

Arboricultural Impact Assessment

For proposed development at:

Land on the west side of
Hook Norton Road,
Sibford Ferris
Banbury
OX15 5QR

Prepared by:
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29th August 2018

Project Ref: 421

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1 INTRODUCTION

1.1 Instructions

- 1.1.1 I am instructed by Land & Partners South East Ltd to prepare an Arboricultural Impact Assessment to form part of an outline planning application for proposed development of land on the west side of Hook Norton Road, Sibford Ferris, Banbury, OX15 5QR.
- 1.1.2 I have been provided with the following information in preparation of this report:
- Topographical survey of Greenhatch Group (Drawing: 27085_T)
 - Concept Schematic Plan of BHP Harwood Architects (Drawing: 3361.101)
- 1.1.3 A professional profile outlining my qualifications and experience is contained at Appendix 1.

1.2 The Site & Proposal

- 1.2.1 The application site is an agricultural field situated on the western side of Hook Norton Road, Sibford Ferris.
- 1.2.2 The applicant seeks outline consent to construct 25 dwellings, with associated roads, garages, parking, and landscaping.
- 1.2.3 The site is not within a Conservation Area. It is not known whether there are any Tree Preservation Orders that apply to trees on or adjacent the site.
- 1.2.4 I visited the site on 08/05/2018. Unless otherwise stated all observations were made from ground level and tree dimensions were measured. The survey was to assess trees in relation to proposed development and should not be relied upon as a tree safety survey. Data from the survey is contained in the Tree Survey Schedule at Appendix 2. The Tree Survey Plan at Appendix 3 shows the location of the trees in relation to the existing site layout and their quality, as categorised in accordance with “*Trees in relation to design, demolition and construction – Recommendations*” (BS:5837:2012). The categorisation is intended to assist in determining which trees should be removed or retained in the event of development. BS5837 is a standard reference document used by local planning authorities and the Planning Inspectorate when considering trees in the development context.
- 1.2.5 The categories are summarised as follows:
- Category U: trees not worthy of retention because of their condition
 - Category A: trees of high quality
 - Category B: trees of moderate quality
 - Category C: trees of low quality

1.2.6 The numbers of trees, groups and hedges surveyed by category are detailed in Table 1 below.

	Trees	Groups	Hedges	Woods	TOTALS
Category U	0	0	0	0	0
Category A	3	0	0	0	3
Category B	17	2	0	0	19
Category C	10	6	0	0	16
TOTALS	30	8	0	0	38

1.3 Photographs from the tree survey

Photograph 1 – View looking east along northern boundary towards Hook Norton Road



Photograph 2 - View looking west along northern boundary



Photograph 3 - View looking west along northern boundary



Photograph 4 - View looking east along northern boundary towards Hook Norton Road



Photograph 5 - View looking east along northern boundary towards Hook Norton Road



Photograph 6 – View of oaks T31 (rhs) and T32 (lhs) just beyond NW corner of site



Photograph 7 – View looking south along western boundary



Photograph 8 – View looking north along western boundary



Photograph 9 – View looking north along eastern boundary with Hook Norton Road



2 Impact Assessment

2.1 Drawings

- 2.1.1 The Tree Constraints Plan at Appendix 4 shows the trees in relation to the proposed site layout, along with the following information:
- Trees proposed for removal or retention
 - Root Protection Areas (RPAs) - a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority; and,
 - Target notes in relation to the development proposals and arboricultural constraints;
- 2.1.2 The Tree Constraints Plan is based on the Concept Schematic Plan of BHP Harwood Architects (Drawing: 3361.101). The overlay of the plan against the topographical survey is approximate only.

2.2 Trees to be removed due to their condition

- 2.2.1 No trees are proposed to be removed due to their condition.

