



Arboricultural Report

**Glebe House Farm
Horsemans Green
Whitchurch
SY13 3DY**

Commissioned by:

David Parker
David Parker Planning Associates

Surveyed and reported on by:

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Survey date:

21st October 2020

Report date:

6th November 2020

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Appendix A:	Tree Constraints Plan	PC20/421/TCP
Appendix B:	Tree Protection Plan	PC20/421/TPP
Appendix C:	Tree Categorisation	Table 1 of BS5837:2012
Appendix D:	Protective Fencing	Figures 2 and 3 of BS5837:2012
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1.0 Summary

- 1.1 *It is proposed to demolish an abandoned farmhouse and associated outbuildings and build four dwellings, access, parking and garden space.*
- 1.2 *On the site, there are six category C trees. There are also four category C hedges.*
- 1.3 *One category C hedge along with three category C trees need to be removed to allow the development to take place. The amenity value provided by trees to the area will be unchanged. There is opportunity to plant trees alongside the development to increase amenity provided by them.*
- 1.4 *Trees can be effectively protected during the building process by using protective fencing.*
- 1.5 *The proposal is arboriculturally sound.*

2.0 Instructions

- 2.1 I am instructed by David Parker of David Parker Planning Associates to carry out a tree survey at Glebe House Farm.
- 2.2 The outline proposal is to demolish an abandoned farmhouse and outbuildings and build four residential properties along with access, parking and gardens.
- 2.3 There are several trees on-site varying in age and quality. Some of them are in proximity, or within the footprint of the development. Consideration is to be made to

justify any tree removal and ensure retained specimens are not significantly damaged by the proposal.

- 2.4 I am to produce a tree report to support the planning application.
- 2.5 The report is to be compliant with BS5837:2012 Trees in relation to design, demolition and construction: Recommendations (BS5837:2012 hereafter).

3.0 Preliminary Matters

- 3.1 The survey and report cover only arboricultural matters relating to trees that will be affected by the proposal.
- 3.2 The report deals with identifying the benefits and constraints trees will impose on the development site, if trees will need to be removed to allow construction, how remaining specimens can be protected and how retained trees will affect the site.
- 3.3 Statutory protection of trees, either tree preservation orders, conservation area status or historical planning conditions have not been investigated.

- 3.4 Plans supplied to myself:

- i) Site plan and proposal supplied by DPPA.

Plans I have produced to accompany this report:

- i) Tree Constraints Plan PC20/421/TCP
 - ii) Tree Protection Plan PC20/421/TPP

- 3.5 Where buildings are constructed close to trees, reference should be made to the National House-Builders Council Standards Plus 2020 chapter 4.2. www.nhbc.co.uk This document, updated yearly, gives appropriate foundation depths for buildings close to trees. It is recommended that the soil's modified plasticity index is investigated to consider the likelihood of soil movement with moisture change. This will allow the appropriate foundation depth to be calculated.
- 3.6 The data, views and opinions of this report relate to the survey undertaken on the date shown and does not take into account the effects of extreme weather conditions, vandalism or accidental damage. Neither can the effects of poorly executed tree surgery work, not complying to current good practice, be predicted. Old Oak Tree Care cannot accept liability in connection with these factors. This report requires renewal in two years from the date of survey, or as soon as site conditions, tree health or tree structural conditions significantly alter.

4.0 Method of Survey

- 4.1 The survey was undertaken on 21st October 2020.
- 4.2 Trees were surveyed to measure height, trunk diameter, crown spread and height, health, structural condition, estimated remaining life and overall quality.
- 4.3 Information was gathered to comply with section 4.4.2 of BS5837.
- 4.4 Stem diameters were measured using a surveyor's tape. Crown spreads and heights were estimated using a laser rangefinder. Heights were estimated using the height function of the laser rangefinder.
- 4.5 Where trees could not be reached when off-site, dimensions were estimated.

5.0 Site Details

- 5.1 The site is a derelict farmhouse with several agricultural buildings close by. Although one of the buildings appears in partial use the site is mainly unused.
- 5.2 To the south and east is a line of gardens belonging to dwellings on the village's main street. To the north and west are agricultural fields.
- 5.3 There are several trees, just one of moderate size. Most trees are either self-set or have grown out of hedgerows.
- 5.4 The profile of the site is approximately flat.
- 5.5 Viewing the Cranfield Soil and Agrifood Institute's Soilscales map www.landis.org.uk it appears that the soil is a Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil. Soil of this kind provides a good medium for tree growth. The modified plasticity index of the soil is not known.

