

February 2026  
CBA10221 v3B

Edgington Spink & Hyne

# ARBORICULTURAL IMPLICATIONS ASSESSMENT

Site:  
Campsfield IRC  
Kidlington



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*The Complete Arboricultural Consultancy*



## ARBORICULTURAL IMPLICATIONS ASSESSMENT

Client:	Edgingtons Architects
Site:	Campsfield IRC, Kidlington
Arboricultural Consultant:	██████████ BSc (Hons), Tech Cert ArborA, TechArbor.A
Date:	February 2026

### 1.0 INTRODUCTION

1.1 The Home Office (the applicant) has submitted an Outline Planning Application (OPA) with all matters reserved except access under the Crown Development Route (CDR) for the expansion of the Campsfield Immigration Removal Centre (IRC) near Kidlington, together with the necessary associated site infrastructure. The description of development is:

*“Outline Planning Application with all matters reserved (except for access) for the expansion of Campsfield IRC comprising the development of new accommodation blocks and ancillary supporting accommodation, the conversion of existing site infrastructure, demolition of existing structures, creation of additional car parking, landscaping and associated site infrastructure.”*

1.2 Whilst detailed permission is not sought for the proposed site layout and internal floorspace, an indicative set of plans accompanies this application (for information) to demonstrate how the scale of development proposed can be accommodated on the site and to enable a robust assessment of impacts to inform the decision-making process. It is within this context that this arboricultural implications assessment has been prepared. The need for the proposed development is explained within the Planning Statement accompanying the application.

1.3 NPPF Paragraph 136 notes the importance of trees in new developments, encouraging the integration of green infrastructure to enhance environmental quality and biodiversity. Policy ESD10 of the adopted Cherwell Local Plan states that the protection and enhancement of biodiversity and the natural environment will be achieved by measures including encouraging the protection of trees with the aim to increase the number of trees within the district. Whilst tree removal is proposed due to the operational requirements of the site, the new tree/shrub planting and additional offsite provision looks to address these planning matters.

## **2.0 SCOPE AND PURPOSE OF REPORT**

2.1 This AIA considers the proposed works that are currently shown on plans provided to us as detailed below and considers the implications that the proposals will have upon the existing tree stock.

2.2 This assessment is based on drawings provided by Edgingtons Architects:

- 243925-15206-EDG-ZZZ-XX-DR-A-0012-S2-D0100-PO3 Sheet 1 of 2
- 243925-15206-EDG-ZZZ-XX-DR-A-0013-S2-D0100-PO3 Sheet 2 of 2
- 243925-15206-EDG-ZZZ-XX-DR-A-0022-S2-D0100-P02 Proposed Site Plan
- 243925-15206-EDG-ZZZ-XX-DR-A-0022-S2-D0100-P03 Indicative Overall Site Plan
- 243925-15206-EDG-ZZZ-XX-DR-A-0014-S2-D0100-P03 Proposed Landscaping Plan Phase 2 – Sheet 1 of 2
- 243925-15206-EDG-ZZZ-XX-DR-A-0015-S2-D0100-P03 Proposed Landscaping Plan Phase 2 – Sheet 2 of 2

2.3 The existing tree stock was assessed by a qualified arboriculturist in accordance with BS5837:2012 on 8<sup>th</sup> November 2022, 17<sup>th</sup> March 2023 and 20<sup>th</sup> November 2025. These exercises identified a total of 55 (fifty-five) individual trees, 18 (eighteen) groups of trees with 2 (two) noted trees within. However, 12 (twelve) individual trees have been removed as part of the refurbishment and reopening works, therefore the number of trees and groups to be considered for the proposed development are 43 (forty-three) individual trees, 18 (eighteen) groups of trees with 2 (two) noted trees within.

2.4 The results of these tree survey exercises (appended at CB1) have been overlaid on to the indicative site plan, along with the Root Protection Areas (RPAs) for the trees. This AIA only considers the implications of the works which are illustrated on the drawings detailed above and overlaid with the tree survey information.

## **3.0 DEFINITION OF ROOT PROTECTION AREA (RPA)**

3.1 The 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.

3.2 Trees that have grown adjacent to built form such as roads, buildings or had the rooting areas impacted upon by footpaths and general hard landscaping are likely to have rooting areas that do not conform to the standard circular polygon shape with roots potentially deflecting or perhaps not extending as far out as the theoretical polygon would suggest. However, without specific onsite

investigation works the theoretical root protection area linear distance as defined by BS5837:2012 will be adopted to assess the potential impact.

#### **4.0 TREE PRESERVATION ORDER STATUS/LEGAL PROTECTION**

4.1 The Cherwell District Council interactive map shows that at the time of compiling this assessment there were no Tree Preservation Orders on site and the site was not within a Conservation Area. As online information is published for guidance it is advised to seek written confirmation prior to undertaking any tree works.

4.2 If it is intended to carry out works to trees on site prior to the granting of Full Planning Consent and Discharge of Planning Conditions or, in excess of those shown within this assessment should it be submitted as part of a planning application, it is advised that checks are made with Cherwell District Council to ensure legal protection is not afforded to the trees.

#### **4.3 Consideration of Wildlife, Bats, Protected Species, Habitats, Ecology**

The Wildlife and Countryside Act, 1981 (as amended) provides protection for wildlife, and in particular with regard to trees, attention and consideration should be given to nesting birds and the potential for bat roosts within trees, groups and hedges. We advise that an Ecologist is engaged as part of the project to fully advise on the ecological constraints of the site and whether the removal of the trees advised will be harmful to ecological constraints that maybe present on site.

#### **5.0 TREE STOCK ASSESSMENT**

5.1 The existing tree stock on and immediately adjacent to the site (red line boundary) has been assessed by a qualified arboriculturist, and the trees have been categorised in accordance with BS5837:2012 "*Trees in Relation to Design, Demotion and Construction – Recommendations*". These categories are as follows:

#### **5.2 'U' Grade Trees**

These are trees that are in such a condition that they might realistically be retained as living trees in the context of the current land use for up to 10 years. However, in accordance with the recommendations within BS5837:2012 paragraph 4.5.7 "*Category U trees can have existing or potential conservation value which it might be desirable to preserve*".

- **Individual Trees:** 220, 232, 235 and 4237
- **Groups:** None
- **Noted Trees:** G8.1 and G8.2

#### **5.3 'A' Grade trees**

These are trees considered to be of high quality and value, and to be in such a condition as to make a substantial contribution (40 years or more is

recommended). These trees should be a material consideration in the development process.

- **Individual Trees:** None
- **Groups:** None
- **Noted Trees:** None

#### 5.4 **'B' Grade trees**

These are trees considered to be of moderate quality and value, capable of making a significant contribution for in excess of 20 years. These trees should be a material consideration in the development process.

- **Individual Trees:** 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 217, 219, 223, 261, 262 and 263
- **Groups:** Grp 5, Grp 6, Grp 12, Grp 14, Grp 15, Grp 16 and Grp 17
- **Noted Trees:** None

#### 5.5 **'C' Grade trees**

These are trees considered to be of low quality, with low or temporary landscape conservation or other cultural value, which might remain for a minimum of 10 years, or young trees with stems of less than 150mm diameter.

These trees should be considered in the development process; however, they will usually not be retained where they impose a significant constraint on any proposed development.

- **Individual Trees:** 1, 2, 3, 212, 213, 218, 221, 222, 225, 227, 229, 230, 233, 234, 236, 238, 239, 240, 241, 258, 259 and 260
- **Groups:** Grp 1, Grp 2, Grp 3, Grp 4, Grp 7, Grp 8, Grp 9, Grp 10, Grp 11, Grp 13 and Grp 18
- **Noted Trees:** None

### 6.0 ***SITE LAYOUT***

6.1 The advice below is based on 243925-15206-EDG-ZZZ-XX-DR-A-0012 & 0013 & 0022-S2-D0100-P02 Proposed Site Plan overlaid with the tree survey information.

