

Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL IMPACT ASSESSMENT

Trinity College
Broad Street
Oxford
Oxfordshire
OX1 3BH

January 2021

Ref: 20165/AIA

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1. INTRODUCTION

1.1 Instructions

1.1.1 This Arboricultural Impact Assessment has been prepared to assess the likely impact and effect regarding the proposal to construct new glasshouse facilities, undertake improvement works to the 'President's Garage' and to re-design the 'Small Quod' at Trinity College, Oxford (Appendix 1).

1.1.2 This appraisal assesses the impact of the proposal in relation to the trees surveyed and discusses mitigation measures that may have to be adopted.

1.2 Arboricultural Survey

1.2.1 During October 2020 select tree survey data from Sylva Consultancy's 2018 Arboricultural Report was revised and updated. This review was carried out in accordance with British Standard 5837:2012 'Trees in relation to Design, Demolition and Construction-Recommendations' and good arboricultural practice. This is a basic data collection exercise and a record of the trees condition at the time of surveying.

1.3 Tree Protection

1.3.1 A desk top study of information posted on Oxford City Councils' website (OCC) website details that the site is located within Central Conservation Area. In addition, the website reveals that no Tree Preservation Orders (TPO's) are present on trees within or adjacent to the site.

1.3.2 Trees in a Conservation Area that are not protected by a TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. Anyone who ***cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree*** in a Conservation Area (if that tree is not already protected by a Tree Preservation Order), or causes or permits such work, without giving a section 211 notice (or otherwise contravenes section 211 of the Town and Country Planning Act 1990 is guilty of an offence, unless an exception applies.

1.4 Site Description

1.4.1 The area surveyed is land within the south east corner of Trinity College. Located adjacent to the northern boundary is the formal lawn with St Johns College located beyond the northern boundary wall. To the west of the site is Parks Road with the Western Library located to the south. In the south eastern corner of the site are existing buildings known within the College as the Presidents Garage.

1.5 Proposed Development

1.5.1 It is proposed to proposal to construct new glasshouse facilities, undertake improvement works to the 'President's Garage' and to re-design the 'Small Quod'. The purpose of this report to assist with the design process.

1.5.2 All tree numbers referred to in this document relate to the tree numbers annotated on the tree constraints plan and arboricultural impact assessment plans (Appendix 2).

2. ARBORICULTURAL SURVEY

2.1 Eight trees have been recorded within this assessment. The tree quality is assessed as follows:

U: Trees that are considered to be of such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.

A: Trees of the highest quality and value and are considered to be of such a condition as to be able to make a substantial contribution (e.g. 40 years +).

B: Trees of moderate to high value and are considered to be of such a condition as to be able to make a significant contribution (e.g. 20 years +).

C: Trees of low quality with an estimated life expectancy of at least 10 years. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Young trees with a stem diameter of less than 150mm should be considered for relocation or replacement through mitigation (e.g. 10 years).

Category A, B & C trees are further divided into sub-categories. These sub-categories carry equal weight and are selected for either arboricultural values, landscape values or cultural values, including conservation. Within the British Standard 5837:2012 it is recommended to record hedge and shrub masses, however in the context of the standard it is not necessary to assess the quality of these or to provide a category classification.

The numbers of trees falling under each classification within the arboricultural survey are as follows:

U: 2 trees

A: 0 trees

B: 4 trees

C: 2 trees

3. PRINCIPLE ARBORICULTURAL IMPLICATIONS

3.1 Introduction

- 3.1.1 Consideration is given to the significance of the trees identified in the arboricultural tree survey, the constraints that they are likely to pose to any development that may occur, post development implications (if any) and work requirements to trees for reasons of sound arboricultural management in order to facilitate the development (BS5837:2012 Section 5.4).
- 3.1.2 This appraisal assesses the impact of the potential to re-develop the site in relation to the trees and discusses mitigation measures that may have to be adopted.

3.2 Trees

- 3.2.1 Trees T40, london plane & T41, lime, are growing on adjacent third-party land. Both trees are deemed to be within influencing distance of the new glass house/toolshed locations. No trees have been recorded within proximity to the proposed works in relation to the either the Presidents Garage or re-design of the existing Small Quod.
- 3.2.2 The Wildlife & Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These have the potential to pose additional constraints on the use and timings of works that may occur to trees located at the site. These issues are beyond my expertise and it is recommended that appropriate advice is sort prior to the implementation of any works considered within this report.