2.3 Trees to be removed to enable the development

- 2.3.1 Poplars T6 to T11 have been heavily topped. They are less than half of their mature height and much less than half of their mature crown size. Consequently, the minimum rooting volume required to support healthy tree growth (i.e. as represented by the RPA) is also likely to be reduced. The RPAs shown for T6 to T11, have therefore been reduced in overall area by 50%. On this basis, it appears that there is no direct interface between the proposed built form and these poplar trees. Using the default, unmodified RPAs, the garage/car posts for units 1 to 4 and the house at plot 13 extend into 1.5% of the RPA of T6. This is very low and unlikely to result in significant harm to the tree.
- 2.3.2 Elsewhere, the proposed development does not encroach into the RPAs of trees to be retained.
- 2.3.3 Sections of hedgerow H7 will need to be removed to provide access into the site from Hook Norton Road. The hedge is a well-maintained hawthorn hedge. Given its age and location adjacent an agricultural field, the hedgerow is likely to be protected under The Hedgerows Regulations 1997. An assessment of the Importance of the hedgerow, as defined in The Hedgerows Regulations 1997, has not been carried out as part of this report.

2.4 The relationship between the trees to be retained and the development

- 2.4.1 Trees along the northern boundary do not pose direct shading issues. However, given their mature size and proximity to the proposed houses, it is recommended that oaks T4 and T17 are removed. If they were to be retained it is anticipated that future occupiers would seek their removal or heavy pruning.

2.5 Protection of trees to be retained

- 2.5.1 The trees to be retained can be protected during development by a mixture of Tree Protective Fencing and Ground Protection. No special engineering techniques are anticipated for tree protection.
- 2.5.2 Protection of trees to be retained should be submitted to and agreed by the local planning authority prior to commencement of the development.

2.6 Mitigation and Compensation

- 2.6.1 The two oak trees (T4 and T17) proposed for removal are small and young to semi-mature. Their removal will have negligible impact on local amenity and character. They are readily replaced as part of a landscape scheme for the site.
- 2.6.2 Sections of hedgerow (H7) are to be removed for site access, but this is mitigated by retaining large sections of the hedgerow.
- 2.6.3 The site landscaping shown on the Concept Schematic Plan of BHP Harwood Architects (Drawing: 3361.101) shows a significant increase in tree and shrub cover across the site.

2.7 Summary of Impact Assessment

- 2.7.1 Based on the Concept Schematic Plan of BHP Harwood Architects (Drawing: 3361.101) the development will result in the loss of two small trees of low value (Category C), and some sections of hedgerow H7.
- 2.7.2 Although parts of H7 are to be removed, the majority is to be retained, mitigating impacts. In addition, the Concept Schematic includes extensive planting that will compensate for the loss of the trees and sections of hedgerow by significantly increasing canopy cover by trees and shrubs.

3 CONCLUSIONS

- 3.1.1 The application site is an agricultural field situated on the western side of Hook Norton Road, Sibford Ferris.
- 3.1.2 The applicant seeks outline consent to construct 25 dwellings, with associated roads, garages, parking, and landscaping.
- 3.1.3 The site is not within a Conservation Area. It is not known whether there are any Tree Preservation Orders that apply to trees on or adjacent the site.
- 3.1.4 A survey was carried out of the trees potentially affected by the development, which were categorised for their quality / value in accordance with “Trees in relation to design, demolition and construction – Recommendations” BS5837:2012, as summarised in the table below:

	Trees	Groups	Hedges	Woods	TOTALS
Category U	0	0	0	0	0
Category A	3	0	0	0	3
Category B	17	2	0	0	19
Category C	10	6	0	0	16
TOTALS	30	8	0	0	38

- 3.1.5 The application is for outline consent only and at this stage the layout is schematic only. However, the schematic layout shows that development of the site is achievable with minimal impact on trees. More specifically, based on the Concept Schematic Plan of BHP Harwood Architects (Drawing: 3361.101) the development will result in the loss of two small trees of low value (Category C), and some sections of hedgerow H7.
- 3.1.6 Although parts of H7 are to be removed, the majority is to be retained, mitigating impacts. In addition, the Concept Schematic includes extensive planting that will compensate for the loss of the trees and sections of hedgerow by significantly increasing canopy cover by trees and shrubs.
- 3.1.7 Protection of trees to be retained should be submitted to and agreed by the local planning authority prior to commencement of the development.

APPENDIX 1

PROFESSIONAL PROFILE

Oisin is an Arboricultural Consultant with 26 years' experience across planning, subsidence, tree-risk management, aviation and utility sectors. He acts as an Expert Witness in relation to planning appeals, tree-related subsidence, tree-related property damage and personal injury, and alleged contraventions of tree preservation orders and felling licenses. Oisin has appeared in Magistrates Court, County Court and High Court (including the Technology and Construction Court). He has provided written representations on planning appeals and has appeared at Hearings and Public Inquiries. He also provides arboricultural services to planners, developers, local authorities, architects and their agents.

