

GILLESPIES

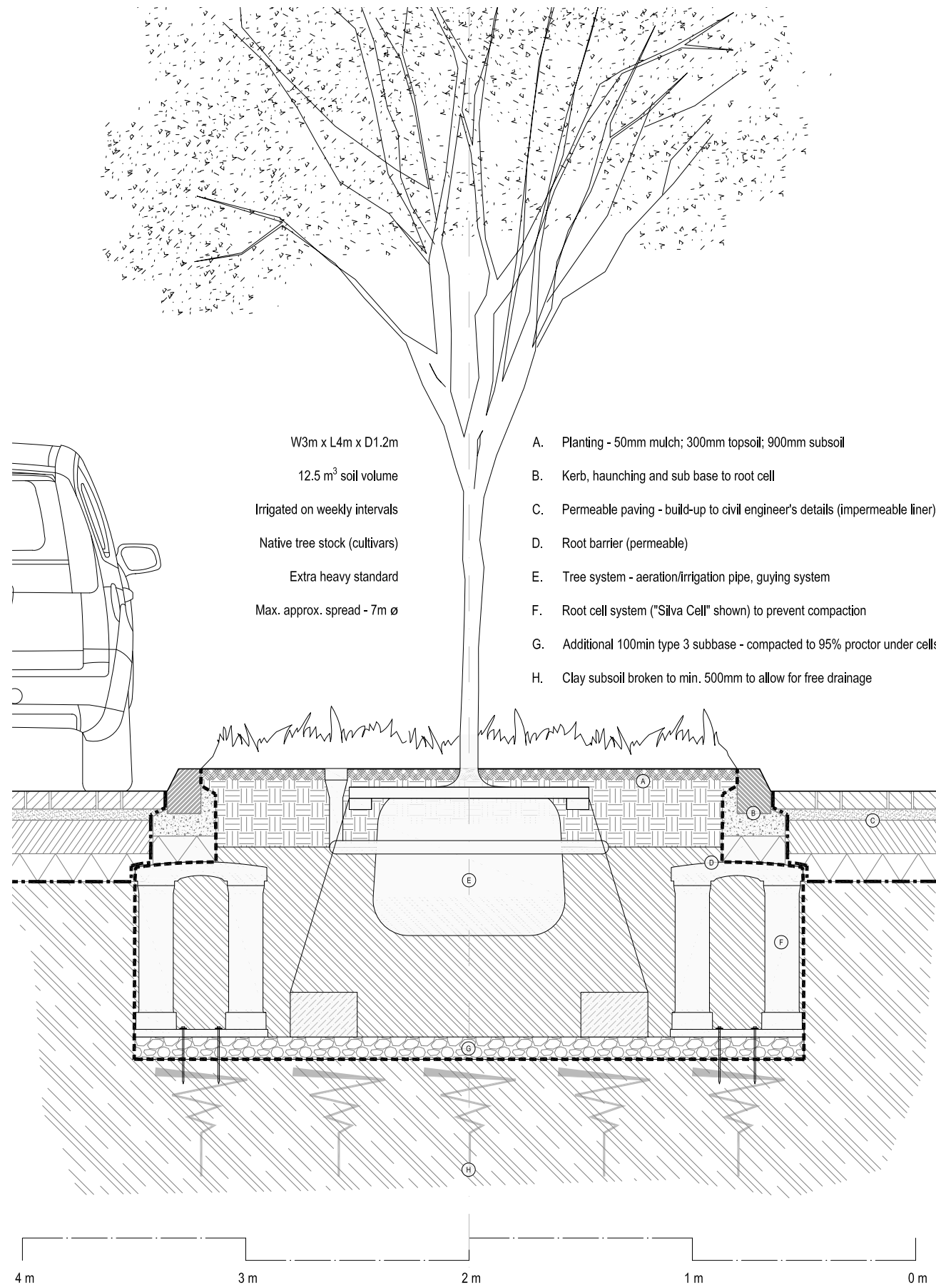
12 | SKETCHBOOK

**OX5408 NESTLE