

Arboricultural Statement

Phase 5C, Phase 8C, and Trenchard, Upper Heyford

On behalf Heyford Park Settlements LP

11th February 2019

Prepared by: Michael Paginton TechArborA

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

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REVISIONS:

Date	Rev	Description	Initials
11.02.19	-	First Issue	MGP

1 INTRODUCTION

1.1 LandArb Solutions Ltd have been instructed by Heyford Park Settlements LP to prepare an Arboricultural Impact Assessment to accompany a planning application for residential development relating to Phases 5C, 8C and Trenchard at former RAF Upper Heyford.

1.2 Each of the three phases (5C, 8C and Trenchard) are within areas where previous planning applications for development have been approved, including:

- Phase 5C – Approved Reserved Matters Application 17/00973/REM and Approved Reserved Matters Application 16/00627/REM relating to Phase 5;
- Phase 8C – Approved Reserved Matters Application 16/00864/REM relating to Phase 8 trident; and
- Trenchard – Approved Application 16/00196/F.

1.3 Each of the above applications was supported by Arboricultural Impacts Assessments which identified required tree loss, impacts to retained trees and required protection and mitigation measures for each site.

Tree survey update

1.4 A RAF Upper Heyford site wide tree survey was undertaken by Pegasus Group between 2013-2017. Additional land parcels were further added to this site wide tree survey by Wet Waddy ADP in September 2017.

1.5 The previous Pegasus Group site wide tree survey has formed the arboricultural baseline for further arboricultural assessments in support of planning applications for development.

1.6 With regard to this application for proposed development relating to Phases 5C, 8C and Trenchard a tree re-survey in accordance with BS.5837:2012 was carried out by LandArb Solutions on 24th January 2019. A tree re-survey was required to ensure the arboricultural baseline for Phase 5C, 8C and Trenchard was accurate and up to date;

given that tree removals and other development works have been undertaken/implemented as part of previous permissions within each area.

1.7 The results of the tree re-survey are set out within revised tree survey schedules and shown on revised tree survey and constraints plans relevant to each phase. These are set out within the following appendices:

- Appendix 1 – Phase 5C Tree Survey Schedule;
- Appendix 2 – Phase 5C Tree Survey and Constraint's Plan;
- Appendix 3 – Phase 8C Tree Survey Schedule;
- Appendix 4 – Phase 8C Tree Survey and Constraint's Plan;
- Appendix 5 – Trenchard Tree Survey Schedule; and
- Appendix 6 – Trenchard Tree Survey and Constraint's Plan.

Arboricultural Impact Assessment requirement

1.8 This Arboricultural Impact Assessment has been prepared to assess the potential direct and indirect impacts of new development proposals for Phase 5C, 8C and Trenchard.

This assessment has had regard to the following:

- Previous land use and presence of existing/previous (now demolished) built form;
- Previous approved planning permissions for residential development relevant to Phase 5C, 8C and Trenchard; and
- Findings/conclusions from each Arboricultural Impact Assessment prepared in support of the previous approved planning applications.

1.9 This Arboricultural Impact Assessment therefore provides an assessment of the potential impacts of current development proposals for each phase (5C, 8C and Trenchard) against/in comparison with the previous consented schemes with regard to existing/retained trees.

2 DOCUMENTS AND INFORMATION RECEIVED

2.1 For the purposes of preparing this Arboricultural Impact Assessment LandArb Solutions were provided with the following information:

1. Site wide tree survey and tree survey schedule prepared by Pegasus Group between 2013-2017.
2. Site wide tree survey partial update prepared by West Waddy ADP dated September 2017.
3. Phase 5C Planning Layout, Focus Design, drawing 0521-PH8C-102, dated December 2018
4. Phase 8C Planning Layout, Focus Design, drawing 0521-PH8A-102, dated December 2018
5. Trenchard Planning Layout, Focus Design, drawing 0521-TR-1002, dated October 2018
6. Phase 8A and 8C detailed planting proposals (dwg 1619 A5 8A 06-07D) by Focus Design.
7. Phase 5C detailed planting proposals (dwg 1619 A8 5C 01 i) by Focus Design.
8. Trenchard detailed planting proposals (dwg 1619 A4 01 M) by Focus Design.

3 ARBORICULTURAL IMPACT ASSESSMENT: PHASE 5C

3.1 With reference to BS5837:2012 '*Trees in relation to design, demolition and construction*', this AIA evaluates the direct and indirect effects of the Phase 5C proposals (see Appendix 7) on the site's arboricultural resource.

Background

3.2 Phase 5C contains only two trees, a mature hornbeam (T336) and mature beech (T337).

3.3 There are two relevant planning permissions that cover the current site area for Phase 5C.

- Approved Reserved Matters Application 17/00973/REM; and
- Approved Reserved Matters Application 16/00627/REM

3.4 Reserved Matters Application 17/00973/REM granted consent for the erection of 17 dwellings to the south of Camp Road, of which two detached dwellings are located in the north part of the current Phase 5C site.

3.5 Reserved Matters Application 16/00627/REM granted consent for 60 dwellings and public open space as part of Phase 5. Trees T336 and T337 were included as part of this application. They were identified as trees to be retained and were designed into public open space

Phase 5C Development Proposals

3.6 Phase 5C proposals are for the erection of eleven residential dwellings. As set out above, two previous planning permission consent to residential development in the Phase 5C site re with current proposals effectively changing the number/type of units in this area.

Assessment of the Impacts of Phase 5C

- 3.7 Phase 5C proposals have been overlaid with the tree survey and are shown on the Tree Retention/Removal and Protection Plan in Appendix 8.
- 3.8 Proposals retain T336 and T337 within an area of public open space.
- 3.9 When comparing the current Phase 5C development proposals with the previous consented development proposals discussed above, it can be seen that the changes to the unit numbers/layout design does not have any significant implications for the retained trees T336 and T337. Although the current proposed Phase 5C plot 13 is set closer to T337 than the previous consented scheme, the dwelling remains outside of the RPA and canopy of the tree. Furthermore, the orientation of the dwelling remains on a north to south axis therefore not fronting T337 or locating any associated residential amenity space adjacent/underneath the canopy. In this context, no overbearing or shading issues are envisaged that would lead to post development pressures to prune or fell either tree.
- 3.10 It is noted that a new garden path encroaches slightly into the outer eastern RPA of T337 when previous proposed development did not. However, it is important to note that much of the eastern and northern RPA of T337 comprises/comprised tarmac hard surfacing associated with the former land use. This tarmac hard surfacing is being removed as part of the previous consented scheme. In this context, although current Phase 5C proposals located a garden path within the outer RPA of T337, this will not be located within an area where previous hard surfacing has not already existed and is of a very minor extent. More importantly, overall in this area, there will be a significant reduction in hard surfacing from the RPA of T337 compared to the previous land use.

Tree Protection

- 3.11 To protect both T336 and T337 from potential above and below ground damage/impacts from construction activities, temporary tree protection fencing will

need to be installed as shown on the Tree Retention/Removal and Protection Plan (Appendix 8).

Summary

3.1 Having reviewed the proposed Phase 5C planning layout it is concluded that proposals are acceptable from an arboricultural perspective for the following reasons:

- No survey items require removal and can be retained
- No tree works are required to implement proposals
- Both T336 and T337 are retained within an area of public open space.
Proposals have respected the arboricultural constraints of the site and located new dwellings and built development outside of the RPAs and away from the retained trees.
- Retained trees can be adequately protected from harm during the construction process.
- Proposals do not undermine the previous planning permissions relevant to the site in relation to tree retention.

4 ARBORICULTURAL IMPACT ASSESSMENT: PHASE 8C

- 4.1 With reference to BS5837:2012 *'Trees in relation to design, demolition and construction'*, this AIA evaluates the direct and indirect effects of the Phase 8C proposals (See Appendix 9) on the site's arboricultural resource.

Background

- 4.2 Phase 8C is located within the southern part of the overall Phase 8 Trident site area. A Reserve Matters Application (16/00864/REM) for Phase 8 Trident was approved on 23rd December 2016. This application was supported by an Arboricultural Impact Assessment prepared by Pegasus Group (D.0341, dated 15.04.16).
- 4.3 Since the approval of Application 16/00864/REM, hard surfacing/standing in the 8C area (and wider Phase 8 site) has been demolished/removed in accordance with the permission. This has included the removal of trees that were identified to be removed on the Phase 8 Tree Retention/Removal Plan (Drawing D.0341_95) set out within the Phase 8 Arboricultural Impact Assessment by Pegasus Group dated 15.04.16.
- 4.4 Phase 8 proposals the subject of consented application 16/00864/REM that are of relevance to the current Phase 8C site area included the erection of two blocks of flats comprising of 15 residential units along with new residential parking.

