

Sylva Consultancy
expert arboricultural advice

Arboricultural Report

Conservative Club and Adjacent Land
Between Towns Road
Oxford
Oxfordshire
OX4 3LX

September 2019

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1. INTRODUCTION

1.1 Instructions

- 1.1.1 Instructions have been received to carry out an Arboricultural Implication Assessment on the likely impact and effect with regard to the proposal to construct new student accommodation at Cowley Conservative Club, Oxford (Appendix 1).
- 1.1.2 This appraisal assesses the impact of the proposal in relation to trees and discusses mitigation measures that may have to be adopted.

1.2. Arboricultural Survey

- 1.2.1 During September 2019 a tree survey 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. The tree survey data can be viewed at Appendix 2, root protection area data at Appendix 3 with the tree constraints plan listed at Appendix 4.

1.3 Site Description

- 1.3.1 The site occupies a substantial plot to the north of Between Towns Road. The current building and associated garages are not in use.

1.4 Proposed Development

- 1.4.1 It is proposed to construct new student accommodation with the purpose of this report to assist with the design process.
- 1.4.2 Please note all tree numbers referred to in this document relate to the tree numbers annotated on the arboricultural implication assessment plan.

2. ARBORICULTURAL SURVEY

2.1 A total of 3 trees and 1 group 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: 0 trees

A: 0 trees

B: 0 trees

C: 3 trees & 1 group

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. The following documents have been provided by the Client:
- Site Location Plan
 - Proposed Site Plan

3.2 Trees

- 3.2.1 The trees subject to this report are all growing on 3rd party land to the rear of the site. Group G1 canopy currently overhangs the garages.
- 3.2.2 A desk top study of information posted on Oxford City Council website (OCC) details that the site is not located within a Conservation Area. In addition, the website reveals that no Tree Preservation Orders (TPO's) are present on trees within or adjacent to the site.
- 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 appended arboricultural implications plan (Appendix 5) 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.
- 3.3.2 An assessment of the design on the tree stock reveal that no trees will be removed in order to implement the scheme.
- 3.3.3 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 site or wider landscape.

3.4 Impact of the proposal on the tree stock

Overview

3.4.1 A total of 3 trees and 1 group have been surveyed for the purposes of this report with no category 'A' trees or individual category 'U' trees being recorded.

3.4.2 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 Proposed New Student Accommodation

3.5.1 No trees will be removed to implement the scheme with the layout illustrating that the building footprint is located outside of the tree's root protection areas.

3.6 Construction

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

3.6.2 Fence protection is required for retained trees and 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.

3.6.3 A tree works schedule to facilitate the proposal has not yet been finalised, however pruning works to Group G1 in order to demolish the existing garage block will be required. In the event additional pruning works are also necessary it is judged that the trees can be pruned to acceptable standards in accordance with British Standard 3998:2010 'Tree Works - Recommendations'.

3.6.4 New service runs have yet to be confirmed, however the layout illustrates that there is sufficient room to locate services outside the root protection areas of trees. In the unlikely event new service runs are placed unavoidably within the RPA of trees then all new installations will be carried out in accordance with the guidelines set out in NJUG Publication No.10 and Section 7.7 of the British Standard 5837:2012.

3.7 Proposed Landscaping

3.7.1 Landscaping will occur to complement the re-development of the site. New landscaping is proposed whereby suitable species for the site will be chosen.

4. SUMMARY

4.1 Conclusions

- 4.1.1 The British Standard 5837:2012 states that there is the need to avoid misplaced tree retention; for example, to attempt to retain too many unsuitable trees on a site may result in excessive pressure on the trees during the development work and subsequent demands for their removal post development. However, where design permits, the retention of lower category trees can be beneficial providing screening and softening to a development and a sense of maturity to a scheme.
- 4.1.2 Careful planning of site operations will be carried out to avoid any adverse impact to the retained trees. In order to safeguard the trees through the development it is recommended that a site specific Arboricultural Method Statement is drawn up and implemented.
- 4.1.3 It is acknowledged that consideration for both the direct impact and indirect impact of a development with respect to retained trees needs to be assessed. With respect to the retained tree stock it is considered that their successful integration into the layout can be achieved. As such it is regarded that there will not be any future pressure to significantly prune, or to seek permission to remove trees within the site. With further regard to any concerns of debris and seasonal nuisances it is considered that this can be managed by good design and as part of the overall general maintenance of the property.

