



TREE SURVEY REPORT, IMPACT
APPRAISAL & TREE PROTECTION
DETAILS

In respect of:

A replacement house
at
Fairytale Farm
Southcombe
Chipping Norton
OX7 5QH



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References

- British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- British Standards 3998:2010 Tree Work Recommendations
- NJUG 4 Vol 10 – NJUG Guidelines for the Planning, Installation and maintenance of Utility apparatus in proximity to trees
- TDAG Trees in the Townscape: A Guide for Decision Makers

EXECUTIVE SUMMARY

Seven individual trees and one group on site have been surveyed due to their proximity to the proposed development. The best tree – a B grade Scots Pine, a C grade Western Red Cedar and a group of C grade Cherry trees can be retained and respected throughout the development. The remaining lower quality C and U grade trees will be removed and replaced as part of the future landscaping.

1.0 INTRODUCTION

1.1 This report was commissioned in relation to the proposed development at Fairytale Farm, Southcombe. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the site plan and information about the tree stock and its current condition is given. It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

1.2 An Arboricultural Impact Assessment is included which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position. A tree protection plan is also given which demonstrates how the trees to be retained can be adequately protected throughout the construction operations.

2.0 SITE VISIT

2.1 The site visit was undertaken on 7 August 2023. The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were clear and dry.

2.2 An existing site layout plan was made available at the time of the tree survey.

3.0 SOILS

3.1 A full laboratory soil assessment has not been provided. The British Geological Survey digital geological map for this part of Oxfordshire shows that the soils of the site comprise of Limestone. The soils are unlikely therefore to be shrinkable as there is no clay present; however, this should be checked by a structural engineer prior to the foundations being designed.

4.0 TREE SURVEY DATA – Fairytale Farm

In accordance with BS 5837:2012, the characteristics of trees over 75mm stem diameter measured at 1.5m above ground level (exact location dependant on the form of the tree) have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the key on page 6.

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T1 Scots pine (<i>Pinus sylvestris</i>)	12m	420mm	N2.5m E2.5m S2.5m W2.5m	1.8m	EM	Good	Good	Moderate	40+	Densely clad in ivy which may be hiding defects. However, does appear to be of typical form and vigour for species. Recommend: Girdle ivy.	B (2)	5.0m	79.8m ²
T2 Ash (<i>Fraxinus excelsior</i>)	11m	180mm	N1m E1.5m S0.5m W0.5m	3m	SM	Poor	Poor	Low	In decline	Dying tree - suffering from Ash Dieback. Remove to ground level.	U	2.2m	14.7m ²
T3 Ash	Dead tree. Remove to ground level										U		
T4 Western red cedar (<i>Thuja plicata</i>)	11m	140mm 210mm 90mm 90mm 190mm	N2m E2m S2m W2m	0m	EM	Fair	Fair	Moderate	20+	Multi stemmed from ground level. Ivy clad stems. Unremarkable tree. Retain and girdle ivy.	C (2)	4.1m	52.5m ²
T5 Ash	12m	290mm 300mm	N5m E5m S3m W6m	3m	SM	Poor	Poor	Moderate	In decline	Two stems from ground level. Ivy clad. Significant deadwood throughout. In decline and growing through and conflicting with the crown of T4. Remove to ground level.	U	5.0m	78.8m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T6 Ash	9m	130mm 110mm 110mm 140mm	N0m E7m S5m W0m	3m	SM	Poor	Poor	Low	10+	Poor quality tree. Topped historically at 1m with four stems now growing from this point. Crown is asymmetrical and biased to the east over the roof line of the existing conservatory and house. Remove to ground level.	U	3.0m	27.5m ²
T7 Apple (<i>Malus domestica</i>)	6m	410mm	N3m E5m S4m W4.8m	1m	M	Good	Good	Low	10+	Of typical form and vigour for species. Remove to facilitate development.	C (2)	4.9m	76.0m ²
TG1 Flowering cherry (<i>Prunus sp.</i>)	14m	Avg 300mm	N2.5m E2m S2.5m W2m	0m	EM	Good	Fair	Moderate	20+	A group of seven self-set stems of cherry of little significance in the wider landscape. Collectively they form a green feature, but individually, they are unremarkable. Of typical form and vigour for species and age. Retain.	C (2)	3.6m	40.7m ²
H1 Privet, Elder and Hawthorn, ivy, bindweed	<p style="text-align: center;">Good</p> <p>An over mature, unmanaged hedge along the roadside boundary. Densely clad in ivy and bindweed. In need of a restoration prune to clear out ivy and bindweed and restore the vigour of the hawthorn. Recommend: Clear and tidy and bolster plant to restore density of a hedge line feature for the long term.</p>										U		