Phase 8C Development Proposals

- 4.5 Phase 8C proposals are for the erection of two blocks of flats comprising 14 units with accompanying residential parking.

Assessment of the Impacts of Phase 8C

- 4.6 Phase 8C proposals have been overlaid with the tree survey and are shown on the Tree Retention/Removal and Protection Plan in Appendix 10.
- 4.7 As shown, proposals can retain all existing trees within the site area.
- 4.8 When comparing the current Phase 8C development proposals with the previous consented development proposals for Phase 8 which relate to the Phase 8C site area, it can be seen that there has been no material change that has any significant

implications for the retained trees. The proposed two blocks of flats remain in the previously approved locations and orientation as does the associated car parking area. In this context, no new hard surfacing or hard standing is proposed within any RPA and development continues to avoid RPAs.

- 4.9 It is noted that the existing concrete pathway that runs to the south of T451 and north of T1431, T1432, T1432 and T1480 was to be retained as part of consented Phase 8 proposals. However, Phase 8C proposals will remove this hard surfacing as well as the concrete footpath running to the east of T1477-T1480. Phase 8C proposals will lead to the removal of existing hard surfacing from the RPA of these retained trees and return to open space. In this context, this is considered to be a positive improvement and betterment compared to previous Phase 8 proposals in this area.

Tree Protection

- 4.10 In order to avoid potential direct and indirect impacts to retained trees from construction activities, temporary tree protection fencing will need to be installed as shown on the Tree Retention/Removal and Protection Plan (Appendix 10).
- 4.11 Tree protection fencing will need to be installed within its primary position prior to and for the duration of construction activities. Fencing is to be adjusted to its secondary positions following the removal of hard surfacing from the RPAs of T1431, T1433, T451 and T1475-T1480.
- 4.12 When removing the concrete path from the eastern RPA of T1475-T1480 and T1433, and path from between T451, T1431 and T1480 it is recommended that the following working method is adopted:
- Hard surfacing is to be broken up and lifted out using hand tools. If lightweight mechanical plant is required this must operate from existing areas of hard surfacing working backwards.
 - Works should progress backwards over existing hard surfacing areas to avoid encroaching into exposed areas of the RPAs once hard surfacing sections are removed

- Once hard surfacing is removed, the ground should be made up to surrounding levels using clean topsoil.
- No mechanical plant is to enter any exposed area of the RPAs. No material are to be stored or excavations occur within any exposed RPA.

Summary

4.13 Having reviewed the proposed Phase 8C Planning Layout it is concluded that proposals are acceptable from an arboricultural perspective for the following reasons:

- No survey items require removal and all can be retained;
- No tree works are required to implement proposals;
- All retained trees will be retained within an areas of public open space.
- Proposals have respected the arboricultural constraints of the site and located new development outside of the RPAs and away from the retained trees.
- Proposals will lead to the removal of hard surfacing from the RPAs of T1477-T1480 and T451 and T1431.
- Retained trees can be adequately protected from harm during the construction process.
- Proposals do not undermine the previous planning permission for Phase 8 (16/00864/REM) relevant to the 8C site area in relation to tree retention and arboricultural impacts.

5 ARBORICULTURAL IMPACT ASSESSMENT: TRENCHARD

5.1 With reference to BS5837:2012 '*Trees in relation to design, demolition and construction*', this AIA evaluates the direct and indirect effects of the development proposals for site known as Trenchard (See Appendix 11) on the site's arboricultural resource.

Background

5.2 Planning permission was granted in August 2016 for the demolition of existing bungalows and erection of 13 new dwellings (Application 16/00196/F).

5.3 This application was supported by an Arboricultural Impact Assessment prepared by Pegasus Group date 15.01.16. This Impact Assessment related to a slightly earlier scheme where 16 dwellings were to be constructed rather than 13 that were approved.

5.4 Since the approval of Application 16/00196/F the existing bungalows and hard surfacing have been demolished and removed.

Trenchard Development Proposals

5.5 Current Trenchard development proposals are for the erection of thirty-one new dwellings. The site redline is the same as the previous consented Application 16/00196/F .

Assessment of the Impacts of Trenchard Proposals

5.6 Trenchard site proposals have been overlaid with the tree survey and are shown on the Tree Retention/Removal and Protection Plan in Appendix 12.

5.7 There are few trees within the Trenchard site boundary. Other than a small concentration of trees on the southern part of the site the majority are located outside of the site boundary.

5.8 It can be seen that proposals seek to increase the number and density of units on site. When comparing with the previous approved site layout with the current proposed scheme, there are no significant change in terms of implications for trees. Current

proposals increase the density and unit numbers inside the areas previously approved for new dwellings.

- 5.9 As shown on the Tree Retention/Removal and Protection Plan (Appendix 12) two trees are shown for removal. T838 is of low quality and was previously identified for removal in relation to the previous application. T1553 is a very low quality prunus tree. Although not picked up by the previous tree survey that informed the previous application, it is considered T1553 would have been identified for removal anyway due to its low quality and condition. Overall the removal of both T838 and T1553 as part of current Trenchard Proposals is considered to be acceptable. In addition, overhanging branches and dense ivy on the northern boundary along the chain link fence will require removal. Again this is considered to be acceptable.
- 5.10 Trees to the south of the site (T809-T812) are to be retained. These were shown to be retained in relation to the previous consented scheme and there has been no change in terms of built form in relation to their RPAs. As can be seen they will be retained within the current public open space.

Tree Protection

- 5.11 All retained trees can be protected from potential harm using Temporary Tree Protection Fencing in accordance with BS.5837:2012 as shown on the Tree Retention/Removal and Protection Plan (Appendix 12). In relation to off-site trees T808, T813, T815, T834, T843, and T842 temporary fencing should be installed to prevent access to their RPAs unless site hoarding is erected around the site, in which case fencing would not be required. G840 is located off site to the north of the site behind a concrete post and chain-link fence. A deep drainage ditch is set between the fence and mature trees beyond. Although the default RPAs of trees within G840 are shown to encroach into the site, in reality the presence of the deep ditch is likely to have acted as a root barrier. In this context, additional protection fencing is not required.

Summary

5.12 Having reviewed the proposed Trenchard planning layout it is concluded that proposals are acceptable from an arboricultural perspective for the following reasons:


- Only two surveyed items are to be removed. Both are low quality (Category C).
- No tree works are required to implement proposals
- Proposals have respected the arboricultural constraints of the site and locate new dwellings and built development outside of the RPAs and away from the retained trees.
- Retained trees can be adequately protected from harm during the construction process.
- Proposals do not undermine the previous planning permission relevant to the site in relation to tree retention.
- New tree planting as part of landscape proposals will result in a significant enhancement of the amenity of the site as well as increase the number of trees on site and species diversity.


