Arboricultural Impact Assessment

Project: The Bungalow, Whitepost Road, Bodicote, OX15 4BN

December 2019

1.1. Aspect Arboriculture are instructed by Ms Debbie Whitford to assess the arboricultural effect of proposals put forward under planning application reference number 19/02168/F. The assessment is informed by a BS5837:2012[1] tree survey and review of the proposed elevations and site plan.

1.2. A number of trees occur within influence of the proposals, comprising six outlying broadleaves, one offsite group of mixed trees species and a line of privet maintained as a domestic hedge; full details are provided at the Tree Schedule enclosure A. It is known that the trees occur within Bodicote Conservation Area.

1.3. The trees of principal focus within this assessment are a moderate collection of Common Lime (Aspect Tree Numbers 1-3) known to be protected by Tree Preservation Order (TPO 36/2017). Within the TPO they are scheduled as a group to reflect their collective impact and contribution to the character of the Conversation Area. Pursuant to the observations of Cherwell District Council's Arboricultural Officer[2] T1-T3 are the closest trees to the proposed extension and most at risk in this regard.

1.4. Based on the overlay provided at enclosure B, it will not be necessary to remove any trees to implement the proposal. It will however be necessary to undertake targeted pruning works to south-western portion of T1's lower crown. The extent of pruning is limited to the removal of two secondary branches to the branch collars visible at their point of origin. The extent of removal will provide adequate construction access and maintain separation with the built form[3]. Left un-addressed, vertical separation is in the region of only 1.25m. It is recognised that pruning for construction access will not entirely preclude crown over sail in the long-term, however removing over sail is not a desirable objective since the relatively close juxtaposition with the trees is regarded as positive factor by the applicant.

[1] Trees in relation to design, demolition and construction – recommendations (2012)
[2] Email provided 5th December 2019
[3] Noting that the eave height remains unchanged with a 45-degree roof pitch

1.5. In terms of 'effect', the pruning requirement corresponds to the crown lift works already undertaken within T1's southern crown to maintain clearance over the extant driveway, accordingly the potential for a negative consequence for visual amenity is considered negligible. In terms of tree health, the works are not considered likely to harm T1's future outlook based on species properties and indicators of current vitality.

1.6. The footprint of the extension encroaches on the Root Protection Areas of T1 and neighbouring T2. However, it is noted that this majors within parts of both RPAs already under existing driveway (the remaining driveway is retained unaltered). It is also noted that a foul sewer transects both RPAs between T1 and the extension's eastern elevation. It is highly likely that the cumulative effect of both of these features will have curtailed root development within the outer limits of both RPAs, assuming that the service run has not precluded growth to its west completely.

1.7. Taking a precautionary approach to the potential impact i.e. relying on the theoretical RPAs for T1 and T2, the extension occupies up to 8% of the T1's RPA and less than 0.5% of the RPA for T2. Adopting the principles of BS5837 concerning manual excavation techniques and root pruning (with the added precaution of arboricultural auditing), it is considered that it will be acceptable to permit this limited degree of excavation to occur without undue concerns for the future vitality of either tree.

1.8. It will be important to protect retained trees above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any construction works. The locations for a default protective fencing specification are illustrated at Enclosure B with a bold blue line. Note that the barriers are sited to allow for scaffold access with intermediate areas of otherwise exposed RPA overlain with polyethylene TrakMats (or similar).

1.9. Conclusion: The proposal presents a low degree of arboricultural risk which can be manged in the interest of protected trees and their contribution to the character of the Bodicote Conservation Area. An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies reinforced by precautionary reliance on arboricultural auditing. Since the proposals do not result in unacceptable tree losses or threaten the well-being of important trees, it is our concluding view that the proposals are acceptable in terms of their arboricultural impact.

