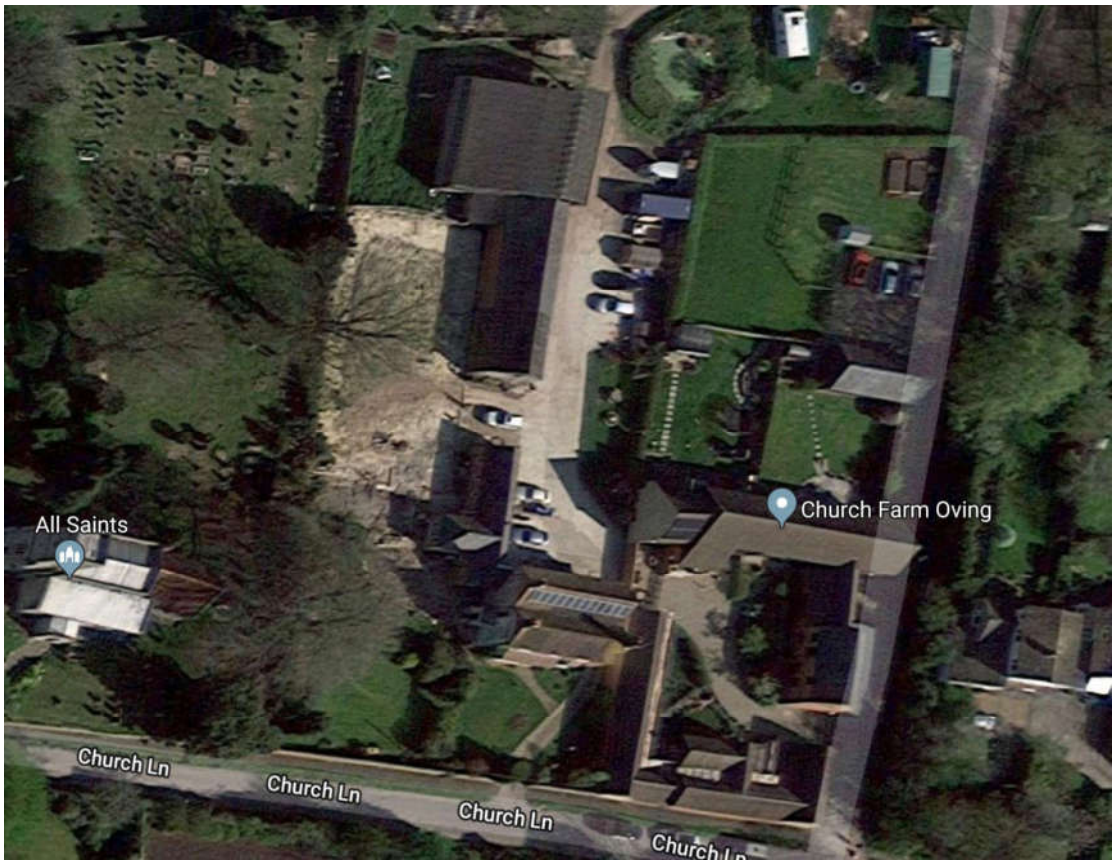
ARBORICULTURAL REPORT

Church Farm, Church Lane, Oving, HP22 4HL



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Consulting with Trees
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CONTENTS

TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Consulting with Trees Ltd (CwT) received instruction from Mr Paul Swart of Blackwood Architects to produce an Arboricultural Impact Assessment (AIA) relative to development proposals at Church Farm, Church Lane, Oving HP22 4HL in accordance with the following brief:

Tree Condition Survey: The survey is restricted to three trees located in the adjoining churchyard, close to the boundary with the Church Farm and adjacent to the proposed barn conversion and extension to existing farmhouse development which is the subject of Aylesbury Vale District Council planning application ref. 17/02948/APP. Details of the development proposals are shown on the Blackwood Architects 'Proposed Ground Floor Plan' drawing ref. MCOH-014 Rev A supplied with the brief

- visit the site and undertake a detailed inspection of the tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'

- assess the impact of the trees on the site, surrounding structures and consider future compatibility between the trees and the existing and proposed structures.