APPENDIX 1: PHASE 5C TREE SURVEY SCHEDULE

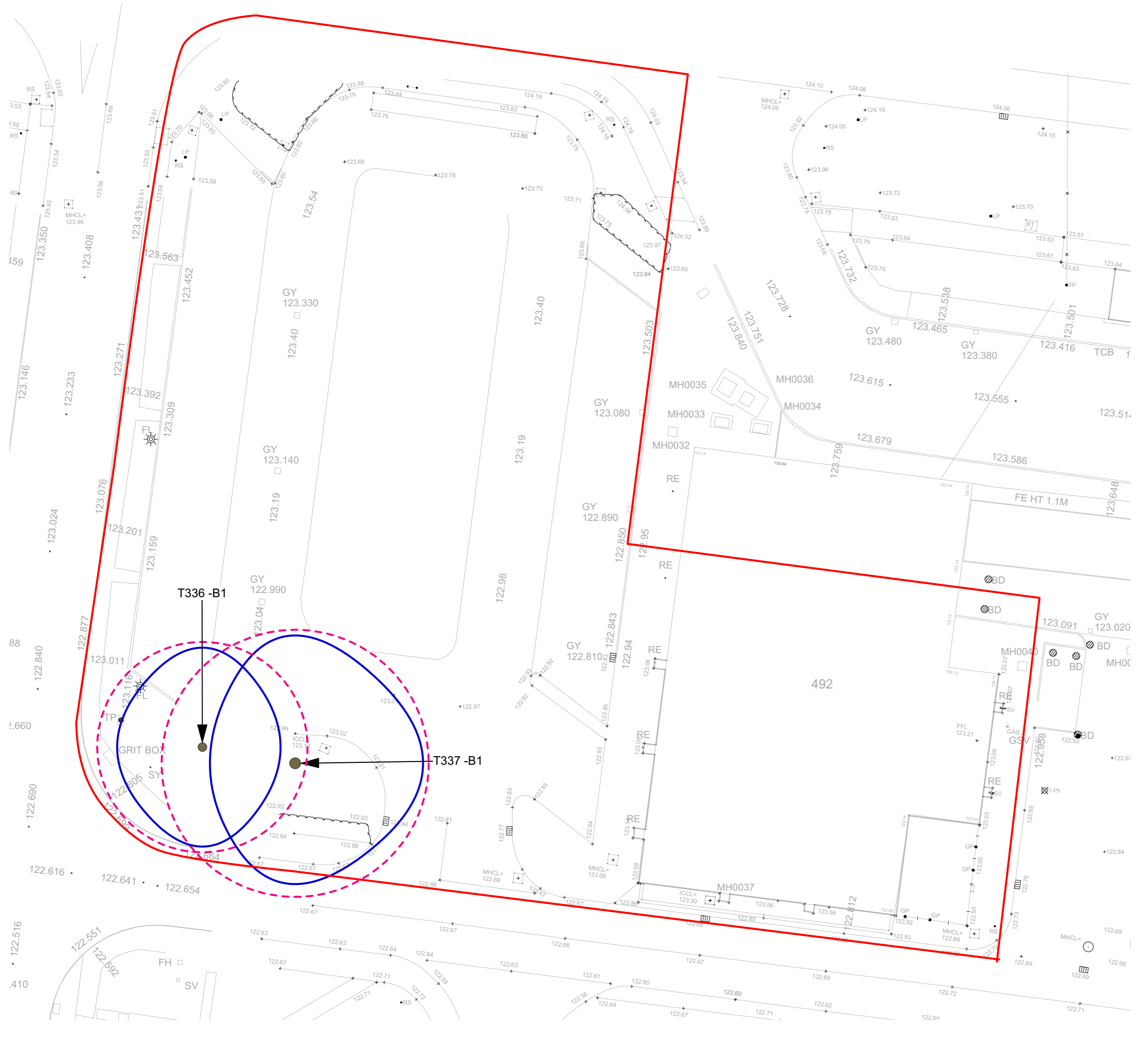
24.01.19		Site: Upper Heyford											Surveyor: MP		Client: Dorchester Group		Job no: LAS 42									
Ref number	Species	Height	Estimate	Stem dia	Estimate	Spread					Crown clearance height					Life stage	General observations Physiological and structural condition. Preliminary management recommendations	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
T336	Hornbeam	16	-	620	-	7	-	7	-	5.5	-	6	-	N/A	-	N/A	2.5	-	M	Forks at 2m. Fallen branch from stem on northern side. Good shape. Minor deadwood pruned in the past, minor fused branches, good bud coverage and leaf bearing structure	Good	Good	20+	B1	7.4	173.9
T337	Beech (Common)	18	-	780	-	9	-	8.5	-	9	-	6	-	N/A	-	N/A	3	-	M	Multi stemmed from 2m, lower canopy pruned in the past, tree leans to the east, included union east side. Multiple pruning wounds, well occluded.	Good	Good	20+	B1	9.4	275.3

APPENDIX 2: PHASE 5C TREE SURVEY AND CONSTRAINT'S PLAN

KEY - BS 5837 : 2012 Categories

 Tree Category B - Moderate Quality

 Root Protection Area to BS:5837:2012



Revision	Description	Date
-	First issue	3/2/19

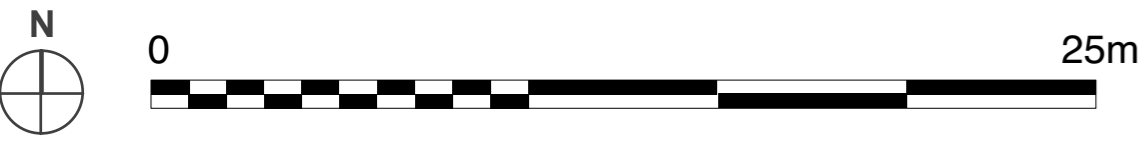
LANDARB SOLUTIONS

Client:
Dorchester
 Project:
Upper Heyford - Parcel 5C
 Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: **1:200 @A2** Drawn | Checked: **DP | MP** Date: **03/02/2019**

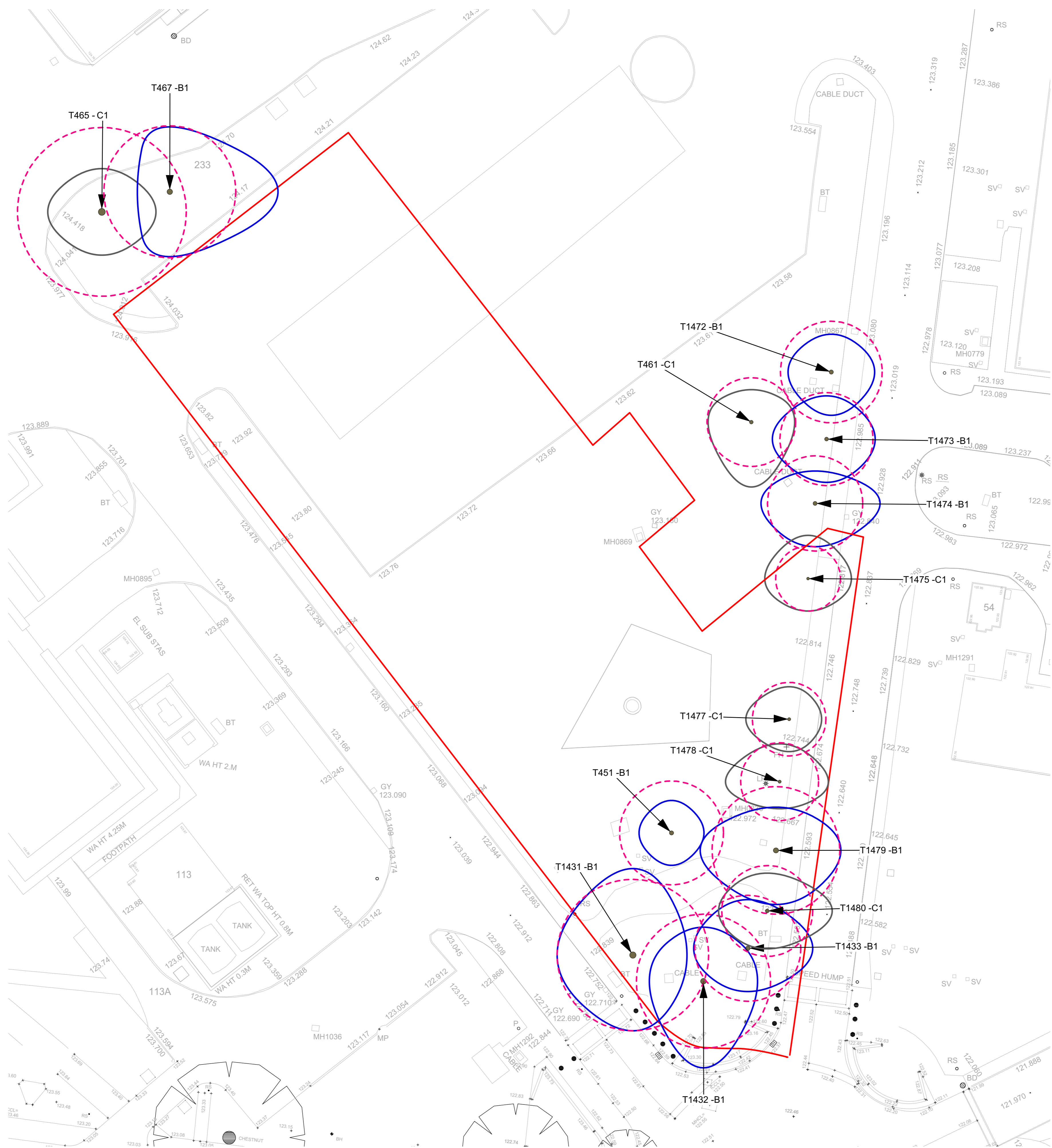
Job Number: **LAS 42** Drawing Number: **01** Revision: **-**












