



Apple Tree at Barley Cottage

ARBORICULTURAL IMPACT ASSESSMENT

Site: Barley Cottage, Churchill
Postcode: OX7 6NW
Client: Mr & Mrs Covington

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Table of Contents

Executive Summary	2
1. Introduction	3
Instruction	3
Scope	3
Site Description	3
Caveats and Limitations	4
2. Tree Survey and Constraints	4
Tree Survey Methodology	5
General Data Capture	5
Categorisation	6
Above Ground Tree Constraints	6
Root Protection Area	6
Quality Assessment	6
3. Other Constraints	7
Soils	7
Statutory Considerations	7
National and Local Planning Policies	7
4. Development Proposal	11
General Principles	11
The Development Proposal	11
5. Arboricultural Impact Assessment	11
Tree Loss	12
Tree Retention	13
Tree Pruning	13
Tree Replacement	13
Development Impacts within the Root Protection Area	14
Principles of Tree Protection	14
6. Planning Policy Assessment	14
7. Conclusion	15
8. About the author	15
9. References	16

EXECUTIVE SUMMARY

I have been instructed to undertake a tree survey at Barley Cottage to assist in understanding the constraints that the existing tree stock presents to a proposal to extend the Cottage. I have also been instructed to provide the necessary reports to accompany a planning application for the extension. The purpose of the reports is to assess the impact on trees to assist the local planning authority (West Oxfordshire District Council) in determination of the application.

Barley Cottage is a private residential dwelling in the village of Churchill. The Site benefits from a small garden to the front of the property, adjacent to Junction Road, and a larger area of private amenity space (including off road parking) to the rear. There are several mature fruit trees within the garden as well as ornamental shrubs and hedges.

The development proposal is for two single storey extensions to the rear of Barley Cottage. One extension is to replace an existing conservatory to create a kitchen-dining room, and the second smaller extension is to adjoin the ground floor bedroom to create an ambulant accessible en suite. The proposal will require the loss of one tree (apple) and one shrub (lilac).

A tree survey has been undertaken in accordance with industry best practice guidelines and specifically with BS5837 (2012) *Trees in relation to design demolition and construction*. The survey identified a total of two trees, one tree group, two hedges and two shrubs within the development area. One tree (apple) and one shrub (lilac) will be removed to enable the proposed extension.

The impact of the loss of these two features has been assessed against national and local planning policy, both of which seek to protect important trees that make a significant contribution to the character of the area, or provide important habitat, or which are of historic importance. Neither of the trees identified for removal meets the criteria of being of such importance and as such, this proposal is compliant with policy insofar as it relates to trees.

The following plans and schedule should be read in conjunction with this report:

Type	Reference	Version
Tree Schedule	74-BAR-INF-SCH	1
Tree Constraints Plan	74-BAR-DRW-TCP	1
Arboricultural Implications Plan	74-BAR-DRW-AIP	1
Tree Protection Plan	74-BAR-DRW-TPP	1

1. INTRODUCTION

Instruction

- 1.1 I have been given written instruction from James Mackintosh Architects on behalf of Mr & Mrs Covington on 24th August 2021 to undertake a tree survey and the prepare the necessary reports to accompany a planning application at Barley Cottage in Churchill.

Scope

- 1.2 The scope of the instruction was to:
- Complete a tree survey of all trees within the development area that could be affected by any works associated with the proposal. The tree survey is to be carried out in accordance with the recommendations laid down by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations* ('BS5837').
 - Prepare a schedule of all recorded trees and a plan of tree constraints to assist the design team understand constraints arising from trees to any development scheme.
 - Provide advice to the design team on tree related issues including avoidance, mitigation and compensation measures.
 - Prepare an Arboricultural Impact Assessment for submission with a planning application. This report is to include a review of statutory constraints and a review of planning policy in relation to trees.

Site Description

- 1.3 Barley Cottage ('the Site') is a private residential cottage on the north-western side of Junction Road in Churchill. The Site is centred at SP281238 and around postcode OX7 6NW (see Plate 1).

