

Appeal Statement

Arboriculture

Against the refusal of:

Erection of a 4 bedroom detached dwelling with garage and access

At

**Land North East Of Fringford Study Centre Adjoining
Rectory Lane, Fringford, OX27 8DD**

Local Planning Authority: Cherwell District Council

Planning reference: **20/01891/F**

Produced for: **Mr Paul Edwards**

This document reference: **MW.20.0111.AppSt**

Date Issued: **15.02.2021**



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M Welby Ltd. Hampshire, UK



table of contents

1. Introduction	2
2. Background	3
3. Description of the Site and Proposals	3
4. Reason for Refusal and Response to the Council's Concerns	3
5. Summary and Conclusion	7
6. Limitations of Use and Copyright.	7

appendices

I. Tree preservation order 11/97	9
II. Tree Officer's Comments	10
III. MW.20.0111.AIA	11

1. Introduction

- 1.1. I am an independent arboricultural consultant practising across the south of England from an office in North-East Hampshire.
- 1.2. I have been a practising arboriculturist for 24 years. Initially employed in 1996 at Hillier's Tree Propagation Nursery in Hampshire, I moved, in 1997, into arboricultural contracting work, carrying out all aspects of practical arboriculture across the south of England until I became Tree Officer for the London Borough of Hounslow in 2002. In 2005 I joined ACD Landscape Architects Ltd as Senior Arboriculturist, and in 2007 became a director of ACD Arboriculture.
- 1.3. Working for ACD throughout its transition into ACD Environmental as director of the arboriculture department, I left early in 2019 to work for myself providing independent consultancy to private individuals and corporate clients.
- 1.4. I am a Registered Consultant with the Arboricultural Association and an assessor on the Registered Consultant scheme. My qualifications include, but are not limited to, The Royal Forestry Society's Professional Diploma in Arboriculture and I am a LANTRA certified Professional Tree Inspector. I am also a professional member of the Arboricultural Association and a Professional Member of the Consulting Arborist Society.
- 1.5. I am actively involved in providing arboricultural consultancy services to aid the design of housing developments across the southern half of the country, for a great many clients. From single dwellings, through to large scale developments. I also provide tree risk management advice, homebuyer/mortgage reports, and guidance on tree health matters.
- 1.6. I liaise with local authority officers in many London Boroughs, District and Borough Councils across the southern counties of Britain, to help achieve my client's objectives.

2. Background

- 2.1. I was instructed in February 2020 to visit the site and conduct a tree survey compliant with The British Standard (BS5837:2012 Trees in relation to design, demolition and construction). This was duly carried out and passed to the design team to inform the project's layout and overall design.
- 2.2. Once the layout was fixed, I then drafted an arboricultural impact assessment (AIA) to accompany the application. The AIA was submitted with the other application documents. The reference of the AIA is MW.20.0111.AIA (copy appended).
- 2.3. A tree preservation order (ref: 11/97) covers 7No. trees on the site. Tree No.1 of the TPO was not present at the time of my survey. A copy of the TPO plan is appended for reference.

3. Description of the Site and Proposals

- 3.1. The site is an area of currently unused ground that, at the time of my survey, was becoming somewhat overgrown.
- 3.2. Trees mostly about the northeastern boundary and comprise ash, hawthorn and sycamore.
- 3.3. Three of the subject trees were graded as moderate quality (category b): sycamore T6, ash T5 and ash T4. All other trees were deemed of low long-term quality and value.
- 3.4. The proposal is to build a single residential dwelling on the site. The layout and location of the proposed dwelling can be seen on the tree protection plan, appended to the arboricultural impact assessment (AIA). A copy of the AIA in its entirety is appended for ease.
- 3.5. The dwelling is located to the south of the trees, with access off Rectory Lane. Parking is to the front of the dwelling.
- 3.6. One tree, a category C (low quality) sycamore is proposed for removal to facilitate development. All other trees are to be retained and can be adequately protected throughout construction.

4. Reason for Refusal and Response to the Council's Concerns

- 4.1. Application 20/01891/F was refused on 18th September 2020.
- 4.2. Reason for Refusal No.1 is directly related to trees (and other matters) and is as follows:
 1. *By virtue of its scale, design and siting on a parcel of land designed for retention and which holds 7 trees designated under a Tree Protection Order, the proposed new dwelling would result in an incongruous and wholly inappropriate development that would prejudice the life of the existing and proposed trees, would be to the detriment of the open, rural character of this part of the lane, would fail to sympathetically integrate into the built environment or surrounding*

pattern of development and would cause significant and demonstrable harm to the existing loose-knit character of the area. The proposal therefore also results in unacceptable infilling within the built-up limits of Fringford. The proposal is therefore contrary to the provisions and aims of Policies ESD15 and Villages 1 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policies C28, C30 and C33 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4.3. The delegated report elaborates on the above slightly:

8.17. There are 7 trees within the site which are covered by a Tree Protection Order (TPO). The trees make a valuable contribution to the character and appearance of the area. Policy ESD10 of the CLP 2031 states that the protection of trees will be encouraged, with an aim to increase the number of trees in the District. Policy ESD15 adds that new development proposals shall respect local topography and landscape features, including trees. Paragraph 175 of the NPPF states that development involving the loss or deterioration of irreplaceable habitats (including veteran trees) should be refused.