3.3 Overview

- 3.3.1 The tree survey data identifies that the most notable trees within influencing distance of the proposals are the category 'B' trees.
- 3.3.2 The appended arboricultural impact plans illustrates the proposals in relation to the tree stock. In addition to pre-development concerns, post development concerns such as debris and concerns of the trees' proximity and juxtaposition to the proposal have also been considered during the design process.
- 3.3.3 An assessment of the design on the tree stock reveal that no trees will be removed to implement the proposals.
- 3.3.4 The scheme has undergone a careful design process to ensure an efficient use of the site, whilst safeguarding the continued contribution to the greening of the immediate landscape. On the bases of the appraisal, it is considered that the arboricultural impact of the scheme on the tree stock will not result in an adverse impact on the character and appearance of the conservation area, site, or wider landscape.

3.4 Impact of the proposal on the tree stock

Overview

- 3.4.1 Tree T34 (foxglove tree) is dead and consequently has been graded as a category 'U' tree in accordance with BS5837:2012. In addition, offsite tree T41, lime has also been highlighted as a category 'U' tree.
- 3.4.2 Trees assessed as category 'U' trees are of such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.
- 3.4.3 Category 'U' tree T34 is not considered within this report as this tree will be removed by the College under good arboricultural management regardless of development occurring. Tree T41 is out of control of the client and consequently has been considered as part of the appraisal of the scheme.
- 3.4.4 Whilst trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary where they impose a significant constraint on development. Furthermore, BS 5837:2012 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "*need not necessarily be a significant constraint on the site's potential*".

3.5 New Glasshouse & Toolshed

- 3.5.1 No trees will be removed to implement the proposals.
- 3.5.2 The footprint of the glasshouse falls marginally within the root protection (rpa) area of tree T41 (lime). An assessment of the encroachment into the rpa calculates that there will be 6.5m² incursion into the trees projected rpa (which equates to 2.5% of the total area of the rpa).
- 3.5.3 The lime tree has been previously reduced so currently the tree does not support a full canopy. Whilst it is judged that a full-grown tree would require the entirety of the illustrated rpa to be treated as sacrosanct, given the anticipated reduction in root activity (due to the reduced canopy dimensions) and the constraints of the boundary wall it is concluded that the proposed encroachment will not adversely impact on the long-term health and condition of this tree.
- 3.5.3 As part of the new garden facility works a cold frame will be constructed. It is acknowledged that this will be position in the predicted rpa of tree T41. Notwithstanding this the cold frame will principle sit 'on top' of the existing ground with no adverse impact occurring to this tree.
- 3.5.4 The scheme requires the widening of the existing pedestrian path. Encroachment into the rpa's of a row of young middle mature yew trees will occur (T35 – T39). The encroachments have been assessed and it is concluded that given the relatively young age of these trees the trees will tolerate the necessary works. It is not deemed that this work will be detrimental to the ability to successfully retain this group of trees.

3.5.5 To accommodate the path works trees T35 – T39 will require minor pruning works to be carried out. It is concluded that these trees can be pruned to acceptable standards in accordance with British Standard 3998:2010 'Tree Works - Recommendations'.

3.6 President's Garage & Redesign of the 'Small Quod'

3.6 No trees are within influencing distance of the work to refurbish the Presidents Garage or the re-design of the new 'Small Quod'.

3.7 Construction

3.7.1 Careful consideration has been given regarding the buildability of the proposals. The arboricultural impact plan illustrates that sufficient room exists to locate the site compound and contractor parking outside the RPA's of the retained trees.

3.7.2 Fence protection is required for retained trees. The fencing will comprise of Heras fencing and will be based on Figure 2 'Default Specification for Protective Barrier' as recommended within the British Standard 5837:2012. Where appropriate the fencing will be braced to withstand impacts.

3.7.3 New service runs have not yet been finalised. In the unlikely event that new services fall within the rpa's of retained trees all proposed service installations will be carried out in accordance with the guidelines set out in Section 7.7 of the British Standard 5837:2012.

4. SUMMARY

4.1 Conclusions

4.1.1 Consideration for both the direct impact and indirect impact of the proposals with respect to the trees has been assessed. With respect to the trees, it is concluded that their successful integration into the layout can be achieved.

4.1.2 Careful planning of site operations must be carried out to avoid any adverse impact to the retained trees. To safeguard the trees through the development it is advised that a site specific Arboricultural Method Statement is drawn up and implemented.

