ACD

Ecology

Arboriculture

Landscape Architecture

LAND AT CLIFTON ROAD DEDDINGTON

TREE REPORT

(Tree Survey and Constraint Advice)

Prepared by
ACD
ARBORICULTURE

for

BANNER HOMES

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Checked By:	A Bigg
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1. SUMMARY

1.1. This report provides survey information about the trees on the site at Land at Clifton Road, Deddington, in accordance with the recommendations of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is to identify the quality and value of existing trees on site, allowing decisions to be made as to the retention or removal of trees in the case of any development.

1.2. The subject trees have been categorised as follows:

BS Category	Number of individual trees	Tree Groups
U	1	3
A	2	-
B	11	5
C	12	5

1.3. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C and U category will not usually be retained where they would impose a significant constraint to development. U category trees are often in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.

Overview of site surveyed

2. INTRODUCTION

2.1. ACD were instructed by Banner Homes, in April 2013, to survey and categorize the trees at Land at Clifton Road, Deddington, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.

2.1. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:

- Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
- C category trees will not usually be retained where they would impose a significant constraint to development, but should be retained where there is no reason for their removal.
- U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.

2.2. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary then it will be made clear within this report.

2.3. We have not been instructed at this stage to contact the Local Authority and investigate the presence of any statutory protection on trees on, or adjacent to the site.

2.4. The Tree Reference Plan was based on the supplied topographical ground survey by Interlock Surveys Drawing Number 130149.

2.5. The controlling authority is Cherwell District Council, who can be contacted at: Planning, Housing and Economy, Bodicote House, Bodicote, Banbury, OX15 4AA.

2.6. Any questions relating to the content of this report should be directed in the first instance to: ACD Arboriculture, Courtyard House, Mill Lane, Godalming, Surrey GU7 1EY, 01483 425 714/07796 832 490, quoting the site address and report reference number.

3. SCOPE AND METHOD OF SURVEY

3.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations 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. An explanation of the categories can be found at appendix 1.

3.2. No discussions took place between the surveyor and any other party.

3.3. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.

3.4. The tree survey was carried out from ground level only.

3.5. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.

3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

3.7. Tree heights were measured with a clinometer, or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

3.8. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.

3.9. 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. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

4. DISCUSSION

4.1. For individual details of the subject trees see the survey at appendix 2

4.2. The site is comprised of arable land located to the east of Deddington, to the south of Clifton Road. To the east and west of the site there is residential property. To the south of the site is the site of Deddington Castle.

4.3. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at http://www.landis.org.uk/soilscapes the soil on site is expected to be: Freely draining slightly acid but base-rich soils.

4.4. Two of the trees included in the survey are A category. These are all trees with high individual quality and landscape value.

4.5. Eleven individual trees and five groups of trees on the site are B category. B category trees are those that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage). Or these are trees which are present in numbers such that they form distinct landscape features, such as the groups of Sycamores to the south of the site.

4.6. There are twelve individual trees and five groups of trees on the site which are C category. These are C category either due to their low inherent value due to low overall physiological quality and vigour, or structural faults, or their diameter is less than 150mm at 1.5m above ground level. Where there are C category trees near the boundaries of the site, it is recommended that these are retained where they have landscape value as screening.

4.7. T6 is a prominent tree on the site frontage, but the tree has a stem wound from 3 to 4.5m on east side with extensive decay visible. This is unsustainable structurally in the long term due to risk of stem failure at this point, with limited life expectancy, and lower category as a result.

4.8. There is one individual and three groups of U category trees on the site which could be removed as good arboricultural practice as part of any development.

4.9. The below ground constraints posed by the trees are represented by Root Protection Areas (RPAs) and shown on the Tree Constraints Plan. The RPA of a tree is calculated as advised by BS5837:2012. For a tree growing in an apparently unconstrained rooting environment a circular RPA is shown. When constraints to root growth appear to be present the RPA is adjusted to reflect the likely root growth pattern.

View of north of site from Clifton Road

View looking south across site

Example of low quality interior trees, T5 and G3

5. CONCLUSIONS AND RECOMMENDATIONS

5.1. Trees of A and B category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a C category will not usually be retained where they would impose a significant constraint to development. U category trees are in such a condition that they will be lost within 10 years, and may be removed as good arboricultural practice.

5.2. There is scope for development of the site whilst retaining the important trees on the boundaries.

5.3. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. This area of ground should be left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing.

5.4. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.

5.5. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

5.6. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme, and demonstrate to the Planning Authority the viability of the layout.

5.7. Surgery may be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery can be provided once a final site layout is agreed and it is determined which trees are to be retained. All surgery should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice.

