Shilton Community Right to Build Order

Submission Order Appendices

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March 2018

Shilton Parish Council

appendices

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appendix A Environmental Impact Assessment Screening

Planning and Strategic Housing

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WEST OXFORDSHIRE DISTRICT COUNCIL

Brendan O'Neill
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106 Westbourne Studios
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Date: 26/01/2018
My ref: Shilton CRTBO
Please ask for: Astrid Harvey
Telephone: 01993861692

Dear Mr O'Neill

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

SCREENING OPINION

PROPOSAL: Development of 12 Residential Dwellings (10 affordable units and 2 'cross subsidy' private market units)
AT: Former Allotment Land Fronting onto Hen N Chick Lane, Shilton, OX18 4AH

DATE: 26 January 2018

A request for the EIA screening of a draft Community Right to Build Order (as outlined above) was received by West Oxfordshire District Council on the 18 January 2018.

The following assessment is undertaken under the terms of the Town and Country Planning (Environment Impact Assessment) Regulations 2017 only. It is important to note that the assessment does not constitute an opinion or determination under planning policy.

Whilst this draft proposal is a Schedule 2 development, having considered the criteria stated within Schedule 3 the Local Planning Authority concludes that it will not be likely to have significant environmental effects having regard to its characteristics, location and the types and characteristics of the potential impact and is therefore considered not to be EIA development requiring the submission of an Environmental Statement.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
EIA Screening Opinion – Reasons

The 2.23 hectare development site is located in the open countryside to the west of the village, south west of the junction between Hen N Chick Lane and The South Lane, Shilton, West Oxfordshire. It does not adjoin the built edge of Shilton and is not located within the Shilton Conservation Area. It is overlooked by three separate rural dwellings – Friesland on Hen N Chick Lane, Westbourne on The South Lane, and Westfield Lodge which is accessed via a single track lane abutting the southern perimeter of the site. The impact of the proposed development on each of these three dwellings would be significant.

The development is not of a size or form that is likely to have significant effects in terms of traffic generation and the effect on the highway network in the context of the above Regulations.

The site is located in a Flood Zone 1 and it is unlikely that the proposed development will have significant flooding or drainage effects when assessed against the above Regulations.

The site is currently an agricultural field and is not located in an ecologically sensitive area. Delivery of the proposed scheme does not require the removal of any significant trees. Access to the site can be achieved without removal of any of the trees along the site perimeter. Any tree protection details can be secured by condition. Having regard to the above Regulations it is considered that the development would be unlikely to have significant arboricultural or ecological effects.

The location of the proposed development means that the proposal is unlikely to have significant effects in terms of noise, pollution or disturbance either in the short, medium or longer term.

The construction phase is likely to commence Spring 2019 with anticipated completion Autumn 2020 giving an indicative construction period of 18 months. This is unlikely to have significant environmental effects having regard to the above Regulations.

The proposed development is considered not to be of a level that will have significant social and economic effects when considered against the above guidelines.

Overall, it is considered that the proposal is not for development of more than local importance, would not have a significant effect on an environmentally sensitive or vulnerable location or raise unusually complex and potentially hazardous environmental effects when assessed against the above Regulations. The proposal is considered not to be EIA development requiring the submission of an Environmental Statement.

Yours faithfully,

Phil Shaw
Area Planning Manager

appendix B Foul and Surface Water Assessment Statement

CampbellReith
consulting engineers

Confidential

Shilton Community Right To Build Order, Hen N Chick Lane, Shilton, West Oxfordshire, OX18 4AN

Foul and Surface Water Assessment Statement

For

Oneill Homer

Project Number: 12835

28/03/2018

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Project Partner	James Clay
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1.0 Foul and Surface Water Assessment Statement

The following provides an outline assessment of the foul and surface water management for the proposed housing development at Hen N Chick Lane, Shilton, West Oxforshire, in support of a Community Right to Build Order Application.

2.0 Development Proposals

The development is proposed to include the following mix of housing

- 4 x Type A – 2 Bed (Assumed 3 person) downsizer apartments;
- 4 x Type B – 3 Bed (Assumed 4 person) starter homes;
- 2 x Type C – 3 Bed (Assumed 5 person) family homes; and
- 2 x Cross Subsidy – 4 Bed (Assumed 5 person) detached homes.

The gross floor area of these buildings 1200m^2.

The mixture of housing is to be sited in the north west corner of the site with a village green to the north east, an amenity landscape to the south west, a village green car parking area in the south east and an attenuation pond in the centre.

3.0 Ground Conditions

From the British Geology Survey (BGS) website the bedrock geology is indicated as Forest Marble Formation which appears to be mainly Limestone however there are outcrops of Mudstone in the vicinity of the site. The Environment Agency (EA) show the site within a principal aquifer that is likely to be associated with the Limestone and a Secondary A aquifer which corresponds to the areas where mudstone is thought to be present. The EA also indicate the site to be a high groundwater vulnerability zone and an area with a soluble rock risk which is likely to be associated with the limestone.

For these reasons it is thought that the use of soakaways on site is viable however this will need to be confirmed through site testing measuring the permeability of the underlying geology and the groundwater level.

4.0 Foul Water

Sewer records reviewed from Thames Water shows the only sewer asset in the vicinity of the site being a foul rising main along Hen N Chick Lane which Thames Water have advised can not be connected to.

As a consequence it is proposed that a small onsite sewage treatment plant be utilised for the disposal of foul water from the development. As the sewage is domestic in nature the Environment Agency general binding rules will be adhered to ensure no pollution occurs.

In accordance with Environment Agency advice the daily discharge from the development has been calculated using the "British Water: Flows and Loads – 4" document. Based on a population of 48 persons and using 150 litres per person per day for a standard residential dwelling from the Table of Loadings for Sewage Treatment Systems the total daily discharge will be 7200L/Day.

As the proposed waste water treatment plant will need to discharge to the ground, if the following general binding rules can satisfied then an environmental permit would not be required:

1. The discharge must be 2 cubic metres or less per day in volume;
2. The sewage must only be domestic;
3. The discharge must not cause pollution of surface water or groundwater;
4. The sewage must receive treatment from a septic tank and infiltration system (drainage field) or a sewage treatment plant and infiltration system;

5. The discharge must not be within a groundwater Source Protection Zone 1 or within 50 metres from any well, spring or borehole that is used to supply water for domestic or food production purposes;
6. New discharges must not be within 30 metres of a public foul sewer;
7. New discharges must not be in, or within 50 metres of, a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, or biological Site of Special Scientific Interest (SSSI), and must not be in an Ancient Woodland;
8. For new discharges, the operator must ensure that the necessary planning and building control approvals for the treatment system are in place;
9. All works and equipment used for the treatment of sewage effluent and its discharge must comply with the relevant design and manufacturing standards i.e. the British Standard that was in force at the time of the installation, and guidance issued by the appropriate authority on the capacity and installation of the equipment;
10. The system must be installed and operated in accordance with the manufacturer's specification;
11. Maintenance must be undertaken by someone who is competent;
12. Waste sludge from the system must be safely disposed of by an authorised person;
13. If a property is sold, the operator must give the new operator a written notice stating that a small sewage discharge is being carried out, and giving a description of the waste water system and its maintenance requirements; and
14. The operator must ensure the system is appropriately decommissioned where it ceases to be in operation so that there is no risk of pollutants or polluting matter entering groundwater, inland fresh waters or coastal waters.

Rules 2 to 9 above are satisfied and rules 10 to 14 can be achieved through the use of an adequate maintenance plan which would include regular checks on the performance of the blowers, air lifts, pumps, desludging of the tanks every 90 days and anything else necessary to ensure the continued operation of the treatment plant. However, Rule 1 cannot be satisfied as the daily discharge from the plant of 7.2m^3 per day is in excess of the 2m^3 per day maximum, therefore an Environmental Permit will need to be applied for.

The Environmental Permit application will require then completion of "Form EPB: Application for an environmental permit – Part B6.5 discharging up to 15m^3 a day into ground". This application will also require supporting documentation in the form of a written management system,

It is suggested that a package Kingspan Klargester Bioficient 17 will be able to treat the waste water via a number of stages to produce an effluent quality with a daily average of 20mg/l BOD, 30mg/l SS and 20mg/l NH_4N and requires sludge removal at 90 day intervals. The discharge effluent from the treatment plant will be discharged in to the ground, subject to soil permeability testing which will be required to be undertaken. This unit is compliant with BS EN 12566 as required Part H2 of the building regulations. It will have alarms to indicate pressure failure, high effluent levels and power failure to enable the appropriate remedial action to be undertaken.

It would be proposed to locate the treatment plant a minimum of 10m away from the buildings (as required by Part H2 of the building regulations) below a suitable section of the proposed access drive and discharge to a soakaway located within the north west corner of the village green. The details of the soakaway will need to be confirmed based on results of a site investigation to determine the permeability of the underlying ground and the ground water levels.

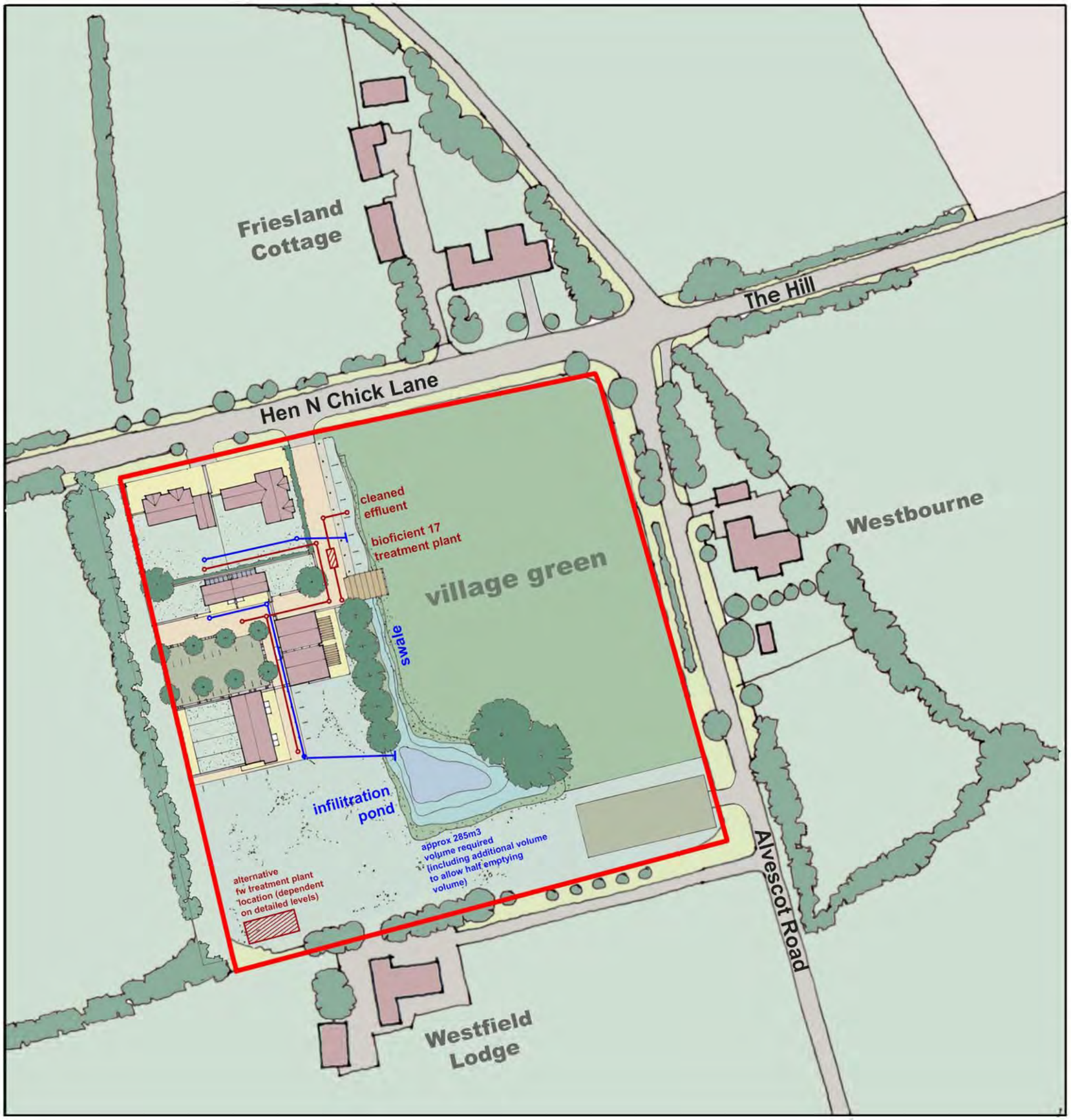
5.0 Surface Water

For the surface water, the Thames Water sewer records do not show any public surface water sewer either on the site or close to the site.