4.2 Post development tree management.

4.2.1 Section 8.8.2 of the British Standard 5837:2012 recommends post development aftercare of trees following the completion of development works. It is recommended the following is considered with regard to post development inspection of retained trees:

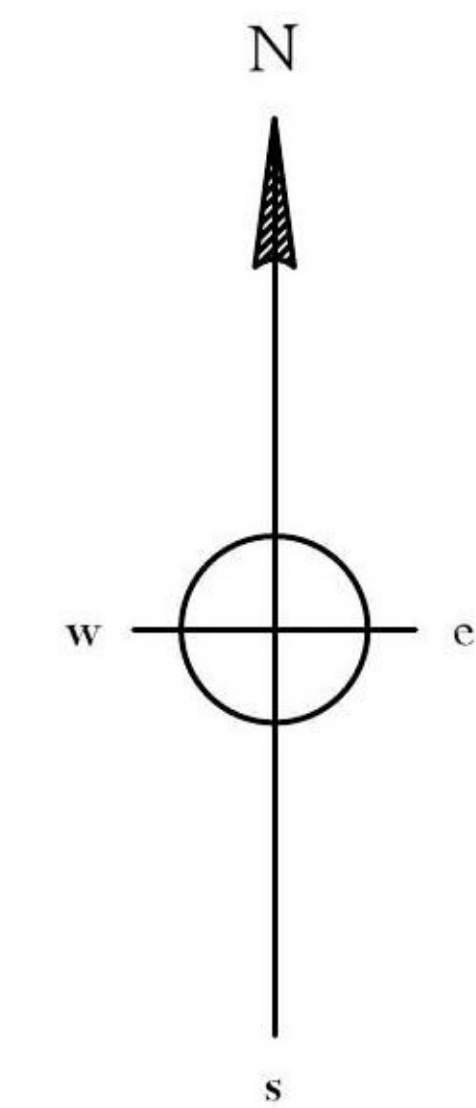
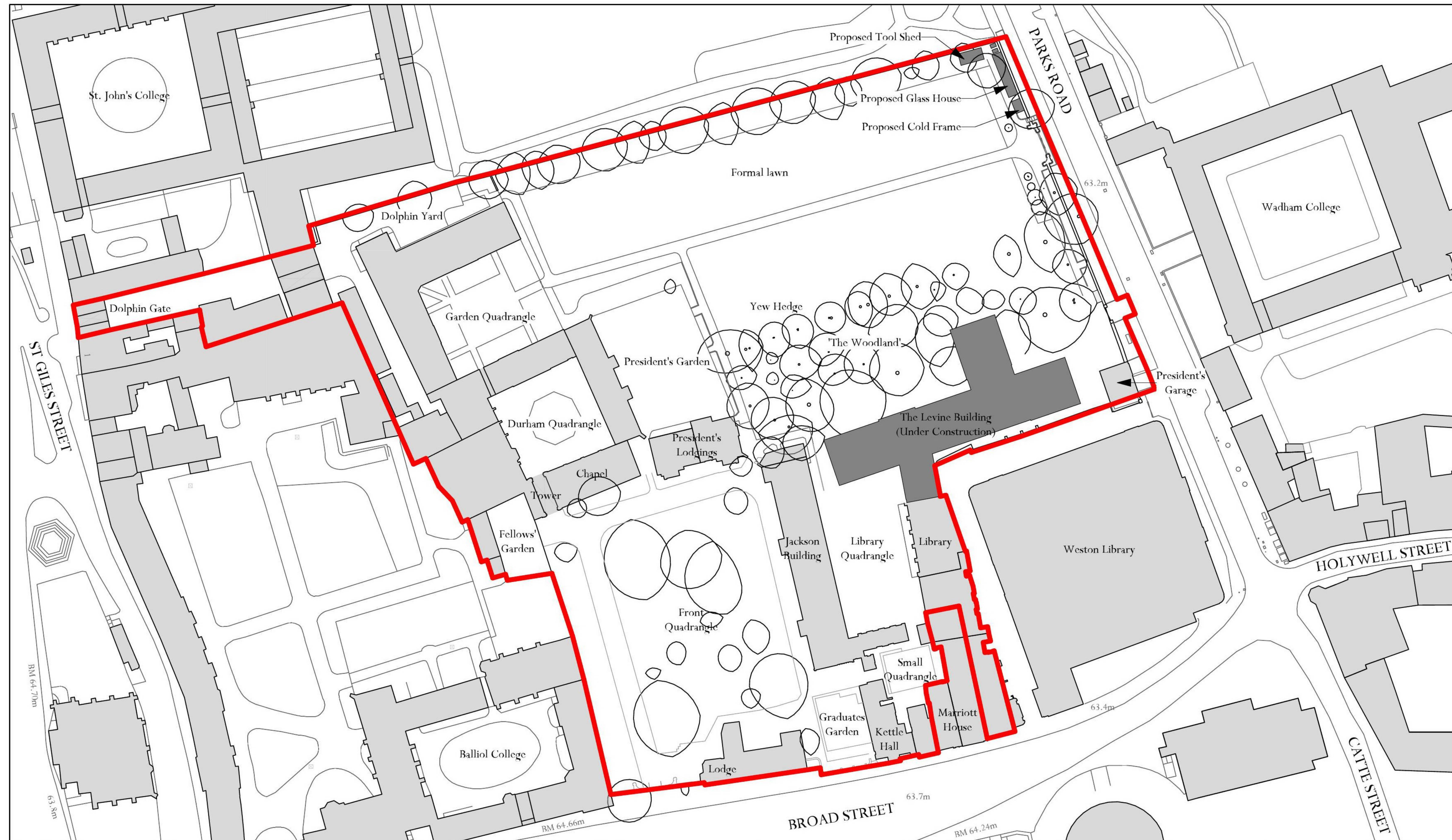
1. Trees that grow on a site prior to development may, if adversely affected, be in decline over a period of several years before they die. This varies due to age, species, condition prior to development, extent of damage during development, soil conditions and climate. Regular inspections are undertaken post development.
2. Where trees are protected by planning controls, it is recommended that the LPA is informed, and necessary agreements obtained prior to any remedial works.