8.18. In considering the appeal against refusal of application 10/01120/F, the Inspector stated: “The appeal site creates a break in development here and is an important and integral part of its established character and appearance. The combination of the loss of the trees, which form an attractive copse and the introduction of a dwelling on this elevated site, would alter its character and appearance and that of the streetscene to a significantly harmful degree, particularly when viewed from Rectory Lane”. [appeal ref: APP/C3105/A/10/2140169].

4.4. And in 8.21 states:

8.21. The siting of the dwelling in this location (and its size) would also clearly cause harm to the protected trees on site. Officers note that the Council’s Arboricultural Officer has also raised an objection to this application. Whilst 1 tree is proposed to be felled and replaced, the remaining trees are very likely to be impacted through construction works within their root protection areas. The change of use of the land to residential, coupled with the limited amenity space afforded considering the dwelling’s size, is likely to lead to a conflict and pressure for these trees to eventually be removed from the site.

4.5. The tree officer’s comments were stated in an email dated 9th September 2020 (copy appended) and are as follows:

The proposal requires the removal of X2 trees covered by TPO 11/1997. Both trees have been awarded a BS5837 category C, which normally should not pose a constraint to development. However, whilst the removal of these could be mitigated through replanting, when combined

with the positioning of the proposed dwelling, I feel the proposal offers a high arboricultural impact to Rectory Lane.

Entering rectory lane, T4, T5 and T6 will become partially screened by the proposed dwelling, reducing their amenity. In addition, whilst the AIA report and proposed site plan suggest there is space between the dwelling and retained trees, I feel the retained group will offer a conflict with the proposal almost immediately, threatening the trees longevity. With that, I feel the proposal is likely to result in the eventual loss of all existing trees currently within the copse,

- 4.6. The salient points in the Council's refusal are underlined above. In response to, and in rebuttal of these, I write as follows.
- 4.7. Firstly, despite the tree survey information submitted with the application, the council are inconsistent regarding the number of trees that require removal to facilitate this proposal. For clarity, and as shown, only 1No. sycamore must be removed as it is within the dwelling's footprint. No other trees need to be removed.
- 4.8. I suspect the confusion has arisen as there is an additional tree shown on the TPO. However, that tree is no longer present. I have no knowledge regarding the removal of the 'missing' tree.
- 4.9. It is important to be clear regarding the quality of the subject tree. It is a sycamore of category C grade which is a 'tree of low quality' and 'unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories'. This is the definition used in Table 1 of the British Standard. As a result, such trees are not generally considered development constraints. The council has not contested this grading and thus, must concur.
- 4.10. Therefore, to cite the removal of such a low quality tree within a reason for refusal is wholly inappropriate and a deviation from the generally accepted industry norm.
- 4.11. Secondly, the Council propose that the impact to the trees from construction is 'very likely'. It is unclear as to exactly why this conclusion has been drawn as there are no supporting comments. The provided tree protection plan (appended to the AIA) shows tree protection barriers that encompass the trees' circular root protection areas (RPAs) and where scaffolding is required, the use of ground protection is proposed. These measures are entirely compliant with the British Standard and offer the appropriate level of protection to ensure the trees' sustainable retention.
- 4.12. There is a very small encroachment from the corner of the unit into the circular RPA of hawthorn T2. This area amounts to 1.6m². Approximately 1.4% of the overall 113m² RPA. This level of encroachment is so minor that it is inconsequential. The quality of this hawthorn is low and the tree of little wider long-term value. It is important to note when reviewing this, that the circular

RPA's are somewhat notional, and that it is the overall root protection area that is recommended for protection in the British Standard.

- 4.13. Given the myriad constraints on development sites, it is not always viable to protect the represented circle. Section 5.3.1a) of the British Standard recommends in such instances (where the circular RPA cannot be adequately protected) that protection barriers are extended, contiguous to the RPA, to protect a similar rooting area. In this case, it is the ground protection that is extended, compensating for the small encroachment and providing an overall greater area of protection of 4.2m²: an additional 2.6m² of RPA.
- 4.14. Thirdly, the tree officer states: *'I feel the retained group will offer a conflict with the proposal almost immediately, threatening the trees longevity. With that, I feel the proposal is likely to result in the eventual loss of all existing trees currently within the copse'* [sic].
- 4.15. It is unclear as to exactly what the conflict cited relates to. The trees are to the northeast of the dwelling and as a result, there will not be any direct shade cast onto the building from them, at any part of the day. All canopies are clear of the building apart from the small hawthorn T3, which just about reaches the build line. This can be cut back without detriment to its long-term health and vitality, or wider visual amenity, and inline with current pruning best practice and standards.
- 4.16. The section of the building nearest the trees is a single storey garage. Generally, such structures present very little future pressure to prune back trees due to their less-habitable nature.
- 4.17. It is important to remember that, in relation to future pressure to prune, the trees are protected by the TPO. This gives the Council ultimate control over the trees. Even if the council refused an unreasonable application for work, unless there was an overriding arboricultural reason an appeal against the decision would be highly unlikely to be successful.
- 4.18. Finally, there is an allegation that the dwelling will partially screen trees T4, T5 and T6 from Rectory Lane. This is not supported or quantified in any way by evidence and thus difficult to rebut. I cannot argue that there will be no reduction in the visible crowns of, possibly, T4 & T6, but this will only, surely, be comparatively minor. Nonetheless, visual amenity of the site in the wider context does not fall within my remit of scope of expertise and is typically dealt with by a qualified landscape architect.
- 4.19. As an aside, two of the principal trees are ash. Therefore, it is probable (based on current ly published material¹) that most ash trees will succumb to ash dieback in the near future and either

