

Arboricultural Impact Schedule

Site: Heyford Phase 9

Ref:740

No	Species	Quality	Arboricultural effects (direct and indirect) of proposed design - description	Unadjusted scale of effect	Unadjusted significance of effect (scale effects x quality)	Recommended mitigation	Adjusted scale of effect following mitigation	Adjusted significance of effect (adj .scale effects x quality)	Tree removal required
T61	Maple	C1	Direct impacts from construction activities. Footpath to be constructed within RPA.	Medium	Minor	Footpath to be constructed using a no dig methodology in accordance with an Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
T62	Whitebeam	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T63	Sycamore	B1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Moderate	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Minor	Retain
T64	Ash (Common)	C1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
T65	Whitebeam	B1	• Remove as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Remove
T66	Whitebeam	B1	• Remove as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Remove
T67	Ash (Common)	C1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
T68	Ash (Common)	B1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Moderate	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Minor	Retain
T69	Chestnut (Horse)	B1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Moderate	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Minor	Retain
T70	Ash (Common)	C1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
T74	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T75	Maple	B1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Moderate	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Minor	Retain
T76	Sycamore	B1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Moderate	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Minor	Retain
T77	Maple	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T78	Maple	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T79	Maple	C1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain

Arboricultural Impact Schedule

Site: Heyford Phase 9

Ref:740

No	Species	Quality	Arboricultural effects (direct and indirect) of proposed design - description	Unadjusted scale of effect	Unadjusted significance of effect (scale effects x quality)	Recommended mitigation	Adjusted scale of effect following mitigation	Adjusted significance of effect (adj .scale effects x quality)	Tree removal required
T80	Sorbus, whitebeam	C1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
T81	Maple	C1	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
G82	Whitebeam	C2	Direct impacts from construction activities. Concrete footpath to be removed and replaced within the RPA	Medium	Minor	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction.	Low	Insignificant	Retain
G83	Whitebeam	B2	Partial removal to facilitate access. Concrete footpath to be demolition and replaced within RPA. Potential direct contact from general construction activities.	High	Major	Footpath to be demolition and replaced in accordance with a detailed Arboricultural method statement. Temporary tree protection fencing to BS.5837/I2012 to be installed during demolition and construction. Removal works to be carried out in accordance with BS.3998:2010. New tree planting to compensate for tree loss.	Medium	Moderate	Partial removal
G362	Maple (Norway)	C2	Partial removal to facilitate access. Potential direct contact from construction activities.	Medium	Minor	Temporary tree protection fencing to BS.5837:2012. Removal works to be carried out in accordance with BS.3998:2010. New tree planting to compensate for tree loss	Low	Insignificant	Partial removal
G363	Maple (Norway)	C2	Partial removal to facilitate access. Potential direct contact from construction activities.	Medium	Minor	Temporary tree protection fencing to BS.5837:2012. Removal works to be carried out in accordance with BS.3998:2010. New tree planting to compensate for tree loss	Low	Insignificant	Partial removal
G390	Mixed maples	C2	Located away from main development location. No significant impacts envisaged	None	None	New tree planting as part of landscaping proposals	None	None	Retain
G392	Maple (Norway)	C2	Located away from main development location. No significant impacts envisaged	None	None	New tree planting as part of landscaping proposals	None	None	Retain
T393	Maple (Norway)	B1	Located away from main development location. No significant impacts envisaged	None	None	New tree planting as part of landscaping proposals	None	None	Retain
G394	Maple (Norway)	B1	Potential direct impacts from footpath construction activities.	Low	Minor	Temporary tree protection fencing to deter potential encroachment.	Slight	Insignificant	Retain
T1121	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1122	Leyland Cypress	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1123	Birch, cherry, elder	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1124	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1125	Weeping willow	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1126	Swedish whitebeam	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1127	Norway maple "crimson king"	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1128	Lawson cypress	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1129	Norway maple, cypress	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1130	Leyland Cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1131	Norway spruce	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1132	Fir	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1133	Cherry	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1134	Swedish whitebeam	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1135	Cherry	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1136	Cherry	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1138	Elder, ash	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1139	Norway maple "crimson king"	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1140	Apple	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1141	Leyland Cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1142	Cherry	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1143	Lawson cypress, goat willow, elder	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove

Arboricultural Impact Schedule

Site: Heyford Phase 9

Ref:740

No	Species	Quality	Arboricultural effects (direct and indirect) of proposed design - description	Unadjusted scale of effect	Unadjusted significance of effect (scale effects x quality)	Recommended mitigation	Adjusted scale of effect following mitigation	Adjusted significance of effect (adj .scale effects x quality)	Tree removal required
T1144	Elm	B1	Potential direct impacts from construction and demolition activities.	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment.	Low	Minor	Retain
T1145	Elder	C1	Potential direct impacts from construction and demolition activities.	Medium	Minor	Temporary tree protection fencing to deter potential encroachment.	Low	Insignificant	Retain
T1146	Norway maple	B1	Potential direct impacts from footpath construction activities.	Low	Minor	Temporary tree protection fencing to deter potential encroachment.	Slight	Insignificant	Retain
G1149	Birch, hawthorn	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1150	Weeping willow	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1151	Weeping willow, Cherry	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1152	Ash, sycamore, willow, hawthorn, birch, elder	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1153	Sycamore	B1	• Remove as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Remove
T1154	Birch	C1	Potential impacts from general construction activities. Footpath to be constructed in outer RPA	Medium	Minor	Demolition and construction activities to be carried out in accordance with the arboricultural method statement. Temporary tree protection fencing to deter potential encroachment. Footpath to be constructed using a no dig methodology.	Low	Insignificant	Retain
T1155	Birch	C1	Potential impacts from general construction activities. Footpath to be constructed in outer RPA	Medium	Minor	Demolition and construction activities to be carried out in accordance with the arboricultural method statement. Temporary tree protection fencing to deter potential encroachment. Footpath to be constructed using a no dig methodology.	Low	Insignificant	Retain
T1156	Birch	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1157	Birch	C1	Potential direct impacts from demolition and construction activities.	Medium	Minor	Demolition and construction activities to be carried out in accordance with the arboricultural method statement.	Low	Insignificant	Retain
T1158	Birch	C1	Potential direct impacts from demolition and construction activities.	Medium	Minor	Demolition and construction activities to be carried out in accordance with the arboricultural method statement.	Low	Insignificant	Retain
H1159	Hawthorn	B2	Potential impacts from general construction activities. Southern section to be removed to enable Bridleway access to Kirtlington Road.	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment. Section to be removed to be undertaken in accordance with BS.3998:2010	Low	Minor	Partial removal
T1160	Swedish whitebeam	B1	Potential impacts from general construction activities. Canopy to be lifted to at least 2m. Play equipment to be constructed within RPA along with fenced area.	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment. Pruning works to be carried out in accordance with BS.3998:2010. Construction works to be carried out by hand. Fence post holes to be excavated by hand tools and lined with impermeable membrane where concrete footings are required. All works within RPA to be monitored by project arboriculturist.	Low	Minor	Retain
T1161	Horse chestnut	C2	Potential impacts from general construction activities.	Medium	Minor	Temporary tree protection fencing to deter potential encroachment. Footpath to be constructed using a no dig methodology.	Slight	Insignificant	Retain
T1162	Ash	B2	Potential impacts from general construction activities.	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment.	Slight	Insignificant	Retain
T1163	Swedish white beam	B2	Potential impacts from general construction activities.	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment.	Slight	Insignificant	Retain
T1164	Horse chestnut	B2	Potential impacts from general construction activities. Footpath to be constructed in outer RPA	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment. Footpath to be constructed using a no dig methodology.	Low	Minor	Retain
T1165	Ash	B2	Potential impacts from general construction activities. Footpath to be constructed in outer RPA	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment. Footpath to be constructed using a no dig methodology.	Low	Minor	Retain
T1166	Swedish white beam	B2	Potential impacts from general construction activities. Footpath to be constructed in outer RPA	Medium	Moderate	Temporary tree protection fencing to deter potential encroachment. Footpath to be constructed using a no dig methodology.	Low	Minor	Retain
T1167	Birch	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1168	Birch	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1169	Birch, sycamore	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1170	Weeping willow	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1171	Rowan, oak, cypress, privet, cherry, hawthorn	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1172	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove

Arboricultural Impact Schedule

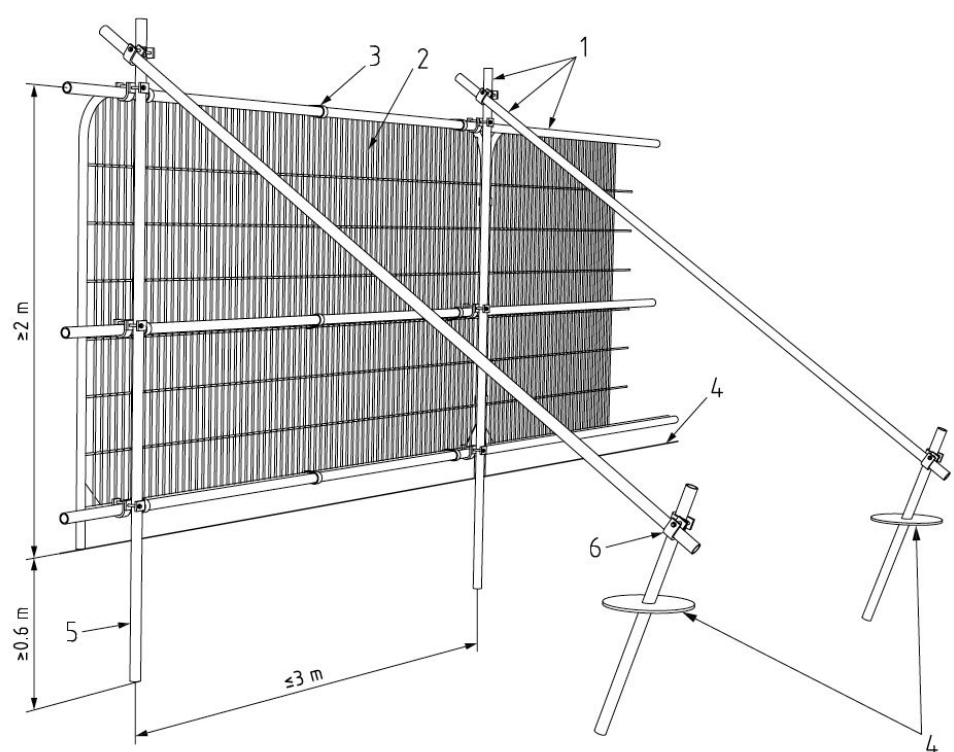
Site: Heyford Phase 9

Ref:740

No	Species	Quality	Arboricultural effects (direct and indirect) of proposed design - description	Unadjusted scale of effect	Unadjusted significance of effect (scale effects x quality)	Recommended mitigation	Adjusted scale of effect following mitigation	Adjusted significance of effect (adj .scale effects x quality)	Tree removal required
T1173	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1174	Hawthorn, privet	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1175	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1176	White pine	B2	• Remove as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Remove
T1177	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1178	Cherry, crab	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1179	Lawson cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1180	Cherry laurel cherry, elder.	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1181	Wild cherry	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
G1182	Leyland cypress	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1184	Spruce	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1185	Yew	B1	• Remove as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Remove
SM1186	Elder cherry	C2	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1187	Fir	B1	• Remove as part of proposals	High	Major	New tree planting as part of landscaping proposals	Medium	Moderate	Remove
G1494	Elder, hawthorn	C2	Potential direct impacts from construction and demolition activities.	Medium	Minor	Temporary tree protection fencing to deter potential encroachment.	Low	Insignificant	Retain
T1495	Plum (Purple)	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove
T1516	Cypress	C1	• Remove as part of proposals	High	Moderate	New tree planting as part of landscaping proposals	Medium	Minor	Remove