3. Following completion of a development it is recommended that the arboricultural consultant inspects the trees for signs of intolerance to the change of conditions and the effect of the development. There may be a need for additional tree works to those originally specified.

APPENDIX 1

SITE LOCATION PLAN

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
 All areas shown are approximate and should be verified before forming the basis of a decision.
 Do not scale other than for Planning Application purposes.
 All dimensions must be checked by the contractor before commencing work on site.
 No deviation from this drawing will be permitted without the prior written consent of the Architect.
 The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.
 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.
 Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



Rev	Date	Description	Initials
B	07.01.21	Planning Submission - Layout of Tool shed/Glass house/Cold Frame/Compost Area amended	PHon
A	27.11.20	Planning submission	PHon
/	24.11.20	Planning submission	VM

PROJECT: Trinity College
 Proposed Gardener's Store, Greenhouse, President's Garage, Small Quad

TITLE: Site Location Plan

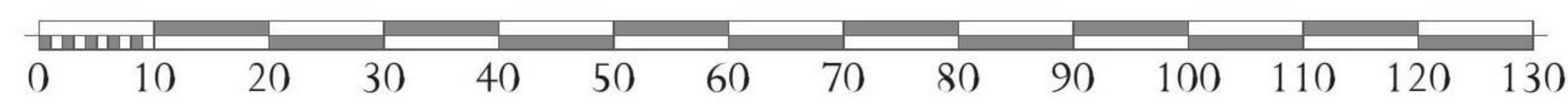
SCALE: 1:1250 @A3

DATE: December 2018

DRAWING No: 5446/70B

DRAWN BY: AMS

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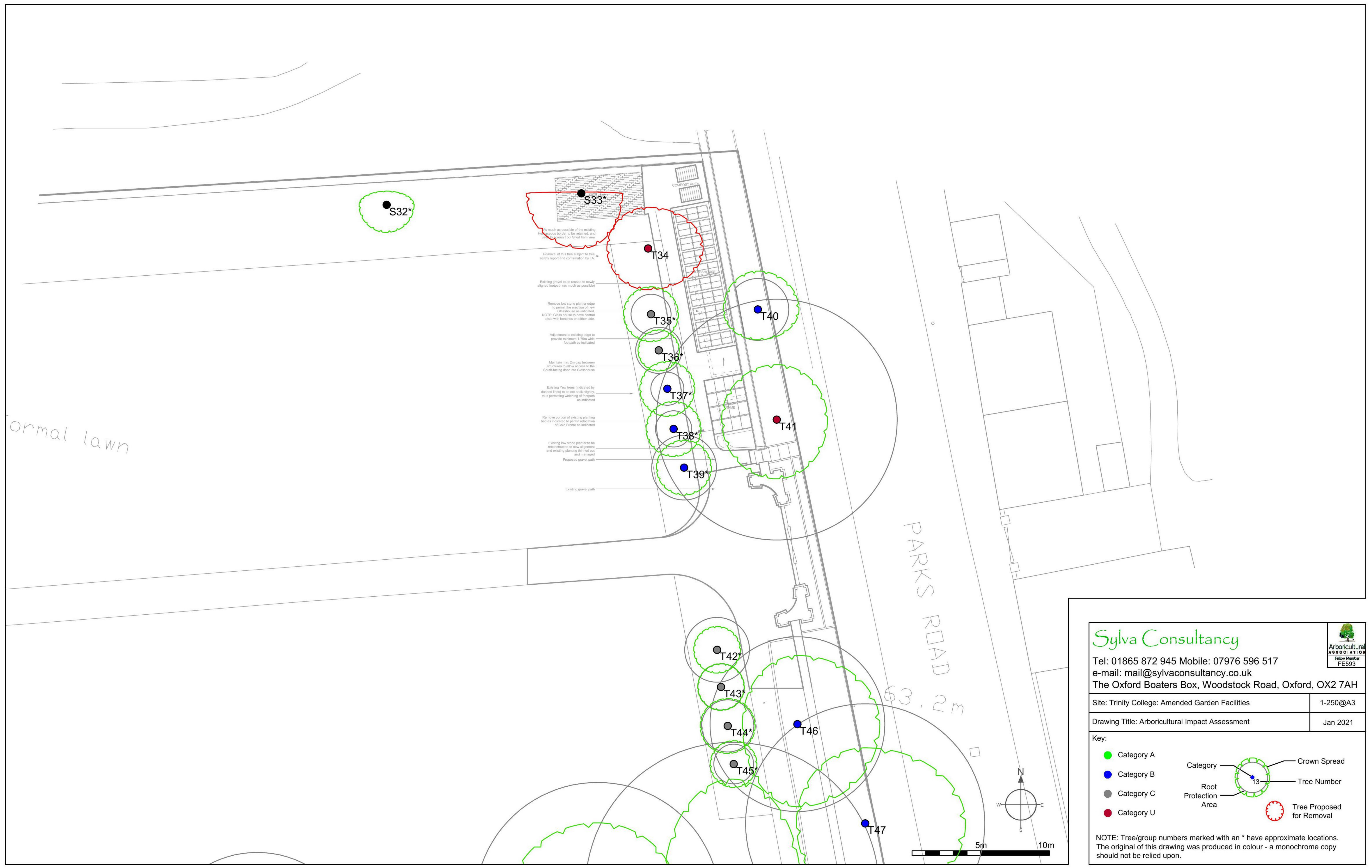
Scale 1:1250