ACADEMIC QUALIFICATIONS

BSc Forestry (hons)
Diploma in Management Studies

MEMBERSHIPS

Member of the Arboricultural Association
Member of the Academy of Experts
Associate Member of the Institute of Chartered Foresters

EXAMPLE PROJECTS

BPT Limited v Patterson & Patterson [2016] Central London County Court (TCC)
Brown v Harlow Council [2011] Central London County Court
Lovett, Newman and Barton v Epping Forest District Council [2011] Harlow Magistrates Court
Berent v Family Mosaic Housing [2011] EWHC 1353 (TCC)
Lamb & Lamb v Hampshire County Council [2010] Central London County Court
Loftus-Brigham v Ealing LBC [2003] EWCA Civ 1490,
Eiles v Southwark LBC [2006] EWHC 1411 (TCC)

University of Essex: Tree risk management and arboricultural consultancy at their Colchester, Loughton and Southend Campuses, which contain around 3000 individual trees, and many more in groups and woodlands, of which around 100 are veteran trees. Design of Tree Management Database.

Lawford House is a development of 10 residential units within a parkland setting containing veteran trees. The initial Arboricultural Survey identified the relevant constraints allowing appropriate impact avoidance and mitigation to be 'designed-in'. The consultation phase included representations on a new and existing TPO, which were subsequently revoked and a new TPO re-made in accordance with Oisin's recommendations.

Bolingbroke Park is a major development of 231 residential units and involved detailed consultation with planners at pre-application, application and during construction. Other inputs included Arboricultural Impact Assessments, Arboricultural Method Statements, Veteran Tree Management Plans and appointment as the Arboricultural Clerk of Works.

Bell School Development Site is a residential development of 270 dwellings, comprising houses and apartments, including affordable housing and 100-bed student living accommodation for the Bell Language School. The site is in the Southern Fringe Growth Area of Cambridge. I supported the scheme from design through to planning consent, including consultation meetings with the local planning authority.

Support of various Councils in the redevelopment and infill development of sites on the Housing Revenue Account for affordable housing, including surveys, reports, preliminary advice and public consultations.

CAREER HISTORY

Self-employed

2015 – present	Arboricultural Consultant	Expert Witness and Arboricultural Consultant providing clients with advice relating to trees and development, tree preservation, tree risk management and tree-related subsidence damage.
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Landscape Planning Group Limited

2013 - 2015	Principal Consultant	Arboricultural Consultant. To line manage and lead the Planning Team of Arboriculturists, Ecologists and Landscape Architects to meet sales and revenue targets. To manage projects within agreed deadlines, making maximum use of potential revenue opportunities, whilst maintaining client satisfaction.
2008 - 2013	Principal Consultant	Arboricultural Consultant. As above for delivery of Tree Risk Management Services.
2006 - 2008	Regional Manager	Regional Manager of Colchester Officer providing Arboriculture, Ecology and Landscape Services across planning, local government and risk management sectors. Arboricultural Consultant
2004-2006	Director of Technical Services	To provide a focus for commercial innovation in technical skills, system evolution, equipment, software, hardware and R&D. Arboricultural Consultant
2002 – 2004	Head of Insurance of Services	Main client contact and technical authority for provision of tree-related subsidence services to loss adjusters, engineers and insurers across the UK. Line Management of Arboricultural Consulting Staff and administrative support. Arboricultural Consultant
1997 – 2002	Consulting Arboriculturalist	Fee earner specialising in tree-related subsidence.

