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10th November 2025

Briefing Note: Addendum to Tree Report ref: jwmb/rpt2/landwestofKER/AIAAMS

This briefing note is an addendum to Arbortrack's tree report reference jwmb/rpt2/landwestofKER/AIAAMS dated 14th August 2025, which is currently under consideration by South Oxfordshire District Council (SODC).

This note supports a revision to visibility splays for the proposed pedestrian/cycle link to Highdown Hill Road, assessing the arboricultural implications. Arbortrack returned to site on 8th November 2025 to refine the tree survey data in this area. See the plan at Appendix A for additional information. Tree survey data is included at Appendix B.

The proposed pedestrian & cycle link requires the removal of a small section of G23c, a low (#6m) boundary screen dominated by low-quality young ivy smothered elm (*Ulmus sp*). Inaccessible bramble and vegetation stands immediately to the east of these elms: see the plan at Appendix A for details.

A 2.4m visibility splay is required on either side of the proposed pedestrian & cycle link & this is likely to necessitate the removal of an additional section of G23c, most of which is in poor condition. On this basis, the proposals are acceptable in arboricultural terms, only requiring the removal of low-quality young trees, which are likely to have a limited useful life expectancy.

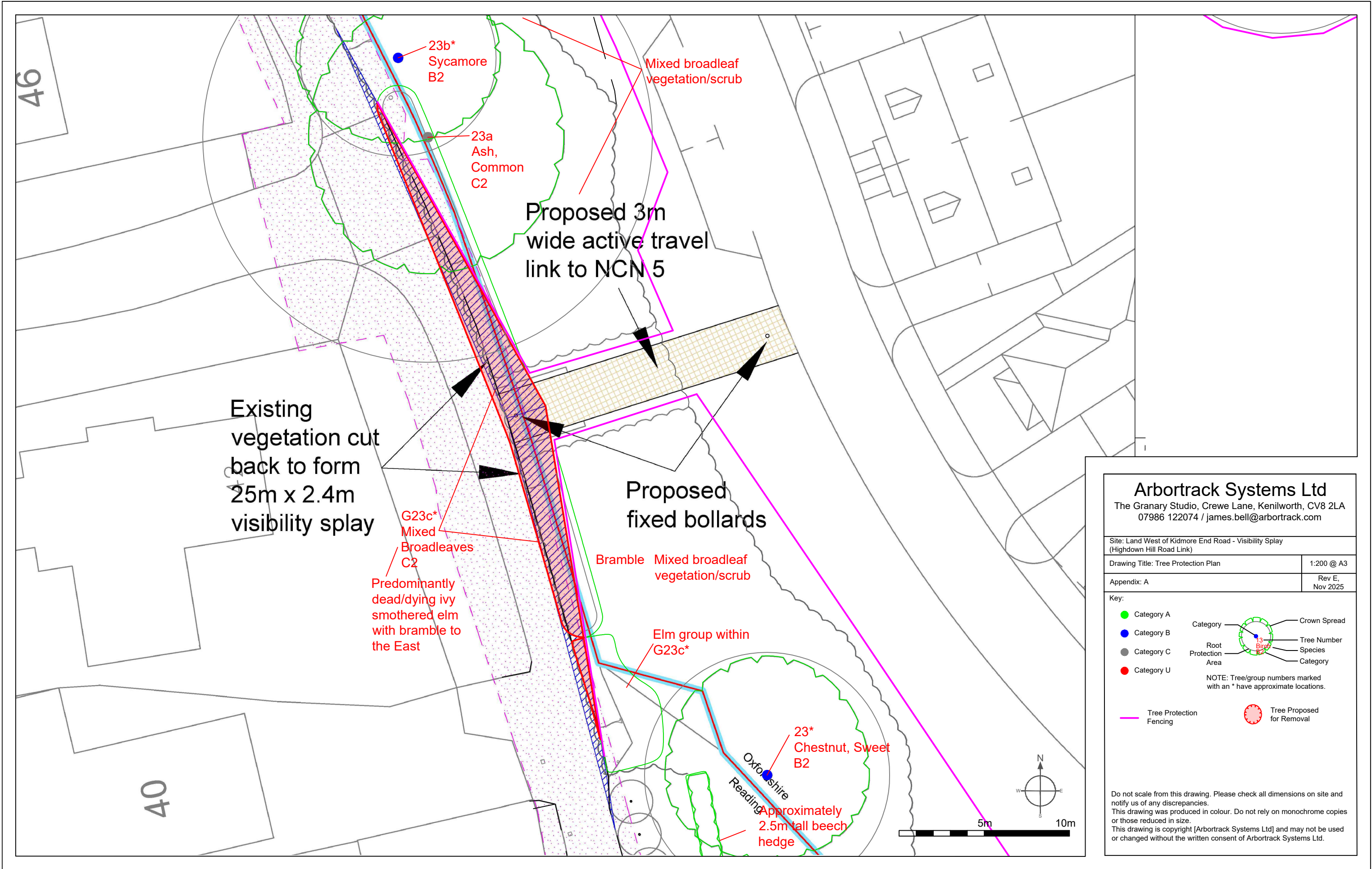
There is clearly very good scope for a new landscape treatment which would allow the required visibility splay to be delivered, whilst ensuring that the sightlines between properties on the western flank of Highdown Hill Road and the new development have the scope to remain interrupted. Given that this is an outline application, which will establish the principle of development, it is recommended that details of this new boundary treatment are agreed at the Reserved Matters stage of the application.