Arboricultural Impact Assessment (AIA): The AIA is also limited to the three trees and will accord with BS 5837/2012

- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA

- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP), impact assessment and the potential, envisaged mitigation measures relative to the development proposals

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to the three trees located in the adjoining churchyard, close to the boundary with the Church Farm. See photo P1 at appendix 2.

The survey has been carried out in accordance with BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

The reference numbers of surveyed trees are shown on the Tree Constraints Plan (TCP) (see appendix 1), which is based on data collated during our site survey and that provided with the brief.

The tree survey was carried out from ground level only with the aid of binoculars where appropriate.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

Tree heights were measured using a Haga altimeter or, where inaccessible or where this level of accuracy was unnecessary, tree heights were estimated to the nearest 1.0m.

Trunk diameters are measured or, where inaccessible, estimated to the nearest 50mm. Diameters have been measured at 1.5m from ground level or as otherwise stated and in accordance with BS5837 recommendations.

Tree canopies have been measured or estimated where access has not been possible or where this level of accuracy was unnecessary.

This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

Any estimated figures are followed by (E) in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012

Trees for removal

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 and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on theTCP.)

These trees should not be a considered a constraint in terms of the development and planning process.

Trees to be considered for retention

A Those of **high** quality in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested) (Identified by **light green** colouration on the TCP).

B Those of **moderate** quality and in such a condition as to make a significant contribution (a minimum of 20 years is suggested) (Identified by **mid blue** colouration on the TCP).

C Those of **low** quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. (Identified by **grey** colouration on the TCP).

Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

The following **subcategories** are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values.

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify for higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

B2 Trees present in numbers, usually 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.

C2 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 benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

TREE SCHEDULE

3. TREE SURVEY SCHEDULE KEY

1. TREE No: Allocated individual tree or group number, this may or may not be tagged on site.

2. TREE SPECIES: Common name followed by botanical name in brackets.

3. AGE CLASS:
Y : Young
SM : Semi-mature
EM : Early Mature
M : Mature
LM : Late Mature
OM : Over mature
V : Veteran (of biological, cultural or aesthetic value, usually beyond typical age range)

4. DBH: Diameter of the tree stem in millimetres measured at 1.5m from ground level.

5. CROWN SPREAD (CS): Shown as cardinal points N, S, E, W. Dimensions in meters taken from centre of stem.

6. HEIGHT (H) + CROWN HEIGHT (CH): Height of tree in meters to centre of crown or highest point (H). Height of lowest canopy foliage (CH). May also record height and orientation of first branch (FB) union on tree stem. Measured in meters from ground level.

7. PHYSIOLOGY + STRUCTURE: General categorisation i.e. Good, Fair, Poor

8. CONDITION + SITE DETAIL: Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality and overall structural integrity that may influence SULE and BS categorisation (see 10 and 12 below). May include reference to other site structures and features.

9. PRESCRIPTION: May prescribe appropriate remedial works and/or works required to facilitate development proposals.

10. SAFE USEFUL LIFE EXPECTANCY (SULE): Estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition i.e. <10, >10, >20, >40. (NB. This assumes that there will be no physical changes to its immediate environment.)

11. ROOT PROTECTION AREA (RPA): Area of rooting volume that must be retained and protected from all development activity as prescribed in BS 5837/2012.

12. BS CATEGORY: (please refer to section 2 of this report or BS5837:2012 section 4.5 and Table 1 for detailed descriptions)
U: trees for removal – in such a condition that they cannot be realistically retained for longer than 10 years.
A: trees of high quality – with estimated remaining life expectancy of at least 40 years.
B: trees of moderate quality – with estimated remaining life expectancy of at least 20 years.
C: trees of low quality – with estimated remaining life expectancy of at least 10 years or young trees with a stem diameter < 150mm.