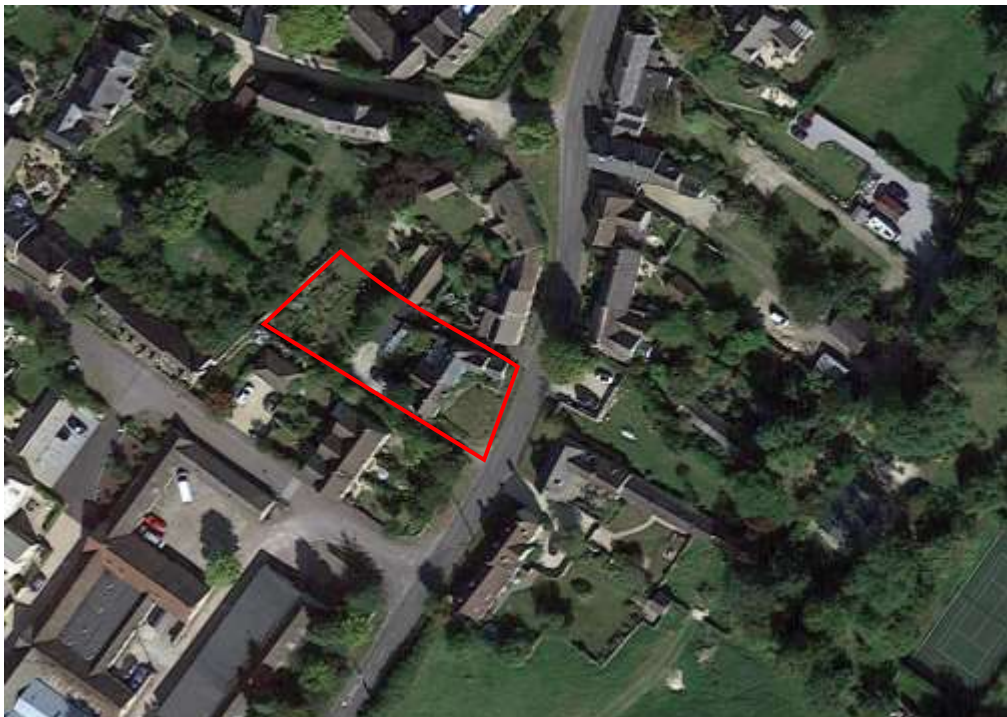


Plate 1: Site location (source: Google Maps accessed 27.08.2021)

- 1.4 The Site consists of a single dwelling with outbuildings (garage and green house) with off road parking to the rear of the property. The parking area is accessed by a private drive on the southern side of the house. A small lawned area to the front of the property provides separation from the public highway, with a larger area of amenity space to the rear.
- 1.5 The garden is populated by a small number of broadleaf trees, the majority of which are ornamental or fruit trees.

Caveats and Limitations

- 1.6 This survey has been undertaken in accordance with industry best practice recommendations and guidance. The recorded information for each tree is a snapshot of the tree at the time of the survey. The assessments have been made to assist in the design of the site for a planning application and does not consist of a condition survey for health and safety purposes. Where obvious defects have been observed these are recorded and recommendations may be made for mitigation, but this does not equate to a detailed risk assessment survey.
- 1.7 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.
- 1.8 Unless stated differently in captions, all photographs used in this report have been taken by the author at the time of the site visit.
- 1.9 The survey has been undertaken with the benefit of a topographical survey undertaken by Interlocks Surveys Ltd (Ref: 210250) on 7th April 2021. The location of all trees and groups detailed in this report have been taken from the topographical survey and no warranty is given as to the accuracy of this data. Where features were not present on the topographical survey, these have been plotted using a handheld GPS tablet. This is not as accurate as professional grade surveying equipment and the locations are indicative only. Any such features have been marked on the plans and schedule with a hash symbol (#).
- 1.10 This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 1.11 Although I am occasionally involved in landscape, ecological and legal issues, I have no formal qualifications in these areas and any comments made in this report to such matters are limited to the general context in view of my familiarity through my day-to-day work, and professional advice should be obtained on these matters where required.

2. TREE SURVEY AND CONSTRAINTS

- 2.1 I completed the tree survey on 27th August 2021. I was unaccompanied at all times during the survey.
- 2.2 The weather conditions were overcast but with good visibility allowing a clear sight of each recorded tree.