As there is no surface water features such as ditches or watercourses in the vicinity of the site it is proposed to discharge the surface water into the ground via infiltration. Based on the expected underlying geology of Forest Marble (which is similar to chalk) infiltration should be possible. However, a Ground Investigation will be required to determine the infiltration rate and ground water levels.

Permeable paving is proposed for the external hard standing areas such as the footpaths around the site and the site access. For the village green parking area it is proposed to utilised a permeable grasscrete or similar system with full infiltration to the underlying ground.

The total impermeable area of the site will be approximately 1200m^2 from the proposed house roofs based on the gross floor area of the development. It would be sensible to use the pond as an infiltration basin with the size and detail to be developed during detailed design using the results of the site investigation. However, using a preliminary estimate of infiltration rate of 1 x 10^{-6}m/s the pond will be required to provide an approximate attenuation volume of 285m^3 which includes an extra volume to ensure that half of the pond volume is available after 24 hours to cater for a subsequent storm.



12835 Shilton CRTBO

Preliminary Drainage Proposal

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appendix C Water Supply

THAMES WATER – Water Capacity

Ref: 1015638291

DEVELOPER.SERVICES@THAMESWATER.CO.UK Fri 19/01/2018 16:35

RE: FAO Ben Cousins - RE: IRef: 1015638291 Shilton Community Right to Build Order OX18 4AW

Hi Brendan,

Thank you for your email. Based on the information you have provided, I can confirm that there is capacity in our water main for 12 new dwellings.

Once you have made an application, we would usually forward this proposal to our network team - just in case they have any queries regarding the development.

Kind regards,

Ben Cousins
Developer Services – Design Team

Thames Water Utilities Ltd, Clearwater Court, Vastern Road, Reading, RG1 8DB
0800 009 3921

Thames Water Foul Drainage

DEVELOPER.SERVICES@THAMESWATER.CO.UK Wed 24/01/2018 10:37

Dear Brendan

Thank you for your email. As the foul water sewer in the road is a rising main it will be not feasible for a new connection. You will have to investigate the other possibilities, there must be some private gravity sewers in the area taking the flow from other properties like Westfield Lodge, Westbourne or Friesland?

We can't comment on the capacity yet as it is not clear where the connection to the public sewer will be located.

In regards to the surface water we have no objections as it is not connecting to a public sewer, so please ensure your surface water strategy is agreed with your local drainage authority.

Best Regards

Natalya

Original Text

From: brendan@oneillhomer.co.uk
To: DEVELOPER.SERVICES@THAMESWATER.CO.UK
CC:
Sent: 17.01.18 13:48:15
Subject: RE: IRef:1015638291 Shilton Community Right to Build Order OX18 4AW

Natalya

appendix D Ecological Appraisal

Shilton CRTBO:

Land off Hen N Chick Lane, Oxfordshire

Ecological Appraisal

Date: 6 March 2018

For: Shilton Parish Council

Ref: eg18820

Author: Matt Davies
BSc (Hons), MSc, MCIEEM

Produced by:
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CONTENTS

ABBREVIATIONS

CIEEM	Chartered Institute of Ecology and Environmental Management
MAGIC	Multi-Agency Geographic Information for the Countryside
SAC	Special Area of Conservation
SSSI	Site of Special Scientific interest
TN	Target Note

EXECUTIVE SUMMARY

Shilton Parish Council have prepared a Community Right to Build Order to support the creation of a village green and a low density affordable housing scheme on a site on the outskirts of the village of Shilton in Oxfordshire.

The site consists of a square field of species-poor grassland, surrounded on three sides by a defunct stone wall with trees and shrubs, and on one side by a post and rail fence.

The habitats of the site are of very little botanical value. The boundary scrub and rough grassland are suitable for common species such as nesting birds, reptiles, and foraging birds and bats. The site is not likely to be used by dormice, great crested newts, otters, water voles or badgers.

The village green and pond proposed within the CRTBO have the potential to enhance the site's value for wildlife by increasing the diversity of habitats. Planting more trees and shrubs around the boundaries, and including features for wildlife such as bird and bat boxes and sheltering places for amphibians and reptiles would further enhance the site.

A precautionary working method will be followed during site clearance to avoid harm to wildlife such as nesting birds or reptiles.

Adequate protection and enhancement for wildlife can be secured within the CRTBO by including planning conditions that require adherence to the recommendations in this report, the submission and approval of a Construction Environmental Management Plan and a Landscape and Ecological Management Plan.

1 INTRODUCTION

1.1 Engain was commissioned to undertake an Ecological Appraisal of a site off Hen N Chick Lane in the parish of Shilton in Oxfordshire, in connection with a Community Right to Build Order (CRTBO).

1.2 The scope of the appraisal was based on the Guidelines for Preliminary Ecological Appraisal, published in 2012 by the Chartered Institute of Ecology and Environmental Management (CIEEM). This included a desk study to identify any notable or protected sites, habitats or species on or near to the site, a field survey to map and describe the habitats of the site, and an assessment of the site's potential to support any notable or protected species.

1.3 The purpose of this report is to:

1. Describe the ecological baseline of the site and assess the importance of its ecological features (*e.g.* its habitats and species);
2. Determine if any further, more detailed surveys are required;
3. Identify any ecological constraints to the development proposal and describe how negative ecological effects will be avoided;
4. Describe appropriate measures to mitigate negative ecological effects that cannot be avoided; and
5. Describe how opportunities for ecological enhancement will be integrated into the proposal.

1.4 Further details of the survey and assessment methods are given in Section 4.

2 SITE LOCATION AND GENERAL DESCRIPTION

Site Location

2.1 The site is located in the Cotswolds National Character Area, on the western side of the village of Shilton in Oxfordshire. The surrounding landscape is characterised by a regular field pattern with a mix of arable and pasture land. Fields are generally separated by hedges and tree lines, although headlands and drainage ditches are also frequent.

2.2 The landscape is generally flat, with the shallow valley of the Shill Brook running north-west to south-east through the village. Aside from the brook, water is not a prominent feature of the immediate surroundings (although Cotswold Wildlife Park and Gardens is approximately 2.5 km to the west). There is little woodland in the immediate surroundings aside from plantations and copses in field corners. The nearest substantial area of woodland is at Bradwell Grove Park, approximately 1.5 km west of the site.

2.3 The important ecological features of the landscape are well represented by numerous Sites of Special Scientific Interest (SSSI), largely designated for their species-rich grassland on calcareous soils, or important woodland habitats.

General Site Description

2.4 The site consists of a square field of grassland, surrounded on three sides by a defunct stone wall with trees and shrubs, and on one side by a post and rail fence.

3 LEGISLATION AND POLICY

Introduction

3.1 Wildlife in the UK is protected through European Directives, which are transposed into national legislation, supported by a range of national and local policy and guidance. Recent changes in planning policy and legislation have gone beyond site and species-specific protection to set broader goals for the conservation and enhancement of the natural environment, and halting the continued loss of biodiversity in the UK.

3.2 Development can contribute to these goals through, for example, protecting the best features of a site and making them a valued part of the site's new use, and by incorporating enhancements to improve the site's value for wildlife.

3.3 The sections below provide a brief guide to the principal legislation and policy that sets the terms of reference for ecological appraisals in the UK. This is not intended to be a full description of all the obligations enacted by the various referenced documents, which should be referred to in their original form for the full details.

3.4 It is the responsibility of those involved with the development works to ensure that wildlife protection and nature conservation legislation is complied with at every stage of the project. Such legislation applies even in the absence of related planning conditions.

Relevant Legislation

3.5 The principal pieces of legislation relating to wildlife that are of relevance to this report are:

1. *EU Habitats Directive (1992);*
2. *EU Birds Directive (1979);*
3. *Conservation of Habitats and Species (Amendment) Regulations 2012;*
4. *The Wildlife and Countryside Act 1981 (as amended);*
5. *The Countryside and Rights of Way Act 2000;*

6. *The Natural Environment and Rural Communities Act 2006;*
7. *The Protection of Badgers Act 1992* (which is extended under *The Hunting Act 2004*).

3.6 The main focus of much of this legislation is the protection of sites and species, the delineation of precisely how they are protected, and what actions would constitute an offence. This report provides guidance on whether any protected features are likely to be affected by the development proposal, and how offences under the legislation can be avoided.

Relevant Policy

3.7 Regional and local planning authorities are obliged to follow key principles to ensure that the potential impacts of planning decisions on biodiversity conservation are fully considered. *The National Planning Policy Framework* sets out the Government's policies for the protection and enhancement of biodiversity through the town and country planning system. This encourages the contribution to, and enhancement of, natural and local environments through minimising the impacts on biodiversity and providing net gains in biodiversity where possible.

3.8 Planning authorities are required to follow key principles in their consideration of potential impacts of planning decisions on biodiversity conservation. *Circular 06/05: Biodiversity and Geological Conservation* provides guidance on the application of the law relating to planning and nature conservation and complements the *National Planning Policy Framework.*

3.9 The presence of species protected under UK and European legislation are a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Ecological appraisals and protected species surveys are therefore designed to provide local planning authorities with the baseline information they require in order fully consider the potential ecological effects of a planning application.

3.10 *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, provides the *UK Biodiversity Action Plan* and country level biodiversity

strategies for England, based on the list of habitats and species listed under *The Natural Environment and Rural Communities Act 2006*.

West Oxfordshire District Local Plan

3.11 The Local Plan takes a strategic approach to planning for the conservation of biodiversity. In particular it identifies Conservation Target Areas, Nature Improvement Areas and Local Ecological Networks within the Plan area.

3.12 Policy EH2 – Biodiversity states that:

The biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity, including by:

- *giving sites and species of international nature conservation importance and nationally important sites of special scientific interest the highest level of protection from any development that will have an adverse impact;*
- *requiring a Habitats Regulation Assessment to be undertaken of any development proposal that is likely to have a significant adverse effect, either alone or in combination, on the Oxford Meadows SAC, particularly in relation to air quality and nitrogen oxide emissions and deposition;*
- *protecting and mitigating for impacts on priority habitats and protected species and their importance individually and as part of a wider network;*
- *avoiding loss, deterioration or harm to locally important wildlife and geological sites and sites supporting irreplaceable habitats (including ancient woodland and aged or veteran trees), UK priority habitats and priority species, except in exceptional circumstances where the importance of the development significantly and demonstrably outweighs the harm and the harm can be mitigated through appropriate measures and a net gain in biodiversity is secured;*

- *ensuring development does not prevent the achievement of the aims of the Conservation Target Areas (CTAs);*
- *promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, particularly within the CTAs;*
- *taking all opportunities to enhance the biodiversity of the site or the locality, especially where this will help deliver networks of biodiversity and green infrastructure and UK priority habitats and species targets and meet the aims of Conservation Target Areas.*

All developments will be expected to provide towards the provision of necessary enhancements in areas of biodiversity importance.

4 METHODOLOGY

Desk Study

3.13 Thames Valley Environmental Records Centre has provided records of notable sites, habitats and species. The search area was set at a radius of 2 km from the site boundary for protected and notable species (extended to 5 km for bats and for designated sites).

3.14 Online resources were also used, including the UK government's online resource for geographic information about the natural environment (MAGIC Map).

Extended Phase 1 Habitat Survey

3.15 The extended Phase 1 Habitat Survey was conducted on the 1st February 2018. The field survey methods were based on the Phase 1 Habitat Survey methodology (Joint Nature Conservancy Council, 2010). The main habitat types were mapped using standard habitat colours. The additional (extended) aspect of the survey method involves the identification of habitats that may support notable species, and searching for evidence of such species.