The comments made with regard to the health of the trees within this report were correct at the time of inspection. Trees are dynamic structures and changes can occur in response to biological, mechanical or environmental changes at any time.

Key to terms.

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (TG), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been estimated to the nearest half metre.
- Stem diameter (of single stem trees and multi stemmed trees) has been measured at approx. 1.5m and recorded in millimetres. Where this was not possible the actual height where the diameter was measured is recorded. GL = Ground Level.
- Crown spread has been recorded in metres.
- Age class has been recorded as follows:
 - Y** Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
 - S/M** Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
 - E/M** Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
 - M** Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
 - O/M** Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

Seven individual trees, one group and one hedge on site have been surveyed for planning purposes and categorized according to BS5837: 2012 as a guide to their condition. They are coloured on the plan attached at **Appendix 1** to indicate their category and the colours are explained in the key of the plan. Table 1 indicates whether the tree is to be removed or retained as part of the proposed layout. The full tree quality assessment chart, which gives a more detailed explanation of the definition of the subcategories, has been attached at **Appendix 2**.

5.1 Category A Trees

None of the surveyed trees were considered of high enough quality to warrant an 'A' grade.

5.2 Category B Trees

T1 Scots Pine



This tree is of moderate quality with an estimated remaining life expectancy of at least 20 years. It has been downgraded because it is clad in dense ivy that may be hiding defects.

5.3 Category C Trees

T4 Western Red Cedar and T7 Apple



T4 Western Red Cedar



T7 Apple

These two trees are generally of low quality with an estimated remaining life expectancy of at least 10 years. They provide structure to the site, but they are generally unremarkable trees with historically limited or poor management and do not qualify in higher categories.

5.4 Category U trees

T2, T3, T5 and T6 Ash and Hedge 1



T2 Ash



T3 Ash



T5 Ash



T6 Ash



Hedge 1

These trees and vegetation are in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

6.0 ROOT PROTECTION AREAS

6.1 In accordance with BS5837:2012, the root protection areas (RPA) of the trees have been calculated and shown in the previous table and on the plan attached at **Appendix 3**. This is the minimum area in m², which if being retained, should ideally be left undisturbed around the trees to ensure their safe retention during the development process. It is calculated as an area equivalent to a circle with a radius twelve times stem diameter. Where the tree is growing next to structures such as roads, walls, buildings etc, it would be expected that the shape of the RPA be altered (but not reduced in size) to take into account the area of ground that the roots are most likely exploiting. In some circumstances, the incorporation of hard surfaces and other construction can take place within the RPA.

7.0 LEGAL CONSTRAINTS

7.1 The site is outside a Conservation Area and none of the trees are protected by a Tree Preservation Order.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to demolish the existing house and replace it with a new dwelling and associated infrastructure.

8.2 Drawings Used

An existing site layout plan was used to show the location of the trees on the Tree Quality Assessment Plan (**Appendix 1**). The proposed site layout plan was used to show the root protection areas (**Appendix 3**) and the Tree Protection Plan (**Appendix 4**).

8.3 Trees in Relation to Proposed Development

T7 Apple is the only tree which is a constraint to the development and as such, it will be removed and replaced as part of the final landscaping of the site. T1 Scots Pine is a good tree but is close to the existing dwelling which is to be demolished. Tree protection measures during demolition will therefore ensure that this tree and T4 Western Red Cedar can be safely retained. TG1 provides a green screen for the site from other site activities and as such, will be retained. The proposed layout will not compromise the root zone or canopies of this group. The U grade Ash trees and H1 will be removed and replaced with other more appropriate trees and hedgerow vegetation as part of the landscaping of the site.