Tree Survey Methodology

- 2.3 The survey has been carried out in accordance with the recommendations laid down by BS5837. Observations were conducted from ground level, utilising the “Visual Tree Assessment” (VTA) system as outlined in *The Body Language of Trees, A Handbook for Failure Analysis Research for Amenity Trees No.4* (Mattheck and Breloer, 1994).
- 2.4 The information collected during the survey should be used to assist in the design of the site. This report includes:
- A schedule of the relevant trees to include base line data and quality assessment; and
 - A plan showing the extent of constraints presented by the existing tree stock to any development scheme (herein after referred to as a Tree Constraints Plan (TCP)) that provides illustrative information on the constraints, for consideration during the design of the site.
- 2.5 The purpose of the tree survey has been to provide an assessment as to the quality and non-fiscal value of the trees on Site. This then allows guidance to be given to the design team to inform the site design and layout.

General Data Capture

- 2.6 For reference, individual trees are identified with the letter T and associated number on the Tree Schedules and on a plan showing the extent of tree constraints. The stem diameter of the trees on Site was recorded using a rounded down diameter tape at 1.5m above ground level. Measurements were taken in millimetres. The height of the subject trees was measured to the nearest metre using a digital hypsometer.
- 2.7 Maximum crown spread of the subject tree was measured from the edge of the trunk to the tips of the live lateral branches taken at four compass points (N-E-S-W) using a Leica Disto digital laser measure. Crown spread measurements were taken in metres.
- 2.8 Tree age was estimated from visual indicators (such as tree size and appearance of bark) which is provided as a provisional guide.
- 2.9 Groups of trees were identified with the letter G and number on the associated schedules and plans. Crown spread was assessed using topographical data to position the extents. Stem diameter of groups of trees was set as an average stem diameter of the trees within these individual groups and a maximum height of the tallest tree within the group.
- 2.10 Hedgerows were identified with the letter H and number on the associated schedules and plans. For each hedgerow, the survey recorded the number of species, average stem diameter, and the maximum height. Any individual trees present within the hedgerow were recorded as individual trees.
- 2.11 Woodlands and woodland groups were identified with the letter W and number on the associated schedules and plans.
- 2.12 If direct access to a tree was not possible, estimations from appropriate vantage points were taken. Any limitations or estimations are presented within the survey limitations section and noted in the associated schedules.

Categorisation

2.13 In compliance with Table 1 of BS5837 the trees surveyed have been categorised according to their arboricultural quality and value which is summarised in Table 1.

Table 1 - Summary of BS5837 categorisation colours

Category	Colour	Description
A	Green	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Blue	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
C	Grey	Trees of low quality with an estimated remaining life expectancy of at least 20 years
U	Red	Those trees 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

Above Ground Tree Constraints

2.14 The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, with the extent of the canopy spread hatched in the corresponding BS5837 retention category colour.

Root Protection Area

2.15 The Root Protection Areas (RPA) of the trees were calculated in accordance with Section 4.6.1 in BS5837. This is calculated from the measurement of the stem diameter as recorded in the tree schedule attached to this report and are plotted on the TCP with a magenta line with the text 'RPA' inscribed.

2.16 The RPA forms the initial Construction Exclusion Zone (ICEZ) to protect the trees within and adjoining the Site. The shape and size of RPAs can be amended in accordance with Section 4.6.3 of BS5837.

2.17 The default position should be that there is no development within the RPA of retained trees. However, where there is an overriding need for construction and associated activity with the RPA of trees arboricultural mitigation should take place to protect the trees.

Quality Assessment

2.18 I recorded a total of six arboricultural features within the survey area, consisting of two trees, two shrubs, one hedge and one group of trees.

2.19 A summary of my assessment on the quality of the trees is presented in Table 2.

Table 2 - Summary of tree quality on site

	Category A	Category B	Category C	Category U	Total
Group	0	0	1	0	1
Hedges	0	0	1	0	1
Shrubs	0	0	2	0	2
Trees	0	1	1	0	2
Total	0	1	5	0	6

3. OTHER CONSTRAINTS

Soils

- 3.1 Paragraph 4.3 of BS5837 recommends that a soil assessment be completed by a competent person to inform decisions relating to the RPA, tree protection, new planting design and foundation design. I am not able to provide this assessment as I have no formal qualifications in this area, and professional advice should be taken to provide any detailed reports.
- 3.2 However, generic soil data is freely available from online sources such as the Geology of Britain viewer¹ which can provide a broad indication of the underlying geology of a site. The results of a search for this Site indicates that Barley Cottage straddles a boundary between two geology types. These are Whitby Mudstone Formation and Clypeus Grit Member. The Whitby Mudstone Formation is described as being a thin siltstone or silty mudstone, and this could weather to produce a shrinkable clay soil and therefore guidance on foundation design in relation to trees, such as NHBC Chapter 4.2, might need to be consulted if site specific soil tests confirm the presence of shrinkable clay.
- 3.3 The soil type may impact on the decision making for any replacement or enhancement planting scheme that may be considered as part of this application.