3.16 Considering the site location, context and the habitats it contains, the following protected species are considered in this report:

- Badgers
- Bats
- Nesting birds
- Dormice
- Reptiles
- Great crested newts

3.17 The site and surroundings are not suitable for otters (*Lutra lutra*), water voles (*Arvicola amphibius*) or white-clawed crayfish (*Austropotamobius pallipes*) as there are no streams on or near to the site. These species are not considered further in this report.

3.18 The site was also searched for non-native, invasive plant species, with particular care to search for the most commonly occurring and problematic species i.e. *Fallopia japonica* (Japanese Knotweed), *Impatiens grandiflora* (Indian Balsam) and *Heracleum mantegazianum* (Giant Hogweed).

Ground Level Tree Assessment

3.19 A ground level tree assessment was conducted following the methodology in the relevant guidelines (Collins, 2016 and Mitchell-Jones & McLeish, 2004).

3.20 The assessment involved searching for features that could be used by bats (e.g. cavities, crevices, loose bark, woodpecker holes, limb loss and niches) and for evidence of bats such as urine or oil stains, feeding signs (e.g. moth wings, etc.), droppings, social calls or direct observations of bats.

3.21 Trees are separated into three categories in accordance with the categories in Collins (2016). Trees with Low potential have one or more features that may have be capable of supporting individual bats. Trees with Low potential may have no obvious potential, but be of a size and age, with limited visibility to the crown, so that it is possible there are features that could not be seen from the ground. Trees with Moderate potential have definite roosting potential, supporting one or more features with potential for a larger roost. They may also have features with potential for individual roosts. High potential trees have more than one highly suitable feature capable of supporting larger roosts.

Assessment of Ecological Value

3.22 The habitats and species of principal importance for biodiversity in the UK are listed on *Section 41* (in England) and *Section 42* (in Wales) of *The Natural Environment and Rural Communities Act 2006*. In Scotland they are listed on The Scottish Biodiversity List.

3.23 The assessment of the relative nature conservation value of the features at this site is also assessed against published criteria wherever possible. The value of habitats in the UK is covered in a wide variety of literature, including Usher (1986) and Ratcliffe (1977).

3.24 The main criteria against which the value of habitats is assessed are rarity, diversity, naturalness and extent. High importance is also attached to habitats that have not been subject to agricultural intensification, and which often depend on traditional forms of management, such as ancient semi-natural woodland, species-rich meadows and traditionally managed grasslands and moorlands.

Limitations

3.25 Engain cannot verify the accuracy of third party information.

3.26 Extended Phase 1 Habitat Surveys are not definitive and represent a snapshot of the ecological status of a site. Data records help to provide a historical context, however the absence of evidence of a species does not prove that it does not use the site.

3.27 February is outside of the main growing and flowering season of most plants, so it is not possible to compile detailed site species lists at this time of year. It is usually possible to differentiate between obviously sown, agriculturally improved swards, and species-rich grassland on calcareous soils, as in the latter case there are usually sufficient remains and rosettes of over-wintering species to identify their potential value.

4 RESULTS

Desk Study

Statutory Designated Site Records

4.1 There are two Sites of Special Scientific Interest (SSSI) within 5 km of the site:

- Alvescot Meadows SSSI is approximately 3.5 km south-east of the site. It is designated for its species-rich grassland and fen plant communities.
- Worsham Lane SSSI is approximately 5 km north-east of the site. It consists of an ancient trackway with the very rare plant species downy woundwort (*Stachys germanica*).

4.2 There are no European designated sites within 10 km from the site – the nearest such site is Oxford Meadows Special Area of Conservation (SAC) approximately 11 km east of the site.

Non-Statutory Designated Site Records

4.3 There are two Local Wildlife Sites within 2 km of the site:

- RAF Broadwell is approximately 1.5 km south-west of the site. The former airfield site supports areas of species-rich grassland.
- Carterton Grasslands is approximately 1.5 km south-east of the site. It contains an area of lowland calcareous grassland.

Habitats

Grassland

4.4 The main open area of the site (TN7) is occupied by a short sward of species-poor grassland heavily dominated by perennial rye grass (*Lolium perenne*). Given its species-poor character and the evenness of the sward, it has the appearance of having recently been sown for a grass crop, and may recently have been under arable cultivation.

4.5 At the margins of the field (TN3) there are areas of rough grassland dominated by cock's foot (*Dactylis glomerata*) and false oat-grass (*Arrhenatherum elatius*) with large amounts of creeping bent (*Agrostis stolonifera*). There are some tall

herbs including cow parsley (*Anthriscus sylvestris*) and mullein (*Verbascum* species). The grassland is closely referable to the NVC type MG1 grassland.

Boundary Features

4.6 The eastern boundary (TN1) consists of a dry stone wall with four semi-mature sycamore (*Acer pseudoplatanus*) trees and a patch of dense scrub with elder (*Sambucus nigra*), blackthorn (*Prunus spinosa*) and hazel (*Corylus avellana*). The dry stone wall is covered in a dense carpet of ivy (*Hedera helix*).

4.7 Adjacent to the dry stone wall (inside the site) there is a line of recently-planted whips of hawthorns, perhaps one or two years old and approximately 1 m tall (TN2).

4.8 The southern boundary (TN4) is essentially a continuation of the eastern boundary wall, although here there are large amounts of elm (*Ulmus* species) suffering from dutch elm disease. There is also a row of Norway maples (*Acer platanoides*) and some mature cherry (*Prunus* species) just outside of the site boundary. There is a margin of rough grassland along this boundary, similar to that on the eastern boundary.

4.9 The western boundary (TN5) consists of a length of post and rail fencing with no boundary vegetation.

4.10 The northern boundary (TN6) is very similar to that along the east and south. There are fewer trees and shrubs here, and there are some patches of bramble scrub.

4.11 The road verges around the site consist of rough grassland and bramble scrub with tall ruderals.

Fauna

Bats

4.12 There are records of nine species of bat within 5 km of the site. In approximate descending order of the number of records of each species they are: common and soprano pipistrelle, serotine, lesser horseshoe, noctule, leisler's, whiskered and barbastelle (one record).

4.13 There are no trees or other features suitable for roosting bats on or adjacent to the site. The trees around the boundaries do not have any features where bats could roost.

4.14 The boundary features are of limited quality for foraging bats, as they do not provide a strong linear feature and they are poorly connected to the surrounding landscape.

4.15 The open, flat and botanically species-poor field is not high quality habitat for foraging bats. Whilst it will support some invertebrates, it has very little structural or botanical diversity and will therefore support only a limited range of invertebrate prey.

Dormice

4.16 There are no records of dormice within the search area. The boundary features are very poor quality habitat for dormice, as they have little diversity and very poor arboreal connectivity. Whilst dormice do occupy habitats that were once considered 'sub-optimal' such as bramble scrub, that is usually in the context of populations that are also able to take advantage of high quality habitat such as ancient woodland. In this sense, the site is therefore of very poor suitability for dormice.

Reptiles

4.17 There are only two records of common lizard within the search area and no records of slow-worms.

4.18 The rough grassland margins provide a limited amount of suitable habitat for reptiles, and the loose stonework in the boundary walls provides excellent sheltering habitat.

Birds

4.19 The trees and shrubs around the boundary are suitable nesting habitat for a range of small passerines. The open field is very poor habitat for ground-nesting species as the short, open sward has very little structural diversity and any nesting birds would be very vulnerable to predators.

4.20 The rough grassland margins are likely to support small rodents such as voles and mice, and they therefore provide suitable foraging habitat for birds such as barn owls (*Tyto alba*). They are of a small extent, so would not be sufficient on their own to support a breeding pair.

Badgers

4.21 There nine records of badgers within the search area, all scattered around the outer edges of the 2 km area and none on or adjacent to the site. There was no evidence of badgers using the site, and it was possible to thoroughly search all areas suitable for sett building.

Great Crested Newts

4.22 There are no records of great crested newts from within the search area.

4.23 There is only one pond visible on OS mapping within 500 m of the site. This is a small pond on the edge of a small triangular copse off Ladburn Lane, approximately 200 m north of the site.

4.24 The terrestrial habitats around the edge of the site are suitable for great crested newts (and other amphibians). The grassland is poor quality foraging habitat.

5 EVALUATION AND MITIGATION

Designated Sites

5.1 The proposed development would not have any impact on any designated sites: the proposed development is sufficiently separated from them, and of such a small scale, that no impacts are likely.

5.2 None of the features for which the sites are designated (rare plants and species-rich grassland) are likely to occur on this site.

Habitats

5.3 The site consists of common habitats of limited botanical value. The boundary features do not have sufficiently continuous woody species to qualify as hedges and would thus not qualify as 'important' hedges under the meaning of *The Hedgerow Regulations 1997*.

5.4 Within the site, the most ecologically valuable habitats are the rough grassland field margins.

5.5 The habitat quality of the boundary features could be enhanced by filling the gaps between trees and shrubs with an appropriate mix of native species.

Bats

5.6 The proposal to create a village green and pond within the site has the potential to increase habitat diversity and improve the quality of the site for foraging bats. The boundary features would not be substantially altered (except for a new access onto Hen N Chick Lane), and they could be enhanced with additional planting.

5.7 Lighting from the new houses could fall upon the surrounding habitats and discourage some species from foraging or commuting. The design and specification of lighting should take this into consideration and ensure that any lighting is fixed so as it only illuminates the area necessary and light spill is avoided. This can be achieved by using directional LED lighting with cowls, hoods or back-shields. Lighting of paths or driveways can use down-lighters fixed onto short posts, which greatly reduce the potential impact of light spill.

5.8 Given the small area of the site, the fact that it is in a rural area where there is no great lack of suitable foraging habitat, and the low impact of the proposed development, it is not considered that any impact upon bats would be significant.

Dormice

5.9 As the site is of only limited suitability for dormice, and there are no records of them within the search area, it is very unlikely that this species would be found on the site. This, combined with the very limited footprint of the proposed development, means that the risk of an adverse effect on dormice is negligible.

Reptiles

5.10 Although the site is small, it is possible that small numbers of slow-worms or common lizards could be found here. If they are, then they could be killed or injured during site clearance. The footprint of the proposed works does not necessitate the removal of all of the habitat suitable for reptiles. Given the small area involved, and the relatively low likelihood of encountering reptiles during works, it would be possible to avoid harming reptiles by following a precautionary working method during site clearance.

5.11 Site clearance will be carried out under the supervision of an ecologist. Debris and log piles will be lifted by hand and removed from site. Vegetation will be cut back to approximately 10 cm tall and the arisings removed. An ecologist will hand-search the cleared areas, after which the topsoil will be stripped carefully using a toothed bucket, under the supervision of the ecologist.

5.12 In the long term, the creation of the village green and pond has the potential to enhance the site's value for reptiles. It could be further enhanced by providing log piles or other similar sheltering habitat.

Birds

5.13 Vegetation clearance will be completed outside of the bird nesting season (generally March to August inclusive). If this is not possible, an ecologist will check the vegetation for nesting birds before clearance takes place. Should any birds nests be in use, they will be left *in situ* until any chicks have fledged.

A suitable buffer zone will be demarcated around the nests to exclude any activities that would be likely to lead to the abandonment of the nest. This will be determined on-site by the ecologist.

Badgers

5.14 Prior to commencement the site will be re-checked for badgers. Given the small area of the site, and the abundance of more suitable locations in the surrounding countryside, it is highly unlikely that any setts would be dug here.

Great Crested Newts

5.15 Given the lack of ponds close to the site, and the absence of any records in the search area, it is highly unlikely that great crested newts use this site.

6 CONCLUSIONS

Ecological Impacts

6.1 Even in the absence of any avoidance or mitigation measures, the scale of ecological impacts would be very limited. There would be a loss of a small amount of habitat of little botanical value, a potential reduction in the quality of bat foraging habitat, and a small risk of disturbing, killing or injuring reptiles or nesting birds. The means of avoiding and mitigating these effects are set out below.