Abbreviations: **AGL** = above ground level. **(e)** = estimated measurements

4. TREE SCHEDULE DATA

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H (m) CH (m) FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription/ recommendation	SULE Yrs	RPA Radius (m) and/or polygon (m2)	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T1	Lime *(Tilia x europaea)*	LM	1110	11.0 10.5 10.0 10.5	23 2.0 2.5 E	Fair Fair	Good overall form but tree showing signs of stress and decline. Multiple lesions and exudation on main stem. See photo P2 at appendix 2. Evidence of fungal mycelium on lesion on northerly aspect @ 0.5 -1.8m AGL. Cavities and woodpecker holes on upper structural framework. Significant deadwood throughout canopy.	Recommend detailed visual tree assessment (VTA) and internal decay detection testing (DDT) to determine SULE and appropriate future management prescription.	>20	13.2 547	B1
G1	Irish Yew *(Taxus baccata 'Fastigiata')* x2	M	Multi 170 140 150 120 100 100 90 80	Av 2.5	6.5 GL NA	Fair Fair	The most easterly stem is ivy clad which restricted inspection. The ivy extends into the upper canopy and has resulted in a sparse and distorted canopy of this tree. The more westerly tree is of better form and generally appears sound and healthy. See photo P3 at appendix 2.	Sever ivy.	>40	3.9 48	B2

ARBORICULTURAL IMPACT ASSESSMENT

5. INTRODUCTION

The Arboricultural Impact Assessment (AIA) considers both the potential for development to impact on the treescape and the extent to which the value of the treescape, including the environmental and amenity benefits it provides in the wider landscape, may be considered a constraint to development proposals.

In this instance CwT were not involved with the outline design stage of the development project. As such the AIA has been implemented retrospectively, taking account of the proposed layout, primarily the location of the proposed extension to the footprint of the barn. The Tree Constraints Plan (TCP) at appendix 1 indicates the protection zones (as specified in BS5837/2012) that the trees will normally require if they are to be successfully retained as part of the development proposals. All development related activity should therefore avoid encroachment of the protection areas where feasible to do so.

Where encroachment is unavoidable the AIA considers the feasibility for adequate impact mitigation through the adoption of appropriate protection measures and/or special construction detail and methodology. Where considered feasible, the details of these protection measures can be provided in an Arboricultural Method Statement (AMS) which may be conditioned as part of any planning permission.

This specification must be strictly complied with to ensure that where considered desirable to retain trees and where trees have been specified for retention, adequate provision will be made for their protection and successful retention.

6. THE PROPOSAL

This report relates solely with the proposed barn conversion and extension to existing farmhouse development which is the subject of Aylesbury Vale District Council planning application ref. 17/02948/APP. Details of the development proposals are shown on the Blackwood Architects ‘Proposed Ground Floor Plan’ drawing ref. MCOH-014 Rev which has been used as the baseline drawing for the TCP at appendix 1.

7. APPRAISAL

A desktop assessment including research via Aylesbury Vale District Council website confirmed that the subject trees stand within the Oving Conservation Area (CA) and as such are afforded protection under Section 211 of the Town and Country Planning Act. The boundary of the CA runs along the churchyard boundary that adjoins the site and then crosses the site immediately north of the main farmhouse. As such, whilst the subject trees and Church Farmhouse itself are within the CA, the barn and the manege (where the barn extension will be located), are outside the CA. In addition to the CA designation the subject trees are also the subject of Aylesbury Vale DC Tree Preservation Order ref. TPO/2007/13. The Lime being T8 of the order and the two Yews being G1.

The survey has categorised the trees in accordance with BS 5837/2012, taking into account their aesthetic merits and safe useful life expectancy (SULE). Both T1 and G1 are recorded as ’B’ category trees. As such, they would normally be considered worthy of retention and protection from development. This valuation, along with their protected status (as detailed above), suggests the trees should be a material consideration of the current planning application. It should be noted that significant defects were identified on T1, which may affect its SULE (see tree schedule, section 4 above) and these have been taken into consideration when

categorising the tree. Further detailed inspection and remedial management works are recommended for this tree, the results of which may influence the categorisation.

Whilst the subject trees are located outside of the development site, their canopy and root spread, particularly that of the Lime (T1), encroach significantly into the site. As such, construction activity has the potential to negatively impact on the health and longevity of the trees and the type and extent of appropriate protection measures required have therefore been considered as part of this report.