6.2 Additional construction requirements will also need to be considered to avoid damage to retained trees. Items such as the following will need to be located to avoid trees and their rooting environment if trees are to be retained with minimal impact from the development works:

- Site offices and welfare units
- Compound areas that contain:
  - Contractor parking
  - Delivery of bulk materials for the works
  - The storage of materials
  - Mixing of concrete/mortar where required

- Plant machinery storage
- Waste material areas

6.3 In addition, the routes that contractors take and the space they use to implement the areas of works on a daily basis or even on a one off basis will need to be considered and controlled so that trees and their rooting environments (specifically areas of soft ground or where hard standing is not fit for purpose) are not compromised by plant machinery traversing across these areas without control measures in place.

## **7.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT**

7.1 The existing tree survey information has been laid on to the indicative site plan, along with the Root Protection Areas (RPAs) for the trees and assessed by a qualified arboriculturist in accordance with BS5837:2012.

7.2 The tree surveys identified 4 (four) individual trees and 2 (two) noted trees within groups for removal due to poor health and their short-term useful life expectancy and these should be managed accordingly, either by removal or making safe and retained for ecological reasons, regardless of any development proposal.

- Individual Trees: 220, 232, 235 and 4237
- Noted Trees: G8.1 and G8.2

7.3 A further 2 (two) individual trees and 7 (seven) trees within groups were noted for removal within a third-party survey for health and safety reasons and were due to be removed shortly after our site visit on 20<sup>th</sup> November 2025, therefore these trees can be excluded from the assessment:

- Scots Pine, tagged 217/4242
- Poplar, tagged tree 247/4258 within Grp 10
- Poplar, tagged tree T249 within Grp 10
- Cherry tagged 4211 in Grp 8
- Poplar tagged 4243 in Grp 8
- Poplar tagged 4257 in Grp 8
- Cypress tagged 4267 noted as G8.2 in Grp 8
- Pine tagged as 4382 in Grp 6
- Ash tagged as 227/4391

7.4 Of the 43 (forty-three) individual trees, 18 (eighteen) groups of trees with 2 (two) noted trees within, for the reasons provided above, only 37 (thirty-seven) individual trees and the 18 (eighteen) groups of trees need to be considered as a planning constraint as part of this assessment.

7.5 The potential for direct damage to trees comes from the location of the indicative works requiring the removal of trees due to the proposed footprint. It could also be through how the existing built form will be removed, how the new

works will be constructed and the requirement for working space to implement the works. This could involve tree roots/branches that are cut or ripped/snapped for ground works or where the trunks/branches are hit by plant machine movements or snapped by contractors where branches are near the area of works and plant machinery booms, for example.

7.6 In addition, the delivery, storage, transportation (and storage) of materials to the areas of work from the site compound plus the contractor movements to and from the area of works can all impact on the rooting environment of trees if not controlled. This indirect damage can be caused by the compaction of soft ground or mixing of chemicals such as concrete damaging and compromising the trees' roots and rooting environment.

7.7 The indicative site layout should seek to retain trees where possible by either designing around the trees to allow them to be retained by respecting the minimal root protection areas as a starting point or providing details on how works will be completed to reduce and minimise the impact of the proposals on trees. However, some rooting areas have been compromised as part of the refurbishment and reopening works that have been completed on site where a car park has been constructed on top of an existing hard surfaced area. It is understood that substations and underground services also compromise the long term stability and sustainability of the following trees:

- Individual Trees: 1, 2, 213, 218, 219, 221, 222, 223, 225, 227, 229,
- Groups 8 and part Group 10 (tagged trees 243-249)
- Group 6 – in part

7.8 Further to this, a temporary working area was created that again compromised tree roots and the long-term stability and sustainability of the impacted trees:

- Individual Trees: 258, 259 and 260
- Grp 10 (tagged trees 244-247, 250-254)

7.9 All future site works will need to be completed to minimise the impact on the surrounding trees that are to be retained for any given area of works with contractors utilising the areas away from trees to store materials and machines should the aim be to retain trees on site.

7.10 Of the 37 (thirty-seven) individual trees and the 18 (eighteen) groups of trees that form a planning constraint, the indicative plan would require the removal of 26 (twenty six) individual trees and 7 (seven) groups of trees plus the partial retention/removal of a further 2 (two) groups of trees. This is broken down into the following BS5837:2012 categories:

- A category trees and groups: None
- B category trees: 13 trees (Trees 201-211, 219 and 223)
- B category groups: 1 group (Grp 17)

- C category trees: 13 trees (Trees 1, 2, 212, 213, 221, 222, 225, 229, 238, 239, 240, 241 and 260)
- C category groups: 6 groups (Grp 3, 4, 7, 8, 10 and 11)
- Partial retention/removal B category groups: Part of 2 groups (Grp 6 and Grp 12)

7.11 The indicative plan would provide for the retention of 11 (eleven) individual trees and 9 (nine) groups plus the partial retention/removal of a further 2 (two) groups. This is broken down into the following BS5837:2012 categories:

- B category trees: 3 trees (Trees 261, 262 and 263)
- B category groups: 4 groups (Groups 5, 14, 15 and 16)
- C category trees: 8 trees - (Trees 3, 218, 230, 233, 234, 236, 258 and 259)
- C category groups: 5 groups (Groups 1, 2, 9, 13 and 18)
- Partial retention/removal B category groups: Part of 2 groups (Grp 6 and Grp 12)

7.12 Trees 258 and 259 are both Weeping Willows and current site works have cut into the rooting area of both of these trees. However, these two trees can be retained but a crown reduction should be carried out and then the trees be maintained as regularly reduced/ pollarded trees.

## **8.0 LANDSCAPING**

8.1 The indicative landscaping plan indicates where replacement tree and shrub planting can occur. The proposals provide for over 100 (one hundred) trees/shrubs to be planted. These will be of a mixed species and planting size that are suitable for the site and location of planting to ensure a range in longevity and size of tree/shrub whilst also providing for ecological enhancements.

8.2 An after-care planting programme will form part of the soft landscape proposal to ensure that the planted trees can establish on site or provide for replacement planting should any tree/shrub fail with 5 years of planting.

## **9.0 CONCLUSION**

9.1 This arboricultural assessment is for the proposed extension of Campsfield IRC, Kidlington. The proposal has been assessed by a qualified arboriculturist, and the trees have been categorised in accordance with BS5837:2012 *“Trees in Relation to Design, Demotion and Construction – Recommendations*.

9.2 Four individual trees and 1 (one) noted tree within a group are advised for removal due to poor health and their short-term useful life expectancy across

the site and would be managed accordingly (either by removal or making safe and retained for ecological reasons) regardless of any development proposal.

- 9.3 Of the 43 (forty-three) individual trees, 18 (eighteen) groups of trees with 2 (two) noted trees identified within the surveys, for the reasons provided within this report, only 37 (thirty-seven) individual trees and the 18 (eighteen) groups of trees need to be considered as a planning constraint as part of this assessment.
- 9.4 The indicative plan would require the removal of 26 (twenty six) individual trees and 7 (seven) groups of trees plus the partial retention/removal of a further 2 (two) groups of trees.
- 9.5 The indicative plan could provide for the retention of 11 (eleven) individual trees and 9 (nine) groups of trees plus the partial retention of a further 2 (two) groups.
- 9.6 There are a significant number of trees that will need to be removed for the indicative site layout due to the operational needs and requirements of the site and there is the opportunity for harm to be caused to the potentially retained trees during the redevelopment works at Campsfield IRC, Kidlington. The operational requirements of the expanded IRC are shown within the indicative layout.
- 9.7 The indicative landscaping plan provides soft landscaping, including the replacement planting of trees and shrubs, and along with the retained trees provides the opportunity for trees to continue to provide tree cover on site, grow and mature with the development layout ensuring long term tree cover on site. Whilst the indicative site layout will require the removal of trees, some of which are arguably near the end of their useful life, the project seeks to plant a greater number of trees/shrubs than those that are removed on site at a ratio of approximately 1:3 with over 100 (one hundred) being planted across the site and provides for ecological enhancements on site.
- 9.8 In addition to the onsite mitigation shown on the indicative landscaping plan, the proposed development will provide for a further 10% BNG through offsite credits.
- 9.9 Whilst not all aspects of planning policy may have been addressed in relation to the protection of trees, the indicative site layout and landscape plans provide for an increase in tree numbers across the site, provide for green infrastructure across the site and the opportunity to enhance the biodiversity across the site ensuring that the overall tree numbers on site are increased in the long term
- 9.10 The planning application will be judged on balance of all the relevant planning requirements and the need for such development/operational need of the site, and it may be that the requirement for the proposals coupled with the extensive replanting opportunities is determined to outweigh the tree removal concerns.



