

Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL REPORT

3 Toot Hill Butts
Headington
Oxford
Oxfordshire
OX3 8LB

October 2022

Ref: 22185

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1. INTRODUCTION

1.1 Instructions

- 1.1.1 This Arboricultural Impact Assessment has been prepared to assess the likely impact and effect regarding the proposal to redevelop land at 3 Toot Hill Butts, Oxford (Site Location Plan Appendix 1).
- 1.1.2 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 October 2022 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.

1.3 Tree Protection

- 1.3.1 A desk top study of information posted on Oxford City Council's (OCC) website details that the site is located within Headington Quarry Conservation Area. In addition, the website reveals that no Tree Preservation Orders (TPO's) are present on trees within or adjacent to the site.
- 1.3.2 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.

1.4 Site Description

- 1.4.1 The site comprises of a detached dwelling with access via the northeastern corner of the property. The land falls steeply from the entrance to the rear boundary fence. Toot Hill Butts Road is adjacent to the northeastern boundary with residential properties adjacent to the eastern and southern boundaries. A pedestrian access, which leads to Coleman Close from Toot Hill Butts is adjacent to the northwestern boundary.

1.5 Proposed Development

- 1.5.1 It is proposed to construct a two-storey side extension and first floor side extension, a new double garage including the formation of a new rear access with associated drop kerb. The purpose of this report to assist with the design process.
- 1.5.2 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).

2. ARBORICULTURAL SURVEY

2.1 Five trees have been recorded within this assessment. The tree quality is assessed as follows:

U: Trees that are considered to be of such condition that any existing value would be lost within 10 years, and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.

A: Trees of the highest quality and value and are considered to be of such a condition as to be able to make a substantial contribution (e.g., 40 years +).

B: Trees of moderate to high value and are considered to be of such a condition as to be able to make a significant contribution (e.g., 20 years +).

C: Trees of low quality with an estimated life expectancy of at least 10 years. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Young trees with a stem diameter of less than 150mm should be considered for relocation or replacement through mitigation (e.g., 10 years).

Category A, B & C trees are further divided into sub-categories. These sub-categories carry equal weight and are selected for either arboricultural values, landscape values or cultural values, including conservation. Within the British Standard 5837:2012 it is recommended to record hedge and shrub masses, however in the context of the standard it is not necessary to assess the quality of these or to provide a category classification.

The numbers of trees falling under each classification within the arboricultural survey are as follows:

U: 0 trees

A: 0 trees

B: 0 trees

C: 5 trees

3. PRINCIPLE ARBORICULTURAL IMPLICATIONS

3.1 Introduction

3.1.1 Consideration is given to the significance of the trees identified in the arboricultural tree survey, the constraints that they are likely to pose to any development that may occur, post development implications (if any) and work requirements to trees for reasons of sound arboricultural management in order to facilitate the development (BS5837:2012 Section 5.4).

3.1.2 This appraisal assesses the impact of the potential to re-develop the site in relation to the trees and discusses mitigation measures that may have to be adopted.

3.2 Trees

3.2.1 Trees are present within the front and rear garden of No. 3 Toot Hill Butt, with two third party trees also recorded within the survey.

3.2.2 The Wildlife & Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These have the potential to pose additional constraints on the use and timings of works that may occur to trees located at the site. These issues are beyond my expertise, and it is recommended that appropriate advice is sought prior to the implementation of any works considered within this report.

3.3 Overview

3.3.1 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.

3.3.2 An assessment of the design on the tree stock reveal that one 'C' tree requires removal to implement the scheme.

3.3.3 The scheme has undergone a careful design process to ensure an efficient use of the site, whilst safeguarding the continued contribution to the greening of the immediate landscape. On the bases of this 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 conservation area site or wider landscape.

3.4 Impact of the proposal on the tree stock

Overview

3.4.1 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*".

3.5 Proposed Development

3.5.1 One category 'C' tree (T3, holly) 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.

3.5.2 The new garage will be located adjacent to the rear boundary and will be positioned over the footprint of the existing shed. To construct the garage the shed and associated shed base will be removed.

3.5.3 It is acknowledged that the new garage will be positioned within the root protection areas of trees T4 & T5. To ensure no detriment occurs to the adjacent trees the foundations will be constructed using a pile and beam style foundation. The ground floor slab will be suspended above the existing ground levels. It has been assessed that this style of foundation will not be detrimental to the long-term ability to retain the adjacent third-party trees.

3.6 Construction

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

3.6.2 Fence protection is required for the retained trees. The fencing will comprise of Heras fencing and will be based on Figure 2 'Default Specification for Protective Barrier' as recommended within the British Standard 5837:2012. Where appropriate the fencing will be braced to withstand impacts.