London Borough of Hounslow

1994 - 1997	Senior Arboricultural Officer	Team leader with responsibility for budgetary control and staff. Maintaining Council owned trees. Providing arboricultural advice to the Planning Department in respect of development control, enforcement and tree preservation
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London Borough of Redbridge

1991 - 1994	Assistant Arboricultural Officer	Maintaining Council owned trees. Providing arboricultural advice to the Planning Department in respect of development control and tree preservation
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APPENDIX 2

Tree Survey at Sibford Ferris

Tree No.	Species	Stem Diam @ 1.5m (mm)	Height (m)	Crown Spread				Age Range	Physiological Condition	First main branch	Crown Clearance	Comments	Recommendations	Remaining contribution (Yrs)	Amenity	RPA Radius	RPA Area
				N	S	E	W										
T1	Silver Fir	200 x1	10	2.25	2.25	2.25	2.25	SM	G					40+	C1	2.4	18
T2	Silver Fir	200 x1	8	2.25	2.25	2.25	2.25	SM	G	-	-			40+	C1	2.4	18
T3	Gum	110 x1 120 x1 70 x1	7	1	3	1	3	SM	G					40+	C1	2.1	14
T4	English Oak	50 x1	4.5	1	1	1	1	YO	G				Fell for development	40+	C1	0.6	1
T5	Silver Birch	240 x1	10	4	4	1.5	4	EM	G	-	2			40+	B1	2.9	26
T6	Hybrid Black Poplar	840 x1	13	4	4	4	4	FM	G	-	2	Topped at 4.5m. Cavity in stem.		40+	B1	10.1	320
T7	Hybrid Black Poplar	520 x1	13	3	4	2	2	FM	G	-	2	Topped at 4.5m.		40+	B1	6.2	121
T8	Hybrid Black Poplar	570 x1	13	4	4	2	2	FM	G	-	2	Topped at 4.5m.		40+	B1	6.8	145
T9	Hybrid Black Poplar	600 x1	13	4	5	2	2	FM	G	-	2			40+	B1	7.2	163
T10	Hybrid Black Poplar	540 x1	13	4	4	2	2	FM	G	-	2	Topped at 4.5m..		40+	B1	6.5	133
T11	Hybrid Black Poplar	600 x1	13	4	4	2	3	FM	G	-	2			40+	B1	7.2	163
T12	English Oak	300 x1	9	2	4.5	3	4	EM	G	-	2.5			40+	B1	3.6	41
T13	English Oak	570 x1	13	6.5	6.5	6.5	6.5	EM	G	2SW	3			40+	B1	6.8	145
T14	Wild Cherry	350 x1	16.5	6	4	4	4	EM	G	-	-			40+	B1	4.2	55
T15	English Oak	270 x1	14	5	5	0	2	EM	G	3S	2.5			40+	B1	3.2	32
T16	English Oak	500 x1*	14	5	8	4	8	MA	G	-	-	Large pruning wounds at 3mS and 3mSW.		40+	B1	6	113
T17	English Oak	160 x1	7	3	3	3	3	SM	F	-	2	Part of protected hedgerow.	Fell for development	40+	C1	1.9	11
T18	English Oak	230 x1	7	3.5	3.5	3.5	3.5	SM	G	-	2.5	Part of protected hedgerow. 3.3m from 11kV pole. Will require regular cutting to maintain safe clearance.		20+	C1	2.8	25
T19	English Oak	180 x1	6.5	3	3	3	3	SM	G	-	0.5	Part of protected hedgerow. 4m from 11kV pole. Will require regular cutting to maintain safe clearance.		40+	C1	2.2	15
T20	English Oak	160 x2	7	3.5	3.5	3.5	3.5	SM	G	-	3	Part of protected hedgerow.		40+	C1	2.7	23
T21	Norway Spruce	250 x1*	12	3	3	3	3	EM	G			No close access. Species uncertain. Dimensions		40+	B1	3	28