Enclosures:

Enclosure A 10456 TS 01

Enclosure B 10456 TPP 01

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BS 5837:2012 Tree Schedule: The Bungalow, Whitepost Road, Bodicote

10456 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature, mature or over-mature

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

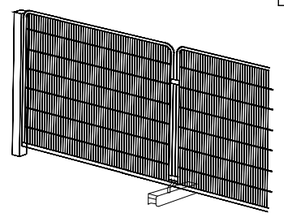
Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
1	Lime	570	17m	5.5	2.75	4	3.5		6	5.5 (S)	Early Mature	Average	Indifferent	**Subject to TPO no: 36/2017** Single stem, forking at c.3m Previously crown lifted over driveway Cohesive canopy with T2 Average deadwood within canopy Structure typical for species given context	B2	6.9
2	Lime	450	18m	6.5	2.75	4.75	2.75		4 (N), 10 (S)	10 (S)	Early Mature	Average	Indifferent	**Subject to TPO no: 36/2017** Single stem, maintains single leader Cohesive canopy with T1 & T3 Structure typical for species given context	B2	5.4
3	Lime	640	20m	5.25	7.5	6	2.75		9.75	8 (S)	Early Mature	Average	Indifferent	**Subject to TPO no: 36/2017** Single stem, forking at c.3m Lean to east Previously crown lifted over driveway Cohesive canopy with T2 Offsite within adjacent garden	B2	7.8
4	English Oak	750#	13m	8.5	7.25	8#	8#		2	4.25 (N)	Mature	Average	Moderate	Single bole, branching from c.2m Spreading habit Previously crown lifted and reduced over footpath and adjacent highway Considered to be of moderate arboricultural quality	B12	9
5	Hybrid Black Poplar	300#	12m					3.5	4.5	4.5 (E)	Early Mature	Average	Indifferent	Offsite within adjacent garden Single stem forking at c.4.5m Structure typical for species Considered to be of low arboricultural quality	C12	3.6
6	Apple	220#	4m					2.5	1.75	2 (N)	Mature	Average	Indifferent	Ornamental planting offsite within adjacent garden Structure typical for species Considered to be of low arboricultural quality	C12	2.7
G1	Apple Elder Privet	2x200 max #	7 max.					2.5	1.5	1.5	Early Mature - Mature	Average	Indifferent	Offsite, set within adjacent garden Mixed ornamental group with single Elder Considered to be of low arboricultural quality	C12	3.3
H1	Leyland Cypress Privet	75 max.	3m					0.75	0.5	0.5	Early Mature	Average	Indifferent	Maintained garden hedge	C12	0.9

Secondary Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

1:100 @ A3

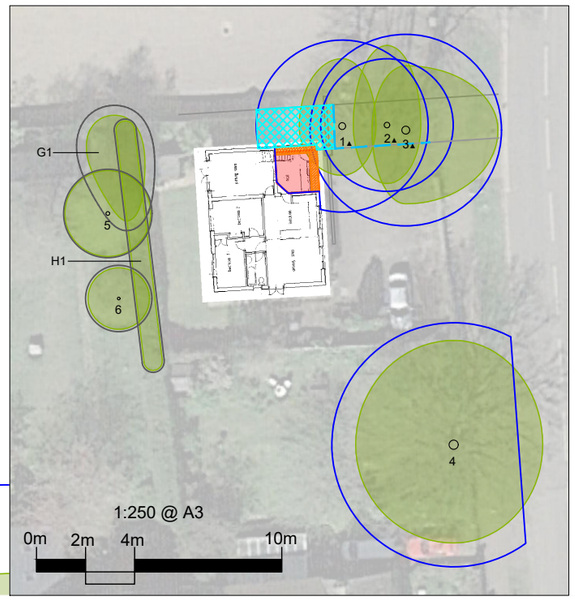
0m 1m 2m 4m

KEY:

- ⌀15 Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Tree Protection Barrier
- Manual Excavation
- Hard Surface Removal
- Tree Protection Barrier (Secondary Specification)
- Ground Boarding
- 1▲ Tree Preservation Order (ref: TPO No. 36/2017)

Note: All trees, groups and hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for trees 1 & 4 have been displaced to allow for the effect of the adopted highway and existing building. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

The Bungalow, Bodicote
Tree Protection Plan

CLIENT

Ms Debbie Whitford

SCALE	DATE	DRAWN
1:100 @ A3	DEC 2019	GW

DRAWING NUMBER	REVISION
10456 TPP 01	

Based on: 2019-20/12/2.pdf and aerial photograph cited from Google Earth