3.6.3 In addition to tree protection ground protection measures are also required to facilitate access for the works. It is recommended that the ground protection comprises of Duradek Mats or other similar product that is fit for purpose.

3.6.4 A tree pruning works schedule to facilitate the proposal has not yet been finalised, however minor pruning work to T5 will be required. It is judged that the tree can be pruned to acceptable standards in accordance with British Standard 3998:2010 'Tree Works - Recommendations'.

3.6.5 New service runs have not yet been finalised; however, it is not anticipated new services will fall within the root protection areas of retained trees. In the unlikely event new services fall within the RPA's of retained trees all proposed service installations will be carried out in accordance with the guidelines set out in Section 7.7 of the British Standard 5837:2012.

3.7 Proposed Landscaping

3.7.1 A landscape plan will be developed which provides an enhanced environment and compliments the development of the site. New tree planting is proposed whereby suitable species for the site and for climate change will be chosen.

4. SUMMARY

4.1 Conclusions

- 4.1.1 The British Standard 5837:2012 states that there is the need to avoid misplaced tree retention; for example, to attempt to retain too many unsuitable trees on a site may result in excessive pressure on the trees during the development work and subsequent demands for their removal post development. To facilitate the proposal one category 'C' tree will be removed. The scheme enables four category 'C' trees to be retained.
- 4.1.2 It is acknowledged that consideration for both the direct impact and indirect impact of a development with respect to retained trees needs to be assessed. With respect to the retained tree stock, it is considered that their successful integration into the layout can be achieved.
- 4.1.3 Careful planning of site operations must be carried out to avoid any adverse impact to the retained trees. To safeguard the trees through the development it is advised that a site-specific Arboricultural Method Statement is drawn up and implemented.

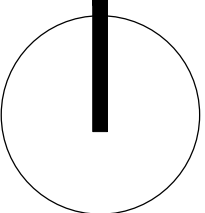
4.2 Post development tree management.

- 4.2.1 Section 8.8.2 of the British Standard 5837:2012 recommends post development aftercare of trees following the completion of development works. It is recommended the following is considered with regard to post development inspection of retained trees:
 - 1. Trees that grow on a site prior to development may, if adversely affected, be in decline over a period of several years before they die. This varies due to age, species, condition prior to development, extent of damage during development, soil conditions and climate. It is recommended that regular inspections are undertaken.
 - 2. Where trees are protected by planning controls, it is recommended that the Local Planning Authority is informed, and necessary agreements obtained prior to any remedial works.
 - 3. Following completion of a development it is recommended that the arboricultural consultant inspects the trees for signs of intolerance to the change of conditions and the effect of the development. There may be a need for additional tree works to those originally specified.