Statutory Considerations

- 3.4 Churchill is located within the boundary of West Oxfordshire District Council (WODC), the Local Planning Authority (LPA). A search has been undertaken on the LPA website to determine the presence or otherwise of Tree Preservation Orders (TPO) or Conservation Areas.
- 3.5 The results of the search show that Barley Cottage is located in Churchill Conservation Area and no trees with the survey area are subject to a TPO.

National and Local Planning Policies

National Planning Policy Framework 2021

- 3.6 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

3.7 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

3.8 Section 12 of the NPPF recognises the importance of integrating trees into urban environments as part of achieving well-designed places. While the primary focus is on new tree planting, the importance of retaining existing trees and incorporation into proposals is a driving factor, stating that:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.” (Paragraph 131)

3.9 In addition, Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

3.10 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.” (Paragraph 175, c)

3.11 No trees on site have been identified as having characteristics of a veteran tree and none are of sufficient age to be classified as being ancient.

Local Planning Policy

3.12 The LPA has a statutory obligation to ensure that provision is made for the protection of trees through section 197 of the Town and Country Planning Act (1990).

3.13 WODC has prepared local planning policies that are presented in the Local Plan 2031. The policies that need to be met in relation to trees are detailed in Table 3.

Table 3 - Local Planning Policies in relation to trees

Policy	Name	Description
EH2	Landscape Character	<p>The Local Plan recognises the importance of woodlands, groups of trees, individual trees and hedgerows and the fundamental contribution they make to the landscape and character of West Oxfordshire, as well as having their own intrinsic beauty and value. This Policy seeks to ensure that these existing natural features and their settings are protected, managed and, where appropriate, supplemented by new planting of local native species.</p> <p>Proposals which would result in the loss of features, important for their visual, amenity, or historic value will not be permitted unless the loss can be justified by appropriate mitigation and/or compensatory measures which can be secured to the satisfaction of the Council.</p> <p>Conditions may be imposed on development proposals to ensure every opportunity is made to retain such features and ensure their long-term survival through appropriate management and restoration.</p>
EH3	Biodiversity & Geodiversity	<p>This policy seeks to protect and achieve a net gain in biodiversity. It recognises the role that trees and green infrastructure offer to biodiversity and therefore requires that any development must avoid loss, deterioration or harm to locally important wildlife and geological sites and sites supporting irreplaceable habitats (including ancient woodland, Plantations on Ancient Woodland Sites 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.</p>
EH4	Public Realm and Green Infrastructure	<p>Given the valuable contribution trees and woodland make to the character of West Oxfordshire, tree planting and woodland creation should be an important component in protecting, reinforcing and expanding the green infrastructure network.</p>

Policy	Name	Description
EH9	Historic Environment (See James Mackintosh Heritage Statement for more detail)	<p>While this policy contains no specific reference to trees it does require that all development proposals should conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of the District’s heritage assets. Veteran, Ancient and Heritage trees can make a significant contribution to the Historic Environment and therefore should be considered as a constraint.</p> <p>There are no trees within the Site boundary that meet the criteria to be classified as Ancient, Veteran or Heritage trees.</p>
EH10	Conservation Areas	<p>This policy does not specifically refer to trees but does seek to conserve or enhance the special interest, character, appearance and setting of Conservation Areas. It requires that there be no loss of, or harm to, any feature that makes a positive contribution to the special interest, character or appearance of the Conservation Area, unless the development would make an equal or greater contribution. This Policy links to EH1 which considers the contribution that trees make at Landscape scale and therefore should be considered at a community level as well.</p>

