

MILL FARM HOUSE, OXSPRING - PROPOSED REPLACEMENT HOUSE

TREE REPORT

SECTION A – INTRODUCTION

A1.0 Introduction

A1.1 This well-treed property accessed by a drive off Bower Hill with further trees and a public footpath beyond the boundaries; and it is proposed to demolish the existing house and construct a replacement dwelling.

A1.2 In this report I provide details of the trees closest to the proposed works, assess the impact of the proposals on the trees and provide a Tree Protection Plan.

A1.3 This assessment is based on the Wildblood Macdonald Plan 2533 (PL) Rev B, any changes arising during the application, or subsequently, should be referred to me for such further assessment and amendment to this report and AIA Tree Protection Plan as may be required.

A2.0 Conclusions

A2.1 Three trees – Sycamore A, Sycamore 8 and Rowan 9 – are recommended for felling for purely arboricultural reasons unrelated to the redevelopment proposals, replacements can be planted in appropriate locations within the property and there is no material impact arising from removal.

A2.2 One small internal tree – Japanese maple 1 – requires felling for proposed parking, a replacement can be planted in an appropriate location within the property and there is no material impact arising from removal.

A2.3 All other trees are retained; and all proposed demolition, house and terrace construction and associated works is outside root protection areas (RPAs) allowing the trees to be fully protected with robust BS5837:2012 default specification tree protection fencing to exclude site activity from RPAs.

A2.4 Based on my detailed assessment I am satisfied that the proposed demolition and redevelopment can be carried out without damage or other adverse impact to the trees; and adequate space has been allowed for tree growth and residential amenity.

A2.5 Given the proximity of significant works to the RPAs of trees of value to the locality, a Tree Protection Method Statement prepared by an Arboriculturalist and an Arboricultural Watching Brief is recommended to ensure compliance with tree protection requirements.

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SECTION B – DESCRIPTION

B1.0 Introduction

Site description

- B1.1 Accessed by a drive off Bower Hill, the site includes a narrow woodland belt running north along the road boundary with various trees of differing species and sizes within the main garden area.
- B1.2 The property is bounded by residential property including paddocks to the north, the road to the east, woodland to the south and fields to the west.
- B1.3 Immediately outside the western boundary, a public footpath runs through the fields into the woodland.

Tree survey

- B1.4 I have inspected the trees, and groups of trees, in and adjacent to the property and provide details of each in the Appendix A Tree Schedule with locations shown on the Tree Plan at the rear of this report.

Tree quality

- B1.5 The criteria set out in BS5837:2012 *Trees in relation to design, demolition and construction* has been followed to assess tree quality as set out in this report and shown on the Tree Plan and Tree Protection Plan.

Root protection areas

- B1.6 The criteria set out in BS5837:2012 has been followed to calculate radial root protection areas (RPAs) as set out in this report and shown on the Tree Plan and Tree Protection Plan.
- B1.7 Where adjacent to existing hard surfacing and walls, these physical features will have had an impact on root development and where this has a bearing on the assessment of impact, due allowance has been made in the Section C Arboricultural Impact Assessment (AIA).

Tree works - arboriculture

- B1.8 The tree survey identified various existing arboricultural issues with my recommendations included in the Appendix B Tree Works Schedule at the rear of this report.
- B1.9 Three trees are recommended for felling for purely arboricultural reasons :-
A Sycamore (C) – to protect stone wall from further physical damage
8 Sycamore (C) - to provide additional long term growing space for Beech 7
9 Rowan (U) - significant dieback and decay

- B1.10 None of these is significant in the landscape and replacements can be planted in appropriate locations.

Development proposals

- B1.11 It is proposed to demolish the existing house and construct a replacement dwelling with associated changes to the drive and garden terracing.
- B1.12 The impact on the proposals on the trees is assessed against the various criteria set out in BS5837:2012 *Trees in relation to design, development and construction* in Section C of this report.

Tree protection

- B1.13 Tree protection requirements are considered in the Section C Arboricultural Impact Assessment and shown on the Tree Protection Plan at the rear of this report.

SECTION C – ARBORICULTURAL IMPACT ASSESSMENT

C1.0 Introduction

C1.1 In this section, the potential impact on trees is assessed against the various criteria set out in BS5837:2012 *Trees in relation to design, demolition and construction*.

C2.0 Tree Works

Arboricultural works

C2.1 The Tree Works Schedule at the end of this report sets out the arboricultural recommendations arising from the tree survey.

Development tree works

C2.2 Apart from one small Japanese maple to be removed for parking, no trees require felling for the proposals.

C2.3 No trees require pruning for the proposals.

Timing

C2.4 All tree works to be completed before tree protection fencing is erected.

Replacements

C2.5 To maintain good tree cover, replacement trees should be planted in appropriate locations within the site.

Arboricultural monitoring

C2.6 Trees agreed for removal to be marked in advance with paint by the Arboriculturalist.

C3.0 Tree Protection Fencing

C3.1 Trees are very vulnerable to damage from development site activity; and to avoid damage it is essential for adequate tree protection to be in place before any site works begin and subsequently maintained in the correct location for the duration of the works.