## **Appendices**

CB1	Tree Survey Schedule and Tree Survey Plan CBA10221.01F TSP
CB2	Root Protection Area Schedule
CB3	Work Plan (CBA10221 WP)
CB4	Qualifications and Experience





*The Professional Arboricultural Consultancy*

## TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

<b>Y</b>	=	<b>young trees</b>
<b>SM</b>	=	<b>semi-mature trees</b>
<b>EM</b>	=	<b>early mature trees</b>
<b>M</b>	=	<b>mature trees</b>
<b>OM</b>	=	<b>over-mature trees</b>

- An assessment of a tree's physiological condition is defined as:

<b>Good</b>	=	<b>fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure</b>
<b>Fair</b>	=	<b>fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure</b>
<b>Poor</b>	=	<b>a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure</b>
<b>Dead</b>	=	<b>dead</b>

- An assessment of a tree's structural condition is defined as:

<b>Good</b>	=	<b>no significant structural defects</b>
<b>Fair</b>	=	<b>structural defects which could be alleviated through remedial tree surgery or management practices</b>
<b>Poor</b>	=	<b>structural defects which cannot be alleviated through tree surgery or management practices</b>
<b>Dead</b>	=	<b>dead</b>

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

## Categorisation of Trees


The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

<b>Category U</b>				<b>Identification colour on plan</b>
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>• Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul>			<b>DARK RED</b>
<b>Category A</b>	<b>1 – Mainly arboricultural values</b>	<b>2 – Mainly landscape values</b>	<b>3 – Mainly cultural values</b>	<b>Identification colour on plan</b>
<b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	<b>LIGHT GREEN</b>
<b>Category B</b>	<b>1 – Mainly arboricultural values</b>	<b>2 – Mainly landscape values</b>	<b>3 – Mainly cultural values</b>	<b>Identification colour on plan</b>
<b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	<b>MID BLUE</b>
<b>Category C</b>	<b>1 – Mainly arboricultural values</b>	<b>2 – Mainly landscape values</b>	<b>3 – Mainly cultural values</b>	<b>Identification colour on plan</b>
<b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	<b>GREY</b>

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	<b>TREE SURVEY REPORT (BS5837:2012)</b>	
	<b>Site:</b>	Campsfield IRC, Kidlington
	<b>Date:</b>	20th November 2025
	<b>Consultant:</b>	██████████ <i>BSc(Hons), TechCert (Arbor A), TechArbor.A</i>
	<b>Tagged:</b>	201-263, 4237 (some tag/tree numbers are missing as trees have been removed)

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

**TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:**  
 The Cherwell District Council interactive map shows that at the time of enquiry there are no Tree Preservation Orders on site and the site is not within a Conservation Area.

**It should be noted that as a result of the ongoing construction works and the extensive ground works which had at the time of the survey already taken place in proximity to some of the surveyed trees, soil disturbance and ground compaction is likely to have occurred, with the potential for root loss in some areas. Due to the near-completion of the surfacing work at the time of the survey, the presence and/or scale of potential root loss could not be assessed - although works have been specified on trees most likely to have been affected. There is, therefore, a residual risk of tree decline and/or rootplate failure occurring as a result of the recent construction work, even if all recommended works are undertaken.**

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
NOTE: TREES 201-212 AND GROUPS 1, 2, 3 AND 4 WERE ORIGINALLY SURVEYED IN 2014 AND DATA UPDATED IN NOVEMBER 2022. NO ACCESS WAS PROVIDED BY THE HOME OFFICE TO SURVEY THESE TREES AND GROUPS IN NOVEMBER 2025.																		
201	Lombardy Poplar <i>Populus nigra 'Italica'</i>	27	S	840	2.0	2.0	2.0	1.0	3.0	2.0	3.0	3.0	M	Good	Good Minor deadwood in crown	No works required at time of survey	20+	B1+2
202	Lombardy Poplar <i>Populus nigra 'Italica'</i>	27	S	850	1.0	2.0	2.0	1.0	3.0	3.0	3.0	3.0	M	Good	Good Minor deadwood in crown Bifurcated at 7m above ground level	No works required at time of survey	20+	B1+2
203	Lombardy Poplar <i>Populus nigra 'Italica'</i>	28	S	810	1.0	2.0	2.0	1.0	2.0	1.0	1.0	3.0	M	Good	Fair Minor deadwood in crown Part of linear group Bifurcated at 7m above ground level	No works required at time of survey	20+	B1+2
204	Lombardy Poplar <i>Populus nigra 'Italica'</i>	27	S	720	1.0	2.0	2.0	1.0	2.0	2.0	2.0	2.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
205	Lombardy Poplar <i>Populus nigra 'Italica'</i>	28	S	720	2.0	2.0	2.0	1.0	2.0	1.0	1.0	2.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
206	Lombardy Poplar <i>Populus nigra 'Italica'</i>	28	S	680	2.0	2.0	1.0	1.0	3.0	1.0	1.0	3.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
207	Lombardy Poplar <i>Populus nigra 'Italica'</i>	27	S	820	2.0	2.0	2.0	1.0	2.0	2.0	1.0	2.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
208	Lombardy Poplar <i>Populus nigra 'Italica'</i>	27	S	830	2.0	1.0	2.0	1.0	2.0	2.0	1.0	2.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
209	Lombardy Poplar <i>Populus nigra 'Italica'</i>	28	S	810	2.0	2.0	2.0	2.0	1.0	1.0	1.0	1.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
210	Lombardy Poplar <i>Populus nigra 'italica'</i>	28	S	820	2.0	2.0	2.0	1.5	1.0	1.0	1.0	2.0	M	Good	Good Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
211	Lombardy Poplar <i>Populus nigra 'italica'</i>	28	S	840	2.0	2.0	2.0	2.0	2.0	2.0	1.0	2.0	M	Good	Good Minor deadwood in crown Part of linear group Large buttress roots	No works required at time of survey	20+	B1+2
212	Common Walnut <i>Juglans regia</i>	5	MS<5	160	3.0	3.0	3.0	3.0	0.5	0.5	0.5	0.5	SM	Good	Fair Bifurcated at 0.4m above ground level Low hanging branches Minor deadwood in crown	No works required at time of survey	20+	C1+2
Grp 1	Common Hawthorn Elm Hazel	8	S	200	-	-	-	-	-	-	-	-	SM	Fair	Fair Trunk and crown shapes distorted Offsite group Stems approximately 5m from site fence Some branches pushing through fence	Clip and trim branches to maintain separation from fence	20+	C2
Grp 2	Common Ash Corsican Pine	8	S	180	-	-	-	-	-	-	-	-	SM	Good	Fair Provides good visual separation Offsite group Stems approximately 4-5m from fence Trunk and crown shapes distorted due to group pressure	Crown lift and prune to maintain separation to fence	20+	C2
Grp 3	Common Ash	5	S	80	-	-	-	-	-	-	-	-	SM	Good	Fair Natural regeneration	No works required at time of survey	20+	C2
Grp 4	Common Ash	5	S	80	-	-	-	-	-	-	-	-	SM	Good	Fair Natural regeneration	No works required at time of survey	20+	C2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
THE FOLLOWING TREES WERE SURVEYED IN NOVEMBER 2025																		
213	Goat Willow <i>Salix caprea</i>	12	MS<5	610	6.0	7.5	8.0	5.0	2.0	2.0	2.0	7.0	M	Fair	Fair Bifurcated at 1.2m above ground level Tight fork with included bark Ivy on trunks Multi-stemmed at 2m above ground level Minor deadwood in crown Previously crown reduced at approximately 4-5m above ground level Low hanging branches Recent car park works likley to have damaged roots to east side	No works required at time of survey	10+	C1
214	Box Elder <i>Acer negundo</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
215	Box Elder <i>Acer negundo</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
216	Box Elder <i>Acer negundo</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
217	Scots Pine <i>Pinus sylvestris</i>	14	S	390	2.0	2.0	4.5	3.0	10.0	6.0	4.0	4.0	SM	Good	Fair Minor deadwood and stubs on trunk and in crown Trunk and crown shape distorted due to group pressure Hawthorn grows at base on east side Part of linear group New car parking resurfacing to north, east and south	Detailed as to be removed within Tree Craft Ltd report dated November 2025, as part of refurbishment and reopening works	40+	B1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
218	Scots Pine <i>Pinus sylvestris</i>	12	S	430	2.5	2.5	6.0	3.5	5.0	5.0	2.5	3.5	EM	Fair	Fair Ivy on trunk and in crown limits survey Minor deadwood in crown Part of linear group New substation to north Root damage likely	Sever ivy at base - within 12 months	40+	C1
219	Scots Pine <i>Pinus sylvestris</i>	14	S	450	3.0	25.5	2.5	2.5	9.0	9.0	9.0	9.0	EM	Good	Fair Ivy on trunk and in crown limits survey Minor deadwood in crown Part of linear group New substation to north Drainage to east Car park to south	Sever ivy at base - within 12 months	40+	B1
220	Scots Pine <i>Pinus sylvestris</i>	14	S	410	4.0	3.5	4.0	2.5	6.0	6.0	6.0	6.0	EM	Poor	Fair Deadwood and stubs on trunk Crown shape distorted due to group pressure Foliage dying Bark wound at base Part of linear group New substation to north east Drainage to east New car park surfacing to north and south	No works required at time of survey	<10	U
221	Scots Pine <i>Pinus sylvestris</i>	14	S	490	5.0	3.0	3.5	2.0	7.0	7.0	4.0	5.0	EM	Fair	Fair Ivy on trunk limits survey Minor deadwood and stubs in crown Part of linear group New car park surfacing to north and south New drainage to west Lower branches on south side overhang lighting lamp	Sever ivy at base - within 12 months  Crown lift/reduce to clear lights	10+	C1