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ARBORICULTURAL IMPACT ASSESSMENT PLANS



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Site: Trinity College: Amended Garden Facilities 1-250@A3

Drawing Title: Arboricultural Impact Assessment Jan 2021

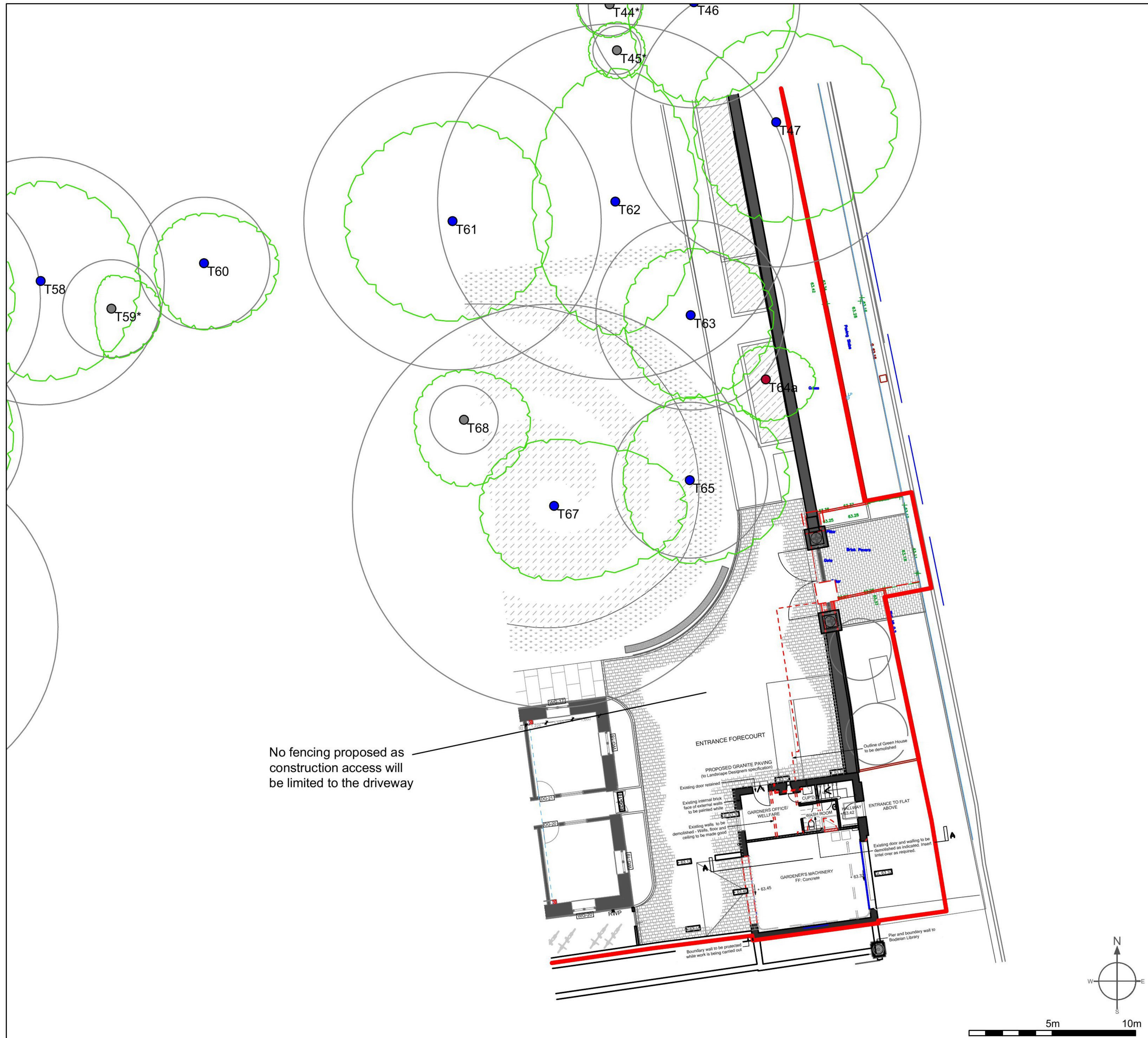
Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)