Avoidance and Mitigation of Adverse Effects

6.2 Adverse effects on reptiles (and other small animals such as voles and common amphibians) will be avoided by following a precautionary approach to site clearance, under the supervision of an ecologist.

6.3 The potential adverse effects of lighting on bats can be mitigated through design choices in the types and positioning of luminaires and light fittings.

Ecological Enhancement

6.4 The ecological value of the boundary features could be greatly enhanced by bringing them under a traditional form of management and planting-up the gaps.

6.5 The provision of bird and bat boxes, and sheltering habitat for reptiles will also enhance the site's value for wildlife.

6.6 An attenuation pond will be created as part of the proposed development. Given the general lack of ponds in the area, and the national trend for a loss of a huge proportion of farm ponds in recent years, this has potential to offer significant benefits for wildlife. The objective will be to create a feature with potential for permanent standing water (subject to seasonal input and rainfall) and vegetation including tall emergent plant and true aquatic plants. The margins can have species such as yellow iris (*Iris pseudacorus*), water mint (*Mentha aquatic*) and branched bur-reed (*Sparganium erectum*), and aquatic plants can include rigid hornwort (*Ceratophyllum demersum*) and water plantain (*Alisma platago-aquatica*). Natural colonisation is preferred from an

ecological perspective, but from an amenity perspective some advanced planting can be beneficial.

6.7 The attenuation pond will be managed in the long term to maintain its value for wildlife: ensuring it does not silt up or become choked with dominant plant species, and maintaining a mosaic of open water and vegetation cover will all help to manage the pond for wildlife. This management can be detailed in a Landscape and Ecological Management Plan.

Planning Policy

6.8 The table below provides a review of the proposals against the content of Local Plan policy EH2 – Biodiversity.

Policy Section	Compliance Notes
Giving sites and species of international nature conservation importance and nationally important sites of special scientific interest the highest level of protection from any development that will have an adverse impact	The development would not have any adverse impact upon these sites
Requiring a Habitats Regulation Assessment to be undertaken of any development proposal that is likely to have a significant adverse effect, either alone or in combination, on the Oxford Meadows SAC, particularly in relation to air quality and nitrogen oxide emissions and deposition	The proposed development is of such a small scale, and is so distant from the SAC, that there would be no likely significant effect alone or in combination
Protecting and mitigating for impacts on priority habitats and protected species and their importance individually and as part of a wider network	Adherence to the recommendations within this report, and the application of appropriate planning conditions, are adequate to ensure the protection of priority habitats and protected species
Avoiding loss, deterioration or harm to locally important wildlife and geological sites and sites supporting irreplaceable habitats (including ancient woodland and aged or veteran trees), UK priority habitats and priority species, except in exceptional circumstances where the importance of the development significantly and demonstrably outweighs the harm and the harm can be mitigated through appropriate measures and a net gain in biodiversity is secured	There would be no effect on Local Wildlife Sites or irreplaceable habitats. Adherence to the recommendations within this report, and the application of appropriate planning conditions, are adequate to ensure the protection of priority habitats and species

Policy Section	Compliance Notes
Ensuring development does not prevent the achievement of the aims of the Conservation Target Areas (CTAs)	The development would not have any effect on the Shill Brook CTA.
Promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, particularly within the CTAs	Planting more trees and shrubs to strengthen the site boundaries would enhance the local ecological network of hedgerows and boundary features.
Taking all opportunities to enhance the biodiversity of the site or the locality, especially where this will help deliver networks of biodiversity and green infrastructure and UK priority habitats and species targets and meet the aims of Conservation Target Areas	The inclusion of new habitat creation including ponds, bird and bat boxes and refugia for Herpetofauna is a proportionate application of this policy aspect

Planning Conditions

6.9 In order to secure the necessary protection and enhancement for wildlife within the CRTBO, the following conditions are recommended.

The development hereby approved shall be carried out in accordance with the recommendations made in Section 5 and Section 6 of the ecological survey report dated 5th March 2018 prepared by Engain.

REASON: To ensure adequate protection and mitigation for protected species and priority species in accordance with adopted Local Plan policies of the West Oxfordshire District Local Plan and Section 11 of the NPPF.

Before any development takes place, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval. The Plan shall provide details of the measures that will be implemented during the construction phase to prevent any harm or injury to protected species. Development shall be carried out in full accordance with the approved plan.

REASON: To ensure adequate protection and mitigation for protected species, priority species and/or priority habitats in accordance with adopted Local Plan policies of the West Oxfordshire District Local Plan and Section 11 of the NPPF.

Before development takes place, a Landscape and Ecology Management Plan (LEMP) shall be prepared and submitted to the local planning authority for approval. The development site shall be managed and maintained in accordance with the measures set out in the approved LEMP in perpetuity unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the appropriate management of priority habitats and mitigation for protected species.

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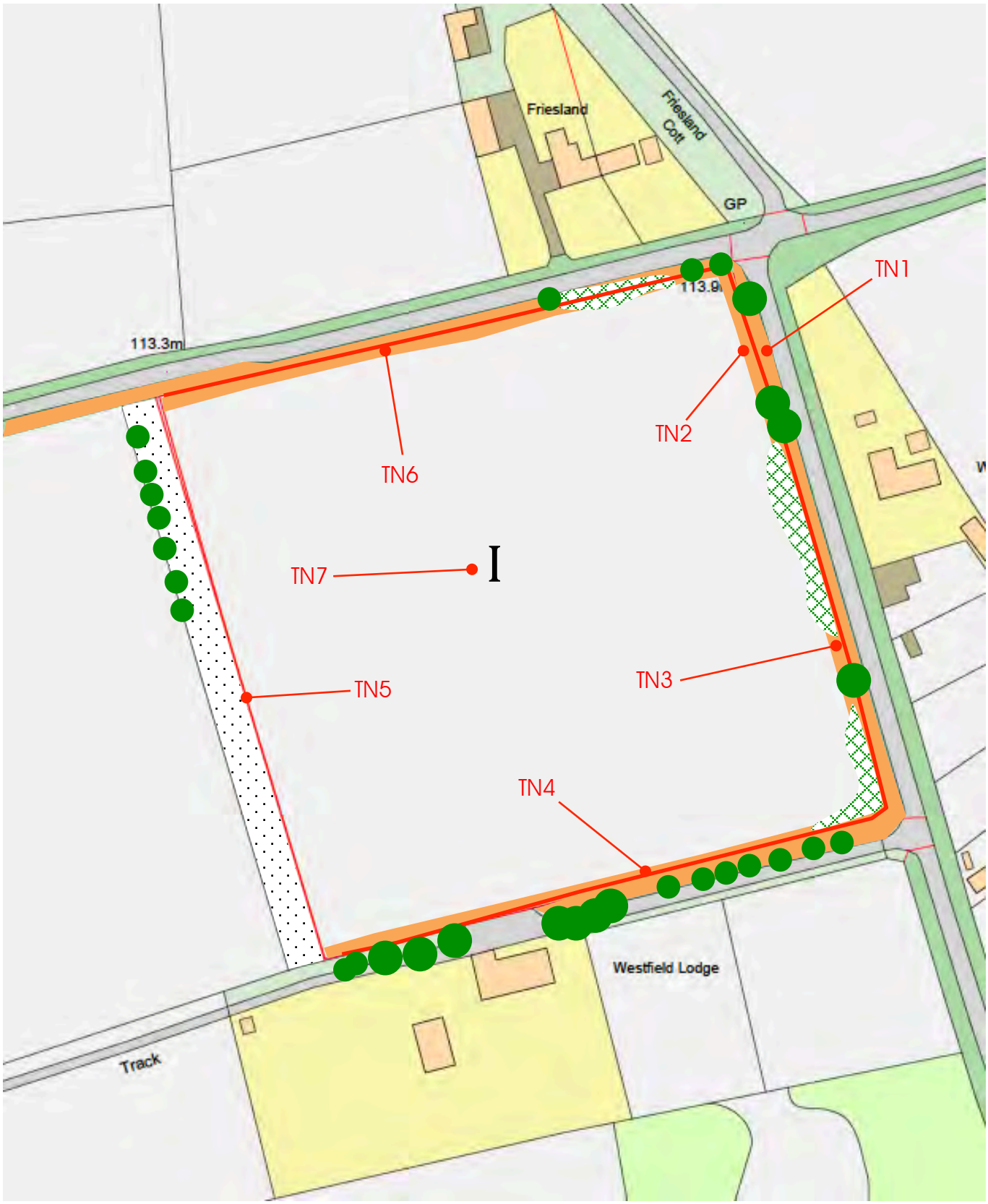
APPENDICES

Appendix 1 Habitat Plan



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ON BEHALF OF
Shilton Parish Council

PROJECT
Hen N Chick Lane

SCALE
NTS

DATE
Mar 18

PROJECT NO
eg18820

APPROVED
MD

TITLE
Phase 1 Map

appendix E Arboriculture

Arboricultural Impact Assessment
Arboricultural Method Statement
Tree Protection Plan

Land at junction of Hen N Chick Lane & Alvescot Road
Shilton
West Oxfordshire
OX18 4AH

Prepared by Jim Walker BA (Hons) TechArborA

For Environmental Gain Ltd

February 2018

alltree services ltd

Ref: 18091AIAv01

Record Sheet

Report Title	Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan
Site Address	Land at junction of Hen N Chick Lane & Alvescot Road Shilton West Oxfordshire OX18 4AH
Project	New housing and village green with associated car parking
Client	Environmental Gain Ltd
Author	Jim Walker BA (Hons) TechArborA
Report reference	18091AIA
Version	v01
Date of issue	22nd February 2018

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Contents

Executive Summary

1. A Community Right to Build Order (CRTBO) is to be submitted for provision of new houses and associated car parking with access off Hen N Chick Lane; plus a village green and associated parking area with vehicular access off Alvescot Road and a pedestrian entrance on the junction.

2. The project will necessitate the removal of a semi-mature walnut (T2), plus hawthorns (T3, G4, T5). These are small low quality trees and their loss will have negligible impact on the visual amenity of the area. No other trees on or adjacent to the site are proposed for removal.

3. The minor loss of tree cover on site should be adequately mitigated by replacement tree planting as part of a detailed soft landscape scheme.

4. All retained trees on and immediately adjacent to the site should remain unaffected by the development provided that the recommended tree protection measures are installed and maintained for the duration of the project.

1.0 Introduction

1.1 Brief

1.1.1 This survey and report is prepared by All Tree Services Ltd for Environmental Gain Ltd following an instruction from Matt Davies.

1.1.2 The report is undertaken in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. It should be submitted with the project planning application to demonstrate that the implications of the proposal on the trees located on and adjacent to the site have been fully considered.

1.1.3 The information within this report is supplied in order to:

- Identify and assess the quality and value of the trees on and adjacent to the site
- Identify root protection areas (RPAs) for retained trees and present the information on a tree protection plan (TPP)
- Evaluate the likely effects of development activities on retained trees, as well as the impact of any tree removal, and provide recommendations to mitigate any adverse impact
- Provide a Tree Protection Plan (TPP) showing trees for removal/retention, location of protective fencing and areas requiring additional protective measures
- Provide an Arboricultural Method Statement (AMS) detailing specific measures to protect retained trees during the development works

1.2 Documents provided to All Tree Services Ltd

- Proposed layout
- Location Plan
- Community Right to Build Order – Draft Feb 2018_v3

1.3 Limitations and inspection notes

1.3.1 A site visit was undertaken by Jim Walker of All Tree Services Ltd on 15th February 2018.

1.3.2 The trees were visually inspected from ground level with the aid of binoculars, mallet and metal probe. No internal decay detection devices were used in assessing stem condition.

1.3.3 The findings and recommendations within the report relate to conditions found at the time of inspection and are valid for a period of one year only. Any significant alteration to the site that may affect tree condition (such as excavations, changes in soil levels or drainage patterns) will necessitate a re-assessment of the trees and the site.

1.3.4 It should be noted that this survey is not a tree safety inspection and comprehensive long term management recommendations are not provided. Trees are dynamic living organisms whose condition can change rapidly. Therefore it is recommended that the trees are inspected at regular intervals during the course of the development and that a detailed condition assessment is undertaken upon completion.