C3.2 Given the site constraints, there will be on pressure on the tree protection and to be effective here, the default BS5837:2012 scaffold frame specification (Figure 1 below) is to be used.

Tree Protection Fencing

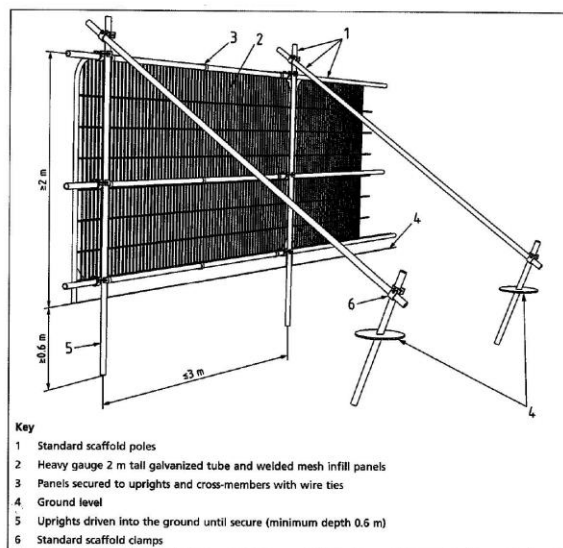


Figure 1 BS5837 Default Tree Protection Fencing

Reproduced from BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, BSI Standards Institution 2012.

Arboricultural monitoring

- C3.4 Tree protection fence lines to be marked out by Arboriculturalist and Site Manager in advance.
- C3.5 Arboriculturalist to maintain a watching brief and once satisfied as to location and adequacy is to inform the Council that tree protection is in place to allow the Council to inspect with a minimum of SEVEN DAYS NOTICE of fencing completion provided to the Council before any site works begin.

C4.0 Existing Entrance

- C4.1 The property has an existing single entrance off Bower Hill and no changes to this are proposed

C5.0 Existing Drive

- C5.1 The first part of the existing drive is to be retained and reused without alteration.
- C5.2 Tree protection fencing is to be erected along the southern edge of the drive to protect woodland B with the retained drive providing adequate protection to any underlying roots and the tall retaining wall on the north side forming part of the tree protection for the trees beyond.

C6.0 Site Accommodation

- C6.1 Site accommodation including welfare and contractors parking is to be provided on site outside root protection areas (RPAs).

Arboricultural monitoring

- C6.2 Site accommodation areas to be marked out by Arboriculturalist and Site Manager in advance of cabin delivery and parking demarcation.

C7.0 Demolition

- C7.1 No trees require removal for the demolition and removal of the existing house and redundant areas of hard surfacing and garden terracing.
- C7.2 All demolition activity is outside root protection areas (RPAs) allowing 2 m high default tree protection fencing to be erected at RPA perimeters before works begin to exclude demolition activity and thereby avoid damage.
- C7.3 All arisings to be removed or reused and no demolition disposal fires are to be lit.

Arboricultural monitoring

- C7.4 Arboriculturalist is to maintain a watching brief during the demolition phase to ensure compliance with tree protection requirements.

C8.0 Site Preparation

- C8.1` No trees require removal for site preparation works.
- C8.2 All site preparation works including soil stripping and storage to be outside RPAs allowing the 2 m high default tree protection fencing erected for the demolition phase to be retained at RPA perimeters to exclude site preparation activity and thereby avoid damage.

Arboricultural monitoring

- C8.3 Arboriculturalist is to maintain a watching brief during site preparation to ensure compliance with tree protection requirements.

C9.0 Replacement House Construction

- C9.1 No trees require felling for replacement house construction.

- C9.2 All house construction is outside root protection areas (RPAs) allowing the 2 m high default tree protection fencing erected at RPA perimeters for the demolition phase to be retained to exclude construction activity and thereby avoid damage.

Arboricultural monitoring

- C9.3 Arboriculturalist is to maintain a watching brief during the construction phase to ensure compliance with tree protection requirements.

C10.0 Services

- C10.1 All services to the existing house are to be reused with no new services required.

- C10.2 All service connections to be outside the fenced tree root protection areas thereby avoiding damage.

C11.0 Driveway Changes

- C11.1 Whilst the first part of the drive is to be retained and reused without alteration, changes are proposed to the upper section.

- C11.2 One tree - tree 1 - a small Japanese maple in a damaged condition of limited internal value only requires removal for a new parking area and this will have no impact on the locality.

- C11.3 No other trees require removal for the proposed driveway changes; and all driveway changes are outside root protection areas (RPAs) allowing the 2 m high default tree protection fencing erected at RPA perimeters for the demolition phase to be retained to exclude driveway construction activity and thereby avoid damage.

Arboricultural monitoring

- C11.4 Arboriculturalist is to maintain a watching brief during the driveway works to ensure compliance with tree protection requirements.

C12.0 Garden Terracing

- C12.1 This is a sloping site with new terracing proposed to create more level garden areas.

- C12.2 No trees require felling for the proposed terraces including their associated retaining walls and access steps

- C12.3 The new terraces are outside root protection areas (RPAs) allowing the 2 m high default tree protection fencing erected at RPA perimeters for the demolition phase to be retained to exclude terrace construction activity and thereby avoid damage.