Category 13 (Diagram showing Crown Spread, Tree Number, Root Protection Area)

Tree Proposed for Removal (Red dashed circle)

NOTE: Tree/group numbers marked with an * have approximate locations. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



No fencing proposed as construction access will be limited to the driveway

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 Fellow Member
 FE593

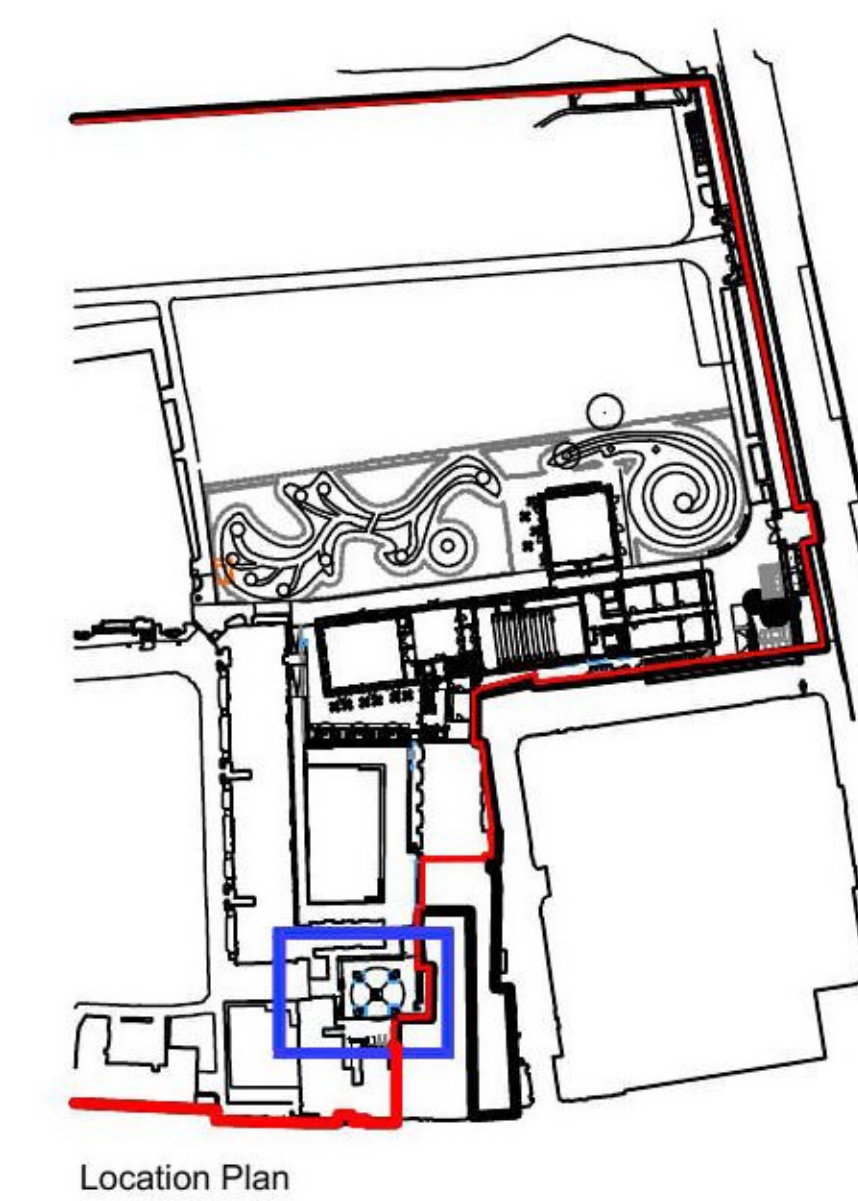
