

## BS5837:2012 TREE SURVEY / Arboricultural Impact Assessment

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Site Address:  
FS330 – Witney Service Station, Welch Way,  
Witney, Oxfordshire. OX 28 6JL



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800815ver3,  
Based on Survey 25<sup>th</sup> Sept 2022

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## Site

Site: FS330 – Witney Service Station, Welch Way, Witney, Oxfordshire. OX 28 6JL

Inspection date: 25<sup>th</sup> September 2022

Inspected by: Steve Launchbury

## 1.0 Terms of Reference

I am instructed by MBH Design Studio Ltd to carry out a BS5837:2012 Tree Constraints Survey and Arboricultural Implication Assessment at the above address.

This report contains survey information in accordance with BS 5837:2012 Trees in Relation to design, demolition and construction – Recommendations.

It details the quality and the value of the trees on site or immediately adjacent to the proposed development site.

A proposed development is to be considered in terms of an Arboricultural Impact assessment.

Remedial or other works may also be recommended along with Tree Protection measures as required.

A site visit was carried on 25<sup>th</sup> September 2022 to survey the site and immediately adjacent to prepare a Tree Constraints report. An Arboricultural Impact Assessment of the proposed development using the provided proposed site development plan. Preliminary detail for Tree Protection and other operations is included.

No trees were present within the site boundaries.

All trees surveyed are on third party land, in the main, immediately adjacent to the boundary.

All the trees have been categorized as Category C.

While the trees are in third party ownership, Root Protection Areas are present in the site, presenting a design conflict.

Trees or groups of trees that are categorized A or B should be considered as constraints to development and every effort should be made to keep them within the design. Trees categorized C will not usually be seen as a constraint unless by virtue of for example grouping, they attain a higher categorization. Trees categorized U are rarely a constraint to development and may generally be felled.

Steve Launchbury of Alltree Consultancy Ltd trained at Kew Gardens in Horticulture in the early 80's and specialised in Arboriculture.

Since then he has worked in the industry for nearly 40 years, gaining further professional qualifications including passing and further refreshing the Professional Tree Inspection course by Lantra.

## 2.0 General Information

### 2.1 The Brief

Visit site and assess Tree Constraints in relation to a proposed redevelopment of the Service Station site, to include Electric Vehicle (EV) Charging bays and associated control equipment.

Prepare an Arboricultural Impact Assessment of the proposed design in relation to the Tree Constraints.

### 2.2 Scope of Report

This report is a preliminary report and as such did not entail an examination of the root system, did not ascend the tree or use internal decay detection equipment.

Further inspections may be required as a result of these preliminary findings.

### 2.3 References

The British Standard Institute publication BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' is the basis for this report.

### 2.4 List of relevant documents provided by the client:

13664 - Witney - BP - 330 Block Plan - Rev.A.pdf  
13664 - Witney - LP - 330 Location Plan - Rev.A.pdf  
13664 - Witney - P01 - 330 Existing Site Layout.pdf  
13664 - Witney - P02 - 330 Proposed Site Layout - Rev D.pdf  
13664 - Witney - P03 - 330 EV Canopy Detail - Rev.A.pdf

### 2.5 Limitations

The information contained in this report is for the use of the client for whom it was prepared.

The contents are copyright and may not be used by third parties without written consent from Alltree Consultancy Ltd

This document is a report identifying trees, their locations and their condition in respect of planning.

It is not a tree health or safety report, it has not been prepared for use in a mortgage application or for insurance claims.

Detailed inspection, aerial access, drillings and soundings were not done for this report.

A tree owner is advised to have their trees regularly inspected, and again after strong winds or other severe weather.

This report is valid for one year.

### 2.6 Tree Preservation Orders

A visit to

[https://www.oxford.gov.uk/info/20198/trees\\_woodlands\\_and\\_hedges/1498/oxford\\_city\\_tpo\\_and\\_conservation\\_area\\_locations](https://www.oxford.gov.uk/info/20198/trees_woodlands_and_hedges/1498/oxford_city_tpo_and_conservation_area_locations) revealed that there are no Tree Preservation Orders or Conservation Area affecting the site or immediately adjacent.