APPENDIX 1

Site Location Plan

Site Location Plan



APPENDIX 2

Tree Survey Data

KEY TO TREE SCHEDULE

Tree No: Relates to individual trees identified within the Tree Survey Schedule and Tree Constraints Plan

Species: Common name

Height: Estimated height expressed in meters

ST: Stem diameter of the main trunk taken at 1.5m above ground level or in accordance with Annex C BS5837:2012.

Height in M of Canopy: Information of the first significant branch and direction of growth in order to inform on ground clearance.

Abbreviations:

#:	Estimated
Ave:	Average
A.G.L:	Above ground level
SULE:	Safe Useful Life Expectancy

Branch Spread: Estimated crown radius expressed in meters, taken for each cardinal compass point.

Age Class:

Y	Young - Less than one third of natural life expectancy
SM	Middle aged - One to two thirds of natural life expectancy
M	Mature - More than two thirds of natural life expectancy
OM	Over mature
NP	Newly Planted

Physiological Condition:

G	Good
F	Fair
P	Poor
D	Dead

Notes:

Root Protection Area: This is a layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure is treated as a priority (detailed in paragraph 3.7 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

Young trees with a stem diameter of less than 150mm: Whilst the presence of young trees of good form and vitality is generally desirable (i.e those which have the potential to develop into quality mature specimens), they need not necessarily be a significant constraint on the site's potential (detailed in paragraph 4.5.10 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

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	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) 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 <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	Dark Red		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	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 for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W						
T1	Cupressus <i>Cupressus sp</i>	8	450#	2	2	2	2.5	1w	SM	F	Offsite tree, dimensions estimated. Low canopy over site. Will need pruning back to boundary line. Raise low canopy to 4.0m	10 to 20	C2
T2	Yew <i>Taxus baccata</i>	5	250#	2	2	2	2	1.8w	SM	F	Offsite specimen, dimensions estimated. Raise low canopy to 4.0m	10 to 20	C2
T3	Sorbus <i>Sorbus aucuparia</i> 'Joseph Rock'	6.5	350#	1.5	1.5	1.5	2	N/A	SM	F	Offsite tree. Dimensions estimated. No work	10 to 20	C2
G1	Leyland Cypress X <i>Cupressocyparis leylandii</i>	Ave 16	600#	4	4	4	6	2	M	F	Offsite group of trees, dimensions estimated. Low foliage over existing garages will need pruning for demolishing purposes. Average dimensions recorded. Prune from buildings/structure/tree by 1.5m	10 to 20	C2