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physiological Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
222	Scots Pine <i>Pinus sylvestris</i>	14	S	310	2.0	2.0	3.5	1.5	4.0	4.0	4.0	4.0	SM	Fair	Fair Ivy on trunk limits survey Part of linear group Minor deadwood and stubs on trunk New car park to north and south	No works required at time of survey	40+	C1
223	Scots Pine <i>Pinus sylvestris</i>	15	S	450	3.6	2.0	3.0	2.5	9.0	9.0	5.0	6.0	EM	Good	Good Minor deadwood and stubs on trunk Part of linear group Crown shape distorted due to group pressure New car park to north and south	No works required at time of survey	40+	B1
224	Scots Pine <i>Pinus sylvestris</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
225	Scots Pine <i>Pinus sylvestris</i>	10	S	270	3.0	2.0	1.0	1.5	7.0	7.0	7.0	7.0	SM	Fair	Fair Ivy on trunk limits survey Part of linear group Crown shape distorted due to group pressure New car park to north and south	Sever ivy at base - within 12 months	20+	C1
4237	Common Ash <i>Fraxinus excelsior</i>	16	MS<5	490	7.0	4.0	8.0	9.0	7.0	5.0	5.0	5.0	EM	Fair	Poor Trifurcated at ground level Wounding on two trunks causing structural weakness Crown shape distorted due to group pressure New substation to east New car park to north	Advise removal	<10	U

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1	Wild Cherry Common Ash	15	MS<5	400	5.0	5.0	4.0	3.0	3.0	4.0	5.0	5.0	EM	Good	Fair Two trees growing as one New car park to east approximately 1m from trunk Crown shape distorted due to group pressure Weighted east Minor deadwood in crown	No work required at time of survey	10+	C1+2
2	Common Ash x2	14	MS<5	390	6.0	6.0	3.0	4.0	4.0	4.0	4.0	3.0	SM	Fair	Fair Two trees growing as one Bark wounds at base New car park 0.5m to east Weighted east Minor deadwood in crown Branch tear wound in crown	Remove torn branch	10+	C1+2
226	Goat Willow <i>Salix caprea</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
227 (4291)	Common Ash Scots Pine	12	S	340	3.0	10.0	5.0	7.0	4.0	1.0	5.0	5.0	SM	Good	Fair Two trees growing together Pine is dominant tree Ash leans heavily west and lost large limb on east side Ash collapsed stem on east side Trifurcated at 0.6m above ground level Crown shape distorted due to group pressure Deadwood and stubs New services to south and substation to west New car park to east	Remove Ash	20+	B1+2
228	Scots Pine <i>Pinus sylvestris</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
229	Common Ash <i>Fraxinus excelsior</i>	12	MS<5	330	3.0	5.0	3.0	5.0	6.0	5.0	5.0	5.0	SM	Fair	Fair Multi-stemmed at ground level Crown shape distorted due to group pressure Some stems removed New car park to east (approximately 1.5m)	No works required at time of survey	20+	C1
230	Common Ash <i>Fraxinus excelsior</i>	15	S	260	5.0	3.0	3.0	4.0	6.0	6.0	2.0	6.0	SM	Good	Fair Bifurcated at 3m above ground level South stem previously lost Minor deadwood in crown Unable to verify health and safety due to no access	No works required at time of survey	10+	C1
231	Common Ash <i>Fraxinus excelsior</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
232	Common Walnut <i>Juglans regia</i>	14	S	200	5.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	SM	Good	Good Minor deadwood in crown Bifurcated at 3m above ground level Bark wound at base on west wide	Advise removal	<10	U
233	Wild Pear <i>Pyrus communis</i>	15	S	450	6.0	4.0	7.0	5.0	4.0	4.0	3.5	4.0	M	Fair	Fair Crown shape distorted Deadwood in crown (low risk) Unable to verify health and safety due to no access	No works required at time of survey	20+	C1
234	Common Ash <i>Fraxinus excelsior</i>	15	MS<5	460	5.0	4.0	5.0	4.0	4.0	7.0	1.0	2.0	SM	Good	Fair Trifurcated at ground level Minor deadwood in crown Crown shape distorted Unable to verify health and safety due to no access	No works required at time of survey	40+	C1