Due to the planning process being under way, trees are effectively protected while the impact of the proposed development is determined. It is therefore prudent to liaise with the Oxford City Council Local Planning Authority and of course have an agreement with each individual Tree Owner before any tree-works are carried out.

### 2.7 Disclaimer

This report was prepared for the named client and the Local Authority Planning Department.

This report does not constitute advice to any third party not directly involved. No liability for any loss or damage will be accepted from any third party reliant on this report who is able to access the content by any means.

## **3.0 The Tree Survey**

### **Methodology**

Data is collected in accordance with BS5837 requirements.

All data is collected from ground level without climbing or other potentially invasive methods including digging to expose the root system.

Tools normally used are a diameter tape, laser measure and a handheld GPS data capture device.

Heights may also be estimated by using a surveyor's pole next to the tree.

### **Measurements**

Where there is no access into the next door property, measurements are estimated where 'hands on' measuring is not possible.

Complete accurate tree data is therefore not possible for trees on adjoining properties unless there is access granted and no reliance should therefore be made on the limited data possible.

Parts of the tree obscured by ivy or other climbing plants or materials cannot be assessed accurately and no reliance must be made without further inspection.

Data is plotted using PT-Mapper Professional from Pear Technology.

Where tree canopies are symmetrical, one measurement is taken of the radius. Where the crown is asymmetrical, readings are taken at North, East and South. These will give a general idea of the shape as a representation.

Tree stems are measured at 1.5m above ground level.

A Root Protection Zone figure is derived from this reading with variations for multiple stems.

### **Rooting Zone**

Ground features or obstructions may limit or encourage root spread into an asymmetrical area rather than the plotted area.

The plotted data will show the Root Protection Area as an idealized area and must be subject to confirmation or otherwise by hand dug trial pits if required.

For the Constraints survey the trees are recorded as at the present with no reference to any proposed plan or development.

For the Arboricultural Impact Assessment, the tree data is used where applicable in conjunction with the proposed construction layout to establish Tree Protection requirements.

The survey data will detail the recorded measurements.

Survey findings are shown in the appendix.

## 4.0 Observations and Discussion

Category A and B trees should normally be retained and be a constraint to development. Category C trees should not normally be a significant barrier to development by that may depend on other controls and the LPA policy. Category U trees can normally be removed as good Arboricultural practice. Any trees within neighbouring properties that affect or are affected by a proposed development may then be subject to negotiation.

Root Protection Areas are recommendations due to the difficulty of mapping the extent of the root system. Hand digging is recommended to locate the main roots if required.

Ideally any conflicts with trees (roots, canopies, and trunks) should be designed out with careful consideration of building location and size and special design arrangements where required. Trees that overhang or are close to a new building are often subject to excessive pruning over time or even removal.

Surgery may be required to trees adjacent to new structures, but this should be kept to a minimum due to the potential adverse long term health impact and retention of the tree. All surgery works must be agreed beforehand and must conform to BS3998:2010

Before any works (including demolition) commence on site, storage of materials, or changes of levels, a plan must be submitted to and approved by the Planning Authority.

Protective fencing that is required must be set up and remain operational and not repositioned without the advice of the Arboricultural Consultant.

Consent for any works to protected trees (either Conservation Area, Tree Preservation Order or Planning Conditions) must be obtained prior to being carried out. If the trees are in adjoining properties under third party ownership, permission must be obtained in writing from the tree owner in addition.

## 5.0 Arboricultural Impact Assessment

Assesses how the development will affect local character from a tree perspective

### The Constraints

All the trees surveyed for the Tree Constraints are in Third Party Ownership. There are no trees on the Service Station Site.

It is noted (see the Appendix, TPO Map) that there is no Tree Preservation Order or Conservation Area affecting the site or immediately adjacent.

The Crowns of the trees (Category C) overhang the site, and the Root Protection Areas as determined according to BS5837:2012 are also present into the site.

### The Proposal

13664 - Witney - P02 - 330 Proposed Site Layout - Rev D.pdf illustrates the location of the proposed 4 Bay Electric Vehicle Charging Facility and the location of the required Sub Station.