¹ <https://www.forestresearch.gov.uk/tools-and-resources/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

die or decline to such an extent that associated risks become unacceptable. This is especially of note given the urban location of the trees.

5. Summary and Conclusion

- 5.1. In closing, the tree officer's comment that '*the proposal is likely to result in the eventual loss of all existing trees currently within the copse*' is difficult to concur with. I cannot see any reason why all trees would be 'lost'. They are protected by law and can be physically protected throughout construction inline with the British Standard.
- 5.2. The only tree to be removed is of low quality and any loss that may be felt as a result of its removal can be mitigated through new planting within the site.
- 5.3. The council's comments with regard to trees provide little supporting evidence.
- 5.4. It is for all these reasons that the Inspector is respectfully requested to allow this appeal.

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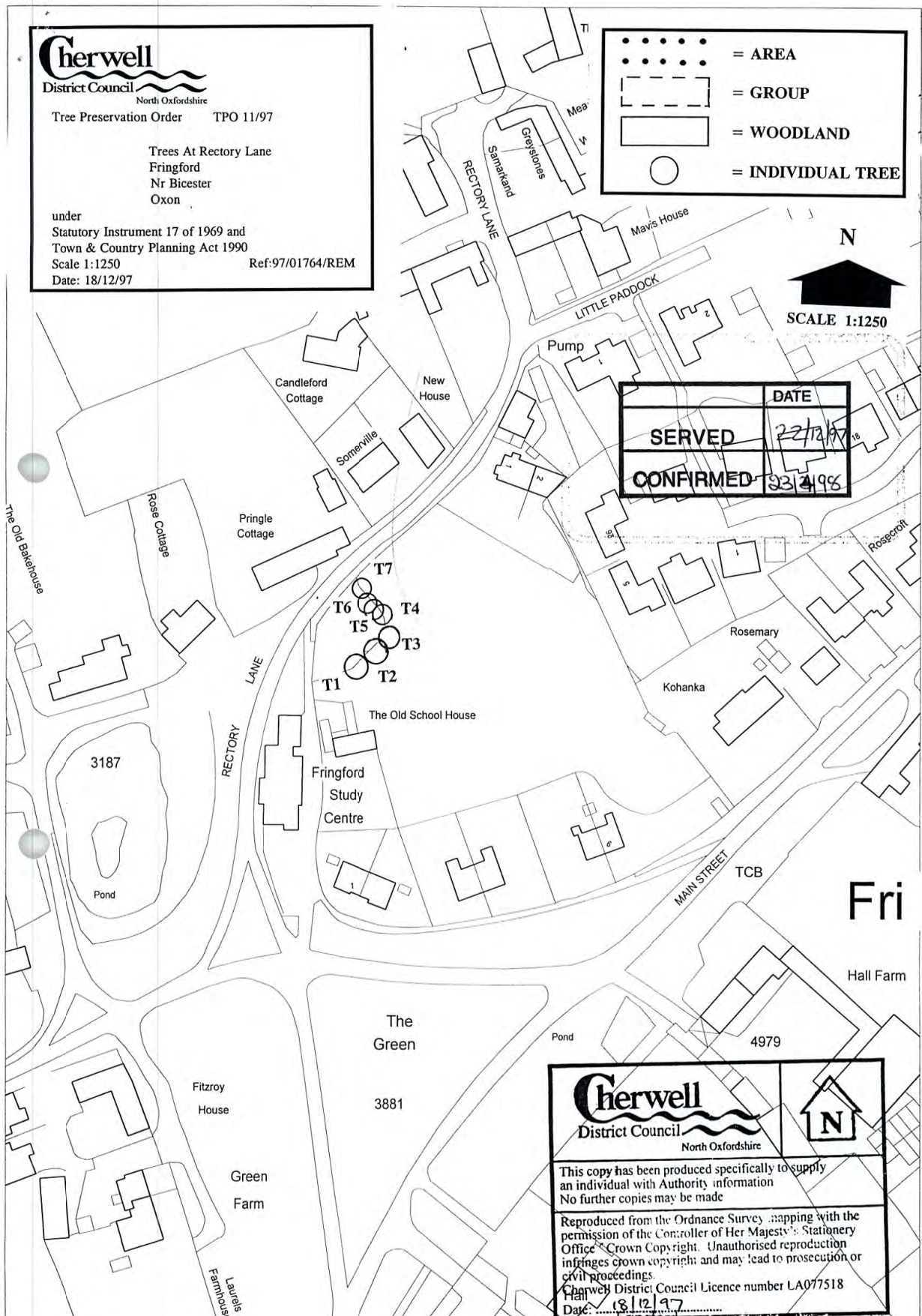
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[appendices](#)

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I.