- C12.4 in the vicinity of the tree C RPA, hand work will be required to allow retention of the tree protection fencing at the RPA perimeter but as the works required in this area are relatively minor I am satisfied that this is easily achievable and damage is avoided.

- C12.5 To the east of Yew 34, part of the existing sweep of the drive-side retaining wall is to be retained to form part of a proposed raised planting area running eastwards from the wall to avoid damage.

Arboricultural monitoring

- C12.6 Arboriculturalist is to maintain a watching brief during the garden terracing works to ensure compliance with tree protection requirements.

C13.0 Landscape Works

External to RPAs

- C13.1 All landscaping works to be completed at the end of house, drive and terrace construction with the tree root protection fencing remaining in situ to exclude landscaping work activity and thereby avoid damage.

- C13.2 Care to be taken to ensure that levels on the site side of the fencing match those in the protected areas to ensure that there are no subsequent level changes in the RPAs when the fencing is removed.

Internal to RPAs

- C13.3 The current garden areas in the fenced tree protection areas to be maintained during the period of the works with this being the only access to these areas thereby obviating any requirement for landscape works in RPAs at the end of site works and thereby avoid damage.

- C13.4 For the avoidance of doubt existing levels in the RPAs to remain undisturbed and neither raised or lowered

Arboricultural monitoring

- C13.5 Arboriculturalist is to maintain a watching brief during landscaping to ensure compliance with tree protection requirements.

C14.0 Residential Amenity

- C14.1 Whilst the replacement house is larger set further back in the site, this movement places the house closer to trees to the north and further from the trees to the south and if anything this is an improvement on light conditions at full tree mature size.

- C14.2 The replacement house is outside likely mature branch spread and there is sufficient space for unrestricted tree growth and residential amenity in my opinion.

C15.0 Site Management

Access

- C15.1 The only access for the works is via the existing entrance and drive from Bowerl Hill.

Deliveries & removals

- C15.2 All deliveries and removals to be loaded and off-loaded inside the site.

Storage

- C15.3 All materials including soil and other arisings to be stored outside the fenced tree root protection areas.

- C15.4 Fuel, cement and other chemicals to be stored at least 4 m from the fenced tree protection areas to avoid potential seepage into RPAs.

- C15.5 Similarly no mortar or concrete is to be mixed within 4 m of the fenced tree protection areas.

Jib & boom equipped machinery

- C15.6 Care to be taken using jib or boom equipped machinery near trees to avoid contact with trees and their branches; and where there is a risk, a banksman is to be employed to ensure there is no damage.

Vehicle washing

- C15.7 No vehicle washing is to take place on site where there is a danger of run-off into RPAs.

Fires

- C15.8 To avoid potential scorch damage no fires are to be lit.

C16.0 Arboricultural Monitoring

C16.1 Given the proximity to trees of value to the locality, an Arboriculturalist should be employed to maintain a watching brief to ensure compliance with the tree protection requirements and resolve any emerging difficulties.

C16.2 Integral to this, is on-going liaison with site staff including pre-start meetings before any works begin on site and before the start of each phase of the redevelopment.

C17.0 AIA Tree Protection Method Statement

C17.1 Given the proximity of works to trees of value to the landscape, an AIA Tree Protection Method Statement should be prepared by an Arboriculturalist and agreed with the Council prior to any works beginning.

C18.0 Summary of Mitigation Measures

C18.1 The potential impact of the proposals and mitigation measures required to avoid damage to the individual trees is set out in Table 1 overleaf; and this information is used to inform the AIA Tree Protection Plan at the rear of this report.

C18.2 This assessment is based on the Wildblood Macdonald Plan 2533 (PL) Rev B, any changes arising during the application, or subsequently, should be referred to me for such further assessment and amendment to this report and AIA Tree Protection Plan as may be required.

Table 1 – Arboricultural Impact Assessment of adjacent development works on individual trees

T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
1	Japanese maple	C	1.8	In new parking place	<i>Fell for parking place</i> Plant replacement Japanese maple elsewhere in site	<i>Fell for parking place</i> Small damaged tree of minor internal value; replacement planting proposed providing adequate mitigation
2	Holly	B	3.6	3.2 m to existing drive 5 m to closest changes to drive Demolition at greater distance	<i>Retain & protect</i> i) Erect BS5837:2012 default specification 2 m high tree protection fencing along drive edge & elsewhere at perimeter of RPA before any works begin to exclude site activities & avoid damage ii) existing drive as retained in RPA forms part of the tree protection (<i>differential rooting away from drive assumed with minor increase in other directions shown on Tree Protection Plan</i>)	No works in RPA At distance from the replacement house with adequate space for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
3	Beech	A	6.0	7.0 m to new terrace retaining wall Demolition at greater distance	<i>Retain & protect</i> iii) Erect BS5837:2012 default specification 2 m high tree protection fencing at perimeter of RPA before any works begin to exclude site activities & avoid damage	No works in RPA At distance from the replacement house with adequate space for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
4	Cypress	B	4.8	8.5 m to new terrace retaining wall Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA At distance from the replacement house with adequate space for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
5	Cypress	B	6.0	9.8 m to new terrace retaining wall Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA At distance from the replacement house with adequate space for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
6	Cypress	B	6.0	13 m to new terrace retaining wall Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA At distance from the replacement house with adequate space for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

