

Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL REPORT

20 Walton Street
Oxford
Oxfordshire
OX1 2HQ

November 2023

Ref: 23105

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1. INTRODUCTION

1.1 Instructions

- 1.1.1 Instructions have been received to undertake an arboricultural impact assessment on land at 20 Walton Street, Oxford (Site Location Plan Appendix 1).
- 1.1.2 This arboricultural impact assessment has been prepared to assess the likely impact and effect regarding the proposal to construct a new garage. This appraisal assesses the impact of the proposal in relation to the trees surveyed and discusses mitigation measures that may have to be adopted.

1.2 Arboricultural Survey

- 1.2.1 During July 2023 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 (RPA) data at Appendix 3 with the tree constraints plan provided at Appendix 4.

2. TREE PROTECTION

- 2.1 A desktop study of information posted on the Oxford City Council (OCC) interactive mapping system was carried out on the 6th November 2023. (https://www.oxford.gov.uk/info/20198/trees_woodlands_and_hedges/1498/oxford_city_tpo_and_conservation_area_locations)
- 2.2 OCC's interactive mapping system indicates that the site is located within Central (University and City) Conservation Area. The interactive mapping system also indicates that no Tree Preservation Orders (TPO's) are present on trees located within or adjacent to the site.
- 2.3 Trees in a Conservation Area that are not protected by a TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. Anyone who **cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree** in a Conservation Area (if that tree is not already protected by a Tree Preservation Order), or causes or permits such work, without giving a section 211 notice (or otherwise contravenes section 211 of the Town and Country Planning Act 1990 is guilty of an offence, unless an exception applies.

3. ARBORICULTURAL SURVEY

3.1 One tree has 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 the following sub-categories. These sub-categories carry equal weight and are selected for either arboricultural values, landscape values or cultural values, including conservation:

- 1: Mainly arboricultural qualities.
- 2: Mainly landscape qualities.
- 3: Mainly cultural values, including conservation.

The British Standard 5837:2012 also recommends recording hedges 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:

A summary of the trees in each of the four categories is provided below:

BS 5837 (2012) Category	No. of Trees	No. of Groups	No. of Hedges	Tree Number
U	0	0	0	
A	0	0	0	
B	0	0	0	
C	1	0	0	T1

4. PRINCIPLE ARBORICULTURAL IMPLICATIONS

4.1 Introduction

- 4.1.1 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).
- 4.1.2 All tree numbers referred to in this document relate to the tree numbers annotated on the tree constraints plan and arboricultural impact assessment plan (Appendix 5).

4.2 Site Description

- 4.2.1 The site is located at the southern end of Walton Street, Oxford. Access to the rear of the property can be made via Walton Lane. The rear garden is stepped with soft landscaping present in hard landscaped features.

4.3 Trees

- 4.3.1 One middle mature Laburnum tree has been recorded growing within the rear garden.
- 4.3.2 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 sought prior to the implementation of any works considered within this report.

4.4 Overview

- 4.4.1 The appended arboricultural impact plan 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.
- 4.4.2 An assessment of the design on the tree stock reveal that one category 'C' tree requires removal to implement the scheme.
- 4.4.3 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.

4.5 Impact of the proposal on the tree stock

Overview

- 4.5.1 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*".
- 4.5.2 The BS5837:2012 recommends that the root protection areas (RPA's) for trees should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.
- 4.5.3 The arboricultural survey has identified that existing site constraints have influenced the root protection areas of tree T1. As such the rooting area of this tree has been adjusted. The modified RPA has considered the expected morphology and disposition of roots, site topography, including levels, drainage and the likely tolerance of the trees to root disturbance based on factors such as age, condition and past management (BS5837:2012 Section 4.6.3).

4.6 Proposed Development

- 4.6.1 The scheme comprises of the remodeling of the rear garden area with the construction of a new garage. Access to the garage will occur from Walton Lane.
- 4.6.2 One category 'C' trees (T1, laburnum) will be removed to implement the scheme. The British Standard 5837:2012 documents that category 'C' trees are assessed as being either of low quality, limited merit, low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameter below 150mm; or a combination of these. As such these trees should not be considered as a significant constraint to the development of the site.

4.7 Construction

- 4.7.1 No trees require protection during the proposed construction of the new garage.

