JF TREE SERVICES
ARBORICULTURAL CONSULTANCY

Arboricultural Pre-Development Report

West Whitney Sports Ground,
Burford Road

Completed by: Jack Foskett ND Arb, Lantra PTI

December 2024

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Contents

1. Instruction & Remit

1.1 We have been instructed by Adam Cook of Whitney Town Council to carry out an Arboricultural Pre-Development survey on the site of West Whitney Sports Ground, Burford Road, Whitney, Oxon, OX29 0NB. The survey was carried out in accordance with BS:5837:2012 – 'Trees in Relation to Design, Demolition & Construction - Recommendations'.

2. Caveats

2.1 The on-site survey was completed on 29/11/2024 by Jack Foskett who holds the formal qualifications National Diploma Level 3 in Arboriculture, and LANTRA Certificate in Professional Tree Inspection. Jack has over 12 years' experience within the arboriculture industry, and has undertaken tree inspections for a range of clients around the UK.

2.2 The weather at the time of the survey was clear and bright, which provided an excellent view of the trees on site.

2.3 All trees have been inspected from ground level only. Should a more detailed inspection be deemed appropriate i.e. decay detection, this will be mentioned in the recommendations section of the Tree Data Table.

2.4 The assessments of tree condition that have been undertaken are a snapshot of tree health at the time of the survey. Trees are living organisms and are susceptible to various biotic and abiotic factors which may cause a sudden change in overall physiological and structural conditions.

2.5 Any tree irrespective of size, stature, physiological condition or structural condition can be subject to catastrophic failure providing presence of extreme/prolonged weather conditions.

3. Methodology

3.1 All relevant trees have been inspected from ground level only, following guidelines within BS:5837:2012 – 'Trees in Relation to Design, Demolition & Construction - Recommendations', to attain a suitable retention category for each tree or tree group on site.

3.2 A Root Protection Area for each tree/group has been calculated based on the tree's stem diameter using the following formula:

RPA radius (m) = 12 x stem diameter (measured at 1.5m above ground level)

This measurement defines an area which must not be used for any part of construction, and forms a minimum CEZ (Construction Exclusion Zone). This information has been used to produce the Tree Constraints/Protection Plans (attached as Appendix 2). For full details of the relevant assessment criteria and retention categories see Table 1 of BS:5837 (attached as Appendix 3).

3.3 Height measurements have been estimated by eye and given in metres, and stem measurements have been measured at 1.5m on the main stem of each tree and given in millimeters.

3.4 All individual significant trees have been given a notional reference for identification purposes e.g. T1, T2, T3. Groups of trees that are in close proximity and share similar characteristics have been given a notional reference e.g. G1, G2, G3.

4. Legal Obligations

4.1 It can be confirmed by West Oxfordshire District Council that **0** trees on site or on adjacent 3rd party land are covered by a Tree Preservation Order (TPO), and that the site **does not** fall within a Conservation Area.

4.2 It is a criminal offence whether intentional or unintentional to disturb or destroy the nesting sites of birds and/or bat roost sites. This falls under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2010' (as amended 2011). Therefore, it is strongly recommended that a thorough aerial inspection is carried out by a competent arborist prior to undertaking any significant tree works to ensure bird nests are not occupied, and there is no presence of bats. If further help is required regarding birds of bats, it is recommended to contact a local ecologist.

5. Site Summary & Proposed Development

5.1 The surveyed area is within the confines of West Whitney Sports Ground, Burford Road, Whitney, Oxon, OX29 0NB.

5.2 There are a total of **7** individual trees and **3** groups of trees that are relevant to the proposed development. All details of these surveyed trees can be found in Appendix 1.

5.3 The proposed development is for the erection of a new two storey depot building, a two storey building for general storage, covered parking bays for cars/vans, and palisade fencing to outline an exterior general storage area. The access road that runs from the site entrance to the north, to the proposed buildings will be re-instated.

6. Conclusions

6.1 The recorded vegetation and retention categories are as follows:

Retention Category	A High Quality	B Moderate Quality	C Low Quality	U Unsuitable to retain	Total
Individual Trees	0	2	5	0	7
Grouped Trees	0	3	0	0	3
Hedgerows	0	0	0	0	0

6.2 A & B category trees are of high & moderate quality, with an estimated remaining life expectancy of at least 40 years. Under normal and ideal circumstances the trees within this category will be retained on development sites, and should ideally be left to exist in harmony with the proposed development. The root protection area and/or crown spread of the trees will generally form a construction exclusion zone, although under circumstances that may be negotiated between the local planning authority, the consulting arboriculturist and the developer/client, it may be possible to build or operate within these areas if appropriate measures and specifications have been formally agreed.

6.3 C category trees are of low quality and/or estimated remaining life expectancy of at least 10 years. Young trees with a stem diameter of 150mm or less automatically fall within this category. It may not always be desirable to retain low quality trees within a proposed development, unless the tree is situated in a location where it does not pose a significant constraint on the design brief.

6.4 U category trees are trees in a poor condition where they cannot realistically be retained as healthy living trees for longer than 10 years. All U Category trees should generally be removed for reasons of proper arboricultural practice or health & safety, regardless of any development proposals.

7.1 Based on the proposed layout of the site (Appendix 2 – Tree Protection Plan), the following impacts and implications have been identified:

7.2 **Removals**: Four trees will need to be removed to facilitate the proposed development. **T2** and **T3** fall within the footprint of the new covered car parking area, and cannot feasibly be retained with this design. As part of the current proposal, **T5** will also have to be removed to allow adequate room for vehicles to enter and exit the main compound area through the re-located eastern entry point. **T7** will be located within a general storage area for containers and skips. The proposed layout illustrates that part of the new palisade fence will conflict with the crown of **T7** in such a way that the tree cannot be suitable retained.

7.3 There is a risk of significant impact upon **T4** and trees to the west end of **G2** if conventional construction methods are used, which would involve excavations where tree roots are likely to be severed. This would result in a net loss to the functional root area. The proposed depot building encroaches 7% into of the RPA of **T4**, and the general storage building encroaches 10% into the RPA of the west most tree of **G2**. To navigate this problem, a 'hand dig' approach should be used, whereby any digging within the RPA of **T4** and **G2** should be done by hand**,** following guidance outlined in section 8.20.

7.4 A further risk to all trees relates to the more general construction activities, and in particular the use of mobile plant and equipment, the operation of which would cause disturbance, excessive compaction or contamination of the sensitive rooting area.

7.5 Facilitation pruning will be required **T4**, **G1**, **G2**, and **G3**. The pruning to **G1**, **G2**, and **G3** consists of light crown lifting to allow larger construction vehicles onto the site, if needed. **T4** requires the crown to the south to be reduced by 3.5m to avoid conflictions with the new depot building. None of these pruning works will be significantly detrimental to the trees' health.

7.6 Any tree work undertaken will not have a significant impact on visual amenity.

7.7 Secondary mitigations include the use of temporary tree protection fencing, which will outline tree RPAs (as a minimum distance) to form Construction Exclusion Zones. Temporary ground protection should be used around areas of **T4** and **G2**, where protection fencing cannot be used due to lack of space during the construction phase.

7.8 Portions of the RPAs of **T1**, **T6**, **G1**, **G2**, and **G3** will be protected by the existing hard standing surface on site (shown on the Tree Protection