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
235	Common Walnut <i>Juglans regia</i>	8	MS<5	200	3.0	3.0	2.0	2.0	3.0	2.0	1.0	1.0	SM	Fair	Fair Trifurcated at ground level North stem grows into fence Poor quality tree Bark wounds at base	Advise removal - within 12 months	<10	U
236	Common Ash <i>Fraxinus excelsior</i>	14	MS<5	340	4.0	4.5	4.0	5.0	3.0	2.5	2.0	2.5	SM	Good	Fair Bifurcated at ground level Grows adjacent to area of hard standing on west side Minor deadwood in crown Unable to verify health and safety due to no access	No works required at time of survey	20+	C1+2
237	Common Walnut <i>Juglans regia</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
238	Western Red Cedar <i>Thuja plicata</i>	7	S	160	1.5	0.5	2.5	2.0	0.0	1.0	0.0	0.0	SM	Good	Fair Low hanging branches Remaining stem of recently removed multiple stems	No works required at time of survey	10+	C1
239	Flowering Cherry <i>Prunus spp</i>	7	MS<5	320	6.0	6.0	3.0	5.5	1.0	1.0	1.0	0.0	SM	Good	Fair Trifurcated at 0.5m above ground level Crossing branches Low hanging branches	No works required at time of survey	10+	C1
240	Small Leaved Lime <i>Tilia cordata</i>	7	MS>6	380	3.0	2.0	4.0	4.5	0.0	5.0	0.0	0.0	SM	Good	Fair Multi-stemmed at ground level Low hanging branches Crossing branches Old pruning wounds on trunk New road surface and gully works to east	No works required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
241	Small Leaved Lime <i>Tilia cordata</i>	16	S	580	8.0	4.5	8.0	5.0	0.0	6.0	0.0	0.0	EM	Good	Fair Trifurcated at 1.6m above ground level Low hanging branches Minor deadwood in crown Old pruning wounds on trunk New road surface and gully works to east	No works required at time of survey	40+	C1
242	Flowering Cherry <i>Prunus spp</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
Trees 243-254 are within Grp 10																		
255	Common Ash <i>Fraxinus excelsior</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
256	Common Ash <i>Fraxinus excelsior</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
257	Common Ash <i>Fraxinus excelsior</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed as part of refurbishment and reopening works	-	-	-
258	Weeping Willow <i>Salix x chryscocoma</i>	12	S	550	5.0	7.0	6.0	6.0	2.0	1.5	2.5	2.0	M	Fair	Fair Bifurcated at 2.5m above ground level Crossing branches Crown shape distorted Low hanging branches Previously crown reduced Ground level reduced on north east side approximately 4m from trunk Branch tear wound in crown	Reduce by 2-3m and create pollard	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
259	Weeping Willow <i>Salix x chrysocoma</i>	13	S	840	8.0	7.0	6.0	7.5	0.0	0.0	0.0	0.0	M	Fair	Fair Low hanging branches Trunk and crown shape distorted Storm damage in crown with lodged limb (low risk) Major deadwood in crown Crossing branches Large limb lost on south side Ground level reduced on north and south sides approximately 4m from trunk	Reduce by 2-3m and create pollard	20+	C1
260	Wild Cherry <i>Prunus avium</i>	8	MS<5	540	6.0	5.0	6.0	5.0	2.0	2.5	2.0	1.5	EM	Fair	Fair Ivy on trunk limits survey Low hanging branches Bifurcated at ground level Trifurcated by 1.7m above ground level Branch tear wound in crown Ground level reduced on south side Major root cut on north side Root loss on south side	Sever ivy at base - within 12 months	20+	C1
261	Norway Maple <i>Acer platanoides</i>	8	S	160	2.5	2.5	2.5	2.5	2.0	2.0	2.0	2.0	SM	Good	Good Offsite tree Mechanical damage to surface roots Multi-stemmed at 2m above ground level Ground disturbance to south Estimated data Unable to verify health and safety due to no access	No works required at time of survey	40+	B1

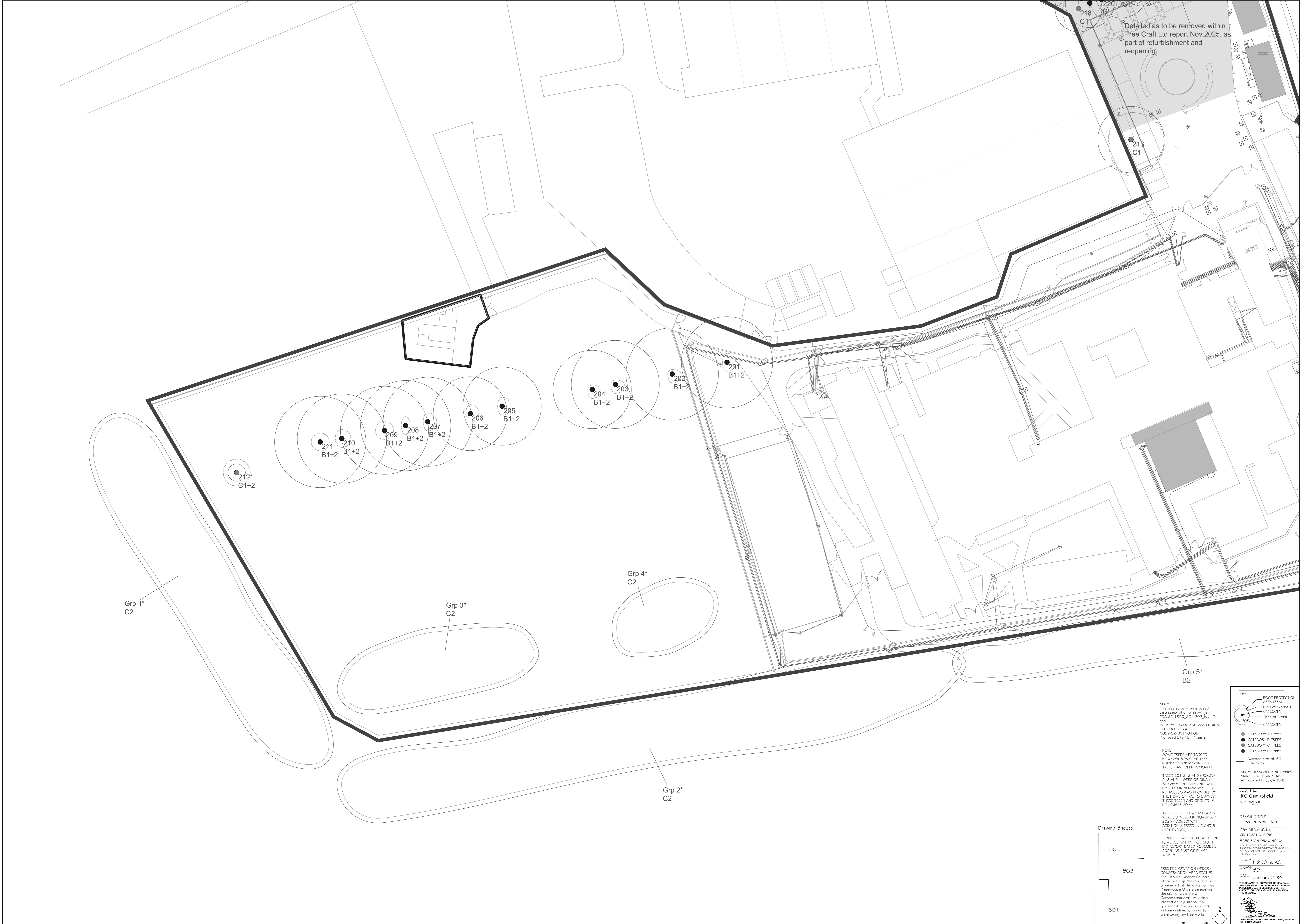
Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
262	Norway Maple <i>Acer platanoides</i>	9	S	250	3.5	3.5	3.5	3.5	2.0	2.0	2.0	2.0	SM	Good	Good Offsite tree Multi-stemmed at 2m above ground level Mechanical damage to surface roots Minor deadwood in crown Ground disturbance to south Estimated data Unable to verify health and safety due to no access	No works required at time of survey	40+	B1
263	Norway Maple <i>Acer platanoides</i>	12	S	380	4.5	5.0	5.0	5.0	2.0	2.0	2.0	2.0	SM	Good	Fair Unable to verify health and safety due to no access Bifurcated at 2m above ground level Minor deadwood in crown Estimated data	No works required at time of survey	20+	B1+2
3	Common Sycamore <i>Acer pseudoplatanus</i>	11	S	350	4.0	4.0	3.5	4.0	4.0	4.0	4.0	4.0	EM	Fair	Fair Offsite Unable to verify health and safety due to access and lvy lvy on trunk and in crown Minor deadwood in crown	No work required at time of survey	10+	C1+2
Grp 5	Ash Hawthorn Blackthorn Poplar	12	S	350	-	-	-	-	-	-	-	-	SM	Good	Fair Offsite Grows along site boundary Unable to verify health and safety due to no access	No works required at time of survey	20+	B2