6.0 Extract Tree Schedule

- 6.1 All tree data is supplied in Appendix E. Table 1 and 2, below, gives a summary of information.
- 6.2 Table 1 gives a brief description and breakdown of tree categories for single trees, groups and hedges.

Category	Description of category	Number
A	High quality with an estimated remaining life span of at least 40 years. Particularly good examples of their species, especially if rare or unusual. They will be visually important and may have significant conservation or historical values.	0
B	Moderate quality and expected to remain between 20 to 40 years. Might have been included as a category A, but downgraded by impaired conditions. Possibly lacking special qualities to be regarded as Category A. Group which collectively increases its value from C to B or a particularly effective screen.	0
C	Low quality with an expected lifespan of 10 to 20 years or below 150mm in diameter. Unremarkable trees, either young, impaired or poor species. Unlikely to increase in quality as time goes by. No conservation or cultural value.	6
U	Those in such a condition that they cannot be realistically retained as living trees for longer than 10 years. Serious structural or physiological problems. Also dead trees.	0
Group	Trees of similar species, size or character which are grouped together. The number of the group is given together with the categorisation.	0
Hedge	Groups of trees planted in lines as a hedge. Trees originally planted as a hedge but have not been managed in some time, reverting back to a line of trees. The number of the hedge is given together with its categorisation.	4-C

Table 1: Number of categorised trees, groups and hedges. A brief description of categorisation together with colour coding. Appendix E gives full detail.

6.3 A brief description of trees and features are given in table 2. A key to the table is found below it.

No.	Species	Height	Stem Dia.	Cat.	Comment
H1	Hedge	5	100	C	Tall hawthorn and willow hedge
As2	Ash	13	275	C	0
H3	Hedge	5	100	C	Patchy tall hawthorn and hazel hedge
Hw4	Hawthorn	6	150	C	0
Hw5	Hawthorn	6	175	C	0
H6	Hedge	5	100	C	Patchy tall hawthorn hedge
H7	Hedge	1	100	C	good quality cut hedge
Da8	Damson	5	175	C	Hedgerow damson
Da9	Damson	5	150	C	Hedgerow damson
Da10	Damson	5	225	C	Hedgerow damson

Table 2: Extract Tree Schedule (Key below)

No: Tree identifier using letters to indicate species and a sequential number. G indicates a group, H indicates a hedge.

Species: Tree species using the common name.

Height: Height in metres.

Stem Dia: Stem diameter measured at 1.5 metres from the ground in millimetres.

Cat: Category in relation to BS5837. See 5.2 and Appendix C for details on categorisation.
Note: Numbers for sub-categorisation are not used.

Comments: Comments, if necessary. 0 if none.

7.0 Arboricultural Impact Assessment

- 7.1 The proposed development requires the removal of three category C trees and one category C hedgerow.
- 7.2 Two trees are small hawthorns which have escaped their hedgerow setting. The only large tree to be removed is a moderately sized category C ash. This tree is of low value given it is unlikely to survive Chalara disease of ash which is becoming increasingly prevalent in the area and is not of a size where it can be readily seen from public perspectives.
- 7.3 All other trees can be retained and will be protected by protective fencing (Section 8).
- 7.4 Given all removed trees are of little value and there are no direct public views into the site, no significant change in the amenity value provided by trees to the area will occur.
- 7.5 There is an opportunity to plant trees suitable to the rural landscape in the gardens of the proposed dwellings to add to the character and appearance of the area.
- 7.6 Two schemes are presented but given remaining trees and hedges will be situated on the boundaries, just one design is used in the tree protection plan, the protection being the same for both.

8.0 Tree Protection

- 8.1 Appendix A and B show the crown spread and root protection area (RPA) of each tree. The area covered by these items require careful consideration within the design and construction process as damage to the tree within these areas will be very harmful to it. These zones are primarily set aside for the tree.
- 8.2 RPAs do not show the total extent of the tree's roots. The RPA is likely to be just one-third of the tree's total root system. This design tool recommends an area of 12 times the diameter of the tree's trunk, or mathematical equivalent for multi-stemmed trees, to be set aside for the tree and protected. This will ensure that a core area of

rooting can be protected from harm allowing the tree to be retained without significant damage or reduction in longevity.