### Implications of the proposal

T4 Willow, is just the other side of the rear boundary, and is assumed to be in the ownership of whoever owns the alleyway to the rear of the houses in Bartlett Close. The survey shows that the crowns and also the Root Protection Area are present in the Service Station Land.

T5 Box Elder, and T6 Sycamore are in the rear gardens of houses in Bartlett Close. The crowns and Root Protection Areas are present in the Service Station Site.

Common Law (though not an actual law) allows normally for overhanging branches to be removed (as long as no harm to the tree), subject to other potential restrictions, eg TPO. The branches must be offered back, and if refused, become the responsibility of the cutter to deal with.

The Root Protection Area is not so straight forward. While roots 'trespassing' may be severed, there is (as in this situation) likely to be detriment to the tree, either in stability, or in the health of the tree.

### Potential Conflict areas

There are no Conflict Areas now adjustments have been made in 13664 - Witney - P02 - 330 Proposed Site Layout - Rev D.pdf

Just a note re the existing Cranked Vent stack-

The Cranked Vent Stack removal is expected to involve excavation within the RPA of T6, with the likelihood of damage to roots within the RPA.

The recommendation is therefore that the stack be left as much in situ, with severing outside the RPA and reduction in height to just below ground level.

This will ensure that there are no disturbances within the Root Protection Area of T6

## **Tree Protection**

Tree Protection fencing is recommended to be installed in the locations as shown in the Survey Map – Tree Protection Fencing.

The Tree Protection Fencing is aligned with the outside edge of the RPA of the trees to be protected.

## **Summary**

The proposed design as in the document 13664 - Witney - P02 - 330 Proposed Site Layout - Rev D.pdf is acceptable with just the minor caveat re leaving the vent pipes in situ as much as practical.



## 6.0 Tree Protection

Tree Protection is required to protect the retained trees and their Root Protection Areas

Fencing extracts taken from BS5837:2012 to show a fencing example and stabilization methods. Choose the most appropriate for the conditions.

Figure 2 Default specification for protective barrier

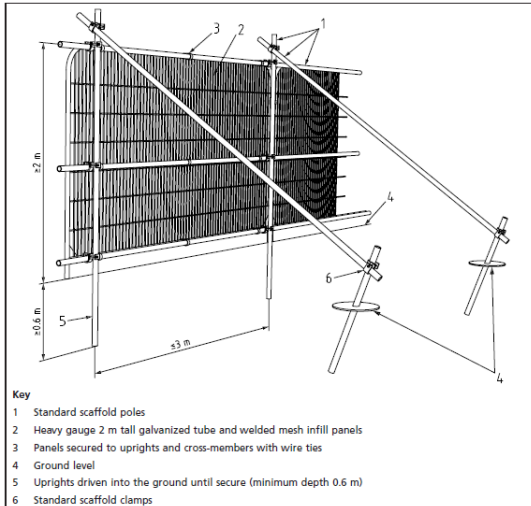
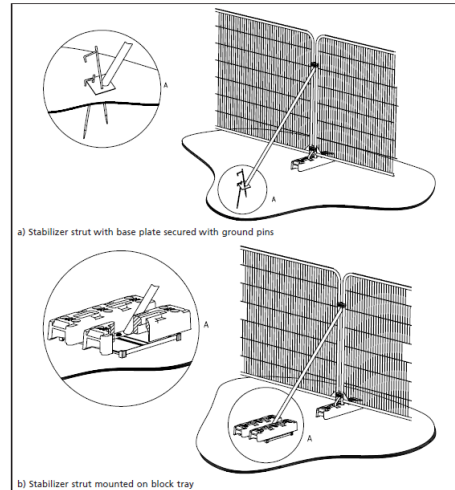


Figure 3 Examples of above-ground stabilizing systems



The fenced off area is to be protected and is to be regarded as sacrosanct.  
A weatherproof warning notice is to be placed on the Tree Protection Barrier.



If required, preliminary tree removal or other works required before the site is set up may take place before the Tree Protection Fencing is installed.

The Tree Protection shall be erected before any plant or equipment is brought onto site.

The integrity of the fencing shall be maintained throughout the construction period.