8.4 Tree Surgery Work

No remedial pruning will be required to facilitate the proposed development.

8.5 Changes in ground surface and ground level within RPA's

The demolition of the existing house will see a minor change within the outer margin of the RPAs of T1 and T4, so care will be taken to minimise the disturbance of the soil when removing the dwelling.

8.6 Tree Protection Detail

Soil compaction can be caused by various construction-related activities such as storage of materials and the use of heavy machinery (or even heavier than normal footfall during works). It is harmful to tree roots because it reduces gaseous exchange and the availability of water and nutrients. To avoid soil compaction affecting the retained trees at this site, all vulnerable areas will be separated from the working area by protective fencing (this will also protect the stems of the trees) to form a Construction Exclusion Zone (CEZ).

This area will be designated on site by using protective barriers and ground protection to ensure the safe retention of the trees to be retained. These barriers and ground protection will be in accordance with BS 5837: 2012 and will guard against impact damage to the trunks and branches and will protect the below ground rooting environment so that the soil structure remains viable for root growth and not compacted by construction operations. Where possible, the positions of the barriers should be based on a distance equivalent to the radius of each tree's RPA. The location and type of tree protection to be used is shown on the Tree Protection Plan attached at **Appendix 4**. Space for construction work, mixing and material storage will be designated on site away from the construction exclusion zone as defined by the protective barriers and ground protection.

8.7 **Infrastructure Detail**

Access

The existing access will be utilised and realigned to form a new parking area in front of the new dwelling away from the trees to be retained.

Services

No specific detail about the proposed service routes is available at the time of writing. They will be designed in such a way as to either connect directly to existing underground services (with no further excavations) or be connected to existing services using a route outside the construction exclusion zones of trees shown to be retained. If the existing services within RPAs require upgrading, care shall be taken to minimise disturbance and where practicable, trenchless techniques employed; only as a last resort should open excavations be considered. Where existing services within RPAs are deemed not satisfactory for any further use, they should be left in situ rather than being excavated or removed. No dig techniques in line with NJUG 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees', to be used for installation of services if installed or modified within the RPAs of any retained tree.

All work within the RPAs is to be supervised by the project Arboriculturalist. A method statement of how the services are to be established must be submitted to and agreed in writing by West Oxfordshire District Council if required.

8.8 **Foundation Design**

The foundations will be of conventional build methodology, appropriate to the ground conditions and design.

8.9 **Landscaping**

New planting/landscaping will be carried out to mitigate for the loss of the U and C grade trees and to develop a garden that will be integrated and sympathetic to the proposed architecture and one which will be in context/harmony with the wider landscape style. It would be expected that details of this planting would be submitted in accordance with a suitably worded pre-commencement planning condition if needed.

8.10 Policy Checklist

EH1: Cotswold Area of Outstanding Natural Beauty	The site is outside the AONB.
EH2: Landscape Character	The design will be using the site efficiently whilst respecting the existing landscape character.
ENV3: Biodiversity and Geodiversity	If relevant, the Landscape Biodiversity Accounting Metric has been provided by others. The site is not a Site of International Nature Conservation importance or a Site of Special Scientific Interest. There are no land-based designations or special habitats or species noted. It will not lead to a loss of habitat, important features or biodiversity as the existing lawn area – which will be lower in ecological activity and biodiversity will be utilised. An area of private garden will be retained and new planting with trees and shrubs will be carried out to help soften the impact of the new house and improve the biodiversity of the site.
EH4: Public Realm and Green Infrastructure	The existing boundary vegetation will be managed and bolstered with new trees and hedge plants. There will be a temporary reduction in green screening along Oxford Road whilst the roadside hedgerow is cleaned out, managed and improved, but ultimately, there will be no loss or fragmentation of the green infrastructure network.
EH10: Conservation Areas	The site is outside a Conservation Area.