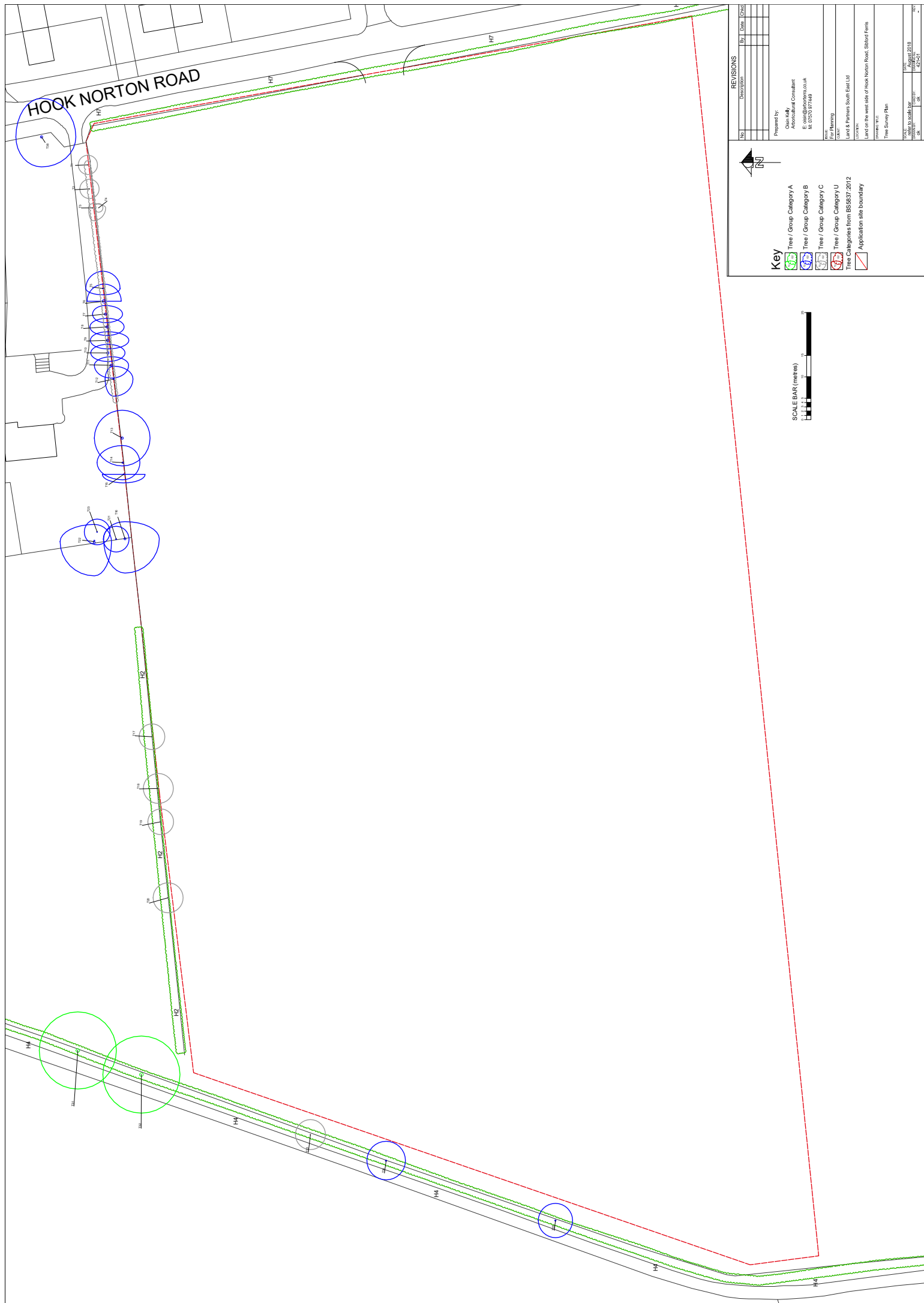
Tree Survey at Sibford Ferris

Tree No.	Species	Stem Diam @ 1.5m (mm)	Height (m)	Crown Spread				Age Range	Physiological Condition	First main branch	Crown Clearance	Comments	Recommendations	Remaining Contribution (Yrs)	Amenity	RPA Radius	RPA Area
				N	S	E	W										
T22	Wild Cherry	450 x1* 250 x1*	11	8	4	4	8	MA	G	2.5W	2	No close access. Dimensions estimated.		40+	B1	6.2	121
T31	English Oak	850 x1*	18	9	9	9	9	MA	G	2.5S	4	Part of protected hedgerow. Unable to measure diameter - in dense hawthorn hedge. Stem diameter estimated.		40+	A1	10	327
T32	English Oak	850 x1*	18	9	9	9	9	FM	G	5SE	4	Part of protected hedgerow. Unable to measure diameter - in dense hawthorn hedge. Stem diameter estimated.		40+	A1	10	327
T33	English Oak	130 x2	5.5	3.5	3.5	3.5	3.5	SM	G	-	1.6	Part of protected hedgerow.		40+	C1	2.2	15
T34	English Oak	200 x1 110 x2	8	4.5	4.5	4.5	4.5	SM	G	-	1.6	Part of protected hedgerow.		40+	B2	3	28
T35	English Oak	320 x1	7	4	4	4	4	SM	G	-	1.6	Part of protected hedgerow.		40+	B2	3.8	45
T36	Sweet Chestnut	120 x1	4	2	2	2	2	SM	G	-	2	Part of protected hedgerow.		40+	C1	1.4	6
T37	Apple	270 x1 380 x1	7.5	4	4	4	4	MA	G	-	2.5	Part of protected hedgerow.		40+	A1	5.6	99
T38	English Oak	550 x1*	15	6	8	9	7	MA	G	-	4.5	Stem diameter estimated.		40+	B1	6.6	137
H1	Mixed shrubs		1 to 2	2	4.5	3	4	EM	G			Domestic hedge containing: privet, cotoneaster, box-leaf honeysuckle, currant, euonymus, elder, mock orange, june berry		40+	-	0.5	-
H2	Hawthorn, Field Maple, Wild Cherry, Spindle	70	1.7	0	0	0	0	MA	G			Protected hedgerow. Regularly trimmed.		40+	-	0.8	-
H3	Leyland Cypress	100	3	0	0	0	0	EM	F			Domestic hedge. No close access. Dimensions estimated.		20+	-	1.2	-
H4	Hawthorn, Ash, Wild Plum, Blackthorn, Apple, Field Maple	70	1.3	0	0	0	0	MA	G			Protected hedgerow. Regularly trimmed.		40+	-	0.8	-

Tree Survey at Sibford Ferris