- 8.3 Protected RPAs are to be kept clear of refuse, materials, fuels and chemicals. These items should also be prevented from leaking into the RPAs.
- 8.4 Fencing should be in place before any deliveries, plant, site offices or skips arrive on site. No demolition or construction work should take place until the fencing is fully erected.
- 8.5 The tree protection plan TPP shows adequate space is provided for the development. Distances in purple are shown to ensure protective fencing is suitably positioned around retained trees.
- 8.6 Protective fencing similar to that shown in BS5837, shown in Appendix D, is to be used to protect RPAs from vehicular and foot access. The fencing is to be securely joined and attached to immovable objects to prevent it from being moved. Fencing should be firmly attached into the ground and will require tools to move it.
- 8.7 Any boundary fencing passing through RPAs should have post holes dug by hand avoiding severance of tree roots over 25mm in diameter. Should gravel boards be used, they are not to be dug into the ground.
- 8.8 Underground services are not to enter RPAs. Should a service run be required within an RPA then a site-specific method statement is to be produced to show how this will not cause damage to trees.

9.0 Conclusion

- 9.1 The proposal is to demolish an abandoned farmhouse and outbuildings and build four residential dwellings, access, parking and garden space.
- 9.2 There are six category C trees and four category C hedges on the site. The trees are generally small and of low value.
- 9.3 Two small category C hawthorns, one moderately sized category C ash and one hedge will need to be removed to allow the development to go ahead.
- 9.4 Amenity provided by trees to the area will be unaffected. Fencing will ensure retained trees can be suitably protected during the build.
- 9.5 There is opportunity to plant better trees than those removed to increase amenity provided by trees.
- 9.6 The proposal is arboriculturally sound and complies with British Standard 5837:2012 Trees in relation to design, demolition and construction: Recommendations.



Appendix A

Glebe House Farm, Horsemans Green,
Whitchurch, SY13 3DY

Tree Constraints Plan
Showing all trees, crown dimensions, tree
categories and root protection areas (RPAs)

SCALE :
1 : 250 @ A3

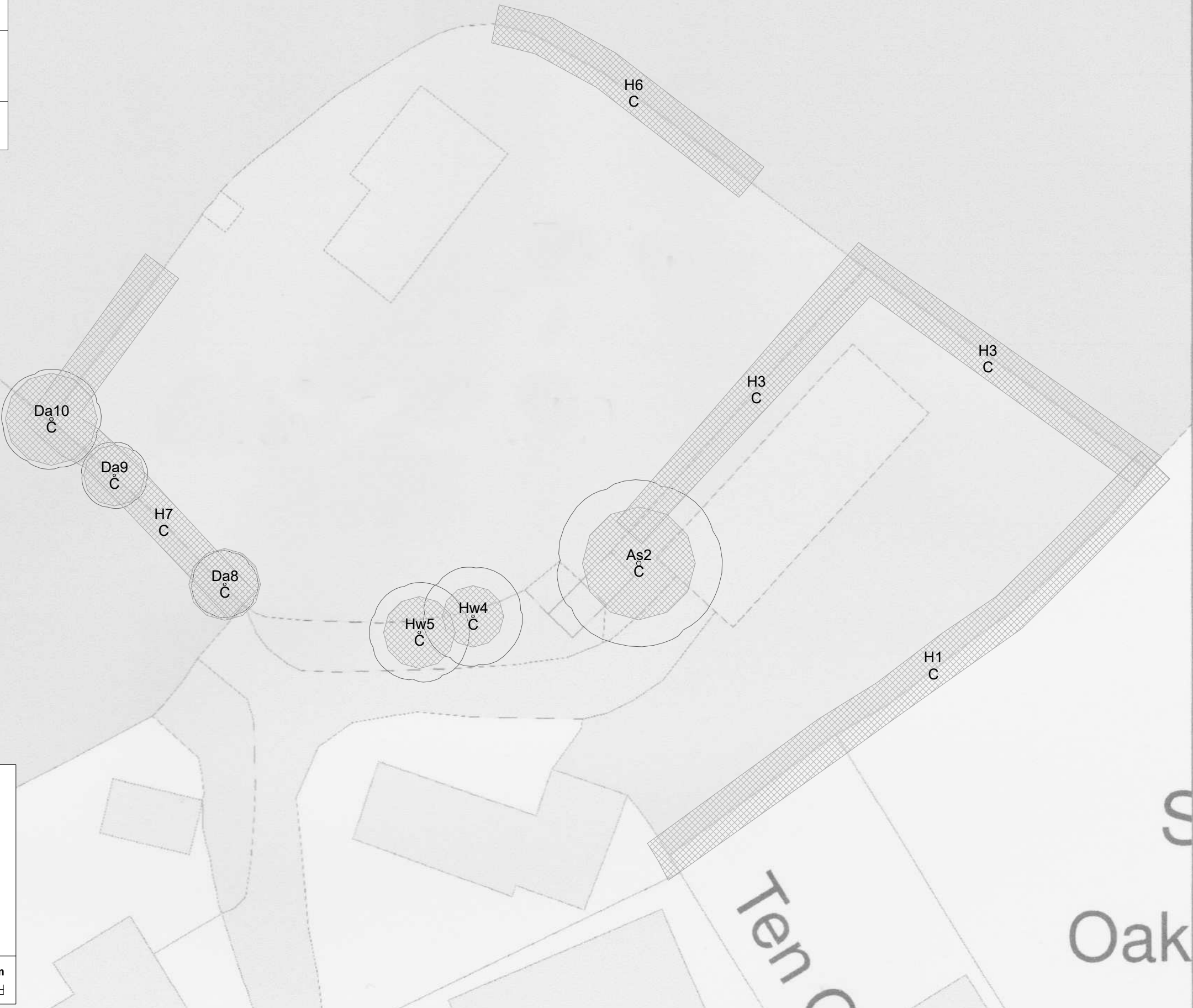
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09/11/2020