FACTORY BARRATT
PLANNING R.O.I.**

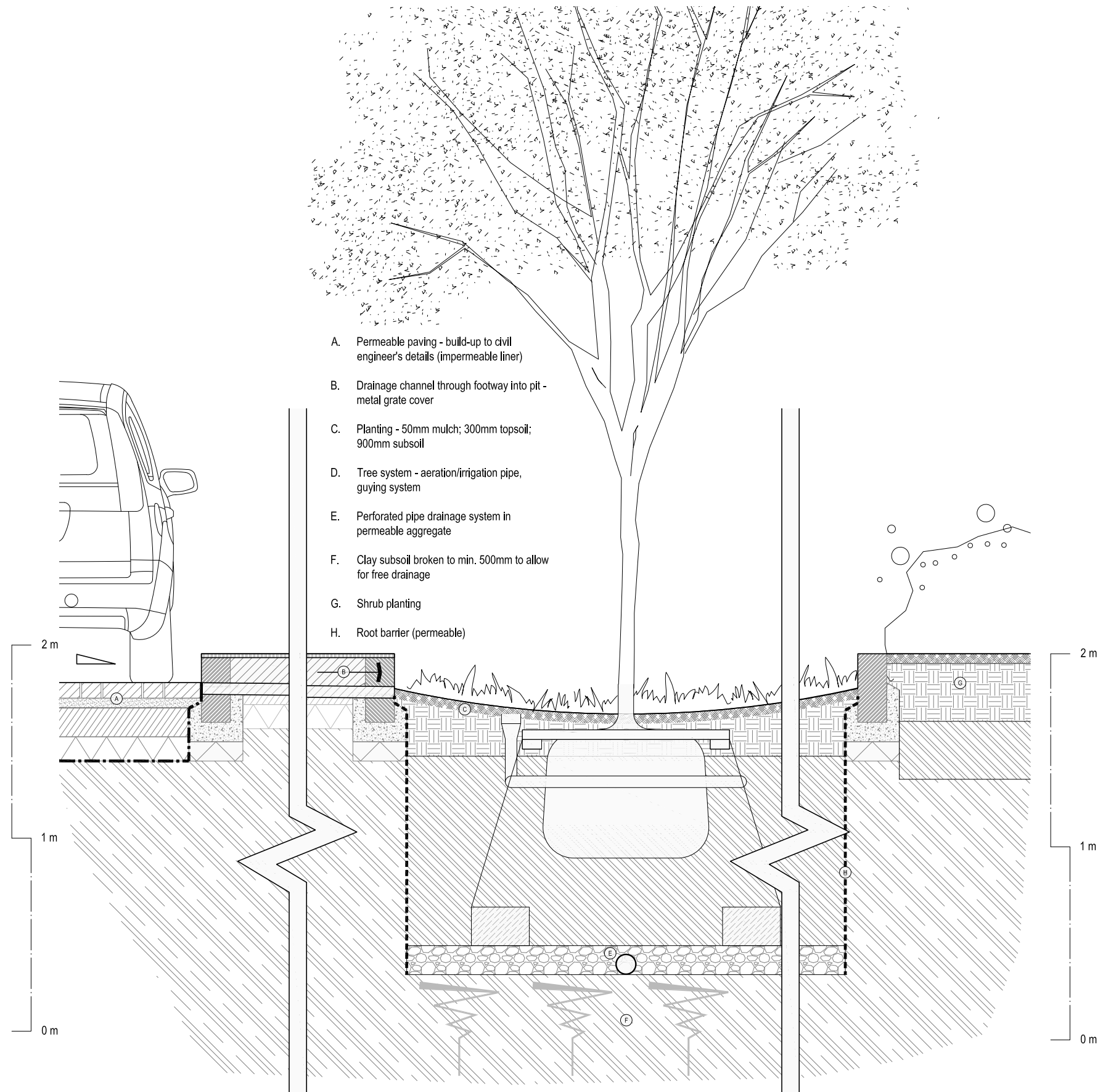