1.3.5 No assessment has been carried out regarding any structural impact that the trees may have on buildings and structures. It is recommended that a detailed soil assessment is undertaken by a suitably qualified person to determine soil type, texture, plasticity and pH.

1.4 Data collection

Survey findings are presented in Tree Schedule (Appendix A) and include:-

- Designated tree/hedge number
- Tree species - Common and scientific name
- Height in metres
- Stem diameter in millimetres
- Root Protection Area (as a radius from tree stem in metres and as m^2)
- Branch spread (to N, S, E and W) in metres
- Crown clearance (height of periphery of crown spread above ground level) in metres
- Height in metres of first significant branch and direction of growth
- Life stage - Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M), Over mature (OM), Veteran (V)
- Physiological condition - Good (G), Fair (F), Poor (P), Dead (D)
- Tree structural condition - Good (G), Fair (F), Poor (P)
- Condition and site notes where this has a bearing on the health or structural condition of the tree
- Management recommendations and/or work in light of proposed development
- Estimated remaining contribution in years - (<10, 10+, 20+, 40+)
- Retention category as set down in Cascade chart for tree quality assessment (Section 4.5 and Table 1 of BS 5837:2012)

1.4.1 Tree height has been measured with a clinometer and rounded to the nearest half metre. Stem diameter has been measured according to BS 5837:2012 Annex C and rounded to the nearest 10mm.

1.4.2 Constraints on the design of the development are presented in the Tree Schedule Table (Appendix A) and the Tree Protection Plan (TPP) (Appendix B). The minimum root

protection areas (RPA) for each tree has been calculated and plotted on the TPP in accordance with section 4.6 of BS 5837:2012. This is an area in m² equivalent to a circle around the tree with a radius twelve times the stem diameter. The TPP also shows a representation of the crown spread of each tree measured in four cardinal directions.

1.4.3 A retention value has been given to each tree based on its condition, quality and future contribution to the site in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations (see Appendix A, Table 1).

1.4.4 Trees falling within categories A, B, or C should be a material consideration within the development process and are given a numbered subcategory (1-3) to reflect their arboricultural, landscape or conservation/cultural value respectively. Category A and B trees represent those trees most worthy of retention and any design should reflect this. Category C trees are of less importance and would generally be retained only where they would not pose a significant constraint on the development. Category U trees are those that would normally be removed in the short term as part of routine arboricultural management and therefore may be excluded from the design/planning process.

2.0 Site Location and Description

2.1 The site comprises a broadly square piece of arable land of approximately 2.23ha. It lies on the western side of the village of Shilton, southwest of the junction between Hen N Chick Lane and Alvescot Road.

Fig. 1 Site location and approximate extent of survey

2.2 The field is level and currently accessed via a gateway at its northeast corner. Limestone walls define the northern and eastern margins with stock fencing along the southern and western borders.

2.3 The site is bounded to the north and east by public roads and to the south and west by residential access drives.

2.4 There are no trees of note within the site. Occasional hedgerow remnants of hawthorn (T1, T3, G4, T5) plus a small semi-mature walnut (T2) are growing either side of the stone wall along the northern boundary.

2.5 Approximately ten metres beyond the western boundary is a row of thirteen trees (G6). These comprise Norway maple, ash, walnut and horse chestnut, located to the west of a private access track. These trees are at sufficient distance from the site boundary to be unaffected by any future development.

2.6 A variety of ornamental and specimen trees are growing immediately beyond the southern boundary within the curtilage of Westfield Lodge (G7 to G14). These include ash, maple sycamore, cherry and Western red cedar.

2.7 Occasional self-sown sycamores are growing within the roadside verge adjacent to the eastern boundary and existing site access. (T15 to T20).

2.8 New mixed hedging has recently been planted inside the northern and southern boundaries.

3.0 Arboricultural Impact Assessment

3.1 Development proposal

A Community Right to Build Order (CRTBO) is to be submitted for provision of new houses and associated car parking with access off Hen N Chick Lane; plus a village green and associated parking area with vehicular access off Alvescot Road and a pedestrian entrance on the junction.

3.2 Potential arboricultural implications

The potential arboricultural implications of this development are:

- Loss of amenity due to tree removal
- Potential damage to retained trees below ground
- Potential damage to aerial parts during construction work
- Future pressure for pruning/removal after the development
- Contamination of soil from building materials

3.3 Tree removal

3.3.1 Table 1 – showing trees identified for removal to facilitate the development

Category	Colour on Plan	Tree/Group Nos.	Total
U - Trees unsuitable for retention longer than ten years i.e. dead, dying or with irremediable defects	**Dark red**		0
A -Trees of high quality with an estimated remaining life expectancy 40+ years	**Light green**		0
B -Trees of moderate quality with an estimated life expectancy 20+ years	**Mid blue**		0
C- Trees of low quality with estimated life expectancy 10+ years, or young trees with <150mm dia.	**Grey**	2, 3, 4, 5	4

3.3.2 The development will necessitate the removal of a semi-mature walnut (T2), plus hawthorns (T3, G4, T5). These are small, low quality trees and their loss will have negligible impact on the visual amenity of the area.

3.3.3 No other trees on or adjacent to the site are proposed for removal.

3.3.4 The minor loss of tree cover on site should be adequately mitigated by replacement tree planting as part of a detailed soft landscape scheme.

3.4 Potential damage to retained trees below ground

3.4.1 Trees located outside the site boundary are a material constraint to the development and there remains a legal obligation to ensure that their health and condition are not adversely affected.

3.4.2 Trees beyond the western boundary (G6) will be unaffected by the development.

3.4.3 Trees outside the southern and eastern boundaries should not be adversely affected by the development provided that temporary tree protection fencing is installed and maintained as specified in section 4.0 below and located in the positions indicated on the Tree Protection Plan.

3.5 Potential damage to aerial parts during construction work

3.5.1 The proposed development is at sufficient distance from retained trees so that no conflict with construction activities is anticipated.

3.5.2 Canopies of retained trees should remain unaffected by the development provided that tree protection fencing is installed and maintained as specified.

3.6 Installation of underground services

3.6.1 Underground foul water, soakaways and water services should be located outside RPAs of retained trees.

3.6.2 If encroachment into RPAs is unavoidable, alternative methods of excavation/installation may be required, such as hand digging or thrust boring. Advice should be sought from the project arboriculturist and approval of the Local Planning Authority may be required (refer to NJUG Vol 4 2007 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees).

3.7 Future pressure for pruning/removal after the development

The retained trees are at sufficient distance from the proposed development that no future pressure for pruning or removal is anticipated.

3.8 Contamination of soil from building materials

No materials that are likely to have an adverse effect on tree health should be stored or discharged within RPAs or 10m of a tree stem (whichever is greater). Such materials include oil, bitumen and cement.

4.0 Protective Fencing

4.1 The majority of tree roots generally occur in the top metre of soil and may extend well beyond the canopy spread. The principal causes of damage to trees during development works are from root severance during excavation work, soil compaction from site vehicles and ground level changes. It is therefore essential that suitable tree protection is installed before any equipment, machinery or materials are brought onto the site and maintained for the duration of the development.

4.2 The tree protection fencing should be erected at the locations identified on the tree protection plan (Appendix B) and in accordance with BS 5837:2012 Paragraph 6.2.2.3 and Fig 3. This should comprise "heras" panels, supported by stabiliser struts, attached to a base plate and secured with ground pins.

4.3 Once erected, the barriers and construction exclusion zone (CEZ) within should be regarded as sacrosanct, and should not be removed or altered without consent from the LPA or project arboriculturist.

4.4 The protective fencing should remain in place until all excavation and hard landscaping works have been completed and equipment, machinery and surplus materials have been removed from the site. The fencing can then be removed with agreement of the arboricultural consultant to enable completion of any soft landscaping works.

5.0 Legal Constraints

5.1 It is understood that the site is not within a Conservation area nor are any trees currently subject to a Tree Preservation Order (TPO). Confirmation should be obtained from the local planning authority prior to carrying out any tree work not approved as part of this planning application.

5.2 Attention is drawn to the Wildlife and Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000, and The Conservation of Habitats and Species Regulations 2010. These acts and regulations provide statutory protection for listed species of flora and fauna. Of particular relevance to tree work is the comprehensive protection afforded to birds and bats. This has implications for timing of works, as well as the requirement for surveys and licences in certain cases.

6.0 Arboricultural Method Statement

6.1 Scope

6.11 This Method Statement outlines measures for protection of retained trees during the course of the development. It is intended to be a standalone document for use during the implementation of the proposed works.

6.12 Copies of the Arboricultural Method Statement document will be available for inspection on site and will form the basis of the management of all works relating to the trees on the site following commencement of the project.

6.2 Site location

Land at junction of Hen N Chick Lane & Alvescot Road, Shilton, W. Oxfordshire, OX18 4AH

6.3 Contact details

6.3.1 **Applicant**
Shilton Parish Council

6.3.2 **Agent**
To be confirmed

6.3.3 **Main contractor**
To be confirmed

6.3.4 **Arboricultural consultants**
All Tree Services Ltd
Cutlers Green, Chewton Mendip, Somerset, BA3 4NE
E-mail: info@alltree.co.uk Tel: 01761 241871

6.3.5 **Local authority**
West Oxfordshire District Council
Elmfield, New Yatt Road, Witney, OX28 1PB

6.4 Supervision and monitoring

6.4.1 The appointed arboricultural consultant will be responsible for the monitoring of all operations relating to the following arboricultural issues:

- Tree works as specified in the Schedule of Works (Appendix A)
- The erection of protective barriers around the retained trees in accordance with the Tree Protection Plan drawing no. 180221-HNC-TPP-AM

6.4.2 A pre-commencement site meeting will be arranged with the project team to agree site logistics and ensure that the tree protection measures are understood and will be implemented and adhered to.

A record of site visits will be completed by the arboricultural consultant using a standard pro-forma.

A copy of each site visit report will be maintained for inspection on site. Copies of each report will be forwarded to the following:

- Project Manager
- Site Agent
- Local Planning Authority Tree Officer

6.5 Arboricultural works

6.5.1 The Schedule of Works in Appendix A sets out recommended felling and/or remedial work.

6.5.2 All remedial work will be carried out before commencement of any other site operations including the erection of protective barriers.

6.5.3 All works will be carried out in accordance with BS 3998:2010 'Tree work. Recommendations'.

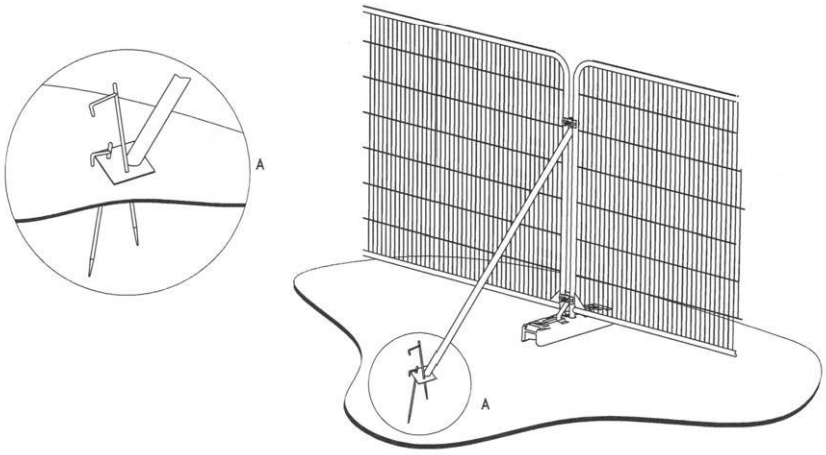
6.5.4 All tree work will be undertaken with due regard to the Wildlife and Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2010.

6.6 Protective fencing

6.6.1 Once remedial tree work has been completed, and before any equipment, machinery or materials are brought onto the site, protective barriers will be erected in locations identified on the TPP (Appendix B).

6.6.2 The protective barriers will be erected in accordance with BS 5837:2012 Paragraph 6.2.2.3 and Fig 3 (see below). This will comprise "heras panels", supported by stabiliser struts, attached to a base plate and secured with ground pins.