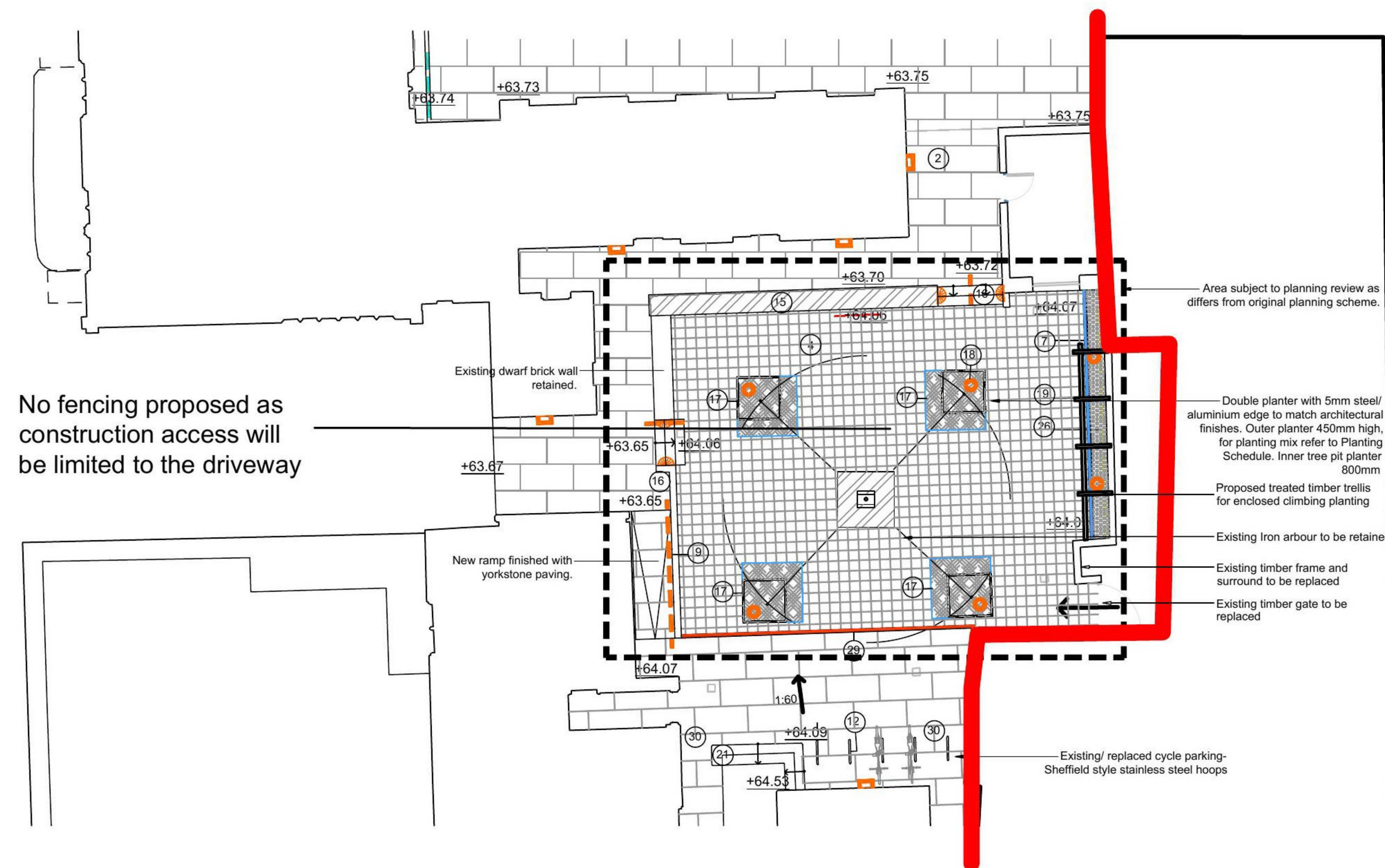
Site: Trinity College: President's Garage	1-250@A3
Drawing Title: Arboricultural Impact Assessment	Jan 2021

Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Grey circle)
- Category U (Red circle)

Category 13 (Green circle with '13' inside) - Crown Spread
 Root Protection Area (Green dashed line)

NOTE: Tree/group numbers marked with an * have approximate locations. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