The designated root protection areas (RPA) for the subject trees, as specified in BS 5837/2012 are annotated on the TCP at appendix 1. This shows that the proposed footprint of the development will be located well outside the RPA of the subject trees, being approximately 2.7m from the extremity of the RPA of T1 at its closest point. As such, it is suggested that standard tree protection barriers, as prescribed in BS 5837/2012 can be used to completely fence off the RPA of the subject trees from all construction activity within the site. The proposed line of the protective barrier has been annotated on the TCP to inform the planning decision making process.

It is therefore suggested that appropriate tree protection that accords with best practice, can be implemented to ensure the protection and retention of existing trees and it is recommended that details of such measures be the subject of an arboricultural method statement (AMS) which could be secured by appropriate conditions attached to any planning permission.

Section 8 below identifies the generic site constraints that have been considered when assessing the feasibility and expedience of retaining these trees as part of the development. No other site specific constraints were identified as part of the assessment.

8. MAIN GENERIC TREE CONSTRAINTS TO BE CONSIDERED AS PART OF THE ARBORICULTURAL IMPACT ASSESSMENT (AIA)

Tree(s)	Issue(s)	Detail and relevance to project
Higher category trees:	BS5837/ 2012	Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise should be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20 years. Both T1 and G1 were categorised as 'B' category and it is proposed that they will be retained and protected from development.
T1 and G1	Legislative constraints	Enquiries to Aylesbury Vale DC suggests that these trees stand within Oving Conservation Area and are the subject of Aylesbury Vale DC Tree Preservation Order ref. 2007/13. As such they are afforded protection under the Town and Country Planning Act. As such, it will be necessary to obtain approval of the local planning authority prior to implementation of any management proposals for these trees as prescribed in the tree schedule in section 4 above.
T1 and G1	Ownership	These trees are located outside the site, close to the site boundary. As such, they are not under the control of the site owners. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under common law, any resulting damage or death of the trees may be considered criminal damage. As such, it will be necessary to obtain the tree owner's permission to implement any management proposals for these trees as prescribed in the tree schedule in section 4 above. Photo P4 at appendix 2 shows the extensive canopy spread of T1 and its close proximity to the site boundary.
T1 and G1	Development operations	Tree protection measures as prescribed in BS 5837/2012 must be comprehensively complied with for the duration of the project in order to ensure successful retention of the trees identified in this report. It is suggested that an AMS that would ensure compliance could be conditioned as part of any planning permission for the site.

9. CONCLUSIONS

- The development proposals can be implemented without any encroachment into the RPA of retained trees

- The subject trees are the subject of legislative protection in the form of a tree preservation order and conservation area designation