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T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
7	Copper beech	A	4.8	11 m to new terrace retaining wall 13 m to new garage corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA At distance from the replacement house with adequate space for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
8	Sycamore	C	4.0	14.5 m to new terrace retaining wall 14.5 m to new garage corner Demolition at greater distance	<i>Fell (to provide growing space for Beech 7)</i> Tree protection as per Beech 3 iii) above	Fell (solely arboricultural recommendation) <i>No additional development impact</i>
9	Rowan	U	4.1	13 m to new garage corner Demolition at greater distance	<i>Fell & replace (poor condition)</i> Arboricultural recommendation & not required for the redevelopment; plant replacement to maintain boundary tree cover	Fell (solely arboricultural recommendation) <i>No additional development impact</i>
10	Red oak	A	8.4	9.4 m to new terrace retaining wall 9.5 m to new garage corner 18.5 m NW of replacement house rear corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
11	Cypress (group)	B	5.1	13 m to new garage rear 15 m NNW of replacement house rear corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
12	Sycamore	B	5.4	11 m to new garage corner 12.2 m NNW of new replacement house rear corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
13	Beech	B	8.9	10.8 m NNW of replacement house rear Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

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T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
14	Norway maple	C	8.8	9 m N of replacement house rear Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
15	Cypress	B	6.0	8 m to new terrace retaining wall 11.4 m N of replacement house rear Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
16	Cypress (group)	B	6.0	6.8 m to new terrace retaining wall 10.8 m N of replacement house rear projection corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
17	Cypress	B	6.0	6.5 m to new terrace retaining wall 11.8 m N of replacement house rear projection corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
18	Wild plum	B	6.2	6.5 m to new terrace retaining wall 16.6 m NNE of replacement house rear corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
19	Crack willow	C	6.6	7.8 m to new terrace retaining wall 21 m NE of replacement house rear corner Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
20	Cherry	B	5.3	10 m to new terrace retaining wall Demolition at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast towards replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
21	Norway spruce	A	5.8	16 m to existing house demolition 8 m to existing hard surfacing to be lifted & converted to garden 14 m to existing house terrace to be removed & converted to garden 12.8 m to new side patio 15.2 m E of replacement house gable	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Minor shade cast across north-eastern corner in first part of day, soon clearing	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
22	Yew	B	6.0	12 m to existing house demolition 8 m to existing hard surfacing to be lifted & converted to garden 10 m to existing house terrace to be lifted & converted to garden 9.8 m to new side patio 12.4 m E of replacement house corner	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
23	Douglas fir	A	9.8	16 m to existing house demolition 13.4 m to existing house terrace to be lifted & converted to garden 15 m to new patio retaining wall 18.6 m ESE of replacement house projection corner	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Minor shade cast across south-eastern corner in first part of day, soon clearing	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
24	Irish yew	C	3.6	13.5 m to existing house demolition 11.2 m to existing house terrace to be lifted & converted to garden 12 m to new patio retaining wall 16 m SSE of replacement house projection	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Smaller-growing variety - no shade cast across replacement house at likely mature size	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
25	Cypress (group)	C	4.5	11.5 m to existing house demolition 9.8 m to existing house terrace to be lifted & converted to garden 10 m to new patio retaining wall 14 m SSE of replacement house Projection	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Smaller-growing variety – no shade cast across replacement house at likely mature size	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
26	Blue spruce	C	4.3	10.5 m to existing house demolition 8.5 m to existing house terrace to be lifted & converted to garden 10 m to new patio retaining wall 14 m S of replacement house projection	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Smaller-growing variety – no shade cast across replacement house at likely mature size	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
27	Cedar	A	4.7	10.8 m to existing house demolition 8.2 m to existing house terrace to be lifted & converted to garden 11 m to new patio retaining wall 15 m S of replacement house projection corner	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Shade cast across replacement house & patio from mid-morning, moving eastwards across this elevation & clearing behind from west; mostly clear by mid to late afternoon, entirely clear by tea time	No works in RPA Adequate distance to the replacement house for growth & residential amenity Whilst some shade well within acceptable limits <i>No adverse impact provided mitigation implemented</i>
28	Purple Norway maple	C/ U	4.8 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
29	Cypress (group)	C/ U	5.3 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
30	Copper beech	C/ U	4.2 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
31	Cypress	C/ U	3.4 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
32	Cypress	C/ U	4.8 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