Aug 2017 - Revision 00

1.1 Typical tree pits

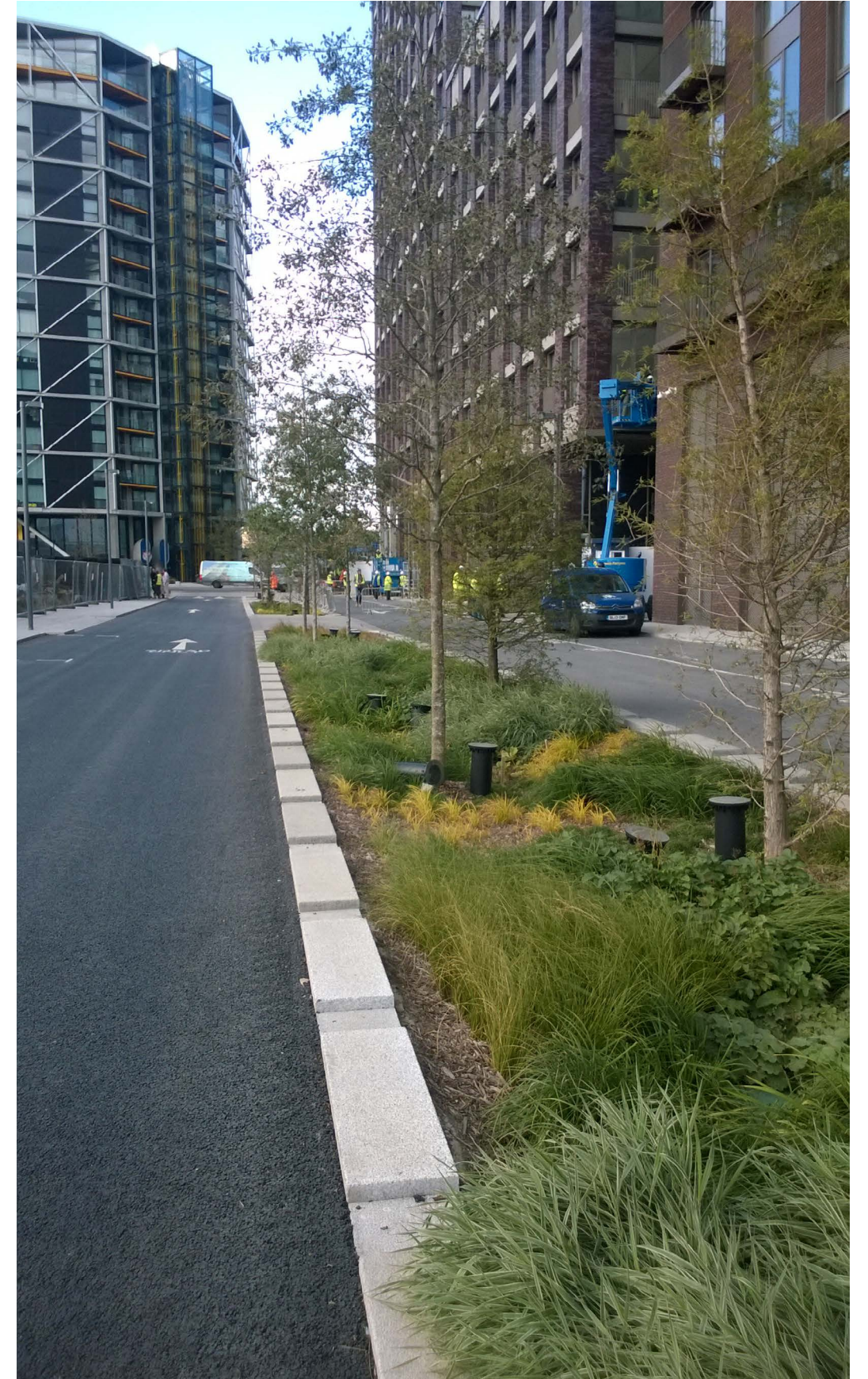
Normal:



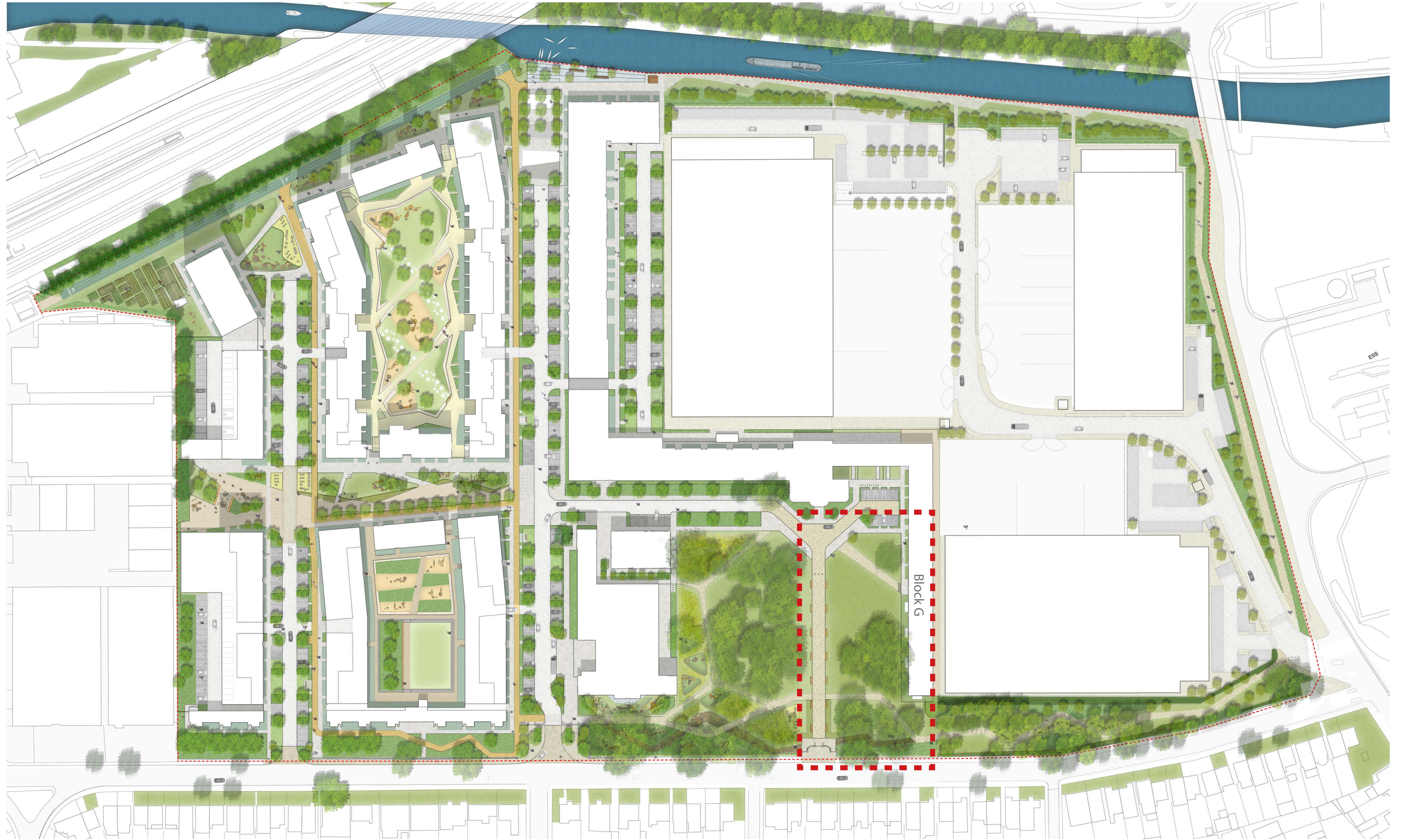
Stormwater Pit:



1.2 Stormwater precedents

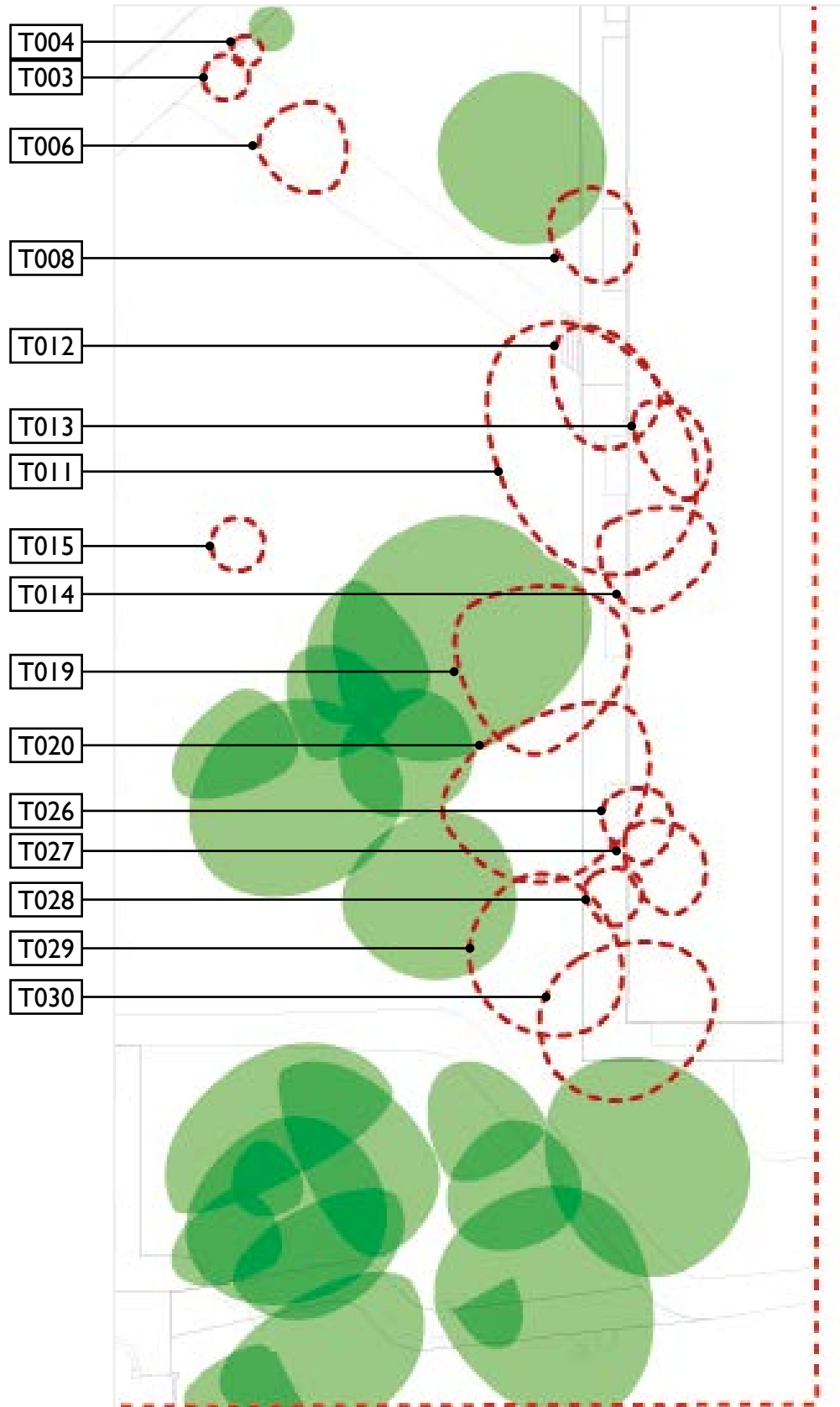


1.3 Tree Strategy - Location Plan

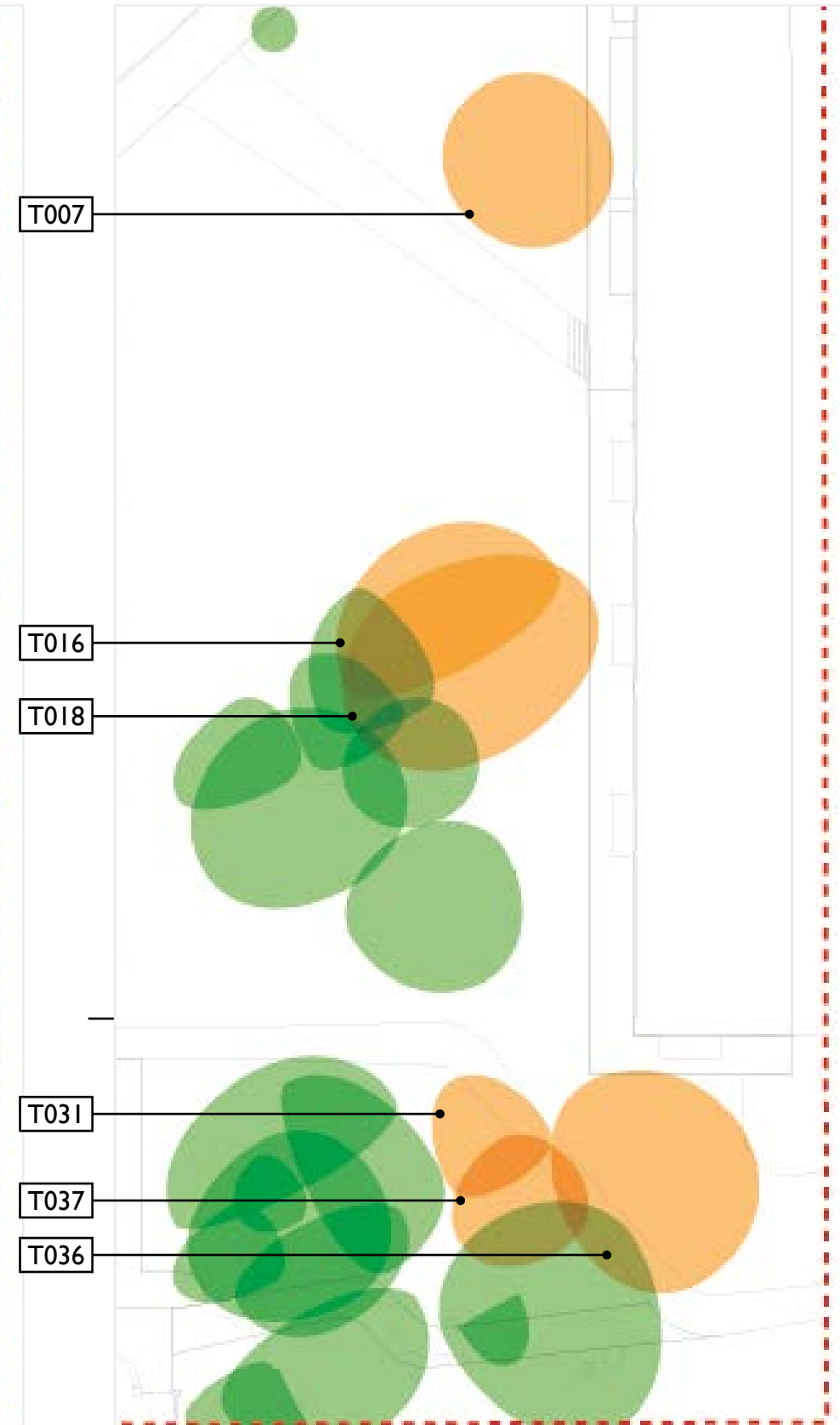


1.4 Block G Tree strategy

Current Retained / Removed Trees:



Trees that overshadow:

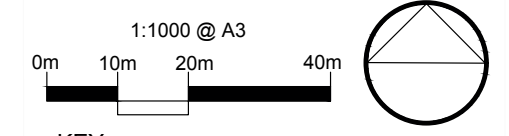


The adjacent diagrams illustrate the extent of trees that are to be removed to facilitate construction, and, as requested by the LPA, the trees that are overshadowing the building.

As the study illustrates, there will be significant extra tree loss. This can be mitigated by replacement planting, but as these trees will take years to achieve maturity they will not be providing the same level of amenity value from the outset that the current planting provides.

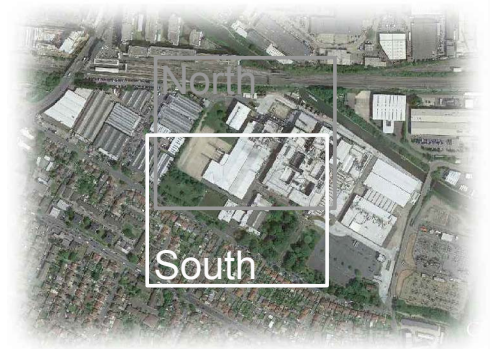
It is clear that some of the retained trees will be overshadowing the building – however, it is reasonable to argue that this condition is something that prospective residents of these units will be aware of when considering whether to move in. In fact the amenity value of trees, inclusive of their overshadowing potential, can be evaluated as an attractive element that enhances the appeal of the units to certain prospective owners; the issue should therefore be self-regulating, as any persons not buying-in to this aspect will turn their attention elsewhere.