Taken from BS 5837:2012, Fig 3



a) Stabilizer strut with base plate secured with ground pins

6.6.3 All weather exclusion site notices will be fixed to the fencing panels (see Appendix C).

6.6.4 Once the fencing is in place, the arboricultural consultant will undertake a site inspection and produce a site report as outlined in Section 6.4.2.

6.6.5 With the exception of works detailed in this method statement and/or approved by the Local Planning Authority (LPA), no excavation, demolition, construction or storage/ dumping of materials will take place within the exclusion zone (as defined by the protective fencing), for the duration of the development works.

6.6.6 Once the protective barriers have been erected, no panels shall be temporarily removed without prior consent from the LPA tree officer and supervision of the arboricultural consultant.

6.6.7 The protective fencing will remain in place until all excavation and hard landscaping works have been completed and equipment, machinery and surplus materials have been removed from the site. The fencing will be removed with agreement of the arboricultural consultant to enable completion of any soft landscaping works.

6.7 Site access, plant and machinery, site compound

6.7.1 Site access will be via Hen N Chick Lane and Alvescot Road.

6.7.2 Storage of materials, parking and welfare facilities are to be confirmed and will be outside RPAs of retained trees.

6.8 Underground services

Underground services will be connected to existing or routed outside RPAs of retained trees.

6.9 Soft landscaping

6.9.1 All soft landscaping will be undertaken after completion of the main construction phase and in accordance with the submitted hard and soft landscaping scheme.

6.9.2 All topsoil, seeding and/or turfing work within RPAs will be undertaken manually. No vehicles or plant shall enter the RPAs.

6.9.3 New trees and shrubs (refer to hard and soft landscaping scheme) will be planted during the first available planting season after completion of the construction phase.

6.9.4 Trees will be planted and maintained in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations and Section 10.2 of the National Plant Specification - 'Handling and Establishing Landscape Plants' (HTA).

6.9.5 Trees will be inspected regularly to ensure that a one metre radius weed free area is maintained and the trees are securely anchored for a period of two years. Stakes/ties shall be removed as appropriate when deemed to be no longer necessary.

6.9.6 During the first two growing seasons, trees will be irrigated to field capacity every week in periods of dry weather.

6.9.7 Should any tree fail, it will be replaced with a similar size and species in the first available planting season.

6.10 General precautions - summary

6.10.1 Protective fencing and ground protection must not be removed or altered without prior consultation with either the Local Planning Authority (LPA) or the project arboriculturist.

6.10.2 No unauthorised excavation will take place within Root Protection Areas.

6.10.3 No materials that are likely to have an adverse effect on tree health will be stored or discharged within the RPA or 10m of a tree stem (whichever is greater). Such materials include oil, bitumen and cement.

6.10.4 No services including surface water drainage or soakaways will be installed within the RPAs of retained trees.

6.10.5 Location of cranes and truck mounted loaders will be positioned so that contact with tree canopies is avoided.

6.10.6 No notice boards, cables or other services will be attached to any tree.

6.10.7 No fires will be lit on site of any kind.

6.10.8 No tree pruning may be undertaken by anyone other than a suitably qualified and experienced arborist.

6.10.9 Any physical damage caused to a tree retained on site must be reported to the site agent immediately.

6.10.10 Damage to protective fencing or ground protection must be reported to the site agent immediately.

6.11 Contingency plans

6.11.1 In the event of any incidents occurring that may adversely affect tree health, the site agent shall inform the arboricultural consultant at the earliest opportunity and not more than one working day following the incident.

6.11.2 The arboricultural consultant will visit the site to inspect and assess the circumstances and make any appropriate recommendations. The LPA tree officer will be informed and any remedial action will be submitted for approval.

6.11.3 Incidents which may merit such contingency plans include:

- Accidental / unauthorised damage to the limbs, roots or trunk of trees
- The discharge / spillage of toxins / waste within or adjacent to a Root Protection Area
- Unauthorised breaching of a tree protective barrier or Construction Exclusion Zone

References

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Appendix A

Tree schedule and schedule of works in light of proposed development

Table 1 Cascade Chart for tree quality assessment taken from BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Appendix A - Tree Schedule Land at junction of Hen N Chick Lane & Alvescot Road, Shilton, W. Oxfordshire, OX18 4AH

Client Environmental Gain Ltd

Surveyor Jim Walker TechArborA

Survey Date 15th February 2018

Tree / Group Number	Species Common and *Scientific Name*	Height (m)	Stem Diameter (mm)	RPA Radius (m)	RPA (m^2)	Branch Spread Radius (m)				Canopy Height (m)	First Significant Branch Height (m) & Direction	Life Stage	Physiological Condition	Structural Condition	Condition and Site Notes	*Schedule of works in light of proposed development*	Estimated Remaining Contribution (Yrs.)	Retention Category
						N	S	E	W									
T1	Hawthorn *Crataegus monogyna*	6.0	150	1.80	10	2.0	2.0	2.0	2.0	1.0	1.0 E	M	F	F	Hedgerow remnant		10+	C1
T2	Common Walnut *Juglans regia*	5.0	150	1.80	10	2.0	2.0	2.0	2.0	0.5	0.5 S	SM	G	G		*Remove for development*	10+	C1
T3	Hawthorn *Crataegus monogyna*	5.0	250	3.00	28	2.0	2.0	3.0	3.0	1.0	1.0 N	M	F	F	Hedgerow remnant	*Remove for development*	10+	C1
G4	Hawthorn *Crataegus monogyna*	5.0	250	3.00	28	2.0	3.0	4.0	4.0	1.0	1.0 S	M	F	F	Hedgerow remnant	*Remove for development*	10+	C1
T5	Hawthorn *Crataegus monogyna*	5.0	200	2.40	18	1.0	2.0	3.0	3.0	1.5	1.0 E	M	F	F	Hedgerow remnant	*Remove for development*	10+	C1

Tree / Group Number	Species Common and *Scientific Name*	Height (m)	Stem Diameter (mm)	RPA Radius (m)	RPA (m^2)	Branch Spread Radius (m)				Canopy Height (m)	First Significant Branch Height (m) & Direction	Life Stage	Physiological Condition	Structural Condition	Condition and Site Notes	*Schedule of works in light of proposed development*	Estimated Remaining Contribution (Yrs.)	Retention Category
						N	S	E	W									
G6	Norway Maple *Acer platanoides* Common Ash *Fraxinus excelsior* Common Walnut *Juglans regia* Horse Chestnut *Aesculus hippocastanum*	12.0 av.	500# av.	6.00	113	4.0	4.0	4.0	4.0	2.0	1.5 E	SM	G	F	Row of trees outside site boundary at approximately 4m to 5m centres. No access to survey. Will not be impacted by proposed development		20+	B2
G7	Sycamore *Acer pseudoplatanus*	10.0	200# av.	2.40	18	2.0	2.0	2.0	2.0	1.0	1.5 N	SM	G	G	Located outside site boundary		10+	C2
T8	Apple *Malus sp.*	5.0	280#	3.30	34	3.0	3.0	3.0	3.0	1.5	1 W	M	F	F	Located outside site boundary		10+	C1
G9	Common Ash *Fraxinus excelsior* Norway Maple *Acer platanoides*	12.0	350#	4.20	55	5.0	4.0	4.0	4.0	1.0	1.5 N	SM	G	G	Located outside site boundary		10+	C1
T10	Sycamore *Acer pseudoplatanus*	11.0	550#	6.60	137	7.0	5.0	5.0	5.0	2.0	2.0 N	SM	G	G	Located outside site boundary		20+	B1
T11	Norway Maple *Acer platanoides*	10.0	350#	4.20	55	4.0	4.0	4.0	4.0	3.0	2.5 W	SM	G	G	Located outside site boundary		10+	C1

Tree / Group Number	Species Common and *Scientific Name*	Height (m)	Stem Diameter (mm)	RPA Radius (m)	RPA (m^2)	Branch Spread Radius (m)				Canopy Height (m)	First Significant Branch Height (m) & Direction	Life Stage	Physiological Condition	Structural Condition	Condition and Site Notes	*Schedule of works in light of proposed development*	Estimated Remaining Contribution (Yrs.)	Retention Category
						N	S	E	W									
T12	Western Red Cedar *Thuja plicata*	10.0	350#	4.20	55	3.0	3.0	3.0	3.0	0.0	-	SM	G	G	Located outside site boundary		10+	C1
G13	Cherry *Prunus sp.* Common Ash *Fraxinus excelsior*	11.0	300#	3.60	41	7.0	5.0	4.0	4.0	1.0	1.0 N	SM	G	F	Two cherry and one ash located outside site boundary		10+	C2
G14	Norway Maple *Acer platanoides*	8.0 av.	200#	2.40	18	3.0	3.0	3.0	3.0	1.0	1.0 N	SM	G	G	Located outside site boundary		10+	C2
T15	Sycamore *Acer pseudoplatanus*	13.0	780 m/s calc.	9.30	272	7.0	8.0	6.0	6.0	1.0	1.5 W	EM	F	F	Located outside site boundary		10+	C1
T16	Sycamore *Acer pseudoplatanus*	11.0	410	4.80	72	2.0	5.0	3.0	4.0	1.5	1.5 S	EM	G	G	Located outside site boundary		10+	C1
T17	Sycamore *Acer pseudoplatanus*	15.0	720 m/s calc.	8.70	238	7.0	5.0	5.0	5.0	1.0	1.5 N	EM	G	F	Located outside site boundary. Multi-stem with compression fork union. Major dead wood. Ivy		10+	C1
T18	Sycamore *Acer pseudoplatanus*	11.0	520 m/s calc.	6.30	125	7.0	6.0	5.0	5.0	1.0	1.0 N	SM	G	F	Located outside site boundary. Multi-stem with compression fork union. Ivy		10+	C1

Key to Schedule:

Height (metres)	Height in metres measured with a clinometer	
Stem Diameter (mm)	Stem diameter (mm) measured at 1.5 metres or immediately above root flare for multi stem trees and rounded to nearest 10mm.	
RPA Radius (m)	Root Protection Area as a radius from tree stem in metres	
RPA (m^2)	Root Protection Area in square metres	
Branch Spread Radius (m)	Branch spread in metres as radius from stem taken at the four cardinal points (N, S, E, W)	
Canopy Height (m)	Existing height of tree canopy above ground level measured in metres	
First Significant Branch Height & direction	Existing height of first significant branch above ground level and direction of growth	
Life Stage	Y	Young (newly planted tree 0-10yrs)
	SM	Semi-mature (tree in first third of normal life expectancy for species)
	EM	Early Mature (tree in second third of normal life expectancy for species)
	M	Mature (tree in final third of normal life expectancy for species)
	OM	Over mature (tree beyond normal life expectancy for species)
	V	Veteran (tree that is of interest biologically, aesthetically or culturally because of its age, size or condition)
Physiological condition	Good	Fully functioning biological system with normal extension growth, leaf/bud size, crown density, incremental growth for species
	Fair	Fully functioning biological system but displaying below average extension growth, leaf/bud size, crown density, incremental growth for species.
	Poor	Biological system with low functionality symptoms include: - poor extension growth, small and/or chlorotic leaves, small buds, limited incremental growth, sparse crown and/or die back.
	Dead	Tree is dead
Structural Condition	Good	Tree without any significant structural defects
	Fair	Tree with minor defects that may be remedied with appropriate management.
	Poor	Tree with significant defects that cannot be remedied
Retention Category	Trees categorised in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations Table 1 Cascade chart for tree quality assessment	

Table 1 - Cascade Chart for Tree Quality Assessment

Category and Definition	Criteria (including subcategories where appropriate)			Identification on Plan
Trees unsuitable for retention (see note)				
Category U Those 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	• 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 U category trees (e.g.. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline • 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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve;			**DARK RED**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** 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)	**LIGHT GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded 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 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 or other cultural value	**MID BLUE**
Category C **Tree of low quality** 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 landscape value, and/or trees offering low or only temporary/transient landscape benefits	Trees with no conservation or other cultural value	**GREY**

Table 1 - Cascade chart for tree quality assessment taken from BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

Appendix B

Tree Protection Plan - Drawing no. 180221-HNC-TPP-AM

Hen N Chick Lane

113.3m

113.9m

access

village green

Alvescot Road

Westbourne

courtyard & parking

village pond

Track

meadow

parking

Westfield Lodge

Hedge

T1 T2 T3 G4 T5 G6 T8 G7 G9 T10 T11 T12 G13 G14 T15 T16 T17 T18 T19 T20

NOTES:
All tree and group locations are approximate.
Measurements are estimated for Nos. G6 to G14.