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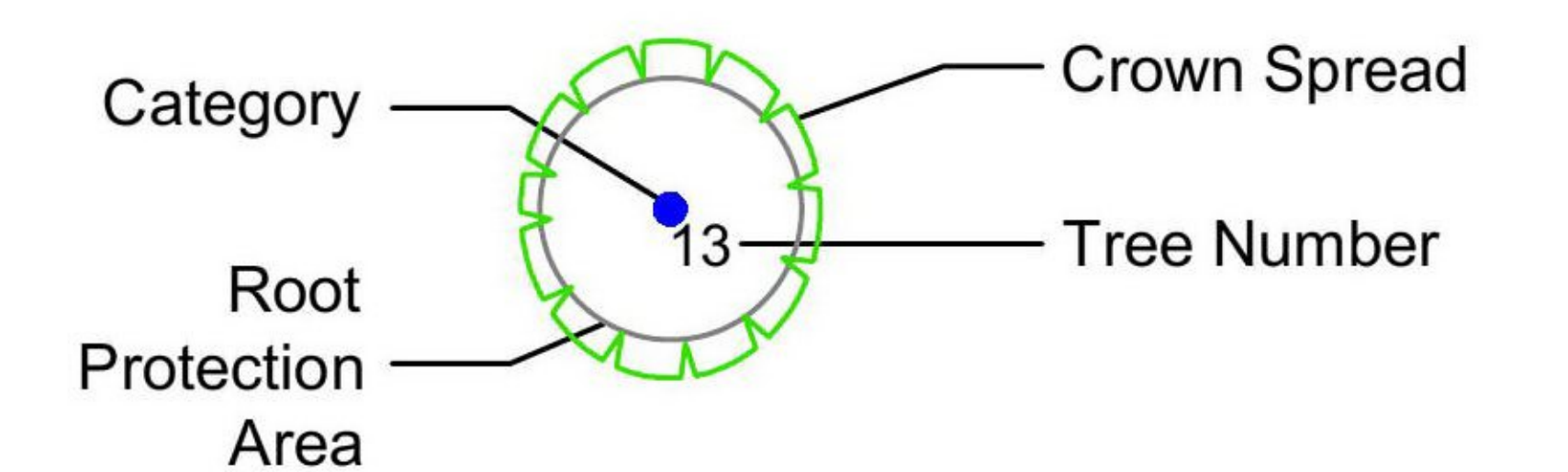
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 The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH

Site: Trinity College: Small Quod 1-250@A3

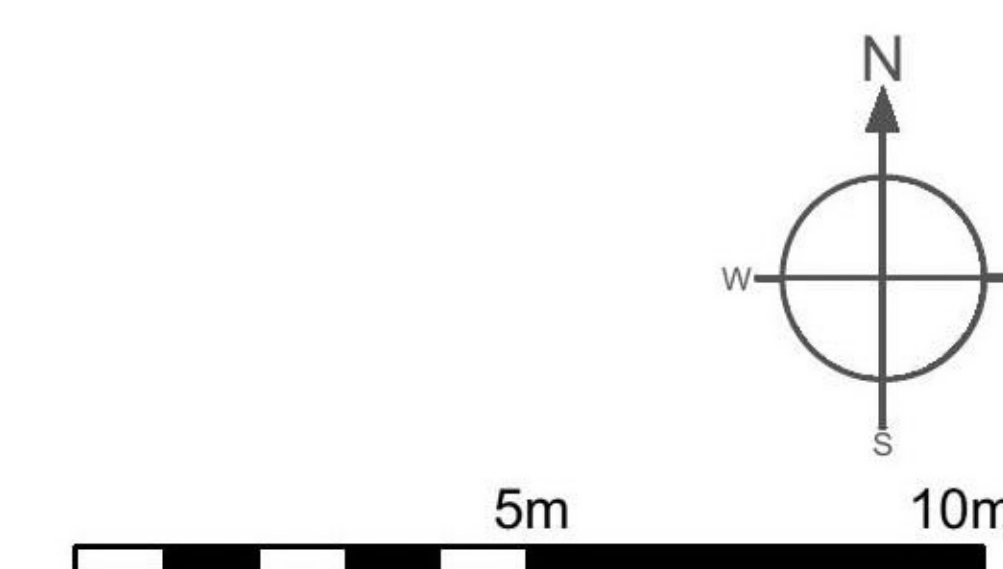
Drawing Title: Arboricultural Impact Assessment Jan 2021

Key:

- Category A
- Category B
- Category C
- Category U



NOTE: Tree/group numbers marked with an * have approximate locations. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.



APPENDIX 3

QUALIFICATIONS

QUALIFICATIONS

Fiona Bradshaw

MicFor; RFS Dip Arb;F. Arbor.A; Tech Cert (Arbor.A)

I have over 22 years' experience of arboriculture and I am the principal consultant at Sylva Consultancy. I hold the Royal Forestry Society's Professional Diploma in Arboriculture and the Arboricultural Associations Technicians Certificate. I am a Fellow member of the Arboricultural Association and a professional member of the Institute of Chartered Foresters, of which I am also a registered Consultant.

I have the benefit of both a local authority and private practice background and I am frequently instructed to provide advice and assistance relating to trees and the planning process. I am also experienced at compiling expert reports, providing evidence and also appearing as an expert witness at Public Inquires.

I am committed to my continued professional development which is reflected in my regular attendance of seminars and workshops.