9.0 CONCLUSIONS

- 9.1 The trees surveyed are situated mainly internal to the site and not visible from the wider locale. Only one of the surveyed trees (T1 B Grade Scots Pine) is worthy of long-term retention, all the others are of a lower, poor quality however and it is considered that these trees should not act as a limitation on the desired use of the site or impose any significant constraints on the proposed layout. They do not contribute to the nature and quality of West Oxfordshire’s landscape and therefore, the proposal is not considered to conflict with the Environmental Policies of West Oxfordshire Local Plan 2031. The trees to be removed can easily be replaced by new planting if the Local Planning Authority desires. All tree work is to be carried out in line with the current British standard for Tree Work BS 3998 by qualified Arborists.
- 9.2 Assuming full compliance with the recommendations within this report, the net arboricultural impact of the proposal is considered acceptable, and it will not be detrimental to the long-term health and safety of the trees being retained or the visual amenities of West Oxfordshire’s landscape.

Important Notes:

The Conservation of Habitats and Species Regulations 2017 (as amended), and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other tree dwelling species. They could impose significant constraints on the timing of any tree work discussed in this report and the advice of an Ecologist should be sought prior to carrying out any management or tree removal.

Details within this AIA are considered correct at the time of writing, but modifications may need to be made as more information becomes available.

Glossary

Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of the project.
Root Protection Area (m2)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority.
Services	Any above ground or below ground structure or apparatus required for utility provision. E.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural components of a tree that supports its branches.
Tree Protection Plan	Scale drawing informed by descriptive text where necessary, based upon the finalized proposal showing trees for retention and illustrating the tree and landscape protection measures.

IMPORTANT NOTES

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The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Venners Arboriculture cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after one year from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s), whichever is the sooner.

CREDENTIALS OF THE AUTHOR

Sarah Venners has worked in the arboricultural profession for twenty-six years. Her experience has been gained from both the public and private sector. She was the Tree Officer for Tunbridge Wells Borough Council and for South Oxfordshire District Council and was a consultant for Marishal Thompson & Co of Alnwick Northumberland until March 2006. In addition to her experience, she holds the following qualifications:

Master's degree in forestry from The Oxford Forestry Institute, Oxford University. (MSc For. Oxon).

BSc (Hons) Degree in Agriculture and The Environment, Wye College, London University. (BSc Hons Agric).

She is also a Professional Member of the Institute of Chartered Foresters (MICFor) and the Arboricultural Association (M.Arbor.A.).

 Institute of
Chartered Foresters
Registered Consultant


Arboricultural
ASSOCIATION
Professional Member

Key

- Trees of moderate quality and value in accordance with BS5837:2012, with an estimated remaining life expectancy of at least 20 years.
- Trees of lower quality and value with an estimated remaining life expectancy of at least 10 years.
- Trees in decline.
- Likely spread of roots calculated in accordance with BS5837:2012