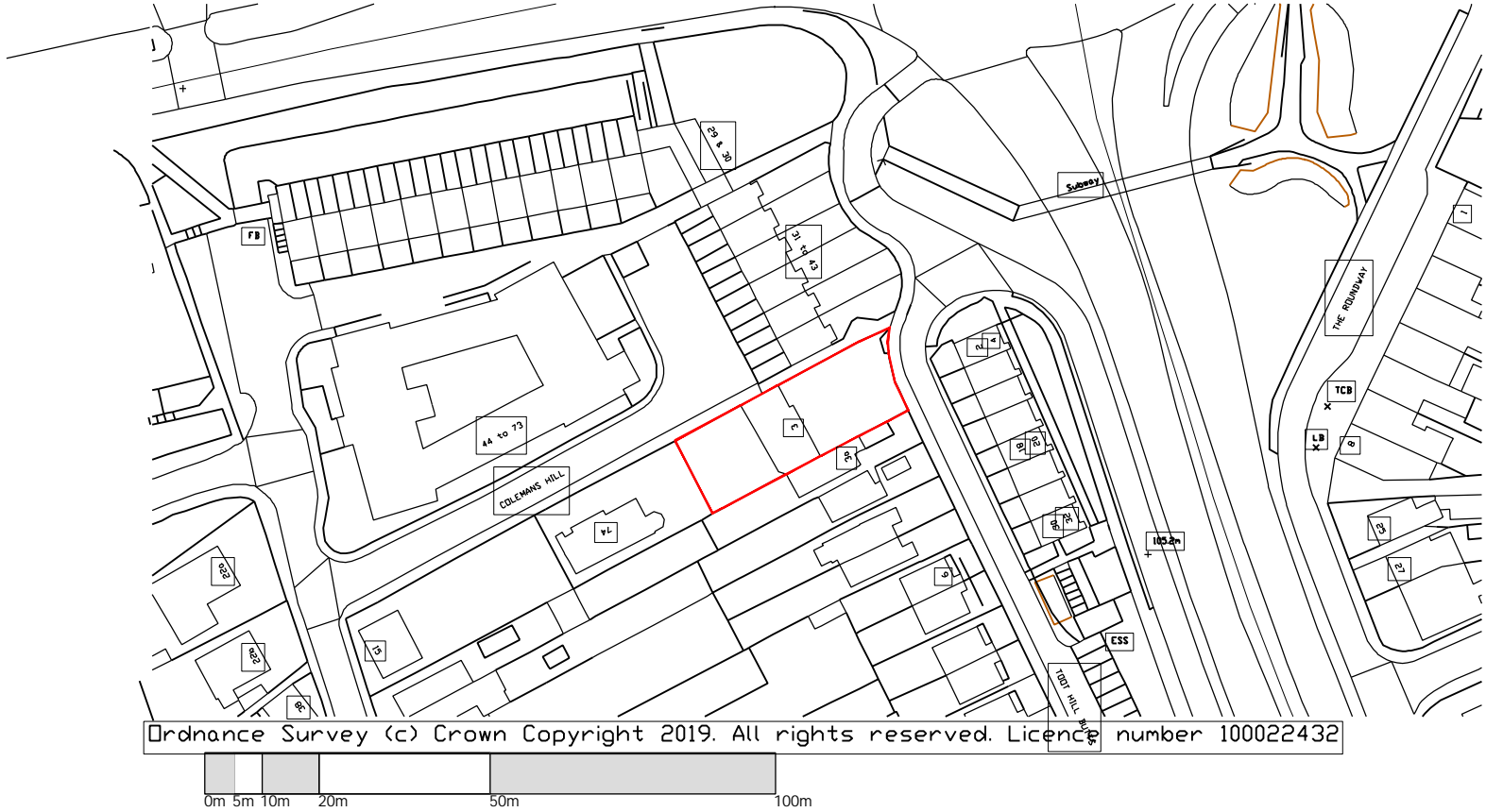
APPENDIX 1

SITE LOCATION PLAN

Location Plan



SETTING OUT NOTE
 It is the responsibility of the Contractor to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Architect shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.



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REV	DATE	DESCRIPTION
A	AUG 19	Scale bars added

TED | Studio
 Tom Easdown Design

Client
 Albright Dene Ltd

Project
 Toothill Butts

Description
 Site Location Plan

Status
Planning

Scale	Drawn By	Date
1:100 @ A3	TE	AUG 19
Job Number	Drawing Number	Revision
19317	A-02-001	A

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>
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<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>
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<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>
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TREE NO.	SPECIES	-	-	BRANCH SPREAD				-	-	-	-	COMMENTS	-	-
	(Latin)			N	E	S	W							
T1	Leyland Cypress <i>X Cupressocyparis leylandii</i>	3.5	80	1.5	1	1	1.5	GL	Y	F	One of 2 trees growing in the front garden area. Not a constraint. No Work	10 to 20	C2	
T2	Sycamore <i>Acer pseudoplatanus</i>	7	110	1.5	1.5	2	2	GL	Y	F	One of 2 trees growing in the front garden area. Not a constraint. No Work	10 to 20	C2	
T3	Holly <i>Ilex aquifolium</i>	3.5	120	1.5	1.5	1.5	1.5	FL	Y	F	Growing in the rear garden. Not a constraint. No Work	10 to 20	C2	
T4	Cupressus <i>Cupressus sp</i>	6.5	263	2.3	1	1.8	2	N/A	MM	F	Growing in the garden of no. 74. Not a constraint. No Work	10 to 20	C2	
T5	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	11	340	3.5	2.5	3	3.5	GL	MM	F	Growing in the garden of no. 74. Not a constraint. No Work	10 to 20	C2	

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	Leyland Cypress	1	80							0.96	3	10 to 20	C2
T2	Sycamore	1	110							1.32	5	10 to 20	C2
T3	Holly	1	120							1.44	7	10 to 20	C2
T4	Cupressus Sp	4		65	130	150	160			3.16	31	10 to 20	C2
T5	Lawson Cypress	1	340							4.08	52	10 to 20	C2

TREE CONSTRAINTS PLAN



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Arboricultural Association
 Registered Member
 FE593