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 6	Common Ash Scots Pine Hawthorn	9	S	300	-	-	-	-	-	-	-	-	SM	Good	Fair Minor deadwood in crowns Crown shapes distorted due to group pressure Ivy on trunk and in crown limits survey New car park to east of group New substation to south east corner Services to north and east sides of group	Sever ivy Remove dead tree (4382)	20+	B2
Grp 7	Hybrid Black Poplar	19	S	800	-	-	-	-	-	-	-	-	M	Fair	Fair Unable to verify health and safety due to fencing Forms linear group Storm damage in crowns	No works required at time of survey	20+	C1+2
Grp 8	Lombardy Poplar Lawson Cypress Yew (Contains trees tagged 4208, 4213, 4214, 4215, 4225, 4243, 4244, 4248, 4253, 4267)	19	S	800	-	-	-	-	-	-	-	-	M	Fair	Fair Poplar previously topped Linear group Ivy on trunks and in lower crown limits survey Major deadwood in crowns Ganoderma fungal fruiting body at base of tree 4253 New car park to west	Sever ivy Repollard Fell 4253 and trees noted below	10+	C1+2
G8.1	Lombardy Poplar	-	-	-	-	-	-	-	-	-	-	-	M	Poor	Ganoderma fungal fruiting body at base	Fell	<10	U
G8.2 (4214)	Leyland Cypress	-	-	-	-	-	-	-	-	-	-	-	M	Poor	Major limb lost on east side of trunk	Fell	<10	U

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 9	Elder Common Hawthorn Common Hazel	6	S	200	-	-	-	-	-	-	-	-	SM	Fair	Fair Linear group Growing between two fence lines Ivy on trunks Unable to verify health and safety due to no access Trunk and crown shapes distorted due to group pressure Low hanging branches Some previously topped Some dead stems New footpath and security columns to fence line on west side of group	Confirm ownership - remove dead stems and sever ivy if owned	10+	C2
Grp 10	Hybrid Black Poplar (Trees tagged 243 to 254)	18	S	830	-	-	-	-	-	-	-	-	M	Fair	Fair Linear group Storm damage in crowns Ivy on trunks of three trees Minor deadwood in crowns Ash grows at base of T245 T4258 has fungal fruiting body at base T248 has decay at base	Fell trees 4258 and 248	20+	C2
Grp 11	Ash x17	8	S	100	-	-	-	-	-	-	-	-	Y	Good	Fair Area of natural regeneration	No work required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 12	Dogwood Myrobalan Plum	8	MS<5	250	-	-	-	-	-	-	-	-	SM	Good	Fair Trunk and crown shapes distorted due to group pressure Grows along fence line Multi-stemmed at ground level Low hanging branches Minor deadwood in crowns Southern end of group reduced New kerb line at southern end of group Ground disturbance and materials stored on west side	No works required at time of survey	20+	B1+2
Grp 13	Dogwood Myrobalan Plum	5	S	150	-	-	-	-	-	-	-	-	SM	Good	Fair Grows on and off site Trunk and crown shapes distorted due to group pressure Multi-stemmed at ground level Low hanging branches Minor deadwood in crowns Sporadic in places	No works required at time of survey	20+	C2
Grp 14	Silver Birch x3	11	S	Est 200	-	-	-	-	-	-	-	-	SM	Good	Fair Offsite Unable to verify health and safety due to no access Low hanging branches Minor deadwood in crowns Crown shapes distorted due to group pressure	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 15	Blackthorn	8	MS	300	-	-	-	-	-	-	-	-	EM	Good	Fair Linear group growing along site boundary Low hanging branches Trunk and crown shapes distorted due to group pressure Grows along field space boundary	No works required at time of survey	20+	B1+2
Grp 16	Myrobalan Plum Ash Blackthorn Sycamore	8	S	300	-	-	-	-	-	-	-	-	EM	Good	Fair Trunk and crown shapes distorted due to group pressure Grows along field space boundary Low hanging branches	No work required at time of survey	20+	B2
Grp 17	Corsican Pine Horse Chestnut Hawthorn	17	S	650	-	-	-	-	-	-	-	-	M	Good	Fair Understorey of Hawthorn Low hanging branches Trunk and crown shape distorted due to group pressure Grows along field space boundary Ivy on trunks and in crowns limits survey Deadwood and stubs	No work required at time of survey	20+	B1+2
Grp 18	Common Hawthorn Norway Maple	8	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair Offsite Unable to verify health and safety due to access and Ivy Ivy on trunk and in crown Minor deadwood in crown	No work required at time of survey	10+	C1+2



Detailed as to be removed within Tree Craft Ltd report Nov.2025, as part of refurbishment and reopening.

213  
C1

211  
B1+2

210  
B1+2

209  
B1+2

208  
B1+2

207  
B1+2

206  
B1+2

205  
B1+2

204  
B1+2

203  
B1+2

202  
B1+2

201  
B1+2

212\*  
C1+2

Grp 1\*  
C2

Grp 3\*  
C2

Grp 4\*  
C2

Grp 2\*  
C2

Grp 5\*  
B2

NOTE:  
This tree survey plan is based on a combination of drawings TSA-22-1960\_201-202\_Issue01 and 243925 - 15206-EDG-222-XX-DR-A-0014 & 0013 & 0022-52-001-00-P02 Proposed Site Plan Phase 2

NOTE:  
SOME TREES ARE TAGGED, HOWEVER SOME TAG/TREE NUMBERS ARE MISSING AS TREES HAVE BEEN REMOVED.

NOTE:  
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TREES 213 TO 263 AND 4237 WERE SURVEYED IN NOVEMBER 2025 (TAGGED WITH ADDITIONAL TREES 1, 2 AND 3 (NOT TAGGED)).

TREE 217 - DETAILED AS TO BE REMOVED WITHIN TREE CRAFT LTD REPORT DATED NOVEMBER 2025, AS PART OF PHASE 1 WORKS.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:  
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**KEY**

- ROOT PROTECTION AREA (RPA)
- CROWN SPREAD
- CATEGORY
- TREE NUMBER
- CATEGORY
- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES
- Denotes area of IRC Campfield

NOTE: TREEGROUP NUMBERS MARKED WITH AN \* HAVE APPROXIMATE LOCATIONS.

JOB TITLE  
IRC Campfield  
Kudlington

DRAWING TITLE  
Tree Survey Plan

TSA DRAWING No:  
CBA1022101F15P

BASE PLAN DRAWING No:  
243925-15206-EDG-222-XX-DR-A-0014 & 0013 & 0022-52-001-00-P02 Proposed Site Plan Phase 2

Drawing Sheets:

503
502
501

SCALE | :250 at A0

DRAWN | SD  
DATE | January 2026

THIS DRAWING IS A COPY OF THE TREE PRESERVATION ORDER / CONSERVATION AREA STATUS REPORT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.



NOTE: This tree survey plan is based on a combination of drawings TSA-22-1960\_201-202\_Issue01 and 243925-15206-EDG-222-XV-DR-A-0012 4 001 3 0022-52-001-00-PO2 Proposed Site Plan Phase 2

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- CATEGORY C TREES
- CATEGORY U TREES
- Denotes area of IRC Campsfield

NOTE: TREE GROUP NUMBERS MARKED WITH AN \* HAVE APPROXIMATE LOCATIONS.