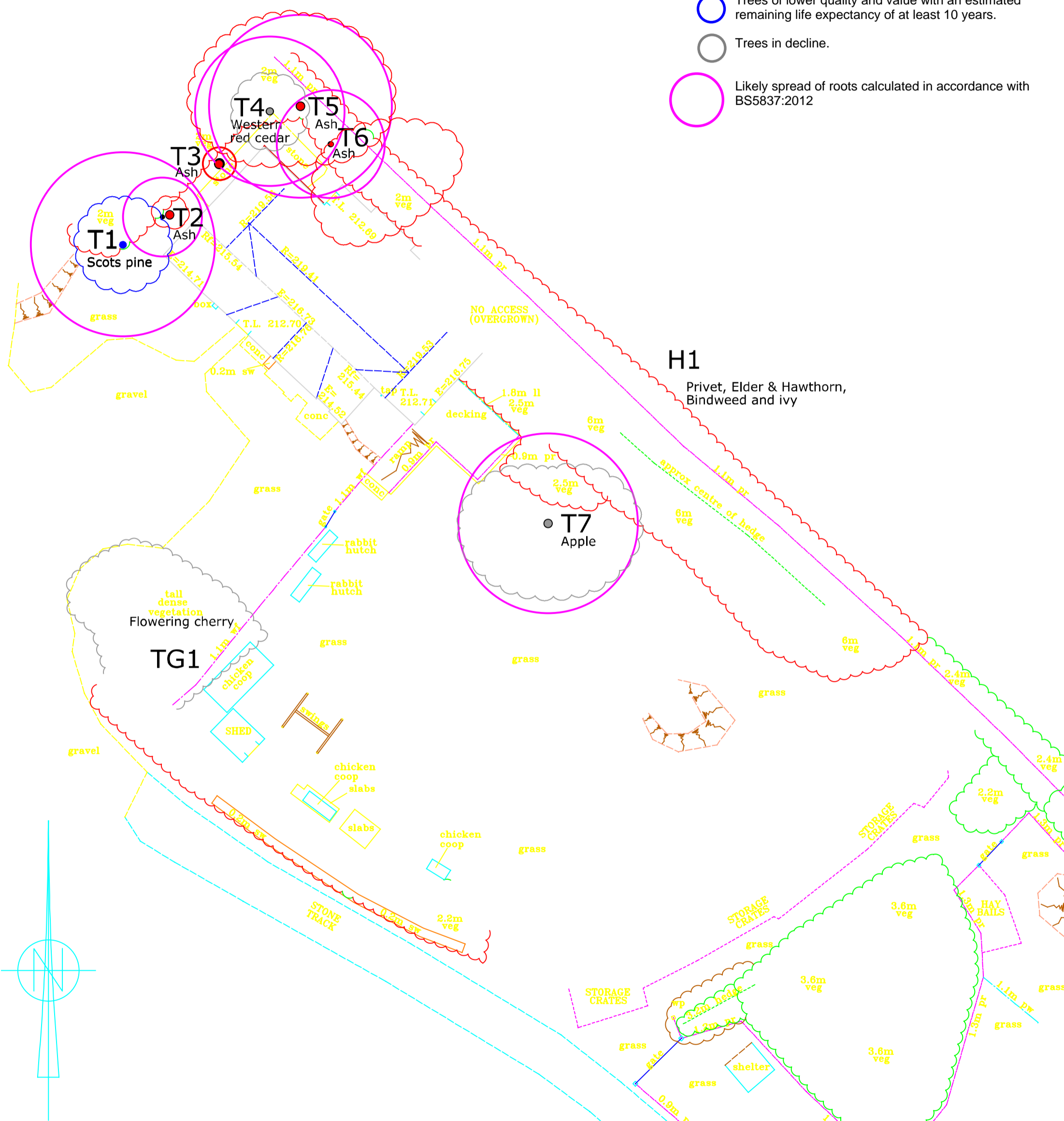




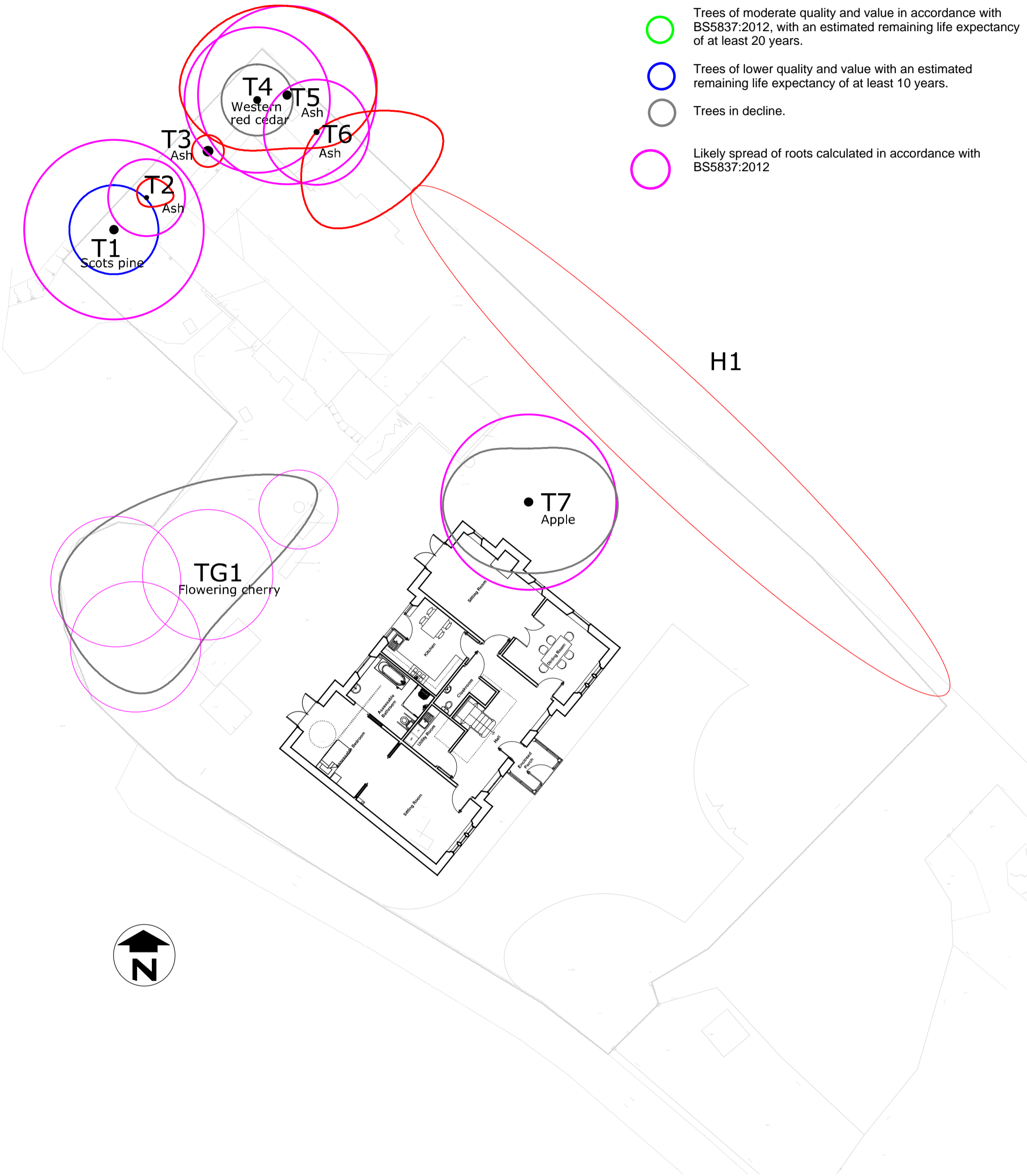


Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> 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) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline 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><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>	See Table 2
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	<p>1 Mainly arboricultural qualities</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>2 Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p> <p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	<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>	See Table 2
Category C 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>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>	See Table 2

Key

-  Trees of moderate quality and value in accordance with BS5837:2012, with an estimated remaining life expectancy of at least 20 years.
-  Trees of lower quality and value with an estimated remaining life expectancy of at least 10 years.
-  Trees in decline.
-  Likely spread of roots calculated in accordance with BS5837:2012



Scale 1:200 on A3

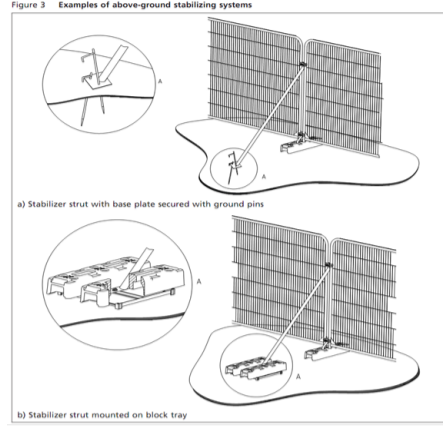
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Trees to be removed shown in red