Tree preservation order 11/97



II.

Tree Officer's Comments

Rachel Tibbetts

From: dcregistration
Sent: 09 September 2020 16:29
To: DC Support
Subject: FW: 20/01891/F - CDC Arboriculture

From: Iain Osenton <iain.osenton@cherwell-dc.gov.uk>
Sent: 09 September 2020 15:40
To: dcregistration <dcregistration@Cherwell-DC.gov.uk>
Cc: George Smith <George.Smith@Cherwell-DC.gov.uk>
Subject: 20/01891/F - CDC Arboriculture

Hi George,

Regarding the above application following a site visit.

The proposal requires the removal of X2 trees covered by TPO 11/1997. Both trees have been awarded a BS5837 category C, which normally should not pose a constraint to development. However, whilst the removal of these could be mitigated through replanting, when combined with the positioning of the proposed dwelling, I feel the proposal offers a high arboricultural impact to Rectory Lane.

Entering rectory lane, T4, T5 and T6 will become partially screened by the proposed dwelling, reducing their amenity. In addition, whilst the AIA report and proposed site plan suggest there is space between the dwelling and retained trees, I feel the retained group will offer a conflict with the proposal almost immediately, threatening the trees longevity. With that, I feel the proposal is likely to result in the eventual loss of all existing trees currently within the copse,

With that, I cannot support the proposal.

Regards,

Iain Osenton
Arboricultural Officer (South)
Environmental services
Cherwell District Council

 Direct Dial 01295 221708

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III.

MW.20.0111.AIA

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arboricultural impact assessment [AIA]

and tree protection strategy

for proposed development at the

Land off Rectory Lane
Fringford
Bicester

On Behalf of: **Mr A Bradbury**

Reference: **MW.20.0111.AIA**

Date Issued: **22.06.2020**



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executive summary

This report provides the information required to enable the local planning authority to meet the duty placed upon them by s.197 of the Town and Country Planning Act (1990).

Included, to support the proposals for a new dwelling on the land off Rectory lane, Fringford, are:

- A BS5837:2012 compliant tree survey
- An arboricultural impact assessment
- A tree protection strategy including a method statement and protection plan

One tree of low quality is to be removed to facilitate the proposals

The proposal is outside the root protection areas of all higher quality trees. There is a minor encroachment into the RPA of one low quality tree.

Ground protection and standard barriers will be used throughout construction.

The arboricultural impact of this proposal is **low**, and thus acceptable.

Correct adherence to the tree protection strategy proposed within this report is critical for ensuring the tree is successfully protected through the construction process. Should any of the protection measures prove incompatible with elements of the build program, please call 01730 239 492.

table of contents

1. instructions and terms of reference	3
2. site description	4
3. statutory legislation	4
4. tree survey - scope and methodology	4
5. arboricultural impact assessment	5
<i>Tree Removals</i>	5
<i>Tree Surgery</i>	5
<i>Construction Impact</i>	5
<i>Service & Utility Provisions</i>	5
<i>Future Pressure</i>	5
<i>Summary</i>	5
6. arboricultural method statement (ams)	6
<i>Timing of Operations</i>	6
<i>Arboricultural Clerk of Works (ACoW)</i>	7
<i>Construction Exclusion Zone (CEZ)</i>	7
<i>Protection Barriers</i>	7
<i>Ground Protection</i>	8
<i>Tree Surgery</i>	10
<i>Installation of Underground Services</i>	10
<i>Fencepost Foundations in RPA</i>	12

appendices

I. tree categories explained	14
II. protection plan	15

1. instructions and terms of reference

- 1.1. In February 2020, I was instructed to undertake a tree survey and subsequently to produce this report in support of a planning application for a replacement dwelling on the site off Rectory lane, Fringford.
- 1.2. Following the recommendations of the British Standard¹, this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by s.197 of the Town and Country Planning Act (1990).
- 1.3. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation, compensation and tree protection proposed.
- 1.4. Correct implementation of the tree protection specified within this report is critical for ensuring the retained trees are successfully protected throughout the construction process.
- 1.5. Documents supplied to assist this assessment included:
 - Proposed: 2550-04.pdf
 - Site survey: 4328.dwg
- 1.6. The assessment considers the impact of the proposal on the constraint presented by trees retained within the site, and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.
- 1.7. The root protection area (RPA) for each tree represents a minimum area in m² that should be left undisturbed around each retained tree. This is initially represented by a circle but is fundamentally an area of rooting volume. This is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). Recommendations are provided in the British Standard as to the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

¹BS5837:2012 Trees in relation to design, demolition and construction

2. site description

- 2.1. The site is small parcel of land on the junction of Rectory Lane and Farriers Close. It is bounded by small hedges and some trees.
- 2.2. The site is centred at Ordnance Survey Grid Reference: SP 60371 28919. [Here](#) is a link to view the site's location online.