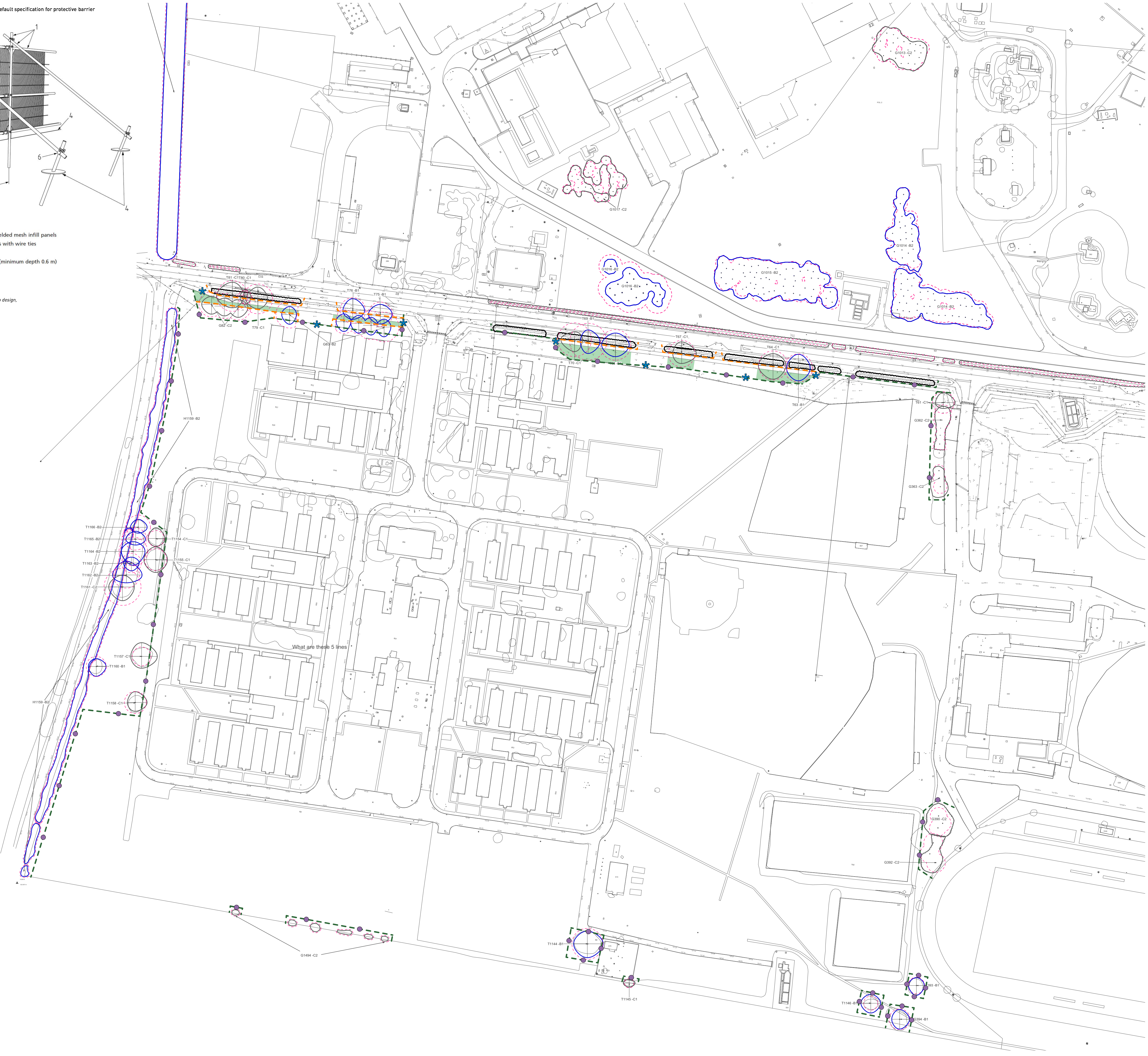
APPENDIX 3: TREE PROTECTION PLAN (DEMOLITION)

BS:5837:2012 Figure 2 Default specification for protective barrier



- Key**
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
 - 6 Standard scaffold clamps

For more details refer to BS:5837:2012 'Trees in relation to design, demolition and construction - Recommendations' p.20



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PLANNING

- 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 Protection Barrier (Primary Location) to BS:5837:2012
 - Tree Protection Barrier (Secondary Location) to BS:5837:2012
 - Entry/Exit Point for Tree Protection Barrier
 - All weather information notices to read 'Construction Exclusion Zone - Keep out' A2 in size. To be attached to tree protection barriers
 - Temporary Ground Protection to BS:5837:2012

Rev	Date	Revisions	Initials	Checked

Upper Heyford Phase 9

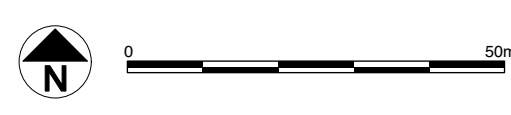
Tree Protection Plan Demolition

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Date **March 2018**
Scale **1:750 @A1**
Drawn **DP** Checked **MP**

Job	Dwg No.	Rev.
740	P03	-



APPENDIX 4: TREE PROTECTION PLAN (CONSTRUCTION)

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PLANNING

- 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 Protection Barrier to BS:5837:2012
 - Tree Protection Secondary Barrier to BS:5837:2012
 - All weather information notices to read 'Construction Exclusion Zone - Keep out' A2 in size. To be attached to tree protection barriers
 - Temporary Ground Protection to BS:5837:2012
 - Area of 'No Dig' Construction to BS:5837:2012
 - Entry/Exit Point for Tree Protection Barrier

Rev	Date	Revisions	Initials	Checked

Upper Heyford Phase 9

Tree Protection Plan Construction

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 Drawn **DP** Checked **MP**

Job	Dwg No.	Rev.
740	P02	-