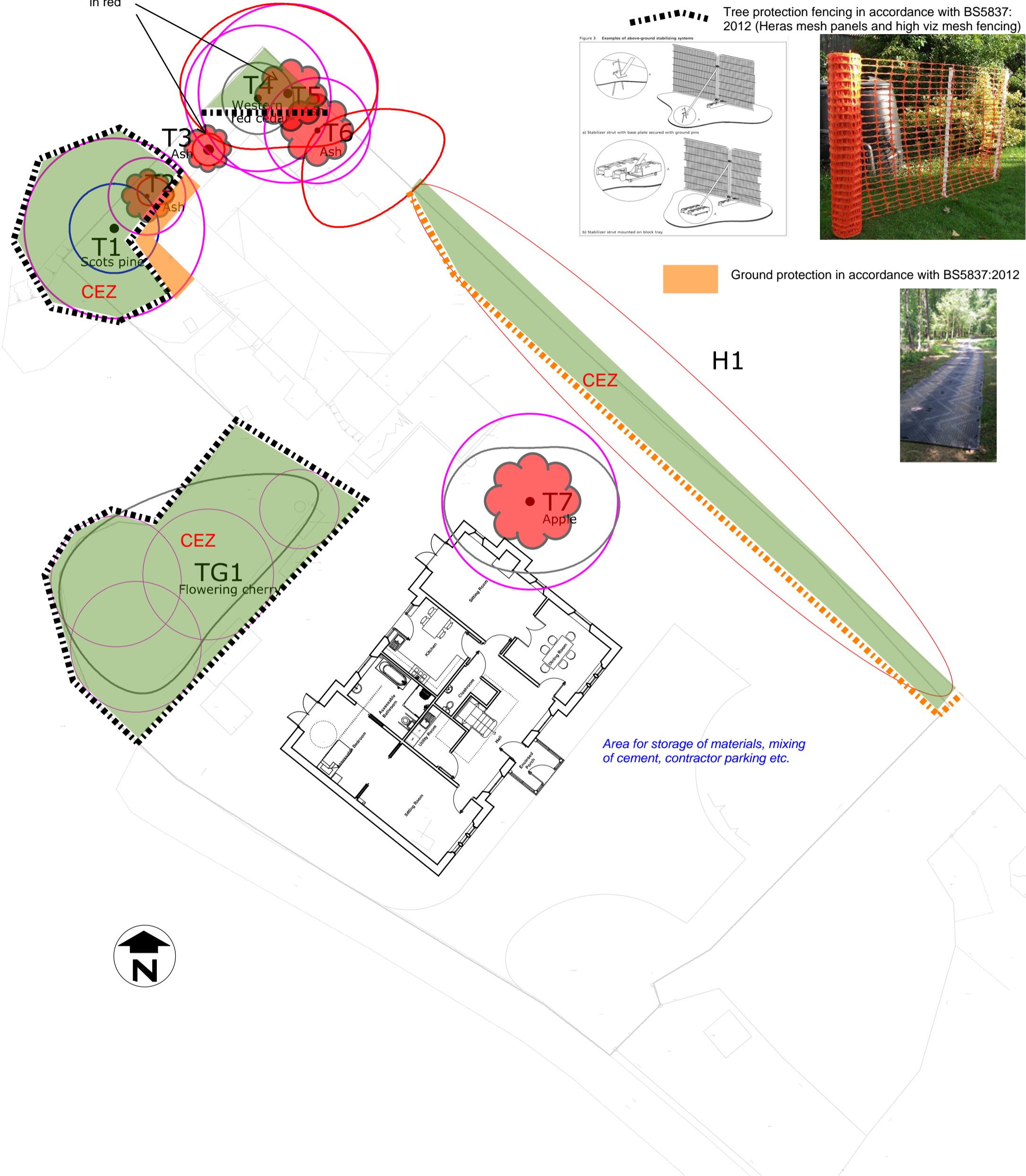
Key

CEZ - Construction Exclusion Zones*

Tree protection fencing in accordance with BS5837:2012 (Heras mesh panels and high viz mesh fencing)



Ground protection in accordance with BS5837:2012



Area for storage of materials, mixing of cement, contractor parking etc.



Scale 1:200 on A3