3. statutory legislation

- 3.1. A copy of Cherwell District Council's Tree Preservation Order ref: 11/97 has been supplied. All surveyed trees are included, and are marked on the appended plan.

4. tree survey - scope and methodology

- 4.1. Tree survey data can be found on the appended plan.
- 4.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 4.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 4.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment² (VTA) method.
- 4.5. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 4.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 4.7. Tree heights were measured with a clinometer or estimated in relation to those measured.
- 4.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.
- 4.9. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of

² Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis.

trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

4.10. All estimated dimensions are noted in the data.

5. [arboricultural impact assessment](#)

5.1. It is proposed to build a single residential dwelling on the subject site. The location and layout of which can be seen on the appended plan.

[Tree Removals](#)

5.2. One low quality sycamore is to be removed to facilitate this proposal. It is graded as such due to a historic weak union in the main stem.

[Tree Surgery](#)

5.3. At this time, no tree surgery work is proposed, just removal of ivy and a small self-seeded sapling elder (too small to be itemised in the survey).

[Construction Impact](#)

5.4. It can be seen on the appended plan that there is an encroachment into the circular RPA of T2. The tree is small and although included with the TPO, it barely warrants such protection. It is heavily ivy clad and of little wider long-term value. Therefore, it would be unreasonable to adjust the proposal for such a small encroachment (<1.3% of the overall 114m² RPA). The use of ground protection protects most of the area of encroachment.

5.5. The RPAs of all other trees can be adequately protected throughout construction.

[Service & Utility Provisions](#)

5.6. The proposed layout allows for reasonably open access to all units. There is adequate space to service the site whilst avoiding all RPAs.

[Future Pressure](#)

5.7. I have worked with the design team to achieve the subject layout and am confident that the proposed dwelling maximises the available space whilst not resulting in situations where excessive shade might bring forth requests to heavily prune or remove the retained trees.

[Summary](#)

5.8. Provided the tree protection strategy is implemented as outlined in the following AMS, it is my opinion that this application is of **low** arboricultural impact, and thus acceptable.

6. [arboricultural method statement \(ams\)](#)

- 6.1. The tree protection on this site is subject to implementation as detailed in the following sections.
- 6.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, impact on any retained trees is minimised through a combination of supervision from an Arboricultural Clerk of Works and adherence to the associated method statement.
- 6.3. It is imperative that the strategy is followed to avoid not only impact upon the trees, but to adhere to any planning conditions, should consent be granted.
- 6.4. The information from this section forward must be passed to the site foreman and cascaded to all relevant personnel involved in the project.
- 6.5. Any questions about the content or its implementation should be directed to **Mark Welby on 01730 239 492**, before action is taken.
- 6.6. A plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features along with the proposed construction, drainage changes in level and other factors that could impact trees.
- 6.7. The plan must be read in conjunction with this method statement.

Timing of Operations

- 6.8. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

1	Tree removals/surgery
2	Erection of protection barriers & installation of ground protection
3	Demolition of existing barn
4	Excavation for any groundworks & service trenches
5	Construction phase
6	Removal of barriers after all external construction work has been completed
7	SoE landscaping (if required)

- 6.9. The above has been drafted at planning stage. Should any of the protection measures prove incompatible with elements of the build program, please call 01730 239 492 to discuss options.

Arboricultural Clerk of Works (ACoW)

6.10. Where works have the potential to impact retained trees, supervision may be specified within the method statement.

6.11. This is typically the project arboriculturist, who will document the process and provide an auditable record of the operation.

6.12. See subsections for requirements.

Construction Exclusion Zone (CEZ)

6.13. It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

6.14. Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

6.15. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

6.16. Variation from the above may be specified in the following sections of this method statement.

This is only acceptable where detailed and will typically be subject to supervision by the ACoW.

Protection Barriers

6.17. Given the simplicity of this project, the installation of barriers as shown on the appended plan will be more than adequate to protect the subject trees throughout construction.

6.18. Barriers must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.



Typical tree protection barrier construction

6.19. The default specification comprises a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated on the tree protection plan (TPP). The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

Ground Protection

6.20. If required (or as shown on the appended tree protection plan), ground protection is to be installed as follows. It must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.

6.21. Stages of ground protection installation:

1. No plant machinery to be used in the area of ground protection for whatever reason;
2. Dismantle primary TPF and re-erect in secondary location as shown on TPP (if required) OR erect fencing to protect any newly exposed CEZ not to be covered by ground protection;
3. Any shrubs, saplings or trees to be removed, are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage roots of retained trees;
4. Lay woven geotextile over existing ground surface by hand;

5. Cover the area with compressible layer, woodchip, for example, using hand tools only;
6. Cover compressible layer with side butting scaffold boards or plywood boards;
7. Confirm surface is acceptable for use with project arboriculturist;
8. Area ready for construction access;
9. Any scaffolding required within the area will be erected with the uprights placed on spreader boards;
10. The boarding will be left in place until the construction works are finished.