APPENDIX 3: PHASE 8C TREE SURVEY SCHEDULE

Date 24.01.19		Site: Upper Heyford										Surveyor: MP		Client: Dorchester Group		Job no: LAS 42										
Ref number	Species	Height	Estimate	Stem dia	Estimate	Spread					Crown clearance height					Life stage	General observations Physiological and structural condition. Preliminary management recommendations	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
T451	Cypress (Lawson)	15	-	400	-	3	-	3	-	3	-	3	-	N/A	-	N/A	0	-	M	Dense needle cover, canopy to the floor, some minor broken branches	Good	Fair	20+	B1	4.8	72.4
T461	Cherry (Wild)	11	-	340	-	3	-	6	-	4	-	4	-	5	-	West	2	-	M	Exposed roots. Recent pruning wounds. Weak low fork at base. Twin stem, southern stem leans south. Suppressed to north. Unable to access to check previous measurements.	Fair	Poor	10+	C1	4.1	52.2
T465	Whitebeam	11	-	650	-	4	-	4	-	5	-	5	-	N/A	-	N/A	2	-	OMG	Dead leader with dead fungal fruiting bodies on southern limb, significant decay in base of central limb which grows out to east this needs inspecting or removing, tree towards end of life expectancy.	Poor	Poor	<10	C1	7.8	191.2
T467	Birch (Silver)	15	-	510	-	6	-	6	-	10	-	3	-	5	-	East	3	-	M	Leans east. Good tree. Growth at base removed, large spreading limbs to east	Fair	Fair	10	B1	6.1	117.7
T1431	Norway maple	18	-	580	-	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	7.0	152
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	-	4	-	6	-	5	-	4	-	West	3	-	M	Pruned in past, moderate internal deadwood, dense canopy.	Fair	Fair	20+	B1	4.9	76
T1472	Sycamore	14	-	390	-	3.5	-	4	-	4	-	4	-	3	-	South	2	-	M	minor deadwood, some thinning to canopy edge, some exposed roots pruned in past	Fair	Fair	20+	B1	4.7	69
T1473	Sycamore	13	-	360	-	4	-	4	-	4.5	-	5	-	3	-	West	3	-	M	Some exposed roots, thin internal canopy, pruned in past, some deadwood, concrete path set to the east,	Fair	Fair	20+	B1	4.3	59
T1474	Sycamore	13	-	370	-	3	-	4	-	6	-	5	-	3	-	West	2.5	-	M	Thin internal canopy, minor to moderate deadwood, some snapped branches suppressed canopy north side	Fair	Fair	20+	B1	4.4	62
T1475	Sycamore	12	-	250	-	4	-	3	-	4	-	4	-	3	-	South	2.5	-	M	Moderate deadwood, thin canopy structure, low quality	Fair	Fair	10	C1	3.0	28
T1477	Sycamore	10	-	280	-	3	-	3	-	3	-	4	-	2	-	East	2	-	M	Pruned in past, union at 2.5m, some snapped branches, concrete path to east, low quality	Fair	Fair	10	C1	3.4	35
T1478	Sycamore	10.5	-	300	-	3.5	-	2.5	-	4.5	-	5	-	3	-	North	2	-	M	Suppressed southern canopy, pruned in past, minor deadwood, thin canopy structure, low quality tree	Fair	Fair	10	C1	3.6	41
T1479	Sycamore	13	-	490	-	4	-	5	-	6	-	7	-	2.5	-	South east	4	-	M	Some exposed roots, dense canopy, good shape, minor deadwood, evidence of past branch loss. Concrete path to east	Fair	Fair	20+	B1	5.9	109
T1480	Sycamore	14	-	350	-	3.5	-	3.5	-	6	-	4.5	-	5	-	East	5	-	M	Moderate deadwood in crown with dead north eastern limb needs removing, some exposed roots, pruned in past, some dieback, suppressed on south western side, thinning canopy. Low quality.	Fair	Fair	10+	C1	4.2	55

APPENDIX 4: PHASE 8C TREE SURVEY AND CONSTRAINT'S 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

Revision	Description	Date
1	First Issue	3/2/19

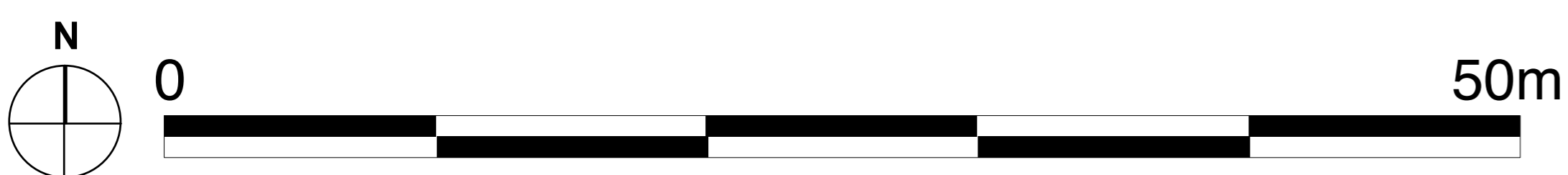
LANDARB SOLUTIONS

Client:
Dorchester
 Project:
Upper Heyford - Parcel 8C
 Description:
Tree Survey and Constraints Plan

Status:
For Planning
 Scale:
1:200 @A1
 Job Number:
LAS 42

Drawn I Checked
DP MP
 Drawing Number:
05

Date:
03/02/2019
 Revision:
-












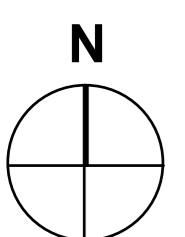
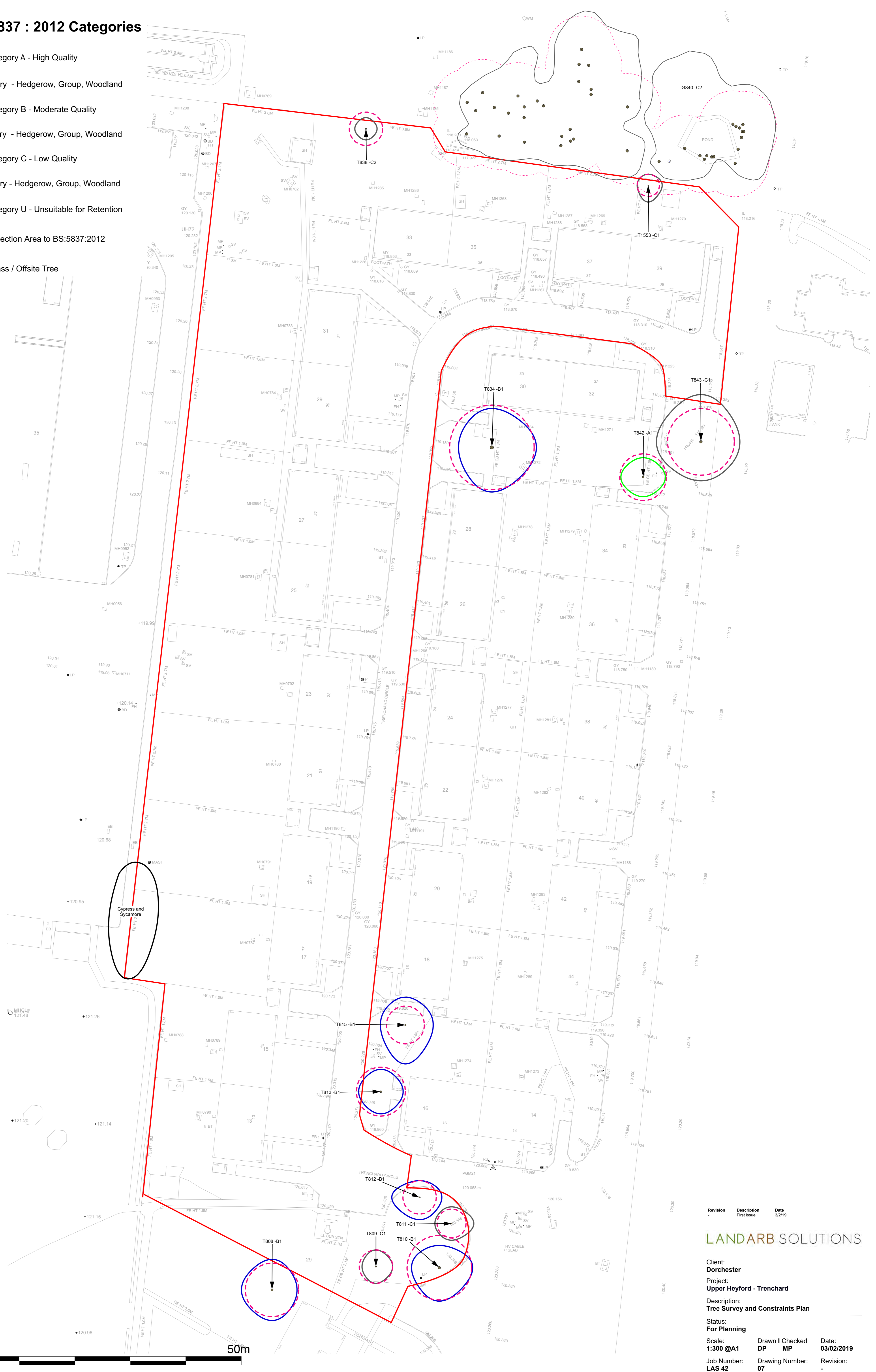
APPENDIX 5: PHASE TRENCHARD TREE SURVEY SCHEDULE