The fencing shall only be removed once the construction phase is complete.

## **7.0 Special Measures for working within a Root Protection Area**

Unless specifically agreed with the Planning consent, there must be no digging or trenching within the RPA of any retained tree.

The area within the Root Protection Zone is to be considered a No Dig Area, with the only digging to be with hand tools.

If hard surfaces are to be lifted and renewed, the old surface is to be broken up and lifted with toothless bucket, working from existing hard standing.

No machinery should go on the unprotected surface.

Should any roots require being exposed, they must be protected by sacking and sharp sand (not building sand) or good soil and the hole filled in as soon as practical. Advice should also be sought from the project Arboriculturalist.

Any pipework or services should where possible be routed away from the Root Protection Areas.

Should any excavations, trenching for cable runs or service runs within Root Protection Areas be required, advice must be sought from the project Arboriculturalist who will also liaise with the Planners as appropriate.

Hand digging to plant shrubs is permitted but care must be taken to minimise damage, disturbance and compaction.

No foundations or bases are to be constructed even on the surface, eg to put machinery or other equipment unless approved by the Planning Consent with a suitable base. Advice should be sought from the project Arboriculturalist as to the construction and design of a suitable base.

## 8.0 Arboricultural Method Statement

The trees adjacent to the site are to be assumed to be protected under planning conditions as well as being in third party ownership, it is essential that the process detailed in this method statement is followed in order to prevent damage to the trees.

The site must be carefully managed in order to avoid damage within the Root Protection Areas.

No access is to be allowed within the Root Protection Area.

The Root Protection Area is the minimum area that must be protected. Please be aware that often the roots extend further or in different directions than indicated by the theoretical area dictated by the trunk size.

Where the roots are may be affected by different factors such as :

- Species of tree,
- Ground conditions (including man made obstacles such as foundations or trenches)
- The health of the tree, root damage or pruning.

An individual such as the Contract Manager is to be identified as a point of contact for arboricultural affairs during building works. This individual is to be fully aware of the arboricultural planning requirements on the site and is to be responsible for the monitoring and enforcement of tree protection measures.

It is advisable to have a Project Arboriculturalist who can oversee and direct Tree Protection and operations that involve the trees on site.

### Operations that may damage trees

The following operations are likely to result in significant damage to trees. Damage resulting from these operations may take immediate effect resulting in the rapid death of a tree, or alternatively may result in years or even decades of gradual decline and ultimately an early death.

### Compaction of Soil

Repeated pedestrian movements, vehicle parking, storage of materials or waste will result in a measure of soil compaction which within a Root Protection Area will inevitably lead to some root death and may reduce the longevity of a tree.

### Storage or Spillage of Toxic Materials

The following materials that are commonly used on development sites are toxic to trees:

- Builders Sand which may contain some salt or other leachates.
- Cement
- Fuels eg Petrol, Diesel etc.
- Tarmac
- Washings eg from mixing cement or plaster

The uncontrolled storage or use of such materials within 10 metres of trees is likely to be detrimental to their long-term health.

### Excavation, Soil Grading, Alteration of Soil Levels

Contrary to popular belief nearly all of a tree root system is located within the top 1 metre of soil, with the majority of roots found within 600mm of the soil surface.

Tree Root distribution may also be affected by steep banks.

The Root Protection Area must be considered the minimum area of protection required to retain a tree. The full root system of a tree will extend beyond this, usually to a distance at least equivalent to the height of the tree.

For this reason any excavations within a Root Protection Area present a risk of damage to the tree root system.

Damage to the larger structural roots may have an immediate detrimental effect to the stability of the tree as well as the longer term health.

#### **Raising of Levels**

Roots breath, requiring gaseous exchange and take water from the soil and therefore normally develop in free-draining, aerated soil.

Where levels are raised over tree roots the ability to access oxygen and respire Carbon dioxide is reduced and moisture filtration hindered, tree roots will subsequently be starved of oxygen and water leading to root death, potential disease and reduced longevity.

#### **Damage to the main stem and branches**

Damage caused by equipment or plant movements and can result in long-term decline in tree health and serve as an entry point for decay fungi.

No access for plant/vehicles is permitted within the specified Root Protection Areas.