5.8. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

5.9. Attention is drawn to the provisions of the Occupiers Liability Act (1957 and 1984). A land owner has a duty of care to ensure that reasonable steps are taken to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Reasonably frequent inspections of trees with potential to cause harm, by a competent person, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.

5.10. Notice must also be taken that it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. Further advice, particularly if bats are discovered during tree work, may be obtained from ACD's Ecologist, if required.

Tom Grayshaw BA (Hons) Tech Cert (ArborA)
Arboriculturist
23 May 2013

APPENDIX 1: SUMMARY OF CATEGORIES BS5837:2012

BS5837:2012 Table 1 -**Cascade chart for tree quality assessment**

Category and definition	**Criteria (including subcategories where appropriate)**		
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	*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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7.***		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	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)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	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
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 150mm	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

APPENDIX 2: TREE SURVEY SCHEDULE

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Sycamore (Acer pseudoplatanus)	18 (4)	800 (1)	8	8	8	8	M	40+	Stem diameter estimated as tree off site. High individual quality and landscape value.	A2
T2	Sycamore (Acer pseudoplatanus)	14 (0)	500,350,200,230,250 (5)	8	7.5	7.5	7.5	M	40+	Multi stem from ground level consistent with being re-grown from stump. Landscape value as part of boundary screening.	B2
T3	Sycamore (Acer pseudoplatanus)	12 (0)	200,200 (2)	4	4	1	4	EM	20+	Twin stem from ground level. Ivy clad stem. One sided crown shape due to competition with adjacent tree.	C2
T4	Sycamore (Acer pseudoplatanus)	12 (0)	200,170,170 (3)	1	4	4	4	EM	20+	Triple stem from ground level. Ivy clad stem. One sided crown shape due to competition with adjacent tree.	C2
T5	Hybrid Black Poplar (Populus serotina)	6 (0)	950 (1)	3	3	3	3	OM	<10	Stem diameter estimated due to under growth. Topped at 3m. Hollow stem with re-growth. Poor overall.	U
T6	Beech (Fagus sylvatica)	18 (2)	960 (1)	8	7.5	7.5	7.5	M	10+	Vertical stem wound from 3 to 4.5m on east side. Extensive decay visible. Unsustainable structurally in the long term due to risk of stem failure at this point. Dieback and decay of major limbs in upper crown. High landscape value but limited life expectancy due to structural faults.	C2
T7	Common Oak (Quercus robur)	16 (3)	890 (1)	4	8	9	7	M	40+	Unbalanced crown shape otherwise fair tree with landscape value on site boundary.	B2
T8	Common Oak (Quercus robur)	14 (2)	430 (1)	8	4	5	5	EM	20+	Suppressed by adjacent tree but value as part of shared canopy.	B2
T9	Ash (Fraxinus excelsior)	14 (0)	280,180 (2)	4	1	4	4	EM	20+	Self seeded tree. Stem diameter estimated due to under growth. Twin stem and ivy clad. Low vigor and uneven crown shape.	C2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.).| **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.| **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T10	Beech (Fagus sylvatica)	16 (5)	830 (1)	10	8	6	7	M	20+	One of pair of trees with shared canopy. Ivy obscured stem. High landscape value on site boundary. Uneven crown shape due to competition with adjacent tree.	B2
T11	Beech (Fagus sylvatica)	14 (5)	920 (1)	2	8	10	6	M	10+	One of pair of trees with shared canopy. Uneven crown shape due to competition with adjacent tree. Cavity on north of main stem exposes hollow stem. Damage to buttress roots to south. Ganoderma fruiting bodies at base. Structural faults lower category.	C2
T12	Elder (Sambucus nigra)	5 (1)	250 (1)	3	1	3	3	M	10+	Multi stem diameter estimated. Sparse crown due to competition.	C2
T13	Elder (Sambucus nigra)	5 (1)	150,150,150 (3)	3	1	2.5	2.5	EM	10+	Low individual quality.	C2
T14	Sycamore (Acer pseudoplatanus)	10 (3)	400 (1)	5	5	5	0	EM	20+	Off site tree dimensions estimated. One sided crown shape due to competition with adjacent trees.	B2
T15	Common Oak (Quercus robur)	15 (4)	900 (1)	10	10	10	10	M	40+	Off site tree stem dimension estimated. High individual quality and landscape value.	A2
T16	Sycamore (Acer pseudoplatanus)	13 (0)	200 (9)	5	5	5	5	M	20+	Landscape value as part of boundary screening. Multi stem from ground level consistent with being re-grown from stump. Off site in adjacent field.	B2
T17	Ash (Fraxinus excelsior)	10 (2)	200,200 (2)	4	4	4	4	SM	20+	Twin stem from ground level grown up from within hedge.	C2
T18	Beech (Fagus sylvatica)	12 (2)	400 (1)	7	6.5	6.5	6.5	EM	40+	Part of group. Value in terms of future potential.	B2
T19	Beech (Fagus sylvatica)	6 (2)	150 (1)	3	3	3	3	EM	40+	Part of group. Value in terms of future potential.	C2