4. DEVELOPMENT PROPOSAL

General Principles

- 4.1 Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:
- i. Immediate tree removal to facilitate the footprint of a new development;
 - ii. Potential future tree loss through the early decline of trees due to soil compaction or damage;
 - iii. Root disturbance and damage within a tree's rooting area; and
 - iv. Canopy removal or damage due to plant movement.
- 4.2 The starting position of any development should be that tree removal is avoided unless it can be demonstrated that retention is not feasible. The design of the site should seek to work around the constraints presented by trees, the principal form of which is the above ground canopy and below ground rooting environment.
- 4.3 All trees that have been categorised A-C on site have been provided with a RPA. This is the recommended minimum area of protected ground around the base of the tree as containing sufficient volume of soil for the tree to be able to sustain itself post development. This does not account for the actual depth of the soil within the area, nor does it account for any requirement for working space during development. As such, site design should consider a larger area around trees as being sacrosanct.
- 4.4 If the design of the site cannot accommodate the development needs and the existing tree stock without loss, consideration should be given to determining if there are alternative strategies to construction that will not only allow trees to be retained but that will ensure they will continue to thrive into the future.
- 4.5 Misplaced tree retention should be avoided where it will cause unnecessary constraint to both the construction process and the future enjoyment of the property. Where it can be demonstrated that tree retention is not feasible, compensatory measures should be included in the design to mitigate such loss. These measures will principally be in the form of replacement planting and the default position should be that any replacement planting will seek to offer the same level of benefit to the site at a future point in time (for reference, this is assumed to be 25 years post development) as the removed tree stock.

The Development Proposal

- 4.6 The development proposal is for two single storey extensions to the rear of Barley Cottage. One extension is to replace an existing conservatory to create a kitchen-dining room, and the second smaller extension is to adjoin the ground floor bedroom to create an ambulant accessible en suite.

5. ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The impact of any tree loss is assessed against a criterion in relation to the arboricultural significance of the loss, the detail of which is provided in Table 4. This table is not related to the

quality categories provided in BS5837 but has a closer relationship to the sub-categories through assessing the impact that tree loss may have at the Site and its setting in the wider locality. This assessment is also useful in considering the impact of any potential loss against planning policy.

Table 4 - Impact Assessment definitions

Scale of Impact	Definition
Major	The tree(s) are of exceptional or high quality and condition and their loss would be irreplaceable. This would also include trees that have been categorised as being Ancient or Veteran, trees are rare examples of their species and or trees that offer significant amenity value to the character and setting of the area.
Moderate	The tree(s) are of good quality and condition and make a notable contribution to the setting or character of the locality (visual amenity). This may include trees that would be hard to replace but for which there could be some mitigation over a medium timeframe (10-15 years).
Minor	The tree(s) are generally of low quality and condition and/or their loss would have low impact on the locality. These trees would be relatively easy to replace within a short timeframe (5-10 years)
Negligible	The tree(s) are generally of poor quality and condition, and/or their loss would barely be noticeable. Any replacement planting would offer an improvement to the setting of the site in a very short time frame (1-5 years)

Tree Loss

5.2 The proposed development will result in the loss of one tree (T2/Apple) and one shrub (S5/Lilac).

5.3 The apple is a mature specimen located on the northern side of the existing dwelling and the RPA is constrained on the eastern side due to the presence of the building and changes in levels around the access. The tree is partially visible from the public highway and footpath on Junction Road, with only the top branches being apparent (see Plate 2 – red arrow points to top of T1).

5.4 The removal of this tree is necessary due to the extension of the building falling within RPA. Measures such as realigning the ensuite extension have been explored to assess the feasibility of retaining the tree without severance of roots and long-term harm to the tree. There are no alternative construction options and therefore the loss of the tree must be assessed against the negative impact on the community and the wider benefits that may accrue from the development.



Plate 2 - View of Barley Cottage and T1 from Junction Road

5.5 While the tree is a good example of its species, it provides little visual amenity to the wider community and as such, its loss is considered to be minor. Mitigation of the loss can be achieved through a replacement planting scheme which will provide similar benefits within 10-15 years of establishment.



Plate 3: S5 is a lilac growing on the eastern boundary

5.6 The lilac that is to be removed is a boundary feature that offers some screening to the neighbouring property (see Plate 3). Lilac is not considered to be a tree species and therefore the assessment of loss is not usual within an AIA.

5.7 The shrub is to be removed to allow the realignment of the eastern façade of the property to accommodate a larger kitchen/living space. While it would be possible to retain the tree through the construction phase without any notable impact, its removal is desirable as part of the wider landscape scheme for the property.

5.8 Given the screening that this tree offers, an assessment of contribution to the community is useful, but the conclusion is that the visual benefits of the shrub are only realised between the properties rather than the wider community. The loss of this shrub is therefore assessed as being negligible and replacement planting on the boundary will mitigate the loss, providing similar benefits within a 1-5

year time frame.

Tree Retention

5.9 The remaining trees within the Site will all be retained through the development and will require protection from potential harm during the construction phase.