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T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
33	Cypress	C/ U	4.2 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above No shade cast across replacement house	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
34	Yew	C/ U	2.7 r	9 m to existing house demolition 4 m to start of section of existing sweeping drive wall to be retained as end of new raised planting bed 6 m to existing drive & wall to be lifted & converted to garden 4.4 m to start of drive side new retaining wall 9.8 m to new lower patio retaining wall 19 m S of new house	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above Existing retaining wall constrains rooting to the site area above the wall with differential rooting in the other directions increasing RPA to 4 m No shade cast across replacement house at likely mature size	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
A	Sycamore	U	3.4	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Fell to protect adjacent tall stone wall from further physical damage</i>	Fell (solely arboricultural recommendation) <i>No additional development impact</i>
B	Mixed species woodland	A(2) group	Up to 10.8 r	Adjacent to access drive with no changes proposed Distant from demolition/ construction	<i>Retain & protect</i> iv) Erect BS5837:2012 default specification 2 m high tree protection fencing along drive edge before any works begin to exclude site activities & avoid damage Existing drive as retained in RPA forms part of the tree protection as per Holly 2 ii) above	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
C	Sycamore	A(2) group	7.8	7.8 m to start of new wall (dwarf at this point) 8 m to section of new taller wall with steps All other works at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above v) hand dig foundations at this end of wall to allow fence at RPA perimeter without movement	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
D	Horse chestnut	A(2) group	13.2	14 m to new wall with steps All other works at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

T	SPECIES	CAT	RPA	DEVELOPMENT DISTANCE	MITIGATION MEASURES	IMPACT ON TREE
E	Beech	A(2) group	6.6	17.8 m new terrace retaining wall All other works at greater distance	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>
F	Mixed species woodland	A(2) group	Up to 8.4 r	Closest tree 13.5 m to existing hard surfacing to be lifted & converted to garden All other works at greater distance to any of the trees in woodland F	<i>Retain & protect</i> Tree protection as per Beech 3 iii) above	No works in RPA Adequate distance to the replacement house for growth & residential amenity <i>No adverse impact provided mitigation implemented</i>

APPENDIX A – TREE SCHEDULE

KEY

TREE	Tree tag number or Code letter
SPECIES	Common name
DBH	Diameter at breast height in cm
SP	Spread in m at the four cardinal points
HT	Overall height in m
AGE	Age stage :- Y, young; EM, early maturity; M, mature; LM; late maturity; S, Senile; D Dead
LIFE	Estimate of remaining useful safe life in years
CAT	BS5837:2012 tree quality assessment category
RPA	BS5837:2012 radial root protection area distance
DESCRIPTION	Brief description
RECOMMENDATIONS	Recommended work irrespective of redevelopment proposals <i>Additional development requirements in italics</i>
COMMENTS	Any further comments

Notes

1. Latin names omitted for brevity.
2. Measurements of trees outside site by eye.
3. Trees outside site not inspected for condition and safety.
4. Trees in group F not inspected for condition and safety at this time.

T	SPECIES	D	SP	HT	AGE	LIFE	CAT	RPA	DESCRIPTION	RECOMMENDATIONS	COMMENTS
1	Japanese maple	15 ag		3	M	<20	C(2)	1.8	Small maturing tree; badly damaged stems on north side possibly as a result of past fire	No work at present	Small tree of minor internal value only
2	Holly	30	N 3 E 4 S 3 W 4	11	M	30+	B(2)	3.6	Maturing tree; foliage to ground level	No work at present	Boundary tree of limited individual value but part of A(2) woodland outside site
3	Beech	50	N 8 E 9 S 8 W 1	15	M	30+	A(2)	6.0	Young maturing tree; minor branch interlocking developing in crown; minor dead wood in crown; lowest branch at c. 2.1 m with foliage hanging down to 1.1 m height over garden	Lateral reduction lowest growth only by up to 1 m to provide 2.1 m headroom <i>(for garden maintenance)</i>	Increasingly visible in wider landscape & of screening value to views from footpath
4	Cypress	40	N 2 E 2 S 2 W 2	13	M	30+ or <20	B(2)	4.8	Young maturing tree; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level	No work at present	Boundary tree of screening value to views from footpath
5	Cypress	50	N 2 E 3 S 2 W 2	13	M	30+ or <20	B(2)	6.0	Young maturing tree; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level	No work at present	Boundary tree of screening value to views from footpath
6	Cypress	50 ag	N 2 E 2 S 2 W 2	8	M	30+ or <20	B(2)	6.0	Young maturing tree; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level	No work at present	Boundary tree of screening value to views from footpath
7	Copper beech	40	N 4 E 4 S 4 W 4	14	M	30+	A(2)	4.8	Young maturing tree; lowest branch at c. 3.5 m height with foliage hanging down to below 1 m	Lateral reduction lowest growth only by up to 1.1 m to provide 2.1 m headroom <i>(for garden maintenance)</i>	Increasingly visible in wider landscape & of screening value to views from footpath
8	Sycamore	33	N 5 E 3 S 1 W 3	12	M	30	C(2)	4.0	Young maturing tree; significant lower stem damage on south east side (possibly as a result of past fire) with superficial decay & saprophytic fungal fruiting bodies; small leaves; minor dead wood in crown; lowest branch at c. 3.5 m height	Fell to provide additional growing space for Beech 7 <i>Arboricultural management recommendation not required to implement redevelopment</i>	More minor tree beginning to crowd adjacent better quality Beech 7
9	Rowan	34	N 5 E 4 S 0 W 7	7	S	<10	U	4.1	Small mature tree; early forking; southern secondary stem above main fork dead with decay liable to set in & extend to stem below fork	Fell & replace – dying <i>Arboricultural management recommendation not required to implement redevelopment</i>	Small tree in an increasingly poor condition
10	Red oak	70	N 8 E 9 S 9 W 9	18	M	30+	A(2)	8.4	Large heavy young maturing tree; forking at c. 2.1 m height with emanating boughs quickly ascending with branches and foliage generally at 5 m+ over garden	No work at present	Increasingly visible in wider landscape & of screening value to views from footpath & the north

