

March 2018
CBA10919 v1A

SGR (Bicester 1) Ltd

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Site:
Land Adjacent to
Home Farm,
Bicester



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The Complete Arboricultural Consultancy



ARBORICULTURAL IMPLICATIONS ASSESSMENT

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| Client: | SGR (Bicester 1) Ltd |
| Site: | Land Adjacent to Home Farm, Bicester |
| Arboricultural Consultant: | James Fuller <i>FdSc.Arb, BTEC Nat.Dip.Arb, M.Arbor.A</i> |
| Date: | March 2018 |

1.0 INTRODUCTION

- 1.1 This Arboricultural Implications Assessment (AIA) is for the proposed design layout for the construction of a new residential development, including, roads, footpaths, parking, SUDS, Allotments, Leap and Landscaping (including Community Orchard) at the land adjacent to Home Farm, Bicester.
- 1.2 This is a basic AIA of the implications that the proposed development will have on the site and the existing tree stock based on the proposed drawings (Ref: RPC001-016A). It highlights any specific areas of conflict and ways to mitigate those particular implications.

2.0 SCOPE AND PURPOSE OF REPORT

- 2.1 This AIA considers the implications that the proposed design layout will have upon the existing tree stock, and provides solutions to any implications, to ensure the safe and healthy retention of any trees which are considered to be worthy of retention. The existing tree stock was assessed by a qualified arboriculturist in accordance with BS5837:2012; the results of this survey exercise have now been overlaid onto the proposed site plans, along with the Root Protection Areas (RPAs) for the trees. This AIA only considers the implications of the works which are illustrated on the proposed drawings (Ref: RPC001-016A). If any changes to the proposed layout are required, then further advice should be sought.

3.0 DEFINITION OF ROOT PROTECTION AREA (RPA)

- 3.1 The Root Protection Area (RPA) of a tree is defined in BS5837:2012 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 is treated as a priority". This is calculated as an area based on the stem diameter of the tree. It is usually considered to be a circular shape centred on the trunk of the tree, unless an arboriculturist considers site factors may have affected this.

4.0 TREE PRESERVATION ORDER STATUS

- 4.1 Following consultation with Cherwell District Council, CBA Trees has been made aware that the site is not located within a Conservation Area.
- 4.2 Following consultation with Cherwell District Council, CBA Trees has been made aware that none of the existing trees are protected by a Tree Preservation Order.

5.0 SOIL ASSESSMENT

- 5.1 The British Geological Map reveals that the site is located on an area known as Cornbrash Formation – Limestone. The project structural engineer will need to consider the soil type with regard to the existing tree stock.

6.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 6.1 Trees 1-15 are unaffected by the proposed design layout for the site. Site hoarding is likely to be erected around the site, which will provide protection to these trees.
- 6.2 Tree 16 is located on the edge of the proposed new allotment access and might need to be removed to facilitate the proposed allotment access. If there is flexibility on the location of the access and it is moved further away from Tree 16 this tree could be retained. If Tree 16 did need to be removed, it could easily be replaced with a new tree of a similar size and species as part of the proposed landscaping scheme.
- 6.3 Trees 17-35 are unaffected by the proposed design layout for the site. Site hoarding is likely to be erected around the site, which will provide protection to these trees.
- 6.4 Tree 36 is a 'U' grade tree and should be removed regardless of any proposed design layout. The loss of Tree 36 will be mitigated for through new planting as part of the proposed landscaping scheme.
- 6.5 Tree 37 and 38 are unaffected by the proposed design layout for the site. Site hoarding is likely to be erected around the site, which will provide protection to these trees.

- 6.6 Groups 1-5 and Hedge 2 are unaffected by the proposed design layout for the site. Site hoarding is likely to be erected around the site, which will provide protection to these trees.
- 6.7 A small section of Hedge 1 will need to be removed to provide the view to St Laurence Church and open up a link. The loss of this small section will not have a significant impact on the overall appearance of the site or the local area.

7.0 SERVICES

- 7.1 CBA Trees has not been provided with the proposed service location plans to establish if these will implicate the retained trees. However, it is assumed that due to the location of the existing trees, all new services will avoid them.