Date 24.01.19		Site: Upper Heyford											Surveyor: MP			Client: Dorchester Group		Job no: LAS 42								
Ref number	Species	Height	Estimate	Stem dia	Estimate	Spread						Crown clearance height					Life stage	General observations Physiological and structural condition. Preliminary management recommendations	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
T808	Whitebeam	9	#	400	-	5.5	-	5.5	-	4.5	-	5.5	-	0	-	-	0	-	M	Unable to access, set within neighbouring property	Good	Fair	20+	B1	4.8	72
T809	Ash (Common)	9	-	250	-	3	-	3	-	3	#	2.5	#	1.5	#	South	2	#	EM	Good form. Low extension growth.	Good	Fair	10+	C1	3.0	28
T810	Sycamore	10	-	480	-	4	-	6	-	6	-	5	-	2	#	South	2	#	M	Pruned in p past, broad canopy,	Good	Fair	20+	B1	5.8	104
T811	Oak (Red)	8	-	220	-	3	-	3	-	4	-	3	-	2	#	North	2	#	EM	Lower canopy pruned in past, no central leader co-dominant,	Fair	Good	10+	C1	2.6	22
T812	Oak (Red)	8	-	250	-	3	-	4	-	4	-	5	-	2	-	North west	2	#	EM	Minor bark damage at base south side, good canopy shape,	Good	Good	20+	B1	3.0	28
T813	Sycamore	9.5	-	370	-	4	-	4	-	4	-	4	-	2	#	South	2.5	#	Em	Broad crown set in garden area, lower canopy pruned in past,	Fair	Fair	20+	B1	4.4	62
T815	Oak (Red)	11	-	280	-	5	-	7	-	5	#	4.5	-	2	#	West	2.5	#	EM	No significant defects	Good	Good	20+	B1	3.4	35
T834	Birch (Silver)	15	-	630	-	7	-	8	-	8	#	6	-	2.5	#	West	2	#	OM	Large tree pruned in last, good leaf bearing structure, minor bark damage at base, minor decay in pruning wound eastern side.	Good	Good	10+	B1	7.6	180
T838	Cypress (Lawson)	6	#	250	#	2	-	2	-	2	-	2	-	0	-	-	0	-	M	Set on boundary, limb snapped out east side, low quality	Fair	Fair	10+	C2	3.0	28
G840	Scots pine, sycamore, ash	15	#	500	#	As on plan						0	-	-	0	-	M	Offsite mature tree group. Dense ivy overhanging the fence, self set species within. Drainage ditch, watercourse south side.	Fair	Fair	10	C2	6.0	113		
T842	Birch (Silver)	15	-	350	-	3.5	-	3.5	-	4	-	4	-	3	#	South	2	#	M	Small wound eastern side at base partially occluded, good canopy structure and shape, no significant defects	Good	Good	40+	A1	4.2	55
T843	Ash (Common)	14	-	500	#	8.5	-	7	-	7	#	8	-	3.5	#	West	3	#	M	Offsite. Large multi-stemmed tree.	Fair	Good	10+	C1	6.0	113
T1553	Cherry plumb.	5.0	-	170		2		3		2.5		2							SM	Ground excavated near base, leans to south, suppressed canopy north side	Fair	Fair	10+	C1	2.0	13

APPENDIX 6: TRENCHARD TREE SURVEY AND CONSTRAINT'S 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



Revision	Description First Issue	Date
		3/2/19

LANDARB SOLUTIONS

Client: **Dorchester**
 Project: **Upper Heyford - Trenchard**
 Description: **Tree Survey and Constraints Plan**

Status: **For Planning**
 Scale: **1:300 @A1** Drawn I Checked **DP MP** Date: **03/02/2019**
 Job Number: **LAS 42** Drawing Number: **07** Revision: **-**

APPENDIX 7: PHASE 5C PROPOSED PLANNING LAYOUT

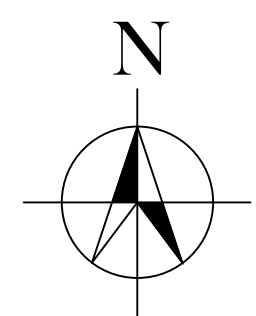
PHASE 5, HEYFORD PARK, UPPER HEYFORD, BICESTER

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REVISIONS:

**DRAFT
ISSUE 1
2018-12-17**



LEGEND			
SITE BOUNDARIES			
	APPLICATION BOUNDARY		
EXISTING VEGETATION			
	EXISTING TREE TO BE RETAINED		EXISTING RPA
	EXISTING VEGETATION TO BE REMOVED		
EXTERNAL BOUNDARY TREATMENTS			
	1800mm HIGH SCREEN WALL (REFER TO MATERIALS LAYOUT 0521-PH5-SC-SBR-108 FOR MATERIALS)		1800mm HIGH CLOSE BOARD TIMBER FENCE
	1800mm HIGH PLOT DIVISION PANEL FENCE		1800mm HIGH TIMBER MATCHBOARD ACCESS GATE
NUMBERING			
12	PLOT NUMBERS	G12	GARAGE NUMBERS
V	VISITOR PARKING	(b)	PLOT HANDING
P12	PARKING NUMBERS		
MISCELLANEOUS			
	CHIMNEY		PERSONNEL ACCESS
	AFFORDABLE HOUSING - RENTED		GARAGE ACCESS
	BIN HARDSTANDING WITH 1.5m TURNING CIRCLE		EXISTING BUILDING
	LOCATION OF WHEELCHAIR UNIT'S PARKING SPACE		WHEELCHAIR UNIT
	ROTARY DRYER		COMPOST BIN
	BIN HARDSTANDING		WATER BUTT
GROUND SURFACING			
	MARSHALLS KEYBLOCK BLOCK PAVING COLOUR: BRINDLE		RAMP / RUMBLE STRIP TO ENGINEERS DESIGN
	MARSHALLS PRICOR CONCRETE BLOCK PERMEABLE PAVING COLOUR: BRINDLE		PAVING SLABS
	TARMAC		450mm x 450mm MARSHALLS SAXON BUFF PATIO SLABS
LANDSCAPING			
	PROPOSED NEW TREE (REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)		PROPOSED HEDGEROW (REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)
	PROPOSED GRASS PLANTING (REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)		PROPOSED PLANTING BEDS (REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)



ACCOMMODATION SCHEDULE				
OPEN MARKET				
Name	Stories	Bedrooms	sqft	No. Of Units
DL2	2 Storey	3 Bed house	888ft ²	1
DL6	2 Storey	3 Bed house	858ft ²	4
TYPE 1A-SA (side access)	2 Storey	3 Bed house	1038ft ²	2
SP2-V3	3 Storey	4 Bed house	1523ft ²	2
SP7A	2.5 Storey	4 Bed house	1400ft ²	1
SP7B	2.5 Storey	4 Bed house	1400ft ²	1
TOTAL				11
GRAND TOTAL				11

PLANNING LAYOUT





SCALE: 1:500 @ A3
 DATE: DECEMBER 2018
 DRAWING TITLE: PLANNING LAYOUT
 DRAWN: DGK
 DRAWING NO: 0521-PH5-102

THE OLD BREWERY, LODWAY, PILL, BRISTOL BS20 0DH
 t:01275 813380 f:01275 813381 e:admin@focusdp.com