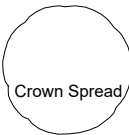
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Map reference:
PC20/421/TCP



Legend



Crown Spread



Root Protection Area



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0

20m





Appendix B

Glebe House Farm, Horsemans Green,
Whitchurch, SY13 3DY

Tree Protection Plan
Showing all retained trees, crown dimensions, tree
categories, RPAs and protective fencing

SCALE :
1 : 250 @ A3

DATE :
09/11/2020



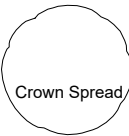
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Map reference:
PC20/421/TCP



Legend



Crown Spread



Root Protection Area



Category 'A'



Category 'B'



Category 'C'



Category 'U'

0

20m



Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	See Table 2
Trees to be considered for retention		
1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation		
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 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 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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with no material conservation or other cultural value

Figure 2 Default specification for protective barrier

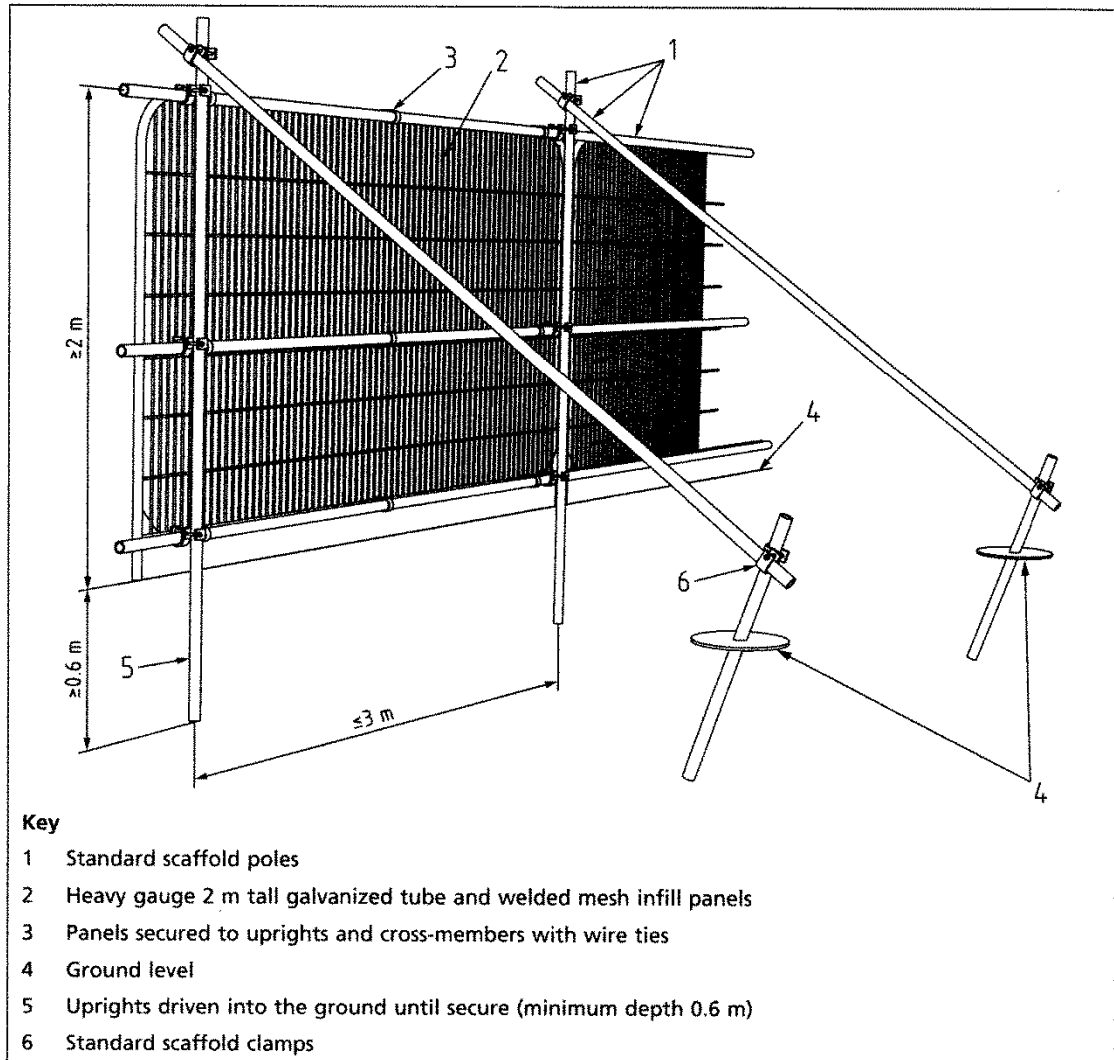
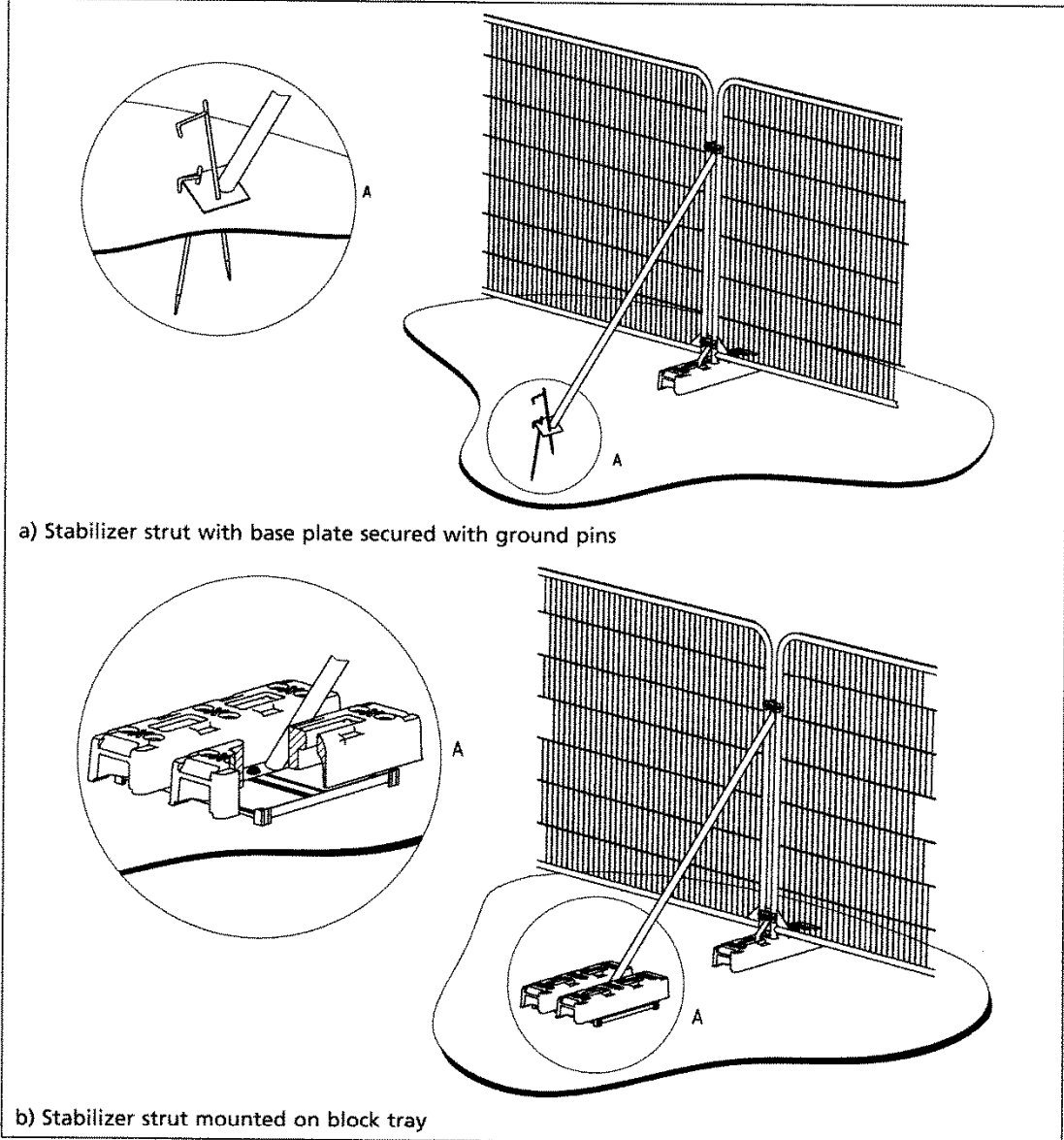