5.10 The primary form of protection will come through the use of fencing which will form a barrier, behind which there will be no access for construction machinery, materials or personnel. This area will be the defined CEZ which has been marked on a draft Tree Protection Plan.

5.11 The general principles of tree protection are provided below. These principles will be adopted by the construction contractor and will be adhered to throughout the development process.

Tree Pruning

5.12 There is no requirement for any tree pruning works to facilitate either access, construction space or the new development.

Tree Replacement

5.13 A replacement planting scheme is proposed for the Site which will result in three new fruit trees (Malus sp, Pyrus Sp and/or Prunus sp.) being planted in the garden space to the north of the existing car parking area. The indicative location of the replacement trees has been marked on the arboricultural plans that accompany this report.

Development Impacts within the Root Protection Area

- 5.14 The existing access to the site is a gravel drive on the western side of the property. This will be used and the sole means of access for construction traffic and due to its current use, there will be no additional harm caused to the rooting environment of the boundary features from such use.
- 5.15 No other development proposals have the potential to impact on retained trees.

Principles of Tree Protection

- 5.16 All construction activities have the potential to cause harm to the retained trees on site. It is therefore necessary that measures are employed across the site to limit the potential for such harm and prevent any long-term negative impacts on the trees.
- 5.17 The following principles for the protection of retained trees will be adopted across the site for the duration of the project:
- All retained trees will be protected by fencing that will form the CEZ.
 - Where fencing cannot provide the necessary protection measures, alternative systems will be installed that will ensure retained trees are protected. This may include the use of either temporary or permanent ground protection.
 - There will be no storage of materials, or access for construction workers or machinery within any CEZ.
 - There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes.
 - Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage.
 - There will be no fires within a CEZ.
 - There will be no use of herbicides within a CEZ.

6. PLANNING POLICY ASSESSMENT

- 6.1 A review of impact of tree loss in relation to national and local planning policy is provided in Table 5.

Table 5: Review of planning policy

Policy	Summary	Review	Policy Compliant for trees?
EH2	Landscape Character	The trees for removal do not offer any visual, amenity or historic value to the character of West Oxfordshire, and mitigation is proposed for their loss.	Yes
EH3	Biodiversity & Geodiversity	The trees to be removed have not been assessed as being locally important, and are not considered to be irreplaceable habitat.	Yes
EH4	Public Realm and Green Infrastructure	Replacement trees are proposed in mitigation for the loss of the existing tree stock on site.	Yes
EH9	Historic Environment	None of the trees within the site meet the criteria of being irreplaceable habitat.	Yes
EH10	Conservation Areas	The trees to be removed offer no specific contribution to the character of Churchill.	Yes

7. CONCLUSION

- 7.1 The development proposal is for two single storey extensions to the rear of Barley Cottage. One extension is to replace an existing conservatory to create a kitchen-dining room, and the second smaller extension is to adjoin the ground floor bedroom to create an ambulant accessible en suite.
- 7.2 To achieve the desired outcome, the development will require the loss of one tree and one shrub on site. Neither the tree or shrub are considered to be locally or nationally important and make no meaningful contribution to the character of the village.
- 7.3 Replacement planting is proposed in mitigation for the loss of the tree/shrub and as such, in my opinion this application is compliant with planning policy insofar as it relates to trees.

8. ABOUT THE AUTHOR

- 8.1 I am a director of Tree Frontiers Ltd and a chartered arboricultural consultant, with a first-class honour's degree in arboriculture from Myerscough College, accredited by the University of Lancaster.
- 8.2 I have 19 years' experience working in the sector and am a chartered member of the Institute of Chartered Foresters. I am also a professional member of the Arboricultural Association and abide by the code of ethics and professional standards of these institutions.

9. REFERENCES

9.1 This report has relied upon the following external reference sources:

- British Standards Institution (2012) BS5837: *Trees in relation to design, demolition and construction – recommendations*. London: BSI
- Gov.uk (2021) National Planning Policy Framework. [Available online: <https://www.gov.uk/government/publications/national-planning-policy-framework-2>]
- West Oxfordshire District Council (2021) Local Planning Policy. [Available online: <https://www.westoxon.gov.uk/media/feyjmpen/local-plan.pdf> (Accessed 27.08.2021)]
- British Geological Society (2020) *Geology of Britain Viewer*. [Available online: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?> (Accessed: 27.08.2021)]