JOB TITLE  
IRC Campsfield  
Kildington

DRAWING TITLE  
Tree Survey Plan

CLIENT DRAWING NO.  
CB1/021-011 TSP

BASE PLAN DRAWING NO.  
TSA-22-1960-201-202\_Issue01 and 243925-15206-EDG-222-XV-DR-A-0012 4 001 3 0022-52-001-00-PO2 Proposed Site Plan Phase 2

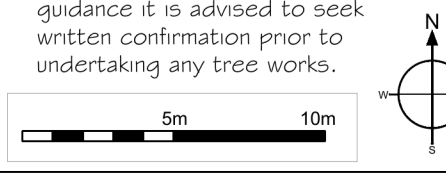
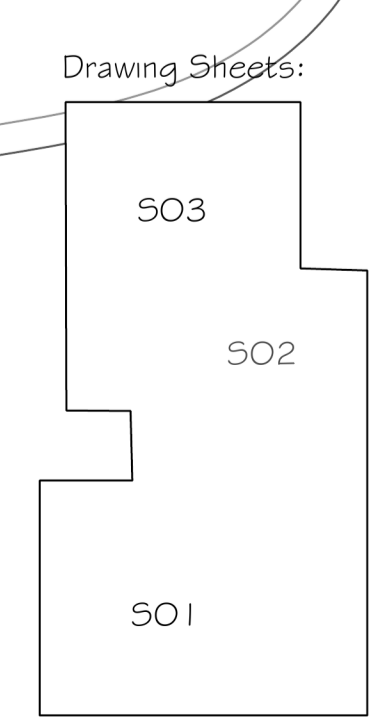
SCALE  
1:250 at AO

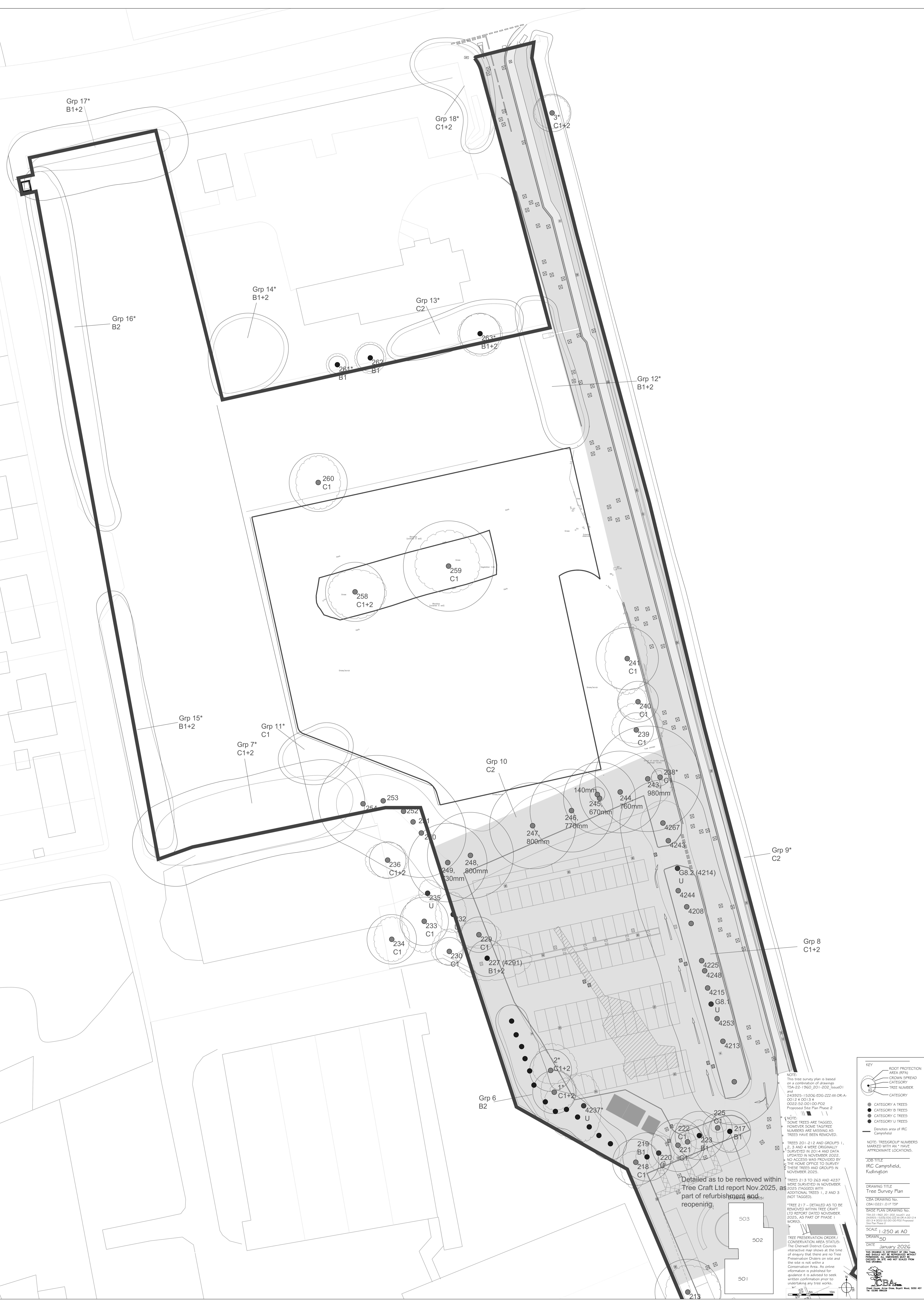
DRAWN  
SD

DATE  
January 2026

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CBA  
COUNCILS AND ASSOCIATED ORGANISATIONS





Grp 17\*  
B1+2

Grp 18\*  
C1+2

3\*  
C1+2

Grp 14\*  
B1+2

Grp 13\*  
C2

263\*  
B1+2

Grp 16\*  
B2

261\*  
B1

262\*  
B1

Grp 12\*  
B1+2

260  
C1

259  
C1

258  
C1+2

Grp 15\*  
B1+2

Grp 11\*  
C1

Grp 7\*  
C1+2

Grp 10  
C2

140mm

245

670mm

244

760mm

980mm

253

252

251

250

247

800mm

246

770mm

236  
C1+2

249

800mm

235

U

232

233

C1

234  
C1

230

G1

229

C1

227 (4291)

B1+2

243

G1

238\*

G1

4267

4243

Grp 9\*  
C2

Grp 8  
C1+2

Grp 6  
B2

2\*  
C1+2

1\*  
C1+2

4237

U

225

C1

223

B1

217

B1

219

B1

220

G1

Detailed as to be removed within  
Tree Craft Ltd report Nov.2025, as  
part of refurbishment and  
reopening.

SO3

SO2

SO1

NOTE: This tree survey plan is based on a combination of drawings TSA-22-1960\_201-202\_Issue01 and 243925-15206-EDG-222-XV-DR-A-001 & 001-3 002&3&4-001-002 Proposed Site Plan Phase 2

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- CATEGORY C TREES
- CATEGORY U TREES
- Denotes area of IRC Campfield

NOTE: TREE GROUP NUMBERS MARKED WITH AN \* HAVE APPROXIMATE LOCATIONS.

JOB TITLE  
IRC Campfield, Kidlington

DRAWING TITLE  
Tree Survey Plan

CLIENT REFERENCE NO.  
CB1921-0117 SP

BASE PLAN DRAWING NO.  
TSA-22-1960\_201-202\_Issue01 and 243925-15206-EDG-222-XV-DR-A-001 & 001-3 002&3&4-001-002 Proposed Site Plan Phase 2

SCALE  
1:250 at AO

DRAWN  
SD

DATE  
January 2026

THIS DRAWING IS A COPY OF THE TREE AND BODILY WORK REPORT AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER WORKS. ALL INFORMATION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TREE AND BODILY WORK REPORT.