Figure 3 Examples of above-ground stabilizing systems



Appendix E Tree Schedule - Key

Where measurements are estimated due to lack of access or vegetation, a * denotes this.

Tree Number -	Identification for specific tree. Using a couple of letters to help with species identification together with a number. Groups or hedges will be identified as Gr.
Species-	Tree species, using common name.
Height-	Taken using angular triangulation function of a laser rangefinder.
Diameter-	Taken by measuring circumference with a tape measure and applying Pi equation or by measuring circumference by eye if entire circumference is not accessible (in this case denoted by *).
Crown spread-	Radius of crown at four cardinal points, north, east, south and west measured by laser rangefinder. (Estimates denoted with a *).
Crown height-	Height of lowest branch at each cardinal point. Measured by laser rangefinder. (Estimates denoted with a *).
Age bracket-	Estimated life stage of tree ranging from young, mid-aged, early-mature, mature and over-mature.
Physiological condition-	Assessment of health and vitality of the tree. Good, fair, poor or dead. Fair or poor will have more details attached.
Structural condition-	Assessment of physical structure of tree. Good, fair, poor or dead. Fair or poor will have more details attached.
Years remaining-	Estimate of likely useful life of tree taking into account age, species, character, situation and likely management requirements.
Quality assessment-	Subjective assessment. Either A- very good, B-good, C-reasonable or U- unsuitable for retention. See appendix C for more details.
RPA radius-	Positioning of root protection area (RPA) measured from centre of the tree to the radius. This is for circular RPAs. Where RPAs have been adjusted for site conditions and are no longer circular this value will not be correct. (Non-circular RPA will be denoted with a *).
RPA area-	Area of RPA irrespective of its shape.
Notes:	Any notable comments on group make up, physiological, structural condition or notable features.

Appendix E		Tree Schedule																	
Tree number	Species	Height (m)	Diameter (mm)	N Crown spread (m)	E	S	W	N Crown Height (m)	E	S	W	Age bracket	Physiological Condition	Structural Condition	Years remaining	Quality assessment	RPA radius(m)	RPA Area (m2)	Notes
H1	Hedge	5	100	2	2	2	2	1	1	1	1	early-mature	good	good	20 to 40	C	1.2	5	Tall hawthorn and willow hedge
As2	Ash	13	275	5	5	5	5	2	2	2	2	early-mature	good	good	10 to 20	C	3.3	34	
H3	Hedge	5	100	2	2	2	2	1	1	1	1	early-mature	good	good	10 to 20	C	1.2	5	Patchy tall hawthron and hazel hedge
Hw4	Hawthorn	6	150	3	3	3	3	0	0	0	0	mid-aged	good	good	20 to 40	C	1.8	10	
Hw5	Hawthorn	6	175	3	3	3	3	0	0	0	0	mid-aged	good	good	20 to 40	C	2.1	14	
H6	Hedge	5	100	1	1	1	1	0	0	0	0	early-mature	good	good	20 to 40	C	1.2	5	Patchy tall hawthorn hedge
H7	Hedge	1	100	1	1	1	1	0	0	0	0	early-mature	good	good	20 to 40	C	1.2	5	good quality cut hedge
Da8	Damson	5	175	2	2	2	2	2	2	2	2	mature	good	good	10 to 20	C	2.1	14	Hedgerow damson
Da9	Damson	5	150	2	2	2	2	2	2	2	2	mature	good	good	10 to 20	C	1.8	10	Hedgerow damson
Da10	Damson	5	225	3	3	3	3	2	2	2	2	mature	good	good	10 to 20	C	2.7	23	Hedgerow damson