Scaffold ground protection

6.22. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the RPA, ground protection will involve the use of temporary cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.

6.23. Track-boards can be sourced from Trakmats Europe Ltd, 0845 6435388, www.trakmatseurope.com, or groundguards.com

6.24. There is to be no excavation within ground protection area whatsoever. This includes installation of services and associated utilities.

Tree Surgery

- 6.25. Should any pruning work be required, the following must be adhered to once any requisite consist are obtained.
- 6.26. All work will be carried out in accordance with BS3998³ industry best practice and in line with any works already agreed with the council.
- 6.27. The statutory protection^{4 5} will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.
- 6.28. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.
- 6.29. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

Installation of Underground Services

- 6.47. Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. For this reason, particular care must be taken in the routeing and methods of installation of all underground apparatus. Wherever possible, apparatus must be routed outside RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts. Inspection chambers should be sited outside the RPA.
- 6.48. Where underground apparatus is to pass within the RPA, detailed plans showing the proposed routeing must be drawn up in conjunction with the project arboriculturist. In such cases, trenchless insertion methods should be used: Microtunnelling, Surface-launched directional drilling, Pipe ramming or Impact moling (see BS5837:2012 Table 3), with entry and retrieval pits being sited outside the RPA. Provided that roots can be retained and protected, excavation using hand-held tools might be acceptable for shallow service runs. If this is case, the following methodology must be followed:
- 6.49. Stages for installing services:
1. Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.

³ BS3998:2010- *Recommendations for Tree Work*. London: British Standards Institute

⁴ *Wildlife and Countryside Act. (1981)* London: HMSO.

⁵ *Countryside and Rights of Way Act. (2000)* London: HMSO.

2. Remove just enough tree protection fencing to allow access to area and facilitate trenching.
 3. Remove any surface vegetation or existing hard surfaces using hand tools.
 4. Using an air-pick excavate the trench, keeping to minimum dimensions required.
 5. Roots occurring in clumps of 25 mm diameter and over are encountered they will be retained and kept damp by covering with hessian (re-wetted as required). If required, these should be severed only following consultation with an arboriculturist; as such roots might be essential to the tree's health and stability.
 6. Feed in services.
 7. Backfill trench with 200-300mm depth of excavated soil, or a mixture of excavated and imported topsoil to BS3882: 2015, firming down with heels.
 8. Repeat step 7 until trench is filled.
 9. Re-erect tree protection fencing as per approved plan.
- 6.50. The method of excavation above, for trenching within RPAs, is using air excavation. This tool utilises compressed air to remove soil from around tree roots causing minimal damage and can be run off a typical site compressor. I can provide details of contractors supplying air excavation services if required.
- 6.51. Alternatively, trenchless technology, such as thrust boring can be used in some instances and is particularly effective as it can pass directly under the tree, at a depth which is likely to avoid almost all impact on roots of the subject tree. As no access/thrust pits will be located within the RPAs of the subject trees, the need for arboricultural supervision is limited.
- 6.52. Reference can be made to NJUG Vol 4⁶ for guidance, but any approach must be approved by the project arboriculturist and brought to the attention of the local authority tree officer.

⁶ National Joint Utilities Group. (2010). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook. NJUG.

Fencepost Foundations in RPA

6.53. Stages for installing wooden posts:

No plant machinery to be used in the area for whatever reason

1. Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
2. Remove TPF to allow access to area.
3. Dig postholes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
4. Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.
5. Line hole with non-porous lining, for example, durable polyethene bag.
6. Insert post and fill post-hole with concrete to just below ground level.
7. Trim polyethene to ground level and fill with clean topsoil.

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[appendices](#)

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I.

tree categories explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
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><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
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>	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)	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)
<p>Category B</p> <p>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	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
<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 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

II.

protection plan

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BS5837 Tree Survey Schedule

Surveyed Trees										
Ref	Species	Common Name	Height	Stem Diameter	Canopy NESW	Crown Clearance	Age Class	Observations	Est. Remaining Contribution	BS Cat
T1	Acer pseudoplatanus	Sycamore	14m	300mm; 300mm; 500mm; 200mm	6 N 6 E 6 S 6 W	1m	Mature	Fair overall physiological condition but reduced structural condition due to tight main stem union. Ivy on stem.	20 Years	C1
T2	Crataegus monogyna	Hawthorn, Common	5.5m	500mm	3 N 3 E 3 S 3 W	1m	Mature	Heavily ivy clad. Elder growing through crown.	10 Years	C1
T3	Crataegus monogyna	Hawthorn, Common	5m	400mm	3 N 3 E 3 S 3 W	2m	Mature	Heavily ivy clad.	10 Years	C1
T4	Fraxinus excelsior	Ash, Common	14m	300mm	2 N 4 E 5 S 5 W	3m	Mature	Ivy on stem. One of a group of three.	20 Years	B1
T5	Fraxinus excelsior	Ash, Common	15m	350mm; 300mm	3 N 5 E 3 S 6 W	1.5m	Mature	Ivy on stem. One of a group of three.	20 Years	B1
T6	Acer pseudoplatanus	Sycamore	14m	550mm; 250mm	6 N 5 E 2.5 S 5 W	2m	Mature	Ivy on stem. One of a group of three.	20 Years	B1

Survey by M Welby RC ArborA, F&R ArborA, Feb 2020
Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).