5. SUMMARY

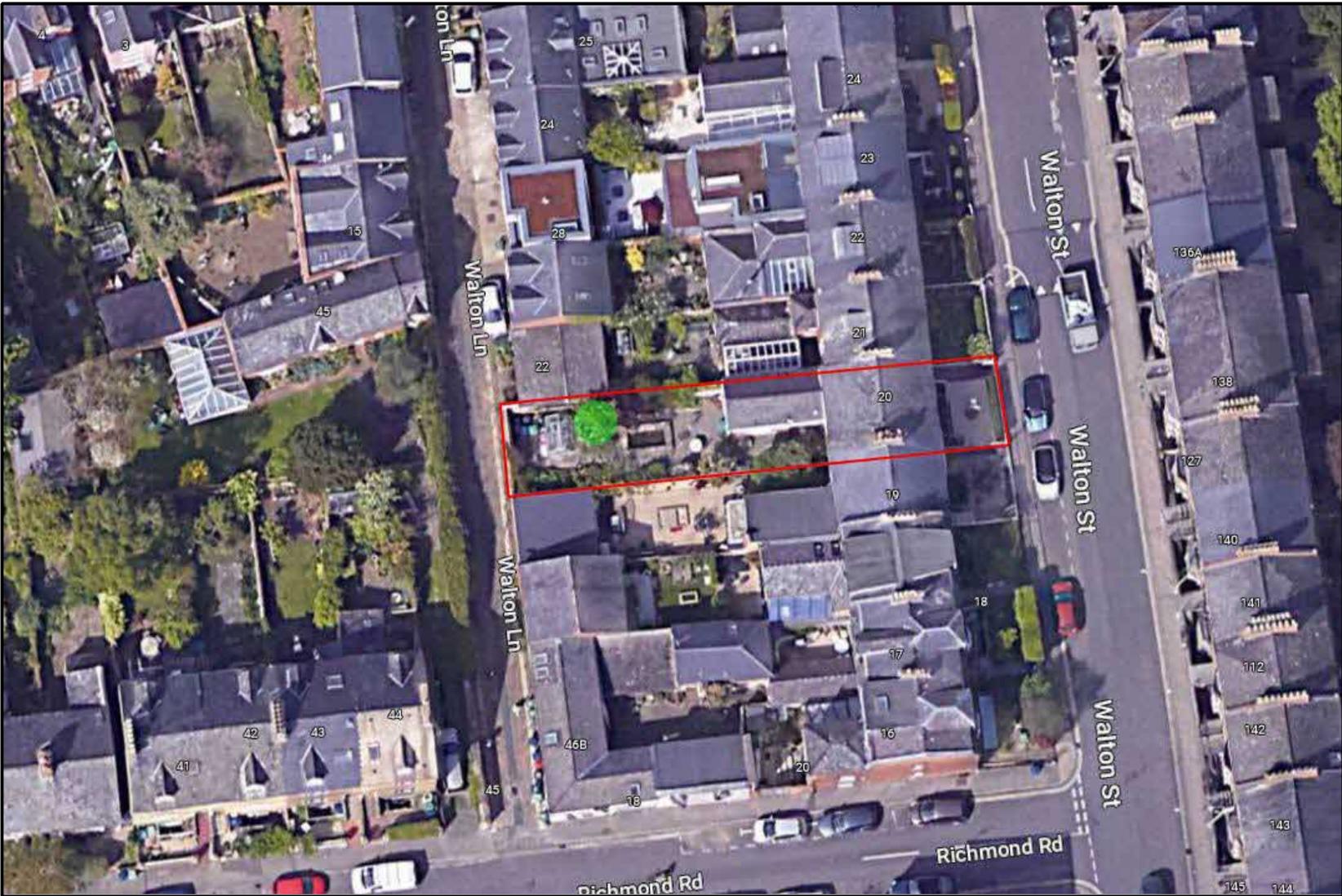
5.1 Conclusions

- 5.1.1 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. To facilitate the proposal one category 'C' tree will be removed.

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
MM	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').

CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition Criteria (including subcategories where appropriate) Identification on plan

Trees unsuitable for retention (see Note)

<p>Category U</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>	<p>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)</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</p> <p>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> <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	<p>Dark Red</p>
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1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
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Trees to be considered for retention

<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>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)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	<p>Light Green</p>
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>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</p>	<p>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</p>	<p>Trees with material conservation or other cultural value</p>	<p>Mid Blue</p>
<p>Category C</p> <p>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</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>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</p>	<p>Trees with no material conservation or other cultural value</p>	<p>Grey</p>

TREE SURVEY BS5837:2012

TREE NO.	SPECIES	DBH	HT	BRANCH SPREAD				DBH	HT	DBH	HT	COMMENTS	DBH	HT
	(Latin)			N	E	S	W							
T1	Laburnum <i>Laburnum anagyroides</i>	4.5	210	1.8	2.5	2	1.8	2e	MM	F	Growing in the rear garden within a raised planter. Dead stem in canopy. Should not be regarded as a significant constraint. <i>No work</i>	10 to 20	C2	