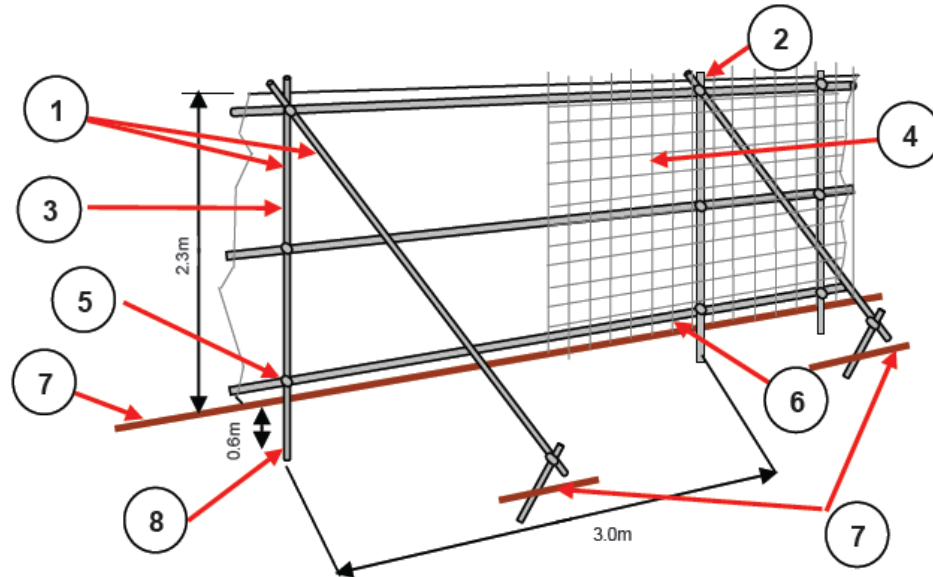
8.0 SITE LAYOUT

- 8.1 The proposed site layout will need to consider the location of the following items to make sure they do not damage the retained trees: the locations of contractor parking; delivery and storage of all materials; site cabins and mixing of chemicals to make sure that they do not damage the retained trees or allow any spilt liquids to flow down hill into the RPA's of retained trees or watercourses.

9.0 TREE PROTECTION

- 9.1 Tree Protection will consist of either site hoarding or as detailed below.
- 9.2 **Tree Protective Barriers**

Figure 1: Protective Barrier (shown on next page)



1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barrier to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground

Example of protective barrier:



10.0 PROPOSED MITIGATION PLANTING

- 10.1 The proposed design layout allows for the provision of new planting within the residential development, as well as significant tree planting as part of the community orchard. This will be detailed as part of the landscaping proposals at the reserved matter stage.

11.0 CONCLUSION

- 11.1 The proposed drawings (Ref: RPC001-016A) have now been overlaid indicatively with the tree survey data and assessed by a qualified and experienced arboricultural consultant as guided by BS5837.
- 11.2 It is our opinion that the proposed design layout has been designed with due consideration given to the existing tree stock, with the majority of the design being kept well away from the existing trees.
- 11.3 The proposed design layout is supportable from an arboricultural perspective and we do not anticipate any major issues, from an arboricultural perspective during the planning process.



Appendices

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| CB1 | AIA Work Plan |
| CB2 | Qualifications and Experience |





PROPOSED LANDSCAPED
EDGE COMPRISING LOW
KEY DRIVES, LOW LEVEL
HEDGES AND STRATEGIC
TREE PLANTING

NEW FOOTPATH/
CYCLEWAY

INDICATIVE
LOCATION OF SUDS

KEY
 ROOT PROTECTION
 AREA (RPA)
 CROWN SPREAD
 TREE NUMBER
 CATEGORY

JOB TITLE
 Land Adjacent to
 Home Farm,
 Bicester

DRAWING TITLE
WORKING PLAN

CBA DRAWING No.
 CBA I 09 19 wp
 BASE PLAN DRAWING No.
 RPO01-016 A
 SCALE 1:500@A0
 DRAWN
 AM

DATE
 March 2018

NOTES:
 1. Shading Arcs not shown on this plan. 2. Root Protection Areas are shown as a theoretical circle and at this stage do not take into account site features and constraints. 3. Trees marked with * and group and hedge outlines are indicatively plotted.







The Professional Arboricultural Consultancy

Qualifications of James Fuller Senior Consultant

James Fuller FdSc.Arb, BTEC Nat.Dip Arb, M.Arbor.A joined CBA Trees in 2007 as a gap-year junior surveyor/arborist having attained the Foundation Degree in Arboriculture at Sparsholt College near Winchester and has more recently acquired the Professional Tree Inspector's Certificate.

Over the years James has gained experience in every field of our work, undertaking all elements of consultancy including large BS5837:2012 tree surveys using the latest data capture equipment to produce Implication Assessments and Method statements for planning applications.

Having broadened his knowledge and gained considerable experience, James is now a retained Senior Consultant, undertaking site assessments, site monitoring, and provision of advice to prominent development companies for large and complex projects.