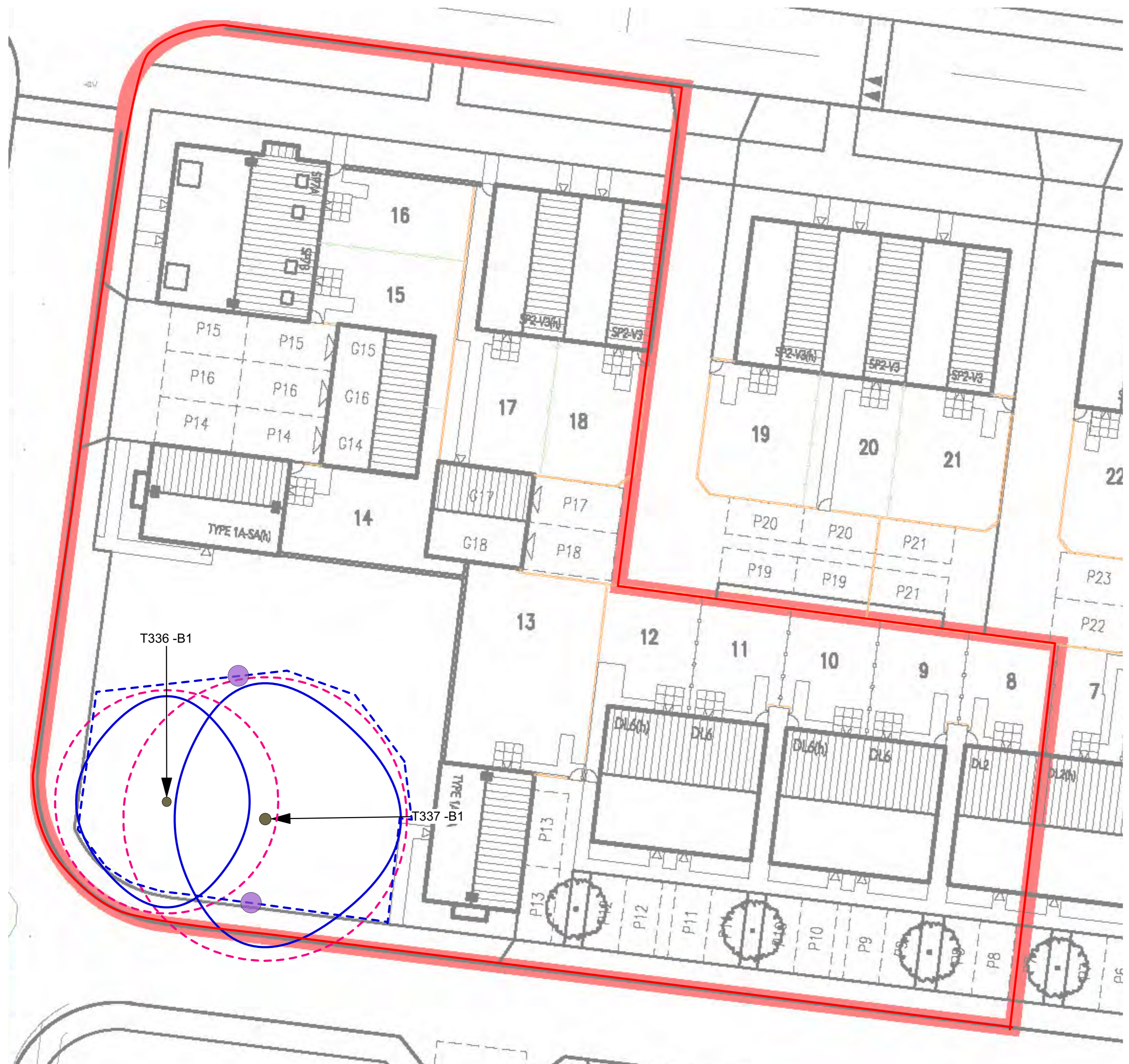
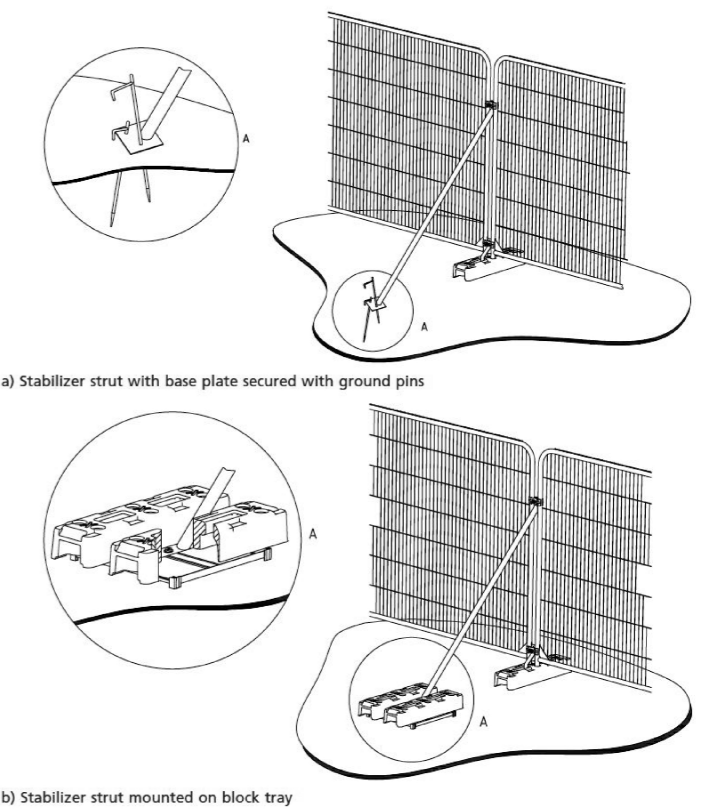


APPENDIX 8: PHASE 5C TREE RETENTION/REMOVAL AND PROTECTION PLAN

KEY - BS 5837 : 2012 Categories

-  Tree Category B - Moderate Quality
-  Root Protection Area to BS:5837:2012
-  Tree Protection 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

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Revision	Description	Date
-	First issue	3/2/19

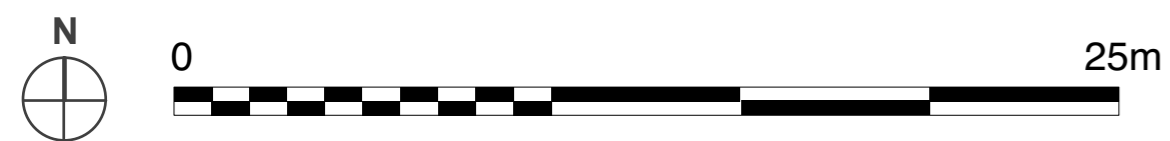
LANDARB SOLUTIONS

Client:
Dorchester
 Project:
Upper Heyford - Parcel 5C
 Description:
Tree Retention and Protection Plan

Status:
For Planning

Scale: 1:200 @A2 Drawn | Checked: DP | MP Date: 03/02/2019

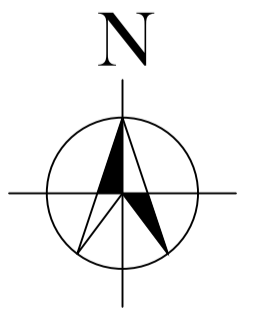
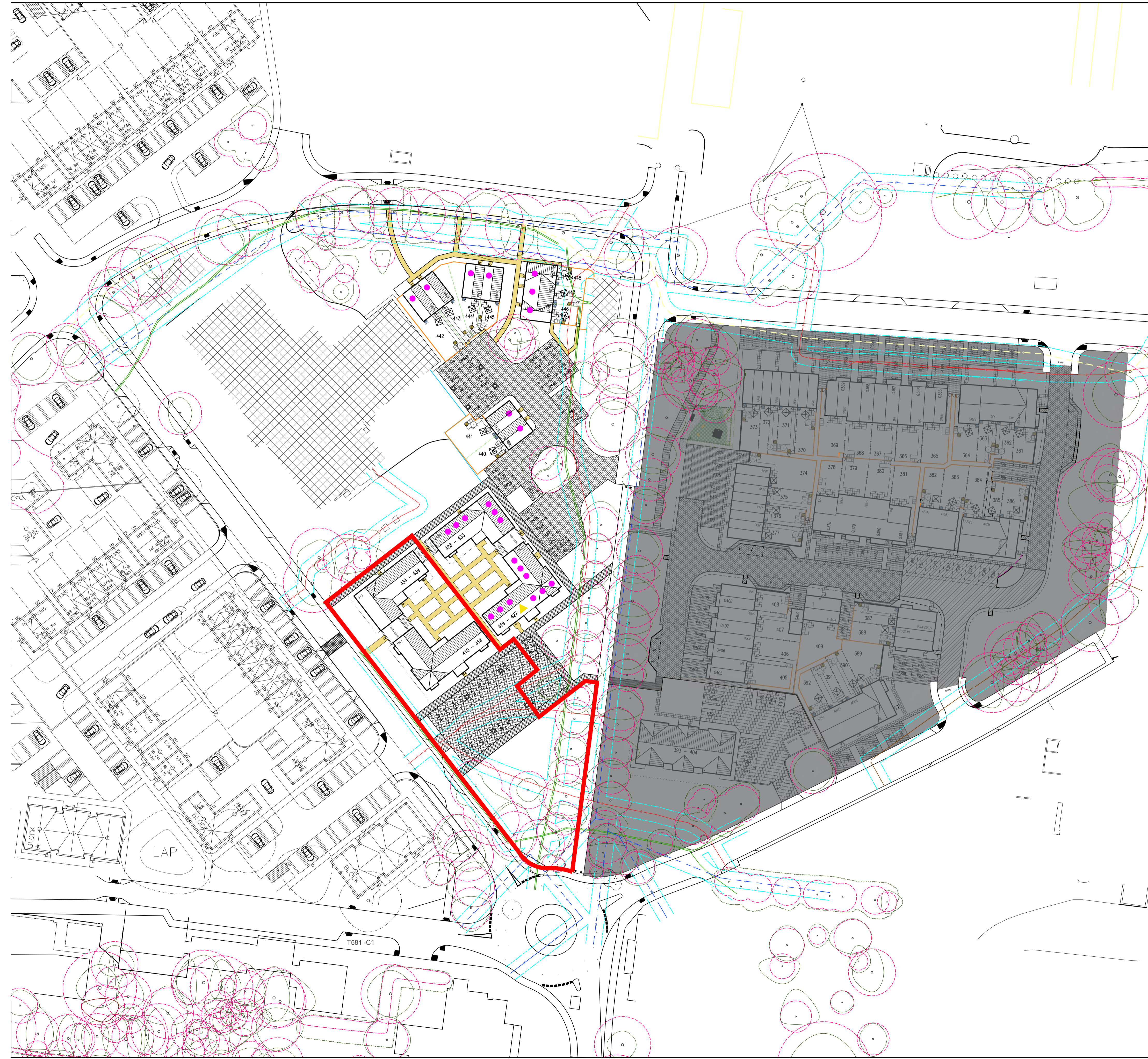
Job Number: LAS 42 Drawing Number: 02 Revision: -