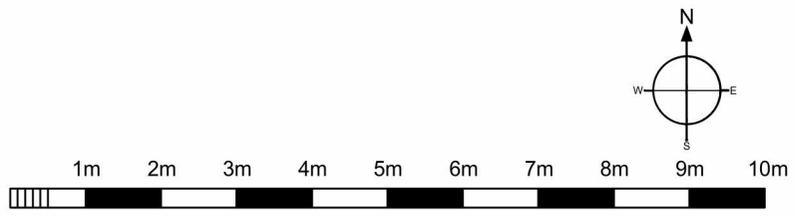
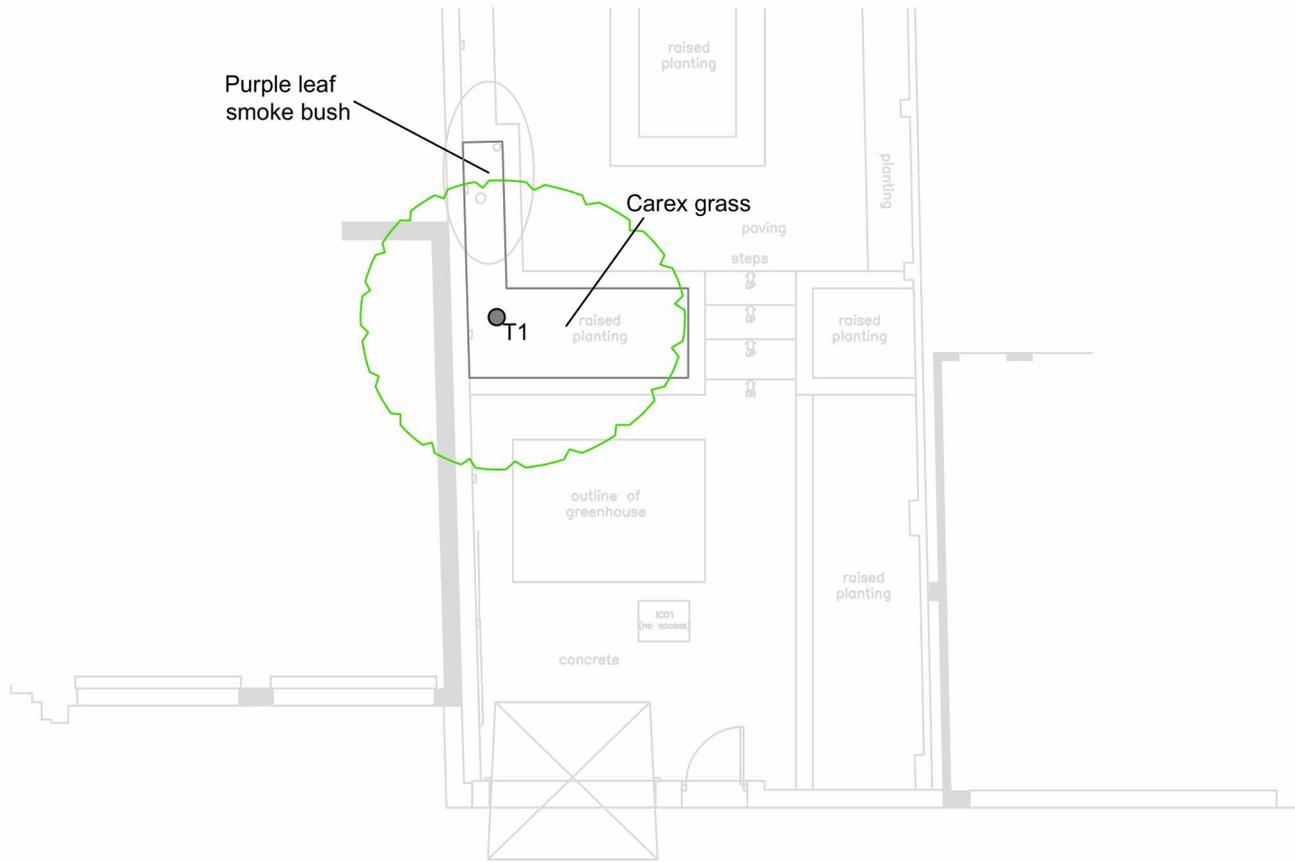
APPENDIX 3

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	Laburnum	1	210							2.52	20	10 to 20	C2

TREE CONSTRAINTS PLAN



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Arboricultural ASSOCIATION
 Fellow Member
 FE593