1.6 Tree survey plan



- KEY:**
- 15 Tree Numbers
 - Tree Canopies
 - [8] Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - 15 Fallen/Removed Tree (as of 26.01.17)

Note: Trees 24, 151, 176 and Group G8 are not on the topographical survey and their locations have been approximated using a scale aerial photograph combined with measurements taken on site.



Cited from Google Earth

A	10.02.17	Trees removed as of 26.01.17	GW	JB
REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				



TITLE		
Former Nestle Factory Tree Constraints Plan		
CLIENT		
Barton Willmore		
SCALE	DATE	DRAWN
1:1000 @ A3	FEB 2017	GW
DRAWING NUMBER	REVISION	
9236 TCP 01 Rev A (South)	A	

Based on topographical survey ref: 20897_OGL_REV 0.dwg

1.7 Tree report extract

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
5	Bay	100	4m					1.5	0.5	0	Semi Mature	Average	Indifferent	Unremarkable ornamental planting Readily replaced at current age	C12	1.2
7	Silver Birch	505	16m	5.5	5.5	6	5.5		2.5	2	Early Mature	Average	Indifferent	Single stout trunk Typical scaffold structure formed at c.3m Some bacterial canker growth around the base Moderate quality amenity planting	B2	6
15	Whitebeam	75	4m					1.75	1	1	Semi Mature	Average	Indifferent	Ornamental planting Readily replaced	C12	0.9
16	Beech	465	21m	6.75	7.5	2.5	8.25		3.5	3	Early Mature	Average	Indifferent			5.7
17	Beech	235	13m	6.5	2	2.5	6		5	2	Early Mature	Average	Poor			2.7
18	Beech	410 315	21m	6.75	10	6	7.75		3	2	Early Mature	Average	Poor	Parcel of 6no. Beech (T16 to T21) form a cohesive canopy Likely to be reliant upon companion shelter Structures appear typical for the species in context T18 and T19 are co-dominant from c.1m Collectively considered to be of moderate arboricultural quality	B2	6.3
19	Beech	320 470	15m	6	8.25	5	3		4	3.5	Early Mature	Average	Poor			6.9
20	Beech	570	16m	3.5	8.25	7	6.25		3	2	Early Mature	Average	Indifferent			6.9
21	Beech	380	17m	4	4	4.25	5		7	3.5	Early Mature	Average	Indifferent			4.5
23	Hawthorn	185 120 85	6m	3.75	2.25	2.5	6.5		1	1.75	Early Mature	Average	Poor	Leaning heavily to the W due to suppression by companion shelter	C1	2.7
24	Ornamental Pear	145	6m	6	4	1.5	3		2	2	Semi Mature	Average	Poor	Low quality ornamental Readily replaced	C1	1.8
23	Hawthorn	185 120 85	6m	3.75	2.25	2.5	6.5		1	1.75	Early Mature	Average	Poor	Leaning heavily to the W due to suppression by companion shelter	C1	2.7
24	Ornamental Pear	145	6m	6	4	1.5	3		2	2	Semi Mature	Average	Poor	Low quality ornamental Readily replaced	C1	1.8
29	Beech	375	12m	5	4	6	5.75		3	3	Early Mature	Average	Indifferent	Single stem, maintaining a single leader for majority of the trees height Structure typical for the species Moderate quality	B2	4.5
36	Beech	460 490	18m	8.25	7.5	6.75	5.5		5.5	2	Early Mature	Average	Indifferent	Co-dominant stems from the base, union appears sound Balanced scaffold structure considered to be of moderate arboricultural quality with companions	B2	8.1
37	Beech	460	16m	4.75	3.5	3.5	5.5		2	2	Early Mature	Below Average	Poor	Single stem, forks at c.2m into co-dominant stems, union appears tight and poor, likely to be weak Weeping pruning wound on S side of trunk has caused a discoloured area of bark Remnants of a fungal bracket on the floor at the base of the tree, appears consistent with Polyporus squamosus, likely to have fallen from a decaying stub to the E at c.2m Low arboricultural quality	C1	5.4

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