APPENDIX 3

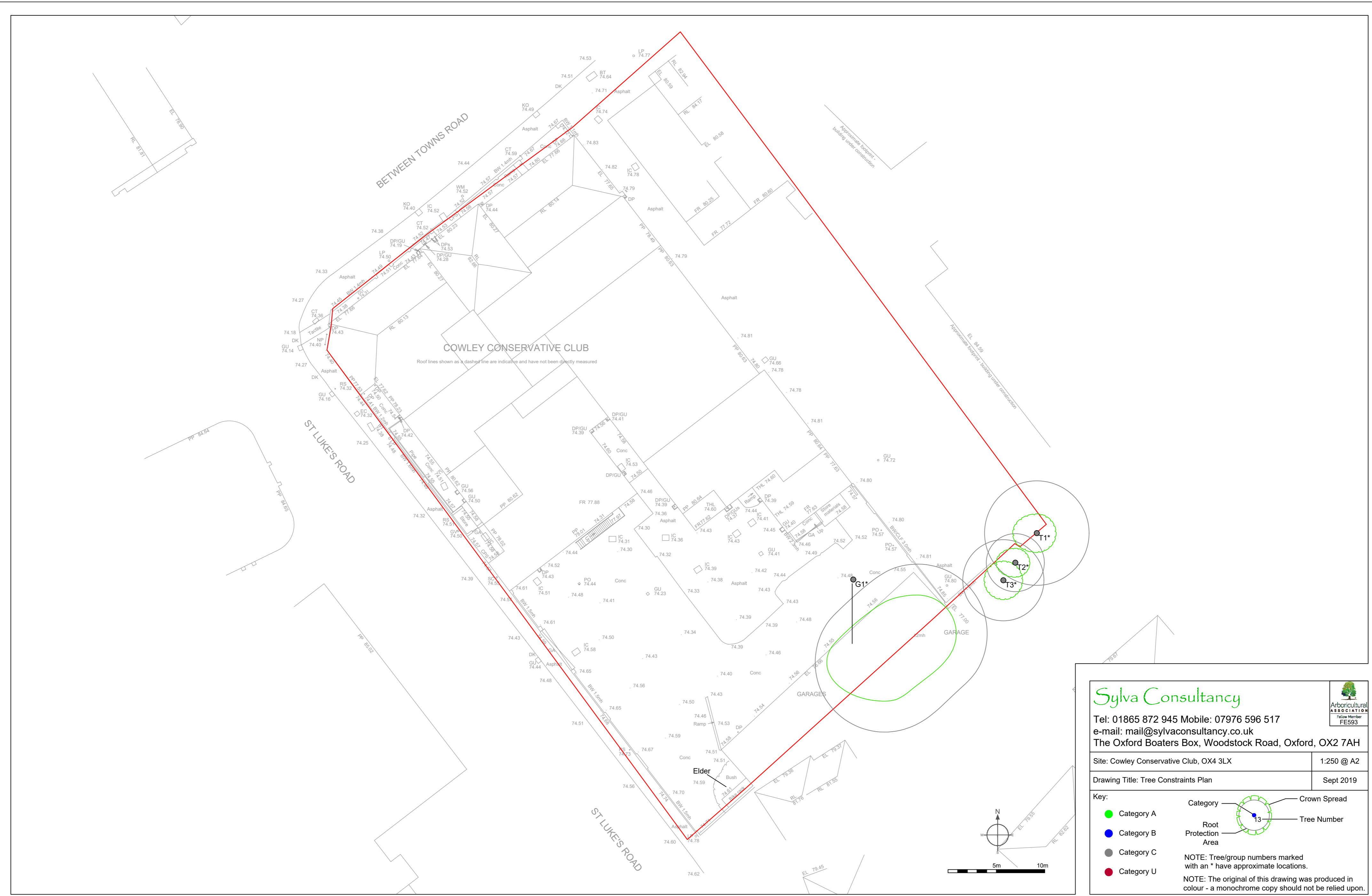
Root Protection Area

ROOT PROTECTION AREA

TREE NO.	SPECIES	NO. OF STEMS	SINGLE STEM DIA (mm)	2-5 STEMS					> 5 STEMS	ROOT PROTECTION AREA - RPA (RADIUS IN M)	RPA (M ²)	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY
				STEM 1 (mm)	STEM 2 (mm)	STEM 3 (mm)	STEM 4 (mm)	STEM 5 (mm)	MEAN STEM DIA (mm)				
T1	Cupressus	1	450							5.40	92	10 to 20	C2
T3	Rowan cv	1	250							3.00	28	10 to 20	C2
T2	Yew	1	350							4.20	55	10 to 20	C2
G1	Leyland Cypress	1	600							7.20	163	10 to 20	C2

APPENDIX 4

Tree Constraints Plan



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Site: Cowley Conservative Club, OX4 3LX
 Drawing Title: Tree Constraints Plan

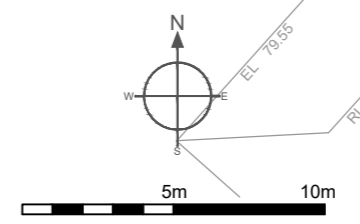
1:250 @ A2
 Sept 2019

Key:

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

Category 13 (Green dashed circle)
 Root Protection Area
 Crown Spread
 Tree Number

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



APPENDIX 5

Arboricultural Impact Plan



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Site: Cowley Conservative Club, OX4 3LX 1:250 @ A2

Drawing Title: Arboricultural Impact Assessment Sept 2019

Key:

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

Category Crown Spread
 Root Protection Area Tree Number

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

APPENDIX 6

Qualifications

Fiona Bradshaw

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

I have over 20 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.