N

5m 10m

Symbol Guide

- Root Protection Area
- Canopy Spread
- Tree Position, (colour represents retention category)
- Tag Number

BS5837:2012 - Tree Category

- Category A Trees High Quality
- Category B Trees Moderate Quality
- Line of Protective Fencing
- Category C Trees Low Quality
- Category U Trees Poor Quality/Remove
- Proposed Tree for Removal

alltree services ltd
T. 01761 241871
E. info@alltree.co.uk
W. www.alltree.co.uk

Project Name:
Land at the junction of Hen N Chick Lane and Alvescot Road, Shilton, West Oxfordshire, OX18 4AH

Drawing Title:
Tree Protection Plan

Drawing Number:
180221-HNC-TPP-AM

Client:
Environmental Gain Ltd

Date:
February 2018

Scale:
1-250@A0

Appendix C

All weather construction exclusion zone site notice example

PROTECTIVE FENCING. THIS FENCING MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

TREE PROTECTION AREA

KEEP OUT !

(TOWN & COUNTRY PLANNING ACT 1990)

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A TREE PRESERVATION ORDER.

CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

OXFORDSHIRE COUNTY COUNCIL

OXFORDSHIRE COUNTY COUNCIL'S PRE APPLICATION ADVICE ON THE RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: West Oxfordshire
Application No: **18/W0001/Preapp**
Proposal: 12 dwellings located on the north-western part of the site.
Location: Land to the south west of the junction of Hen N Chick Lane and The South Lane, Shilton, Burford.

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic response (if appropriate) and technical team response(s).

Where possible these comments contain:

- **Advice on the feasibility of the location.**
- **Advice on what to include in a full application.**
- **Advice on the need for any pre-application surveying to be undertaken.**

Disclaimer

Please note this advice represents the opinion of an Officer(s) of the Council only, which is given entirely without prejudice to the formal consideration of any planning application which may be submitted.

Transport Development Control

Key issues:

- The applicant will need to submit a plan showing the exact location of the vehicular access.
- The vehicular access to the proposed development will need to be a bell-mouth access with a minimum radii of 6m. This does not apply to the individual accesses.
- A Traffic Regulation Order (TRO) will be required to relocate the existing speed limit signage located approximately 125m east of the proposed site access.
- The proposed access is located approximately 150m west of the nearest footway and street lighting amenities.
- The proposed access is located approximately 850m from bus stops that are served by at least an hourly bus service, and this is along sporadic footways with intermittent lighting and steep inclines and declines.
- There are no hardstanding areas at the above-mentioned bus stops.

Legal agreement required to secure:

Were this proposal to be submitted as a planning application, the following legal agreements would be required:

An agreement would be required under Section 278 of the Highways Act 1980 to enable the applicant to construct the above-mentioned bell-mouth accesses and visibility splays required to serve the development from Hen N Chick Lane.

Should the applicant wish to offer the access road for adoption as public highway, an agreement would be required under Section 38 of the Highways Act 1980 to enable the Local Highway Authority to adopt some or all the access roads, including the visibility splays, from hen N Chick Lane into the development as public highway maintainable at public expense.

An agreement would be required under the Road Traffic Regulation Act 1984 to enable the applicant to apply for a Traffic Regulation Order (TRO) to relocate the existing speed limit on Hen N Chick Lane from its current location to a point approximately 50m west of the proposed access to the development. Please note that a fee of £2,700 will be payable to Oxfordshire County Council's Road Safety Engineering team for the cost of administering this. Please note that this does not cover the cost of any physical works and that this process is subject to consultation. The County Council's Road Safety Engineering team can be contacted at: Road.Safety@Oxfordshire.gov.uk.

Conditions:

Should this be submitted as part of a planning application, and were the Local Planning Authority minded to grant full or outline planning permission for it, the following planning conditions would need to be attached:

Access between the land and the highway boundary
The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
Reason: To ensure a safe and adequate access.

Visibility Splays
Visibility splays shown on the submitted plan shall be provided as an integral part of the construction of the accesses and shall not be obstructed at any time by any object, material or structure with a height exceeding 0.9 metres above the level of the access they are provided for.
Reason: In the interests of highway safety.

Accesses, Layout, Turning Areas and Car Parking
No dwelling shall be occupied until the vehicular accesses, footways, driveways, car and cycle parking spaces, turning areas and parking courts that serve each dwelling have been constructed, laid out, surfaced, lit and drained in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety.

Drainage
Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features – attenuation volume
- Infiltration in accordance with BRE365
- Detailed drainage layout with pipe numbers
- SUDS – Permeable Paving, Rainwater Harvesting, Green Roof
- Network drainage calculations
- Phasing
- The plans must show that there will be no private drainage into the public highway drainage system

Reason: In the interests of highway safety.

Vehicle Tracking
Prior to the commencement of the development, vehicle tracking, which will be able to show that a refuse vehicle of not less than 11.6m in length can enter and exit the development safely in forward gear shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the development, construction shall commence in accordance with the approved details.
Reason: In the interests of highway safety

Informatives:

Location of the Highway Boundary
The applicant will need to offer the visibility splays wither side of the new access junction for adoption as public highway if they are not already within the boundary of the highway. To find out the exact location of the highway boundary on Hen N Chick Lane, the applicant is advised to contact Oxfordshire County Council's Highway Records team at:
https://www.oxfordshire.gov.uk/cms/content/contact-highway-records

Detailed comments:

Vehicular Access to the Development
The applicant proposes a bell-mouth access that is located approximately 90m west of the Hen N Chick Lane/South Lane junction. Motorists will access the development directly from Hen N Chick Lane, an unclassified rural road of 5m in width. For west-bound traffic, the speed limit on Hen N Chick Lane becomes derestricted approximately 105m east of the access, and for east-bound traffic it becomes 30mph. The applicant will need to demonstrate that they can provide visibility splays from the access that comply with standards in the Design Manual for Roads and Bridges, which can be accessed at:
http://www.standardsforhighways.co.uk/ha/standards/dmrb/.

The visibility splays must be informed by the results of 85th percentile wet weather speed surveys taken as near to the access point as possible.

Pedestrian Access to the Development
The above-mentioned access is located approximately 190m west of the nearest footway into the village of Shilton. This comprises of approximately 100m x 2m of pavement between Hen N Chick lane and Ladburn Lane. This stretch of Hen N Chick Lane is also unlit. On a site visit I conducted on 31 January 2018 I noted that there might not be enough land between the carriageway edge and the existing hedge-line to build a footway which could link to the existing footway network of 2m in width. Therefore, pedestrians would have to travel on the carriageway for this stretch of Hen N Chick Lane. Although a TRO to relocate the existing speed limit further westwards would reduce vehicle speeds, I do not think the applicant would be providing safe and suitable access to the development for all road users in all weathers were the existing carriageway to remain as it is now. In addition, I note that pedestrians would have to walk approximately 670m to the centre of the village of Shilton. Although there is one pub in the village, there are no shops and is no primary school.

Access to the Proposed Development by Public Transport

There is an existing bus shelter located 300m east of the access. However, this is served by the Villager service, a community transport service that provides one return journey from Shilton to Witney on a Wednesday.

There is an existing bus stop and that is located approximately 850m from the nearest bus stop, at The Hill/B4020 Shilton Road junction. This is served by busses operating between Woodstock and Burford via Witney and Carterton, Monday – Friday, and on an hourly basis on a Saturday.

However, to access this bus stop, residents must walk along the unlit, un-pavemented road for 190m, they must walk down a steep hill for approximately 180m, along an unsurfaced footway to cross a ford, and then up another hill, along a surfaced footway for 250m.

Although residents who are able bodied could walk this distance, those with small children, restricted mobility, and wheelchair users would not be able to use this route because of the existing topography. Also, there are no hardstanding areas at the existing bus stops, and residents would be forced to stand on a muddy verge to wait for the bus in winter time.

Given the distance that residents would have to walk along an unlit, un-pavemented carriageway of 5m in width, the existing topography of the footway between the proposed development, the village of Shilton, and the nearest bus stop that is served by a public bus service, I think it is difficult to conclude that the applicant can achieve safe and suitable access to the development for all road users in accordance with the National Planning Policy Framework.

Residential Roads Design Guide
Please see Oxfordshire county Council's current Residential Roads Design Guide for advice on the internal layout and vehicular parking within residential developments: https://www.oxfordshire.gov.uk/cms/content/transport-development-control-tdc.

Officer's Name: Will Marshall
Officer's Title: Senior Transport Planner
Date: 05 February 2018

appendix G Oxfordshire County Council Highway Records

OXFORDSHIRE COUNTY COUNCIL

Our Ref: MJ/31231/10.11.340
Your Ref: Brendan O'Neill

Highway Records
County Hall
New Road
Oxford
OX1 1ND

Brendan O'Neill
O'Neill Homer
Studio 106 Westbourne Studios
242 Acklam Road
Notting Hill
W10 5JJ

Owen Jenkins – Director for Infrastructure Delivery

Date: 14 March 2018

Dear Sir,

Shilton: Hen n Chick Lane – Highway Enquiry

Thank you for your email dated 7 March 2018 and the card payment for £33.00, a receipt for which is enclosed.

I attach a plan showing coloured what are, according to our current highway record plan (see Notes 1 & 2), the highways maintainable at the public expense in the area of interest and a key explaining the colouring used. Uncoloured areas are not publicly maintained and we hold no records of private ownership. The colouring shows the extent of the highways according to our current highway record plan except that where there is a roadside ditch the highway boundary is usually the roadside edge of the ditch. There can however be exceptions to this rule and we may have further information on any particular ditch.

Public Rights of Way may be viewed online via the Countryside Access Map:
https://www.oxfordshire.gov.uk/cms/content/countryside-access-maps

For confirmation of the current legal position and any possible changes since 21 February 2006, or if you would like further information about public rights of way, please contact Definitive Map and Commons at the Countryside Service, Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE (01865 810808).

If you have any questions about the plan, please contact this office.

Yours faithfully,

Mrs Caren R O'Sullivan
Highway Records Manager
Please ask for: Highway Records
Direct line: 01865 815082
Email: highway.records@oxfordshire.gov.uk
www.oxfordshire.gov.uk
Enc.