Site: Toot Hill Butts	1:250 @ A3
Drawing Title: Tree Constraints Plan	Oct 2022

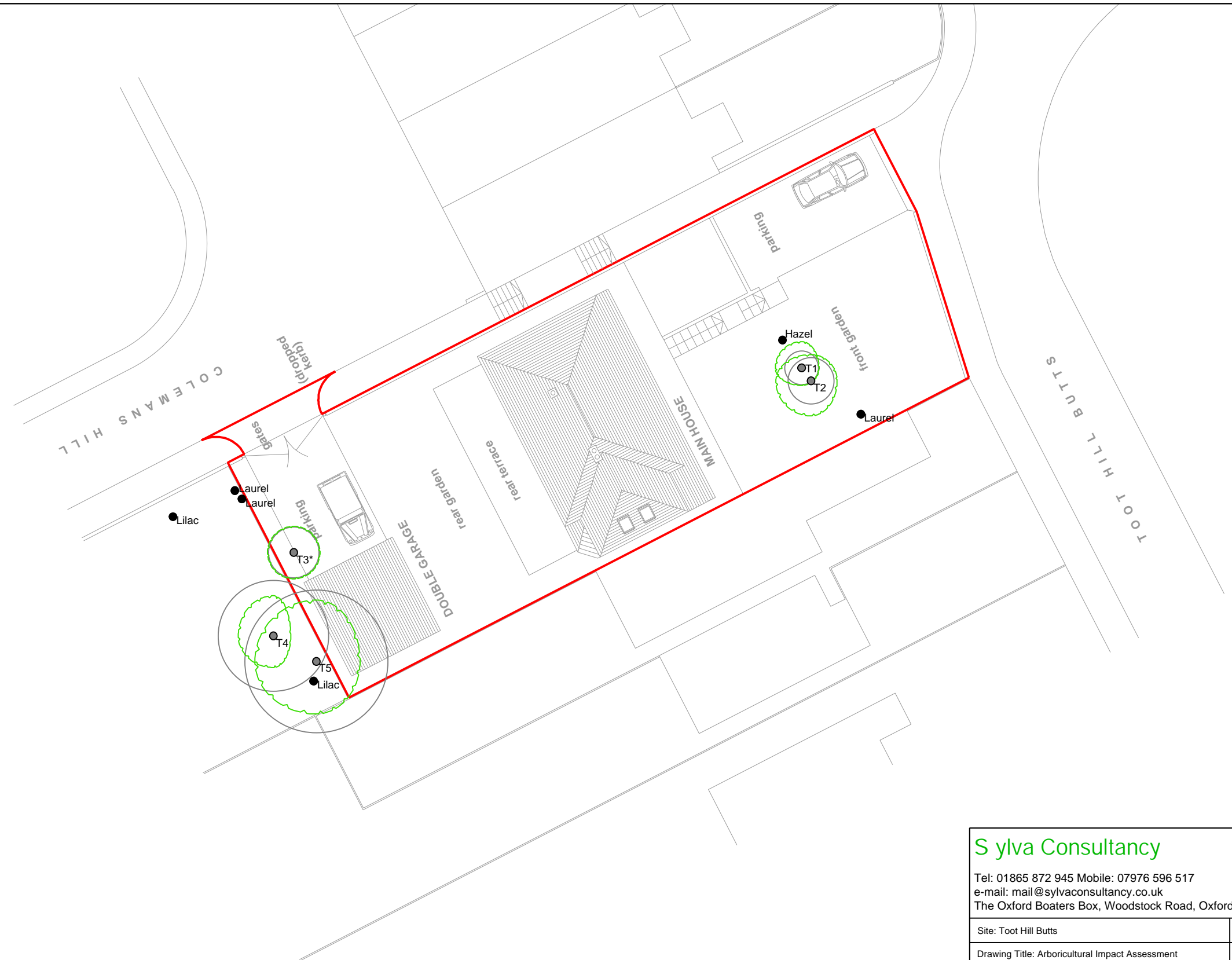
Key:

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

Category 13 (Green dashed circle) — Crown Spread
 Tree Number 13 (Black dot) — Tree Number
 Root Protection Area (Green dashed line)

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

ARBORICULTURAL IMPACT ASSESSMENT PLAN



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Arboricultural Association
 Registered Member
 FE593

Site: Toot Hill Butts	1:250 @ A3
Drawing Title: Arboricultural Impact Assessment	Oct 2022

Key:

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

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

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

APPENDIX 6

PHOTOGRAPHS



Photograph 1
View of the front of No. 3 Toot Hill Butts



Photograph 2
View of trees T1 & T2 growing with shrubs in the front garden area.



Photograph 3
The proposed garage will be located in the position of the existing shed.
Third party trees T4 & T5 in background of image



Photograph 4
View of the rear garden of No. 3 Toot Hill Butts

APPENDIX 7

QUALIFICATIONS

QUALIFICATIONS

Fiona Bradshaw

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

I have over 23 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.