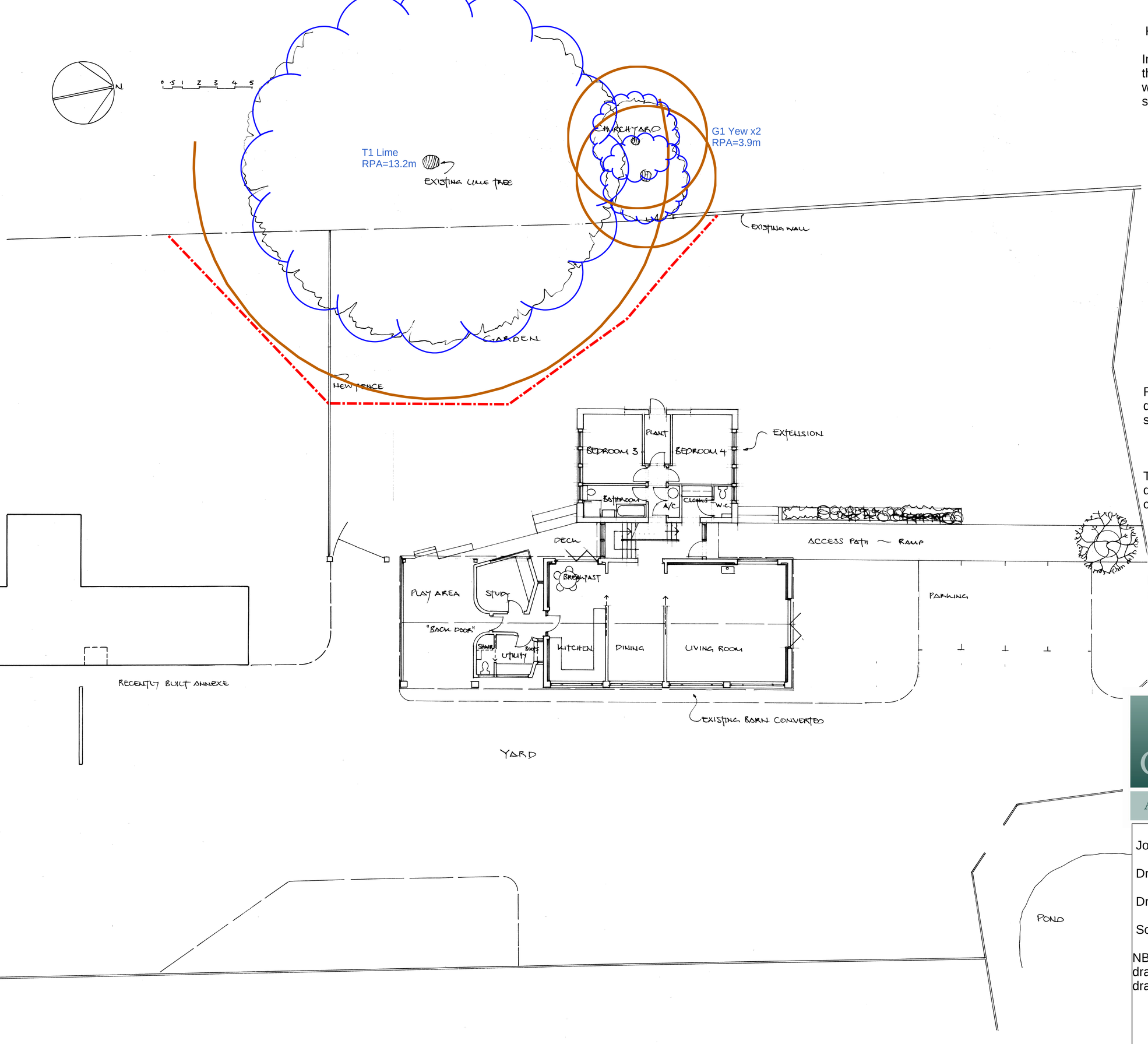
- The subject trees are higher value, 'B' category trees and are therefore considered to be a material consideration of the current planning application

- Appropriate tree protection, in accordance with best practice, can be implemented to secure the retention of the subject trees and it is recommended that such measures be the subject of an arboricultural method statement (AMS) which could be secured by appropriate planning conditions attached to any planning permission

- The subject trees are located outside the site, close to the site boundary and are not under the control of the site owners. As such, it will be necessary to obtain the tree owner's permission to implement any management proposals recommended in this report. Due to the legislative constraints that apply, it will also be necessary to obtain the approval of the local planning authority for such works.

Appendix 1

Tree Constraints Plan (TCP)



Key

Indicative crown spreads are shown as asymmetrical circles the colours of which indicate the tree category in accordance with BS 5837 recommendations and as specified in the tree schedule.

BS category 'A' tree

BS category 'B' tree

BS category 'C' tree

BS category 'U' tree

Root protection areas (RPA) as specified in BS 5837 and detailed in the tree schedule are shown as beige symmetrical circles.

Trees that have been identified for removal to facilitate development proposals are indicated with a dashed red circle

Tree suggested location of the proposed tree protection barriers that will be prescribed in the AMS and will also accord with BS 5837 are shown as a red dashed line.

Consulting with Trees

ARBORICULTURAL CONSULTANTS

Job title: Church Farm, Church Lane, Oving, HP22 4HL

Drawing title: Tree Constraints Plan

Drawing no. CwT-TCP-17-12-01

Scale: 1:100

NB. Blackwood Architects 'Proposed Ground Floor Plan' drawing ref. MCOH-014 Rev A has been used as baseline drawing for this TCP

Appendix 2

Photographs P1 to P4

P1. View of trees T1 and G1, looking west across the site to the churchyard.

P2. Multiple lesions and exudation on main stem of T1 suggests potential internal structural degradation.

P3. Distorted form resulting from extensive ivy cover of most easterly Yew in G1

P4. Showing the extensive canopy spread of T1 and its close proximity to the site boundary