#### **Pruning carried out by untrained operatives**

Poor pruning practice can increase the risk of limb or complete tree failure, as well as providing entry points for decay fungi.

All tree work is to be carried out by a competent arborist in accordance with BS3998:2010 who is certified and insured.

## **Appendix**

Contains

BS 5837:2012 Chart for Tree Quality Assessment

Photos

The survey data table

Survey maps

**Table 1 (BS5837:2012) – Cascade Chart for Tree Quality Assessment.**

Category & Definition		Criteria (Including subcategories where appropriate)			Identification On Plan	
<b>TREES UNSUITABLE FOR RETENTION (See Note)</b>						
<p><b>Category U</b></p> <p>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</p>		<ul style="list-style-type: none"> <li>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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			<b>DARK RED</b>	
<b>TREES TO BE CONSIDERED FOR RETENTION</b>						
Category & Definition		Criteria — Subcategories				
		1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation		
<p><b>Category A</b></p> <p><b>Trees of high quality</b> With an estimated remaining life expectancy of at least 40 years</p>		Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of 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)	<b>LIGHT GREEN</b>	
<p><b>Category B</b></p> <p><b>Trees of moderate quality</b> With an estimated remaining life expectancy of at least 20 years</p>		Trees that might be included in the high category, 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	<b>MID BLUE</b>	
<p><b>Category C</b></p> <p><b>Trees of low quality</b> With an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</p>		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	<b>GREY</b>	