Tree No.	Species	Stem Diam @ 1.5m (mm)	Height (m)	Crown Spread				Age Range	Physiological Condition	First main branch	Crown Clearance	Comments	Recommendations	Remaining contribution (Yrs)	Amenity	RPA Radius	RPA Area
				N	S	E	W										
H5	Hawthorn, Wild Plum, Blackthorn, Apple	70	1.3	0	0	0	0	MA	G			Protected hedgerow. Regularly trimmed.		40+		0.8	-
H6	Hawthorn, Elder, Apple, Wild plum, Ash	70	2	0	0	0	0	MA	G			Protected hedgerow. Regularly trimmed. Hawthorn around 11kV pole and stay wire left untrimmed and to 5m height.		40+	-	0.8	-
H7	Hawthorn, Elder, Ash, Plum, Apple, Horse Chestnut, Sycamore	100	2	0	0	0	0	MA	G			Protected hedgerow. Regularly trimmed.		40+	-	1.2	-
G1	Wild Cherry	80	5	0	0	0	0	SM	G					40+	C2	1	-
G2	June Berry	70	4.5	0	0	0	0	EM	G					20+	C2	0.8	-
G3	Japanese Flowering Cherry 'Amanogawa' x3	40 x3	2.5 to 4.5	0	0	0	0	SM	G					40+	C2	0.8	-
G4	Apple	150 x3*	5.5	0	0	0	0	MA	G			No close access. Dimensions estimated. Closest tree 2.2m off fence.		40+	B2	3.1	-
G5	Wild Plum	70	5	0	0	0	0	EM	G					40+	C2	0.8	-
G6	Elder	150 x3	5	0	0	0	0	FM	G			Senescent, with die-back. Possibly part of protected		<10	C3	3.1	-
G7	Hawthorn	70	4.5	0	0	0	0	FM	G			Possibly part of protected hedgerow, untrimmed. Beneath 11kV. May require regular cutting to maintain safe clearance.		40+	C2	0.8	-
G8	Ash	220	9	0	0	0	0	SM	G					40+	B2	2.6	-

APPENDIX 3

[illegible]

APPENDIX 4



Key

- Trees to be retained
- Trees to be removed
- Root Protection Areas
- Target Notes
- Application site boundary

REVISIONS

No	Description	By	Date	Check

Prepared by:
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Arboricultural Consultant
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For Planning

Client:
Land & Partners South East Ltd

Location:
Land on the west side of Hook Norton Road, Bedford Park

Tree Consultancy Plan

Scale:
1:500

Date:
August 2018

Page:
1 of 1

SCALE BAR (metres)

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Arboricultural Consultant

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