Notes: **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.).| **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.| **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T20	Beech (Fagus sylvatica)	12 (2)	360 (1)	6	6	6	6	EM	40+	Part of group. Value in terms of future potential.	B2
T21	Hybrid Black Poplar (Populus serotina)	21 (5)	460 (1)	5	4.5	4.5	4.5	EM	40+	Fair tree.	B2
T22	Elder (Sambucus nigra)	5 (0)	150 (1)	2	2	2	2	M	10+	Tree of low individual quality.	C2
T23	Elder (Sambucus nigra)	5 (0)	180,180 (2)	2	2	2	2	M	10+	Tree of low individual quality.	C2
T24	Rowan (Sorbus aucuparia)	5 (0.5)	100 (1)	2	2	2	2	Y	10+	Young tree: <150mm diameter.	C2
T25	Sycamore (Acer pseudoplatanus)	18 (1)	590,520 (2)	7	8	2	6	M	40+	Twin stem from 1m. Uneven crown shape due to competition with adjacent trees. Value as part of boundary screening. Ivy clad stem and crown.	B2
T26	Sycamore (Acer pseudoplatanus)	18 (1)	900 (1)	12	10	6	2	M	40+	Uneven crown shape due to competition with adjacent trees. Growing on steep bank. Main stem leans at 30 degrees to north. Ivy clad stem and crown.	B2
G1	English Elm (Ulmus procera)	4 (0)	75 (1)	1	1	1	1	Y	<10	Elm sucker growth.	U
G2	Elder (Sambucus nigra)	6 (0)	150 (1)	3	3	3	3	EM	<10	Compromised by ivy infestation.	U
G3	English Elm, Elder (Ulmus procera, Sambucus nigra)	5 (1)	150 (1)	3	3	3	3	EM	10+	Low quality. Not a development constraint.	C2
G4	English Elm, Elder, Ash (Ulmus procera, Sambucus nigra, Fraxinus	5 (1)	150 (1)	3	2.5	2.5	2.5	EM	10+	Low quality. Not a development constraint.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.).| **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.| **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
	excelsior)										
G5	Elder (Sambucus nigra)	5 (0)	150 (1)	3	3	3	3	EM	10+	Low individual quality but landscape value as part of boundary screening.	C2
G6	English Elm (Ulmus procera)	10 (2)	200 (1)	3	3	3	3	SM	<10	Early mature Elm and sucker growth. Unsustainable due to Dutch Elm Disease.	U
G7	Lombardy Poplar (Populus nigra 'Italica')	18 (1)	500 (1)	3	2.5	2.5	2.5	EM	20+	Maximum estimated dimensions given for group. Off site trees.	B2
G8	Blackthorn, Elder (Prunus spinosa, Sambucus nigra)	6 (0)	150 (1)	3	3	3	3	EM	20+	Field boundary screening.	C2
G9	Scots Pine (Pinus sylvestris)	12 (2)	350 (1)	5	5	5	5	EM	40+	Group planting. Value in terms of future potential. Maximum estimated dimensions given for group.	B2
G10	Sycamore (Acer pseudoplatanus)	18 (1)	900 (1)	10	10	10	10	M	40+	Average dimensions given for group. Growing on steep bank. Ivy clad stem and crown. Landscape value as part of group.	B2
G11	Sycamore (Acer pseudoplatanus)	18 (1)	600 (1)	8	8	8	8	M	40+	Average dimensions given for group. Growing on steep bank. Ivy clad stem and crown. Landscape value as part of group.	B2
G12	Sycamore (Acer pseudoplatanus)	15 (1)	300 (1)	6	6	6	6	SM	40+	Average dimensions given for group. Growing on steep bank. Ivy clad stems. Landscape value as group.	B2
G13	Sycamore, Elder, Hazel (Acer pseudoplatanus, Sambucus nigra, Corylus avellana)	6 (1)	150 (1)	3	3	3	3	SM	10+	Average dimensions given for group. Low individual quality but some landscape value as boundary screening.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.).| **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.| **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

APPENDIX 3: TREE SURVEY PLAN

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