Photos







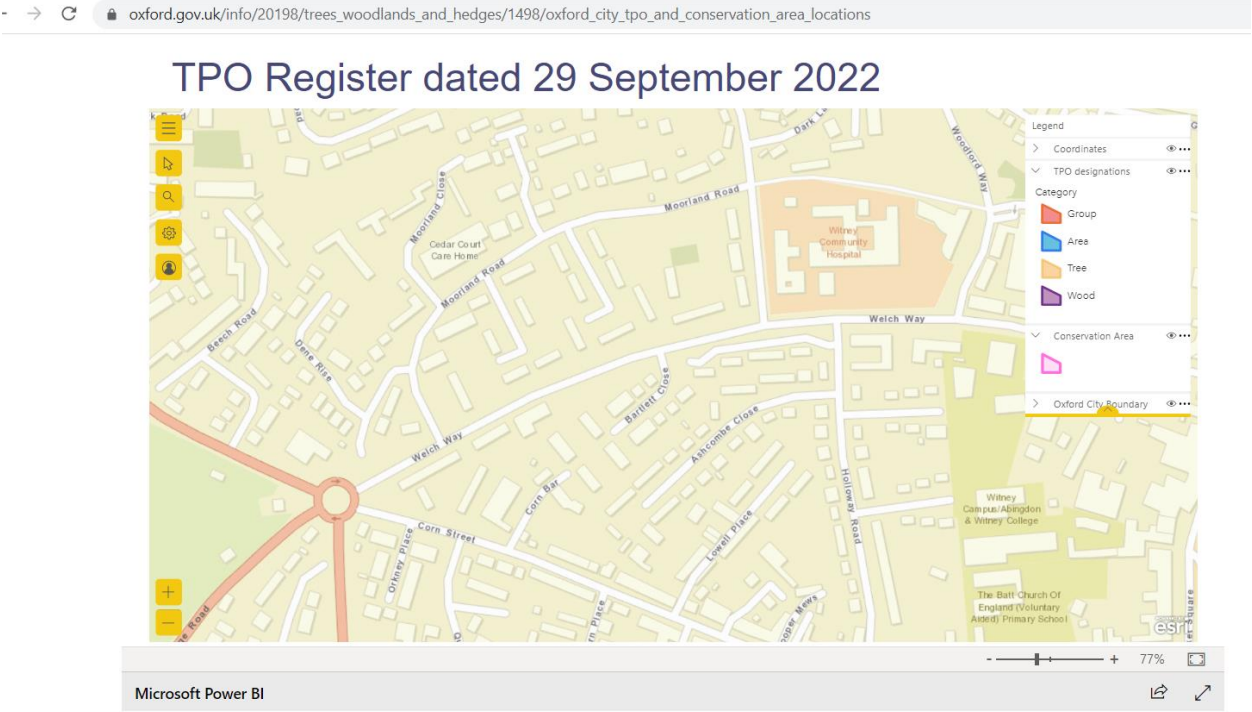
## Survey Data

Tree ID	Common Name	Maturity	Likely Bat Habitat	Measurements Estimated	Height (m)	Number of Stems	Stem 1 (mm)	Spread N E S W (m)	Crown Height (m)	Crown	Stem	Basal Area	Category	Life Expectancy	Phys Condition	Comment
1	Common Ash	Semi-mature	No	Yes	8	1	300	4.2 4.2 4.2 4.2	0	Good	Good	Good	C2	10 to 20 yrs	Good	<p>Group of trees in third Party Ownership.</p> <p>These trees are in the public area the other side of the wall.</p> <p>They overhang the wall by approx 4m.</p> <p>Note: much of the wall is collapsed, the remaining section of wall adjacent to T4 is cracked and being damaged by T4.</p> <p>The Root Protection Areas as well as the crowns will be present on PFS land.</p> <p>Two reasonable quality (still Category C) trees in third party ownership, being in private gardens immediately to the rear of the PFS site.</p> <p>Root Protection Areas and Crowns (effectively matching) are in PFS land.</p> <p>Outside the area of constraint for the PFS.</p>
2	Mountain Ash	Mature	No	Yes	8	2	150 100	3 3 3 3	4	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	
3	Common Ash		No	Yes	9	1	130	2 2 2 2	4	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	
4	Grey Willow	Mature	No	Yes	8	6	150	4 4 4 4	2	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	
5	Box Elder	Mature	No	Yes	9	1	400	4.8 4.8 4.8 4.8	4	Good	Good	Not Seen	C2	10 to 20 yrs	Good	
6	Sycamore	Mature	No	Yes	9	1	400	5.7 3.5 2.5 5.2	3	Good	Good	Not Seen	C2	10 to 20 yrs	Fair	
8	Sycamore	Semi-mature	No	Yes	6	1	130	2 2 2 2	3	Fair	Fair	Not Seen	C2	10 to 20 yrs	Fair	

Tree ID	Common Name	Maturity	Likely Bat Habitat	Measurements Estimated	Height (m)	Number of Stems	Stem 1 (mm)	Spread N E S W (m)	Crown Height (m)	Crown	Stem	Basal Area	Category	Life Expectancy	Phys Condition	Comment
7	Sycamore	Mature	No	Yes	9	1	300	4 4 4 4	3	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Small tree of no consequence at present. The Root Protection Area does not intrude into PFS land.

# TPO Map – screenshot from LPA website

[https://www.oxford.gov.uk/info/20198/trees\\_woodlands\\_and\\_hedges/1498/oxford\\_city\\_tpo\\_and\\_conservation\\_area\\_locations](https://www.oxford.gov.uk/info/20198/trees_woodlands_and_hedges/1498/oxford_city_tpo_and_conservation_area_locations)