James W M Bell
Arbortrack Systems Ltd

(Enc: Revised Tree Protection Plan at Appendix A and Tree Survey Schedule and Recommended Tree Works at Appendix B)



APPENDIX A



APPENDIX B

Site: Land west of Kidmore End Road

Date: 10/02/25 & 08/11/25

Appendix B

BS5837:2012 Tree Survey Schedule

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landwestofKER/AIAAMS



Tree No.	English Name	Height	Crown Spread				Ground Clearance	Stem Diameter	Protection Radius	Age Class	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
			N	S	E	W										
23	Chestnut, Sweet	11	7	5	6	6	4	600 #	7.2	Early Mature	Normal	Good	B	2	20+	Offsite; remote survey [RS]; elm saplings within site to E
23a	Ash, Common	16	8	8	8	7	6	1100 #	13.2	Mature	Normal	Fair	C	2	10+	Bifurcation @ 1.75m High target to W Vulnerable to chalarra; elm & hawthorn understorey ; RS very limited access
23b	Sycamore	15	6	5	6	6	7	480 #	5.8	Early Mature	Normal	Fair	B	2	20+	RS 2 SM sycamore @ base to E - not on topo Ivy smothered
G23c	Mixed Broadleaves	6-7.5m	1.25	1.25	1.25	1.25	0	75 #	0.9	Semi-mature	Moderate	Fair	C	2	10+	Ivy smothered elm, predominantly. 1 young ash present.

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Appendix B

Recommended Tree Works

Arbortrack Systems Ltd

07986 122074

Surveyor(s): James Bell

Ref: jwmb/rpt2/landwestofKER/AIAAMS



Tree No.	English Name	Height	Stem Diameter	Crown Spread				BS Cat	Sub Cat	Recommended Works	Comments / Reasons
				N	S	E	W				
23a	Ash, Common	16	1100	8	8	8	7	C	2	Monitor ongoing condition	Bifurcation @ 1.75m High target to W Vulnerable to chalara; elm & hawthorn understorey ; RS very limited access Recommended husbandry 2
G23c	Mixed Broadleaves	6-7.5m	75	1.25	1.25	1.25	1.25	C	2	Remove (partial) for cycle/footpath link and visibility splay	Ivy smothered elm, predominantly. 1 young ash present. To permit development

Appendix B

Notes on Tree Survey Schedule:

- **Height** describes the approximate height of the tree measured in metres from ground level.
- The **Crown Spread** refers to the crown radius in metres from the stem centre and is expressed as an average of **NSEW** aspect if symmetrical.
- **Ground Clearance** is the height in metres of crown clearance above adjacent ground level.
- **Clear Stem Height** is the distance between trunk base and first branch separation measured in metres.
- **Stem Diameter** is the diameter of the stem measured in millimetres at 1.5m from ground level for single-stemmed trees. See section 4.6 of BS5837:2012 for details of treatment for multistems.
- **Protection Radius** is a radial distance in metres measured from the trunk centre.
- **Growth Vitality** - **Normal** growth, **Moderate** (below normal), **Poor** (sparse/weak), **Dead** (dead or dying tree).
- **Structural Condition** - **Good** (no or only minor defects), **Fair** (remediable defects), **Poor** - Major defects present.
- **B.S. Category** refers to (British Standard 5837:2012 Table 1) and refers to tree/group quality and value; '**A**' - High, '**B**' - Moderate, '**C**' - Low, '**U**' - Unsuitable for Retention.
- **Sub Cat** refers to the retention criteria values where **1** is mainly **arboricultural** qualities, **2** is mainly **landscape** qualities and **3** is mainly **cultural** values including conservation.
- **Useful Life** is the tree's estimated remaining contribution in years.
- **First Significant Branch (FSB)** is the height of the first significant branch above ground level taken at the trunk separation point.

Notes on Recommended Tree Works:

- **Recommended husbandry 1, 2 & 3:**

- 1** Urgent (ASAP)
- 2** Standard (6-12 months)
- 3** Non-Urgent (2-3 years)

- **CB** Cut back to boundary/clear from structure
- **CL#** Crown lift to given height in meters
- **CT#%** Crown Thinning by identified %
- **CCL** Crown clean (remove deadwood/crossing & hazardous branches & stubs)
- **CR#%** Crown Reduce by given maximum percentage (of outermost branch & twig length)
- **DWD** Remove deadwood
- **Fell** Fell to ground level
- **FInv** Further Investigation (generally with decay detection equipment)
- **Pol** Pollard or re-pollard
- **Mon** Monitor ongoing condition (annually by staff/owners & every 2-3 years by consultant). Svr Ivy/Clr Bs Sever Ivy/clear base and re-inspect base/stem for concealed defects