APPENDIX 9: PHASE 8C PROPOSED PLANNING LAYOUT



REVISIONS:



PLANNING LAYOUT

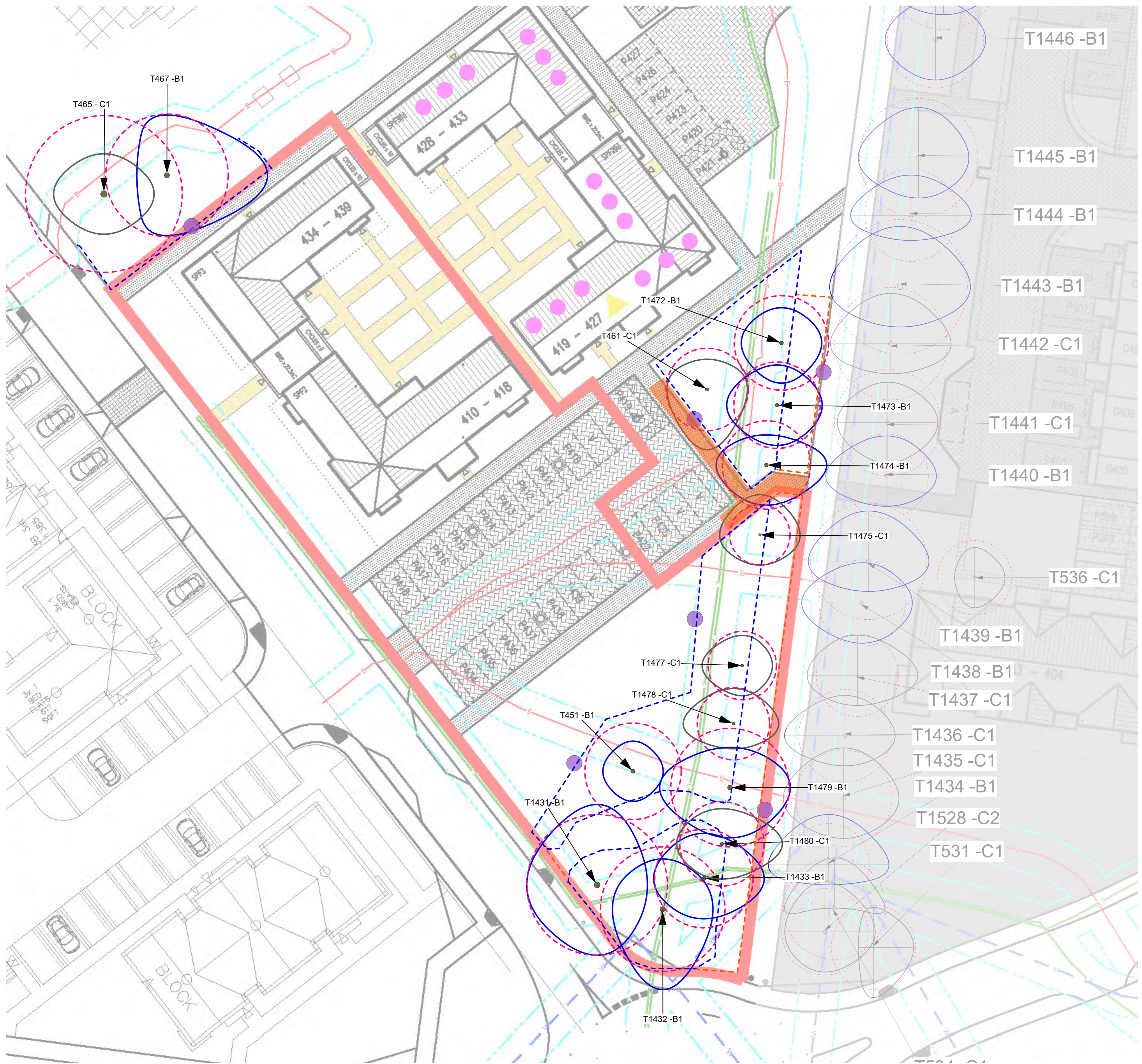
SCALE: 1:500 @ A1

DATE: DECEMBER 2018
DRAWN: DGK

DRAWING TITLE: PLANNING LAYOUT
DRAWING NO: 0521-PH8C-102



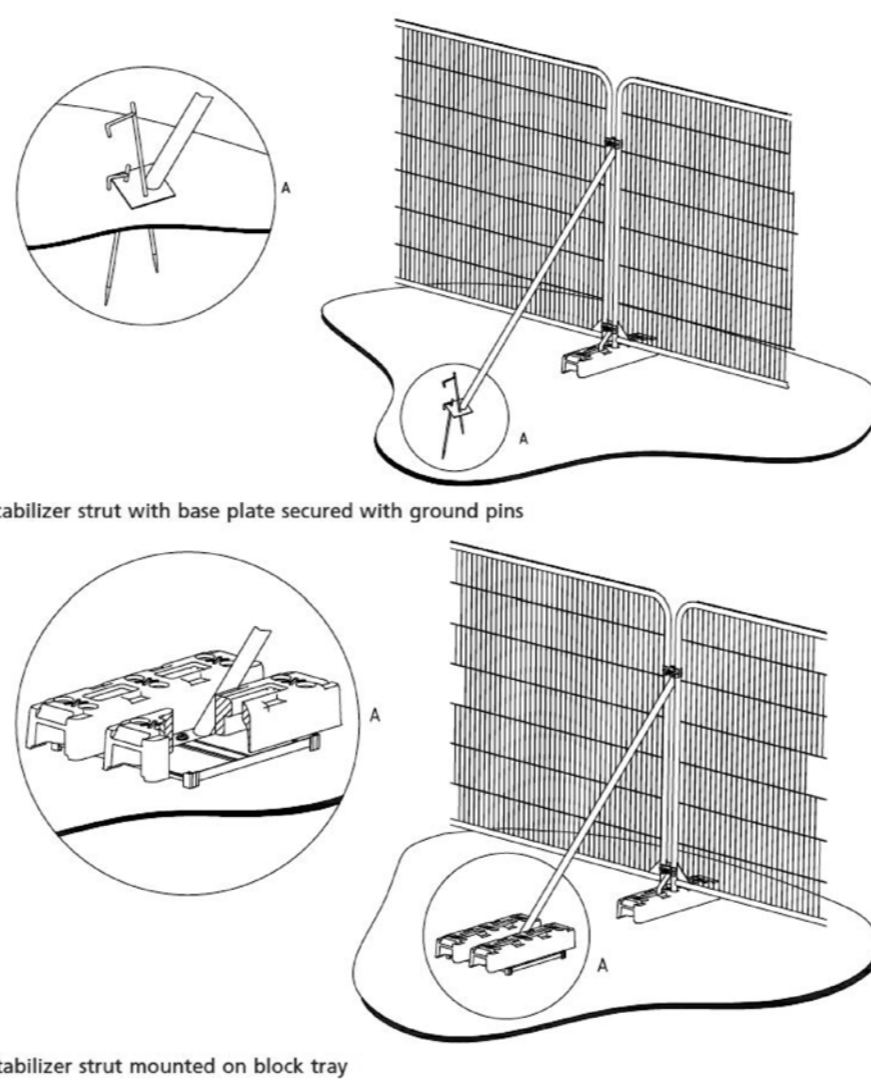
APPENDIX 10: PHASE 8C TREE RETENTION/REMOVAL AND PROTECTION PLAN



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Protection Barrier to BS:5837:2012 Primary Location
- Tree Protection Barrier to BS:5837:2012 Secondary Location
- All weather information notices to read 'Construction Exclusion Zone - Keep out' A2 in size. To be attached to tree protection barriers
- Area of 'No Dig' Construction to BS:5837:2012