INVESTORS IN PEOPLE

KEY TO HIGHWAY RECORD MAPS

HIGHWAY AUTHORITY: DEPARTMENT OF TRANSPORT

Motorway	Indigo blue
Trunk Road	Violet

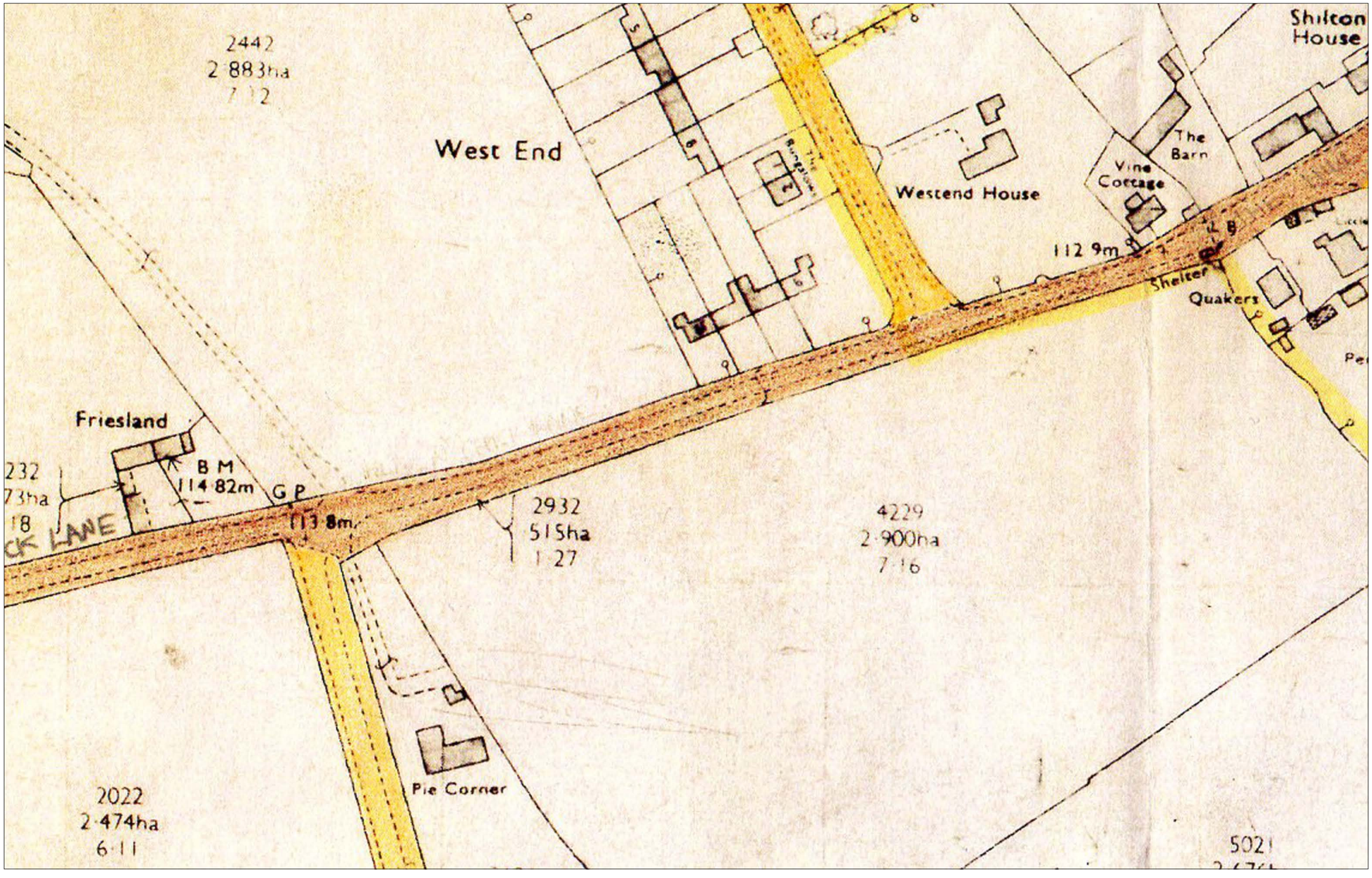
HIGHWAY AUTHORITY: COUNTY COUNCIL

Class 1 ('A' class)	Carmine Red
Class 2 ('B' class)	Grass green
Class 3 (classified unnumbered)	Sienna brown
Unclassified	Golden brown
Unclassified unmetalled	Lemon yellow
✵ Byway open to all traffic (BY or BOAT)	Pink
✵ (CRB) Re-designated as a restricted byway	True green (dashed)
✵ (CRF) Re-designated as a restricted byway	Purple (dashed)
✵ Bridleway (BR)	True green
✵ Definitive footpath (FP)	Purple
Definitive footpath (surfaced)	Purple dots on vermillion
Adopted footpath	Vermilion
Cycle track	Sky blue
See note on plan for details	Hatched

✵ For confirmation of existence and width of a Right of Way shown as a line only on the plan please contact Rights of Way on Tel: 01865 810808 or email country.side@oxfordshire.gov.uk

✵ Under the Countryside & Rights of Way Act 2000, CRBs & CRFs were re-designated as Restricted Byways (RBs).

X:\Lands And Records\Labels\Key to highway record Maps (Blank).docx


2442
2·883ha
7·12
West End
Shilton House
The Barn
Vine Cottage
Westend House
112·9m
Shelter
Quakers
Friesland
B M
114·82m
G P
113·8m
232
73ha
18
LANE
2932
51Sha
1·27
4229
2·900ha
7·16
Pie Corner
2022
2·474ha
6·11
5021

appendix H Consultation Event 24th February 2018

The Consultation

If you have any comments to make on the Draft Order (and the Draft Neighbourhood Plan as well) then please email the Parish Clerk (shiltonclerk@gmail.com) or write to The Parish Clerk, c/o The Old Chapel, Langford, Lechlade, Gloucs GL7 3LF. Please note that the deadline for sending comments is **5pm on Monday, 19 March 2018.**

What Next?

The Parish Council will review the comments received and will make any necessary changes so that the final Order can be submitted to the District Council, which will arrange an independent examination and then the referendum of both the Order and the final Neighbourhood Plan later this year.

Shilton Community Land Trust

In the meantime, the Parish Council is in the process of setting up a new Community Land Trust to fund, build and manage the project. The Trust will be independent of the Council but will be community controlled. There are a number of successful Trusts in the UK that have been set up to deliver and manage these kinds of projects. Trusts provide guarantees that the land will used for the benefit of the community in perpetuity whilst giving everyone in the community the opportunity to become a member of and help manage the Trust. If you are interested in hearing more about the Trust, please contact the Parish Council.

To see the full document go to the website shiltonparishoxon.co.uk

February 2018

Shilton Parish Council

Draft Community Right to Build Order
Hen N Chick Lane

Shilton Parish Council has prepared a Draft Community Right to Build Order to implement a policy in its Draft Neighbourhood Plan which proposes to allocate land at Hen N Chick Lane on the edge of Shilton for a small affordable housing scheme and a new village green.

Orders are like planning applications, in that they grant permission for development, but with two key differences. They can only be prepared by a Parish Council on behalf of the local community and they can only be approved if the local community votes in favour at a referendum.

The Draft Order proposes that planning permission is granted for the following scheme:

The provision of:

- A mix of 2, 3 and 4 bedroom affordable and open market houses, of up to 12 no. in total, with a total gross internal floor area of up to 1,200 m2
- two new road accesses off Hen N Chick Lane to serve the housing and up to 20 car parking spaces within a walled courtyard to serve the affordable housing
- a village green of approximately 1.0 hectare (2.4 acres) with an associated parking area for 15 vehicles served by a new vehicle access off Alvescot Road
- a pedestrian entrance/gateway to the green on the junction incorporating the existing bus stop
- a surface water attenuation pond
- new hard and soft landscape works within the site including a perimeter planting to the village green, a high quality hard landscaped frontage and planting to the development boundary with the village green, to provide a setting and residential amenity, some feature planting to the village green and landscaping of incidental spaces to provide amenity and a setting for the village green.

shiltonparishoxon.co.uk

Shilton Community Right to Build Order 1

welcome

This exhibition has been prepared by the Shilton Parish Council neighbourhood plan steering group to hear your views on proposals for the development of land off Hen N Chick Lane on the western side of the village to create a new village green along with ten new affordable homes for the parish and up to two houses for sale fronting onto Hen N Chick Lane to help fund the project.

The proposed site is shown outlined in red on the aerial plan opposite.

These proposals are part of the Shilton Parish Neighbourhood Plan which is seeking to protect the longer term future of the parish. For more information on the Neighbourhood Plan see the following link:

https://www.shiltonparishoxon.co.uk/planning

what are your views?

To make sure your views are considered, please complete the questionnaire leaflet which will be used to help finalise the proposals for the Order which will be submitted for Examination and Referendum later in 2018.

the proposed site and local context

Shilton Community Right to Build Order 2

consultation and survey

Our survey of the parish identified two ambitions that the neighbourhood plan could help deliver through its power to allocate sites:

1. **an open space for the parish to host events and foster community spirit**
2. **a small development of affordable housing (up to 10 dwellings) that would be permanently owned and controlled by the parish.**

The survey also highlighted the need to preserve the character and setting of the village.

Community Right to build Order

The availability of land on the western side of the village owned by the Shilton Welfare Trust provided the opportunity to bring these two ambitions together as one project.

A Community Right to Build Order (the Order) has been used to test the project in more detail than would have been possible through the neighbourhood plan. However, the Order and this project are still part of the neighbourhood plan and you will have the opportunity to vote on the Order alongside the neighbourhood plan at the referendum.

A Community Land Trust (the Trust) is being set up to deliver the project which will ensure that both the village green and the affordable housing will remain under the ownership and control of the Parish. Membership of the Trust will be open to all parishioners.

Following a successful referendum, the Order will be worked up into a detailed design for detailed planning approval with the opportunity for you to have further input into the final detail.

a view across the site from Hen N Chick Lane

the south east corner of site viewed from Alvescot Road

the location of the entrance to the proposed village green

Shilton Community Right to Build Order 3

the site The site is located on the western side of the village around 5 minutes' walk from the centre. It has an area of 2.23 hectares (5.5 acres) and has been in agricultural use since the 1880's including as allotments gardens.

The roads that run alongside the site and through the village are rural in character with grass verges and little in the way of street lighting, road makings or signage. Pavements are intermittent with the last section stopping 100m to the east of the site. There is a 30 mph speed limit in the village ending approximately 30m to the east of the site.

The northern boundary to Hen N Chick Lane is relatively open with views across the site for most of its length. The eastern boundary to Alvescot Road is more contained with some mature trees and hedging, although still has extensive gaps and views across the site. The southern boundary alongside Westfield Lodge is defined by a timber fence and a row of recently planted trees with a denser tree screen alongside the property. The western boundary sits 8m inboard of an established tree line which screens the site from views from the west.

The site is overlooked by Friesland Cottage on its northern boundary, Westbourne on its eastern boundary and Westfield Lodge on its southern boundary. The north western part of the site is the least overlooked.

the development site

Shilton Community Right to Build Order 4

our concept is for the creation of a new village green on the eastern part of the site with a small development of housing on the north western corner designed to complement the approach into Shilton and the setting of the new village green. It is also proposed to extend the 30mph zone westward to include the site.

- **the village green** around 100m x 100m in size incorporating the bus stop, a village pond and parking.
- **affordable housing** a mix of starter, downsizer and family homes.
- **funding** up to two plots to provide funds to support the development.

key

1. the village green
2. entrance to the village green
3. the village pond
4. parking area to serve the village green
5. new amenity landscape of ecological value
6. residential development of up to 10 affordable dwellings planned around a courtyard
7. up to 2 open market/cross subsidy plots
8. a new access to serve the housing

The following two boards describe the character of the proposals and the detailed design which will follow the Order.

the concept masterplan

Shilton Community Right to Build Order 5

The sketch study on the right is a view of the development looking west across the village green. It shows a mix of affordable dwellings up to the start of the cross subsidy plot(s) on the right, and the village pond on the left.

'Garden walls' tie the scheme together providing enclosure to the courtyard to contain the parking.

Two **family homes** sit behind the garden walls alongside the access road.

Four **downsizer apartments** sit forward of the other buildings with a terrace and balconies overlooking the village green.

Set back from the apartments a terrace of four **starter homes** have frontages looking onto the village green and a pedestrian connection through to the courtyard.

The village pond will create an attractive boundary feature between the housing and the village green and a surface water attenuation pond for the housing.

east elevation: sketch study

Shilton Community Right to Build Order 6

south elevation: sketch study

The sketch study on the left is a view of the development looking north from the 'meadow'. It shows the village pond on the right and the tree line along the western boundary on the left.

On the right of the study, the terrace and balconies to the downsizer apartments are shown overlooking the village green, screened by a line of trees and separated from the village green by the pond.

The two family homes on the northern side of the courtyard are shown in outline behind the starter homes and downsizer apartments with the pedestrian link from the starter homes through the garden wall to the courtyard and parking area.

Internal layouts and windows will be designed to provide overlooking and architectural interest to the village green and meadow, with south facing roofs for solar thermal/PV. All buildings will be constructed from stone with detailing taking cues from the form and character of the village.

Shilton Parish Council: Shilton Community Right to Build Order
Submission Order Appendices

Published under Regulation 22 of the neighbourhood planning (general) regulations 2012 (as amended)

March 2018