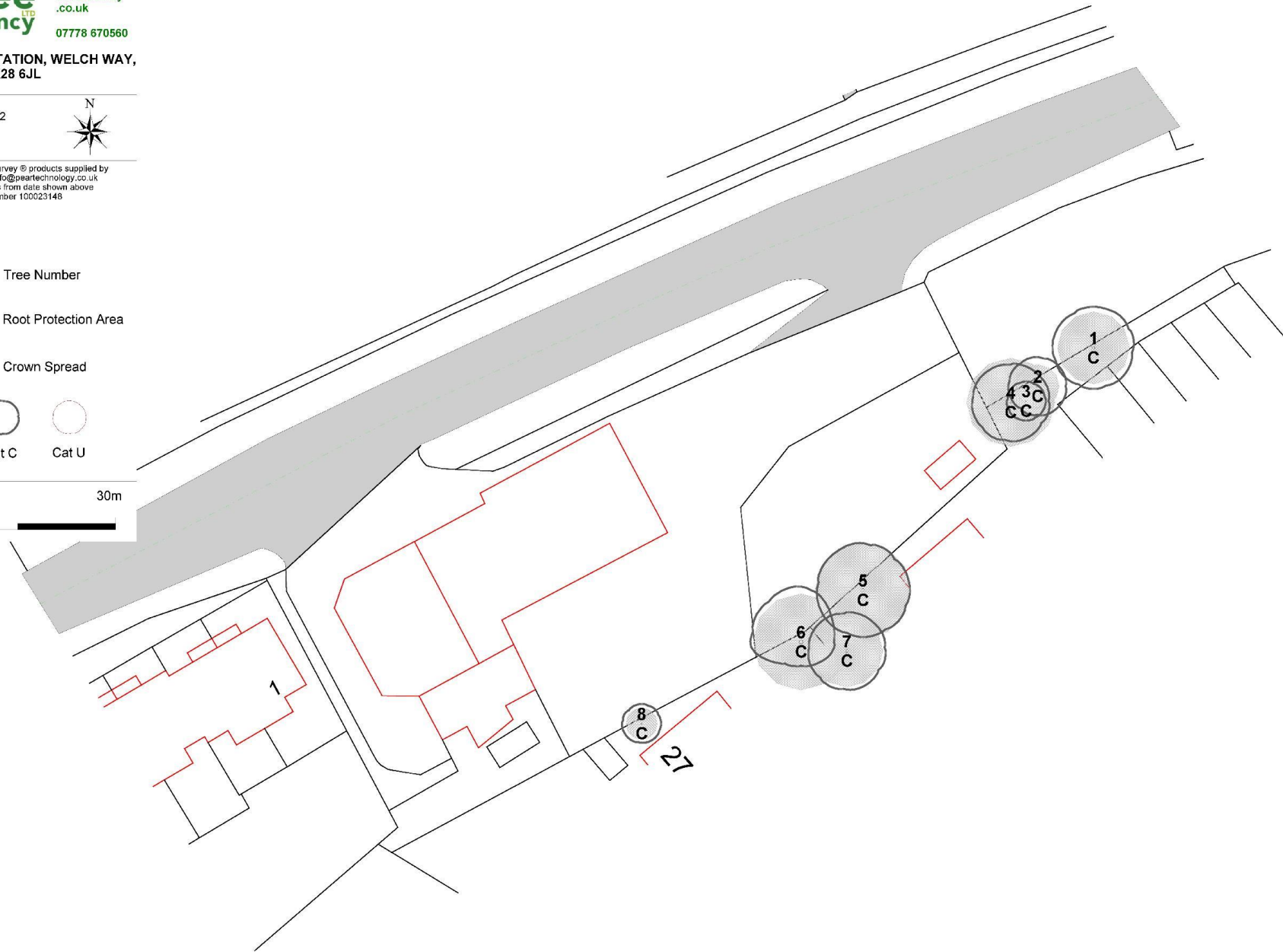
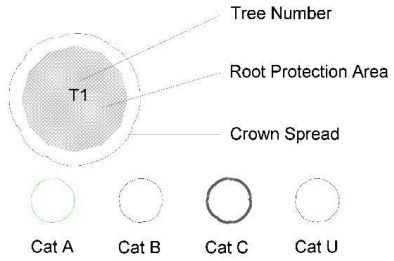
FS330 - WITNEY SERVICE STATION, WELCH WAY,  
WITNEY. OXFORDSHIRE, OX28 6JL