T	SPECIES	D	SP	HT	AGE	LIFE	CAT	RPA	DESCRIPTION	RECOMMENDATIONS	COMMENTS
11	Cypress (group)	30+ 30	N 2 E 2 S 2 W 2	12	M	30+ or <20	B(2)	5.1	Young maturing tree; forked at base; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level; largest of short row of three Cypresses	No work at present	Boundary trees of screening value to views from the north
12	Sycamore	45	N 5 E 3 S 7 W 5	15	M	30+	B(2)	5.4	Young maturing tree; quantity of minor dead wood in crown; lowest branch at c. 3.5 m height	Deadwood	Increasingly visible in wider landscape & of screening value to views from the north
13	Beech	74	N 8 E 8 S 9 W 3	17	M	30+	B(2)	8.9	Large heavy young maturing tree; early forking; main fork tight with included bark; branch & stem interlocking developing; lowest branch south side at c. 3 m height with foliage hanging down to 1.6 m	Lateral reduction lowest growth only by up to 0.5 m to provide 2.1 m headroom (for garden maintenance)	Increasingly visible in wider landscape & of screening value to views from the north
14	Norway maple	73	N 8 E 11 S 5 W 7	17	M	<20 or <10	C(2)	8.8	Large heavy young maturing tree; early forking; main fork tight with significant included bark developing & seepage from crotch water pocket; eastern secondary stem with radial cracking & bacterial wetwood seepage emanating from the visible longitudinal split (possibly resulting from past scorch damage)	Arboriculturalist to carry out more detailed assessment at a later time	Increasingly visible in wider landscape & of screening value to views from the north
15	Cypress	40+ 15	N 2 E 2 S 2 W 2	15	M	30+ or <20	B(2)	6.0	Young maturing tree; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level	No work at present	Boundary tree of screening value to views from the north
16	Cypress (group)	40	N 2 E 2 S 2 W 2	12	M	30+ or <20	B(2)	6.0	Young maturing tree; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level; largest of group of two Cypresses	No work at present	Boundary tree of screening value to views from the north
17	Cypress	30+ 30	N 2 E 3 S 2 W 2	11	M	30+ or <20	B(2)	6.0	Young maturing tree; forked at base; reduced in past resulting in weak tight upright forks with included bark increasingly vulnerable to top & branch breakage; foliage to ground level; beginning to lose shape in lower crown	No work at present	Boundary tree of screening value to views from the north
18	Wild plum	35+ 32+ 20	N 5 E 6 S 6 W 3	11	LM	<30	B(2)	6.2	Small mature tree; early forking; main fork tight with significant included bark; lowest branch at c. 2.8 m height with foliage hanging down to 1.2 m over garden	Lateral reduction lowest growth only by up to 0.9 m to provide 2.1 m headroom (for garden maintenance)	Boundary tree of screening value to views from the north

T	SPECIES	D	SP	HT	AGE	LIFE	CAT	RPA	DESCRIPTION	RECOMMENDATIONS	COMMENTS
19	Crack willow	55	N 6 E 8 S 6 W 4	15	LM	<10	C(2)	6.6	Large heavy mature tree; early forking; main forks tight with significant included bark; significant tear scar on secondary stem on south-east side with increasing risk of further substantial breakage; heavy dead wood in crown; firewood stack & location at boundary limit inspection	Deadwood Reduce damaged stem in height to sound wood below the tear scar & manage the regrowth in the future	Boundary tree of screening value to views from the north but in an increasingly hazardous condition
20	Cherry	35+ 22+ 16	N 9 E 4 S 4 W 1	12	LM	<20	B(2)	5.3	Mature tree; forked at base; heavy dead wood in crown; firewood stack & location at boundary limit inspection	Deadwood	Boundary tree of screening value to Boundary tree of screening value to views from the north
21	Norway spruce	48	N 5 E 6 S 4 W 3	17	M	30+	A(2)	5.8	Young maturing tree; usual quantity of minor dead wood in crown; lowest branch at 2.2 m height with foliage hanging down to 1.7 m	Deadwood lower crown (for cosmetic reasons)	Of increasing visibility in the wider landscape
22	Yew	50 ag	N 3 E 4 S 5 W 6	9	M	30+	B(2)	6.0	Young maturing tree; forked at base into multiple stems; grows on rockery slope; lowest branch at c. 1.8 m with foliage hanging down to 1.5 m	No work at present	Largely of internal value only
23	Douglas fir	82	N 6 E 4 S 5 W 5	20	M	30+	A(2)	9.8	Young maturing tree; tight upright fork at height; usual quantity of minor dead wood in crown; lowest branch at 3.5 m height with foliage hanging down to 1 m	Deadwood lower crown (for cosmetic reasons)	Tall tree increasingly very visible in wider landscape
24	Irish yew	30 ag	N 2 E 2 S 2 W 2	6	M	30+	C(2)	3.6	Small maturing tree; forked at base into multiple stems; foliage to ground level	No work at present	Of relatively minor internal value only
25	Cypress (group)	36+ 11	N 2 E 3 S 2 W 1	11	M	30+	C(2)	4.5	Young maturing tree; forked at base; main forks tight with significant included bark; first live branch at c. 1.2 m height; largest of group of two Cypresses	No work at present	Of relatively minor internal value only
26	Blue spruce	36	N 3 E 3 S 3 W 3	13	M	30+	C(2)	4.3	Young maturing tree; no low branches; foliage hangs down to c. 4 m height	No work at present	Of relatively minor internal value only
27	Cedar	39	N 5 E 4 S 3 W 4	15	M	30+	A(2)	4.7	Young maturing tree; usual quantity of minor dead wood in crown; lowest branch at c. 3 m height with foliage hanging down to c. 1.7 m	Lateral reduction lowest growth only by up to 0.4 m to provide 2.1 m headroom (for garden maintenance)	Increasingly visible in wider landscape