Site: Walton Street	1:100 @ A4
Drawing Title: Tree Constraints Plan	July 2023

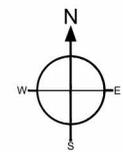
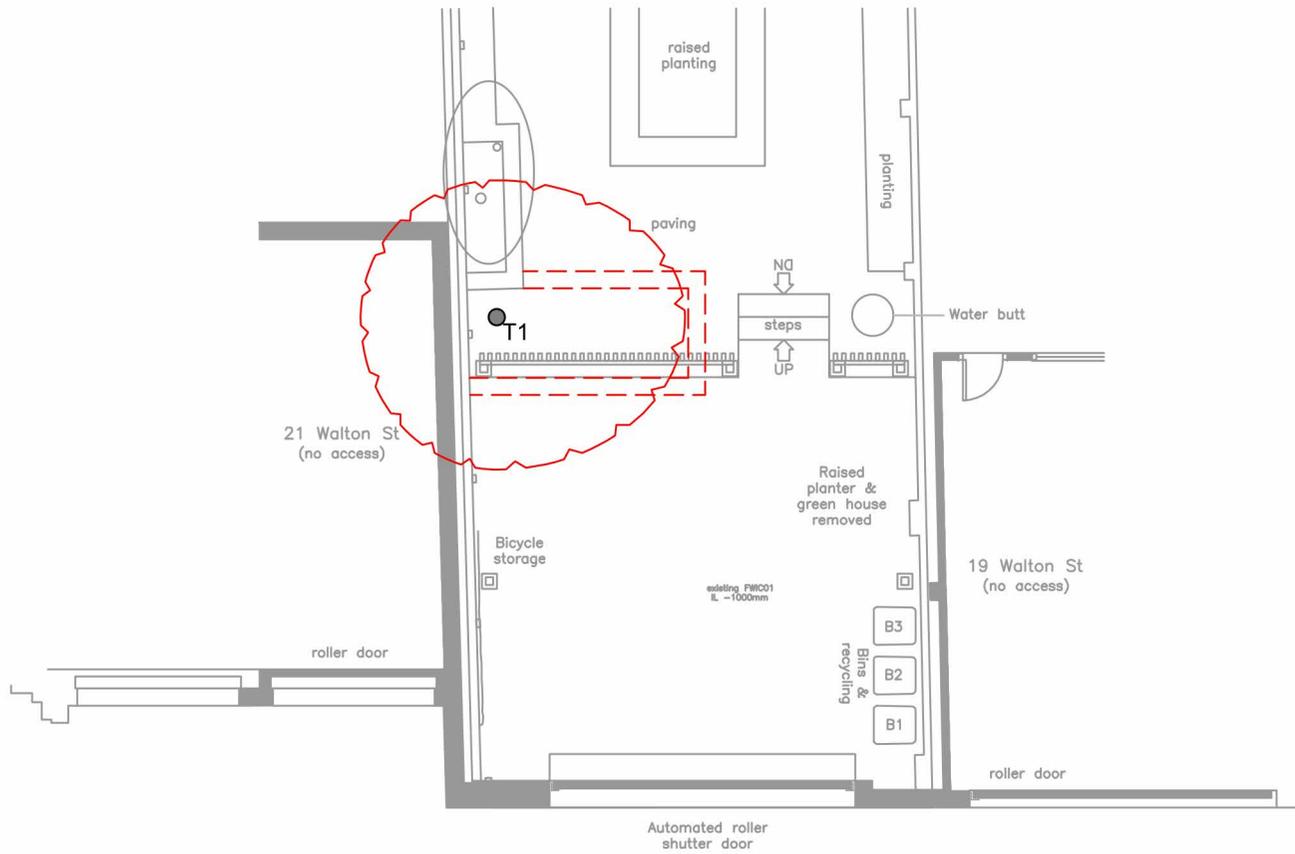
Key:

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

Category — Crown Spread
 Tree Number — 13
 Root Protection Area

NOTE: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

ARBORICULTURAL IMPACT ASSESSMENT PLAN



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Arboricultural Association
 Fellow Member
 FE593

Site: Walton Street	1:100 @ A4
Drawing Title: Arboricultural Impact Assessment	November 2023

Key:

- Category A
- Category B
- Category C
- Category U
- Tree Proposed for Removal

Category
 Root Protection Area
 Crown Spread
 Tree Number 13

NOTE: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

APPENDIX 6

PHOTOGRAPHS



Photograph 1

View of the rear access into the property.



Photograph 2

View of Laburnum growing in the rear garden surrounded by shrubs.



Photograph 3

View of the laburnum taken from the rear boundary



Photograph 4

View of the rear garden looking towards the rear of the property.

APPENDIX 7

QUALIFICATIONS

QUALIFICATIONS

Fiona Bradshaw

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

I have over 24 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.