SCALE : 1 : 200 @ A1 DATE : 27/09/2022



Tree Constraints

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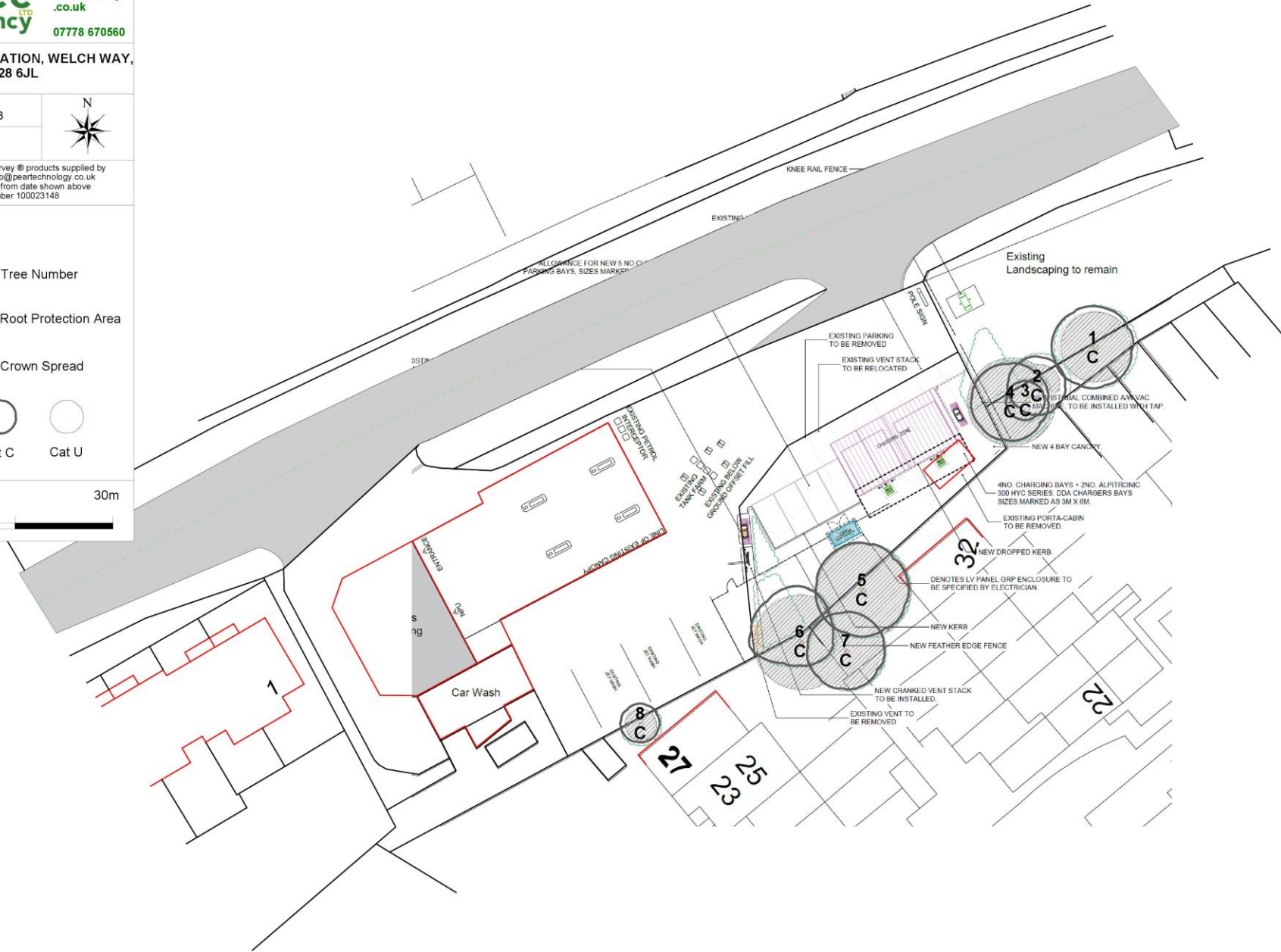
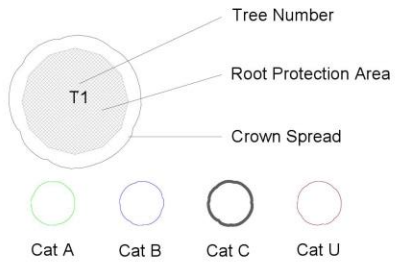
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Design Overlay

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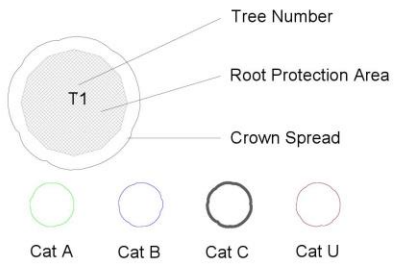
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Tree Protection

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**Legend**  
Tree Protection Fencing