T	SPECIES	D	SP	HT	AGE	LIFE	CAT	RPA	DESCRIPTION	RECOMMENDATIONS	COMMENTS
28	Purple Norway maple	40	N 7 E 6 S 7 W 7	15	M	30+	C/ U	4.8 r	Young maturing tree; first branch at c. 4 m height with foliage hanging down to 3 m; grows less than 1 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
29	Cypress (group)	40+ 16+ 8+ 7	N 2 E 1 S 2 W 2	14	M	30+	C/ U	5.3 r	Young maturing tree; forked at base; cut in past at c. 4.5 m height resulting in tight forks with significant included bark & increasing risk of breakage; foliage down to c. 1 m height; grows less than 1 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse; largest of group of three Cypresses	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
30	Copper beech	30+ 18	N 6 E 4 S 3 W 3	12	M	30+	C/ U	4.2 r	Young maturing tree; forked at base; grows less than 0.5 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
31	Cypress	28	N 2 E 2 S 2 W 2	14	M	30+	C/ U	3.4 r	Young maturing tree; lowest growth at c. 2 m height; grows c. 1 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
32	Cypress	40 ag	N 2 E 2 S 2 W 2	11	M	30+	C/ U	4.8 r	Young maturing tree; forked at base into multiple stems; foliage virtually to ground level; grows c. 1 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
33	Cypress	35 ag	N 2 E 2 S 2 W 2	10	M	30+	C/ U	4.2	Young maturing tree; forked at base into multiple stems; live foliage generally above 2 m height; grows c. 1 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
34	Yew	40+ 10	N 4 E 4 S 4 W 5	9	M	30+	C/ U	2.7 r	Young maturing tree; forked at base; first branch at c. 1.8 m with growth hanging below & on stem; grows c. 0.1 m from top of tall retaining wall with potential to cause wall damage leading to eventual collapse	No work at present Monitor wall for damage	Of some value in the landscape but liable to cause wall damage & collapse
									Untagged		
A	Sycamore	28	N 3 E 3 S 3 W 3	8	EM	30+	U	3.4	Young tree at drive entrance; close to tall stone wall on south side of drive & causing physical damage to the wall	Fell to protect wall from further damage	At present size of limited value in landscape; causing damage to old stone wall at boundary

T	SPECIES	D	SP	HT	AGE	LIFE	CAT	RPA	DESCRIPTION	RECOMMENDATIONS	COMMENTS
B	Mixed species woodland	Up to 90	Up to 8+	Up to 20	M to LM		A(2) group	Up to 10.8 r	Narrow woodland belt mainly (or entirely) outside property southern boundary; includes 1 no. mature Ash overhanging drive in early stages of Ash Dieback Disease & with significant cavities; younger Cypress hedge along drive edge Whilst trees in the belt have not been inspected for safety as part of this survey, the defects in the Ash are sufficiently visible from the drive warrant closer inspection	Climbing survey of large Ash by drive; seek permission first if outside ownership boundary	Prominent woodland belt of value in landscape;
C	Sycamore	60+ 25	N 5 E 9 S 8 W 5	20	LM	30+	A(2) group	7.8	Closest significant tree to this part of the proposed working site area; grows in woodland beyond southern boundary; large heavy mature tree; c. 6 m overhang of boundary; lowest overhanging branch at c. 8 m height; dead wood in crown including over site; minor scorch damage to lower overhanging branches	Deadwood site side	Significant tree in prominent woodland belt of value in landscape
D	Horse chestnut	110	N 8 E 8 S 8 W 7	20	LM	30	A(2) group	13.2	Closest significant tree to this part of the proposed working site area; grows in woodland beyond southern boundary; large heavy mature tree; c. 4 m overhang of boundary; lowest significant overhanging branch at c. 8 m height with growth hanging down to 2.8 m; dead wood in crown including over site	Deadwood site side	Significant tree in prominent woodland belt of value in landscape
E	Beech	55	N 6 E 8 S 11 W 2	12	M	30+	A(2) group	6.6	Closest significant tree to this part of the proposed working site area; grows in woodland beyond southern boundary; maturing with very one-sided crown; overhangs site corner by c. 4 m; lowest overhanging branch at c., 4 m height with growth hanging down to 2.1 m	No work site side at present	Significant tree in prominent woodland belt of value in landscape
F	Mixed species woodland	Up to 70	Up to 8+	Up to 20	M to LM		A(2) group	Up to 8.4 r	Narrow roadside woodland belt along Bower Hill boundary; inside property Not inspected for safety as part of this survey	Arboriculturalist to inspect for condition & safety in due course	Prominent woodland belt of value in landscape