**CBA**  
Countryside & Biodiversity Associates Ltd  
Unit 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
NOTE: TREES 201-212 AND GROUPS 1, 2, 3 AND 4 WERE ORIGINALLY SURVEYED IN 2014 AND DATA UPDATED IN NOVEMBER 2022. NO ACCESS WAS PROVIDED BY THE HOME OFFICE TO SURVEY THESE TREES AND GROUPS IN NOVEMBER 2025.						
201	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	840	10.1	319
202	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	850	10.2	327
203	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	810	9.7	297
204	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	720	8.6	235
205	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	720	8.6	235
206	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	680	8.2	209

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
207	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	820	9.8	304
208	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	830	10.0	312
209	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	810	9.7	297
210	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	820	9.8	304
211	Lombardy Poplar Populus nigra 'Italica'	B1+2	S	840	10.1	319
212	Common Walnut Juglans regia	C1+2	MS<5	160	1.9	12
Grp 1	Common Hawthorn Elm Hazel	C2	S	200	2.4	18
Grp 2	Common Ash Corsican Pine	C2	S	180	2.2	15
Grp 3	Common Ash	C2	S	80	1.0	3
Grp 4	Common Ash	C2	S	80	1.0	3
THE FOLLOWING TREES WERE SURVEYED IN NOVEMBER 2025						
213	Goat Willow Salix caprea	C1	MS<5	610	7.3	168
214	Box Elder Acer negundo	Removed as part of refurbishment and reopening works	-	-	-	-
215	Box Elder Acer negundo	Removed as part of refurbishment and reopening works	-	-	-	-

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m <sup>2</sup> )
216	Box Elder Acer negundo	Removed as part of refurbishment and reopening works	-	-	-	-
217	Scots Pine Pinus sylvestris	B1	S	390	4.7	69
218	Scots Pine Pinus sylvestris	C1	S	430	5.2	84
219	Scots Pine Pinus sylvestris	B1	S	450	5.4	92
220	Scots Pine Pinus sylvestris	U	S	410	-	-
221	Scots Pine Pinus sylvestris	C1	S	490	5.9	109
222	Scots Pine Pinus sylvestris	C1	S	310	3.7	43
223	Scots Pine Pinus sylvestris	B1	S	450	5.4	92
224	Scots Pine Pinus sylvestris	Removed as part of refurbishment and reopening works	-	-	-	-
225	Scots Pine Pinus sylvestris	C1	S	270	3.2	33
4237	Common Ash Fraxinus excelsior	U	MS<5	490	-	-
1	Wild Cherry Common Ash	C1+2	MS<5	400	4.8	72
2	Common Ash x2	C1+2	MS<5	390	4.7	69
226	Goat Willow Salix caprea	Removed as part of refurbishment and reopening works	-	-	-	-

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
227 (4291)	Common Ash Scots Pine	B1+2	S	340	-	-
228	Scots Pine Pinus sylvestris	Removed as part of refurbishment and reopening works	-	-	-	-
229	Common Ash Fraxinus excelsior	C1	MS<5	330	4.0	49
230	Common Ash Fraxinus excelsior	C1	S	260	3.1	31
231	Common Ash Fraxinus excelsior	Removed as part of refurbishment and reopening works	-	-	-	-
232	Common Walnut Juglans regia	U	S	200	-	-
233	Wild Pear Pyrus communis	C1	S	450	5.4	92
234	Common Ash Fraxinus excelsior	C1	MS<5	460	5.5	96
235	Common Walnut Juglans regia	U	MS<5	200	-	-
236	Common Ash Fraxinus excelsior	C1+2	MS<5	340	4.1	52
237	Common Walnut Juglans regia	Removed as part of refurbishment and reopening works	-	-	-	-
238	Western Red Cedar Thuja plicata	C1	S	160	1.9	12
239	Flowering Cherry Prunus spp	C1	MS<5	320	3.8	46
240	Small Leaved Lime Tilia cordata	C1	MS>6	380	4.6	65

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
241	Small Leaved Lime <i>Tilia cordata</i>	C1	S	580	7.0	152
242	Flowering Cherry <i>Prunus spp</i>	Removed as part of refurbishment and reopening works	-	-	-	-
Trees 243-254 are within Grp 10						
255	Common Ash <i>Fraxinus excelsior</i>	Removed as part of refurbishment and reopening works	-	-	-	-
256	Common Ash <i>Fraxinus excelsior</i>	Removed as part of refurbishment and reopening works	-	-	-	-
257	Common Ash <i>Fraxinus excelsior</i>	Removed as part of refurbishment and reopening works	-	-	-	-
258	Weeping Willow <i>Salix x chrysocoma</i>	C1+2	S	550	6.6	137
259	Weeping Willow <i>Salix x chrysocoma</i>	C1	S	840	10.1	319
260	Wild Cherry <i>Prunus avium</i>	C1	MS<5	540	6.5	132
261	Norway Maple <i>Acer platanoides</i>	B1	S	160	1.9	12
262	Norway Maple <i>Acer platanoides</i>	B1	S	250	3.0	28
263	Norway Maple <i>Acer platanoides</i>	B1+2	S	380	4.6	65
3	Common Sycamore <i>Acer pseudoplatanus</i>	C1+2	S	350	4.2	55

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
Grp 5	Ash Hawthorn Blackthorn Poplar	B2	S	350	4.2	55
Grp 6	Common Ash Scots Pine Hawthorn	B2	S	300	3.6	41
Grp 7	Hybrid Black Poplar	C1+2	S	800	9.6	290
Grp 8	Lombardy Poplar Lawson Cypress Yew (Contains trees tagged 4208, 4213, 4214, 4215, 4225, 4243, 4244, 4248, 4253, 4267)	C1+2	S	800	9.6	290
G8.1	Lombardy Poplar	U	-	-	-	-
G8.2 (4214)	Leyland Cypress	U	-	-	-	-
Grp 9	Elder Common Hawthorn Common Hazel	C2	S	200	2.4	18
Grp 10	Hybrid Black Poplar (Trees tagged 243 to 254)	C2	S	830	10.0	312
Grp 11	Ash x17	C1	S	100	-	-
Grp 12	Dogwood Myrobalan Plum	B1+2	MS<5	250	3.0	28
Grp 13	Dogwood Myrobalan Plum	C2	S	150	1.8	10
Grp 14	Silver Birch x3	B1+2	S	75	0.9	3
Grp 15	Blackthorn	B1+2	MS	75	0.9	3

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m <sup>2</sup> )
Grp 16	Myrobalan Plum Ash Blackthorn Sycamore	B2	S	300	3.6	41
Grp 17	Corsican Pine Horse Chestnut Hawthorn	B1+2	S	650	7.8	191
Grp 18	Common Hawthorn Norway Maple	C1+2	S	250	3.0	28







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- CATEGORY U TREES
- Denotes area of IRC Campsfield

**NOTE: TREE GROUP NUMBERS MARKED WITH AN \* HAVE APPROXIMATE LOCATIONS.**

**JOB TITLE**  
IRC Campsfield House, Kidlington

**DRAWING TITLE**  
Work Plan

**DATE**  
January 2026

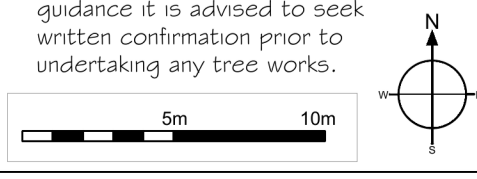
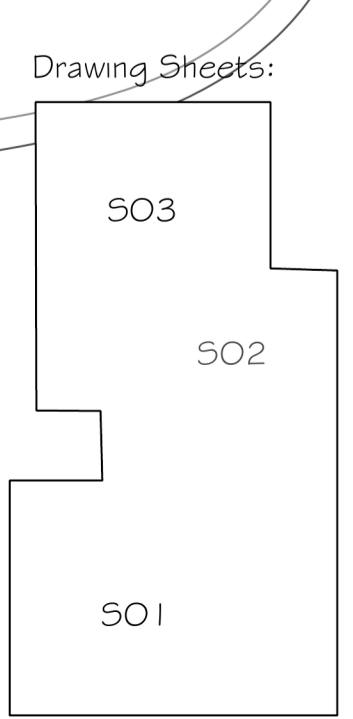
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**DRAWN**  
SD

**DATE**  
January 2026

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**CBA**  
Countryside Business Associates Ltd  
01235 422222  
01235 422222









*The Professional Arboricultural Consultancy*

## Qualifications of [REDACTED] Principal Consultant

[REDACTED] BSc (Hons), TechCert (Arbor.A), TechArbor.A, joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant [REDACTED] undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.