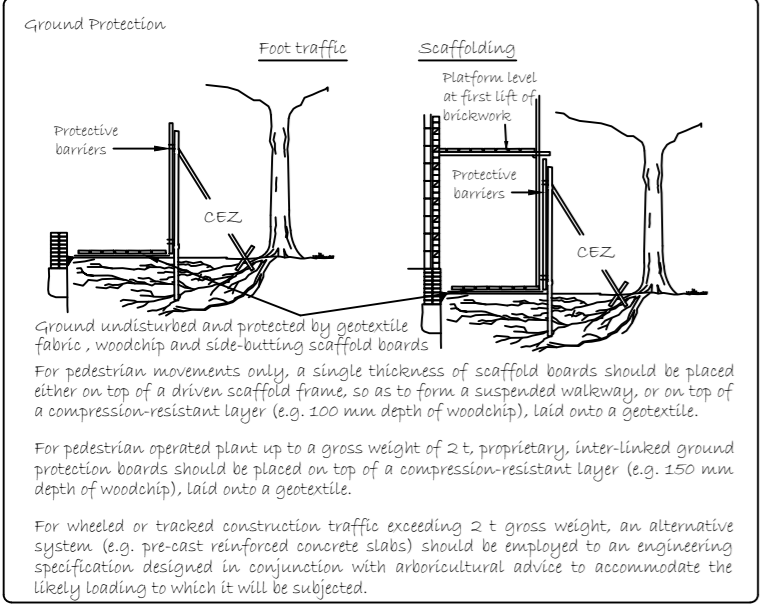
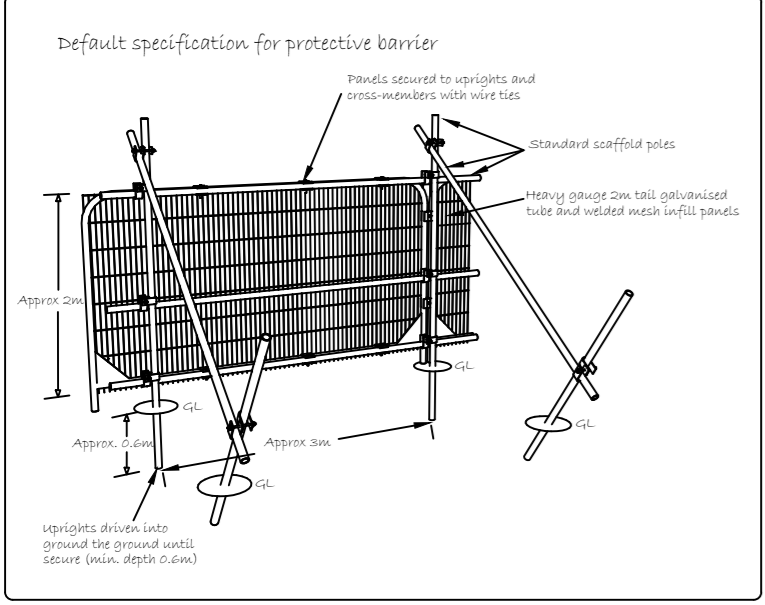
Trees for Removal or Retention

Retained Trees			
Ref	Species	Common Name	Category
T2	Crataegus monogyna	Hawthorn, Common	C1
T3	Crataegus monogyna	Hawthorn, Common	C1
T4	Fraxinus excelsior	Ash, Common	B1
T5	Fraxinus excelsior	Ash, Common	B1
T6	Acer pseudoplatanus	Sycamore	B1

Trees for Removal			
Ref	Species	Common Name	Category
T1	Acer pseudoplatanus	Sycamore	C1

Tree Work Schedule

Work to Retained Trees				
Ref	Species	Common Name	Recommendations	Category
T2	Crataegus monogyna	Hawthorn, Common	Sever ivy at base and remove elder	C1
T3	Crataegus monogyna	Hawthorn, Common	Sever ivy at base	C1



Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

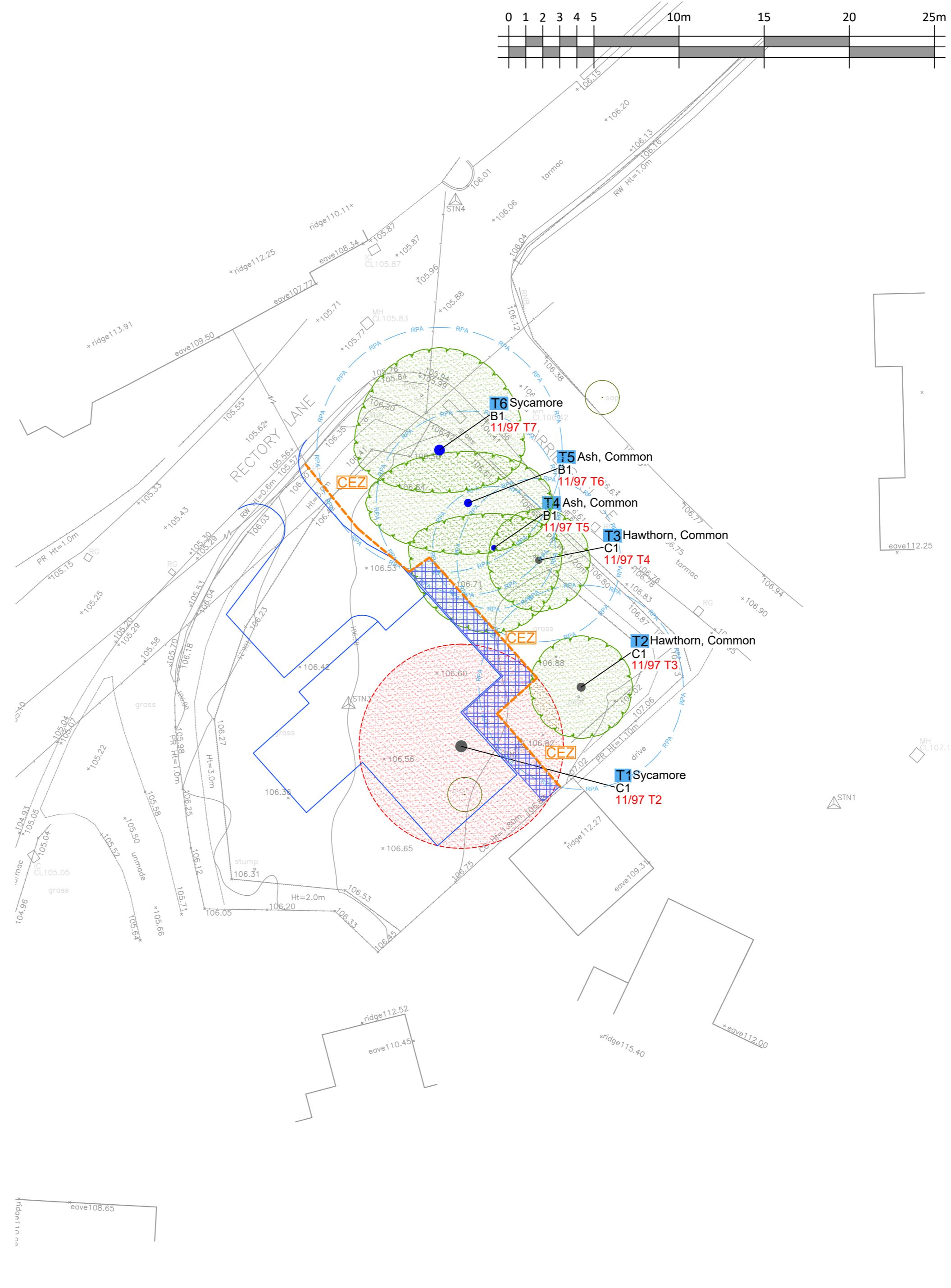
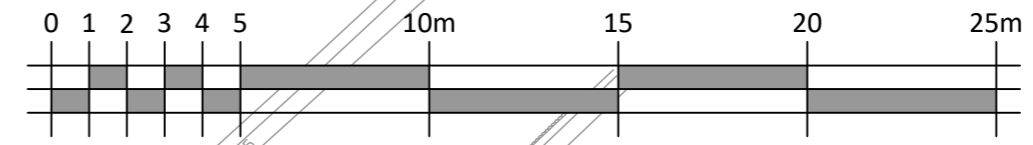
Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset.



Key

BS 5837:2012 Tree Quality Categories - Table 1

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Key

- Temporary protective barriers in accordance with section 6.2 - BS5837:2012. See inset details for example barriers
- Construction Exclusion Zone (CEZ)
- Tree to be removed
- Ground protection within RPAs. See inset and method statement

NOTES:

- Refer to Method Statement & Schedule for further details.
- Survey based on a visual inspection from the ground and is not intended as a full arboricultural inspection.
- All protective measures to be installed prior to commencement of any site works.
- All works to conform with requirements of: BS 3998:2010 - Tree Works; BS 5837:2012 - Trees in relation to design, demolition and construction.

This plan has been drafted in colour. A monochrome version must not be relied upon

Date	Notes	Rev

Tree Protection

**Land off Rectory Lane
Fringford
Bicester**

Date: 22/06/2020 Scale: 1:200 @A2

DWG Ref: MW.20.0111.TPP

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