Mill Farm House – Tree Works Schedule – October 2019

T	SPECIES	CAT	PROPOSED WORKS
1	Japanese maple	C	Fell for new parking area
2	Holly	B	No work at present
3	Beech	A	Lateral reduction lowest growth only by up to 1 m to provide 2.1 m headroom (<i>for garden maintenance</i>)
4	Cypress	B	No work at present
5	Cypress	B	No work at present
6	Cypress	B	No work at present
7	Copper beech	A	Lateral reduction lowest growth only by up to 1.1 m to provide 2.1 m headroom (<i>for garden maintenance</i>)
8	Sycamore	C	Fell to provide additional growing space for Beech 7 <i>Arboricultural management recommendation not required to implement redevelopment proposals</i>
9	Rowan	U	Fell & replace – dying <i>Arboricultural management recommendation not required to implement redevelopment proposals</i>
10	Red oak	A	No work at present
11	Cypress (group)	B	No work at present
12	Sycamore	B	Deadwood
13	Beech	B	Lateral reduction lowest growth only by up to 0.5 m to provide 2.1 m headroom (<i>for garden maintenance</i>)
14	Norway maple	C	Arboriculturalist to carry out more detailed assessment at a later time
15	Cypress	B	No work at present
16	Cypress (group)	B	No work at present
17	Cypress	B	No work at present
18	Wild plum	B	Lateral reduction lowest growth only by up to 0.9 m to provide 2.1 m headroom (<i>for garden maintenance</i>)
19	Crack willow	C	Deadwood Reduce damaged stem in height to sound wood below the tear scar & manage the regrowth in the future
20	Cherry	B	Deadwood
21	Norway spruce	A	Deadwood lower crown (<i>for cosmetic reasons</i>)
22	Yew	B	No work at present
23	Douglas fir	A	Deadwood lower crown (<i>for cosmetic reasons</i>)
24	Irish yew	C	No work at present
25	Cypress (group)	C	No work at present
26	Blue spruce	C	No work at present
27	Cedar	A	Lateral reduction lowest growth only by up to 0.4 m to provide 2.1 m headroom (<i>for garden maintenance</i>)
28	Purple Norway maple	C/ U	No work at present
29	Cypress (group)	C/ U	No work at present
30	Copper beech	C/ U	No work at present
31	Cypress	C/ U	No work at present
32	Cypress	C/ U	No work at present
33	Cypress	C/ U	No work at present
34	Yew	C/ U	No work at present
A	Sycamore	U	Fell to protect wall from further damage

T	SPECIES	CAT	PROPOSED WORKS
B	Mixed species woodland	A grp	Climbing survey of large Ash by drive; seek permission first if outside ownership boundary
C	Sycamore	A grp	Deadwood site side
D	Horse chestnut	A grp	Deadwood site side
E	Beech	A grp	No work site side at present
F	Mixed species woodland	A(2) group	Arboriculturalist to inspect for condition & safety in due course

Notes

All trees to be removed to be marked with paint by Arboriculturalist before tree works begin

The works to be carried out by an appropriately trained and equipped tree works contractor holding the relevant certificates of competence and insurance.

All works to be carried out strictly in accordance with BS3998:2010 *Tree Works*.

All pruning is to be back to suitable growth points

All arisings to be removed & no fires to be lit

BS5837:2012

Perimeter of Root Protection Areas (RPA)
(retained trees only)

- Cat A
- Cat B
- Cat C
- Cat U

For all details see October 2019 Tree Report

TREE PLAN - OCTOBER 2019



BS5837:2012

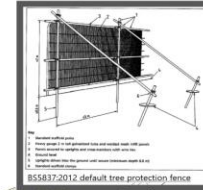
Perimeter of Root Protection Areas (RPA)
(retained trees only)

● Cat A
● Cat B
● Cat C
● Cat U

For all details see October 2019 Tree Report

TREE PROTECTION PLAN - OCTOBER 2019

2 m high metal tree protection fencing as per BS5837:2012 default tree protection specification
To be erected before any site works begin & maintained in situ until all demolition, construction
& associated landscaping has been completed



CAB Site accommodation
CP Contractors parking
M Materials storage
TS Topsoil storage