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Revision	Description	Date
1	First Issue	3/2/19

LANDARB SOLUTIONS

Client:
Dorchester
Project:
Upper Heyford - Parcel 8C
Description:
Tree Retention and Protection Plan

Status:
For Planning
Scale:
1:200 @A1
Job Number:
LAS 42
Drawn I Checked
DP MP
Drawing Number:
06
Date:
03/02/2019
Revision:
-

APPENDIX 11: TRENCHARD PROPOSED PLANNING LAYOUT



REVISIONS:



LEGEND			
SITE BOUNDARIES			
	APPLICATION BOUNDARY		
EXISTING VEGETATION			
	EXISTING TREE TO BE RETAINED		EXISTING RPA
	EXISTING VEGETATION TO BE REMOVED		
EXTERNAL BOUNDARY TREATMENTS			
	1800mm HIGH SCREEN WALL <small>(REFER TO MATERIALS LAYOUT 0521-TR-1008 FOR MATERIALS)</small>		600mm HIGH METAL RAILING ON 300mm HIGH DWARF WALL <small>(REFER TO MATERIALS LAYOUT 0521-TR-1008 FOR MATERIALS)</small>
	1800mm HIGH SCREEN WALL WITH 300mm TRELIS <small>(REFER TO MATERIALS LAYOUT 0521-TR-1018 FOR MATERIALS)</small>		1800mm HIGH PLOT DIVISION PANEL FENCE
	1800mm HIGH CLOSE BOARD TIMBER FENCE		1800mm HIGH TIMBER MATCHBOARD ACCESS GATE
	900mm HIGH MASONRY PIERS <small>(REFER TO EXTERNAL DETAILS 0521-TR-1008 FOR DETAILS)</small>		
NUMBERING			
12	PLOT NUMBERS	G12	GARAGE NUMBERS
P12	PARKING NUMBERS	V	VISITOR PARKING
(b)	PLOT HANDING		
MISCELLANEOUS			
	CHIMNEY		GARAGE ACCESS
	PERSONNEL ACCESS		BIN HARDSTANDING
	BIN HARDSTANDING WITH 1.5m TURNING CIRCLE		COMPOST BIN
	ROTARY DRYER		WATER BUTT
GROUND SURFACING			
	TARMAC		PAVING SLABS
	MARSHALL PRIORA CONCRETE PERMEABLE BLOCK PAVING COLOUR: BRINDLE		450mm x 450mm MARSHALLS SAXON BUFF PATIO SLABS
LANDSCAPING			
	PROPOSED NEW TREE <small>(REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)</small>		PROPOSED HEDGEROW <small>(REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)</small>
	PROPOSED PLANTING BEDS <small>(REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)</small>		PROPOSED GRASS PLANTING <small>(REFER TO SEPARATE LANDSCAPING DRAWINGS FOR EXACT DETAILS)</small>

ACCOMMODATION SCHEDULE				
OPEN MARKET	Name	Stories	Bedrooms	sqft
DL6		2 Storey	3 Bed house	858ft ²
DL2		2 Storey	3 Bed house	888ft ²
TYPE 1		2 Storey	3 Bed house	1023ft ²
SP4		2 Storey	4 Bed house	1208ft ²
TOTAL				31
GRAND TOTAL				31

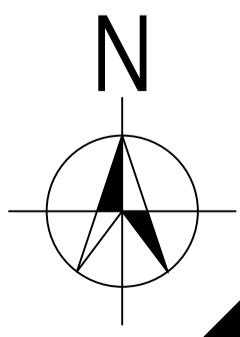
PLANNING LAYOUT

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DATE: OCTOBER 2018
DRAWN: CM

DRAWING TITLE: PLANNING LAYOUT
DRAWING NO: 0521-TR-1002

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APPENDIX 12: TRENCHARD TREE RETENTION/REMOVAL AND PROTECTION PLAN

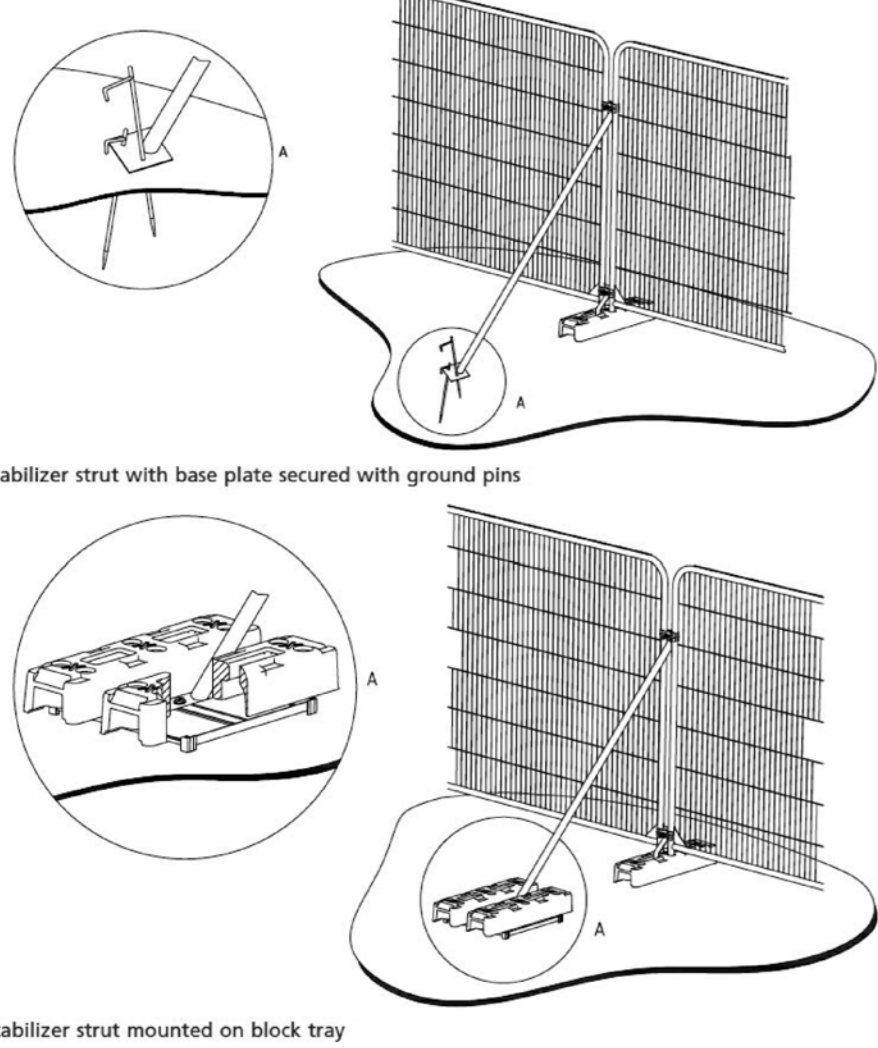
KEY - BS 5837 : 2012 Categories

ARK, UPPER HEYFORD, BICESTER

This drawing is the Partnership Limited digital format.

- 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
- Survey Item to be Removed
- Tree Protection 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

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



REVISION/5:

Revision	Description	Date
1	First Issue	3/2/19

LANDARB SOLUTIONS

Client:
Dorchester
Project:
Upper Heyford - Trenchard
Description:
Tree Retention and Protection Plan

Status:
For Planning
Scale:
1:300 @A1
Job Number:
LAS 42
Drawn I Checked
DP MP
Date:
03/02/2019
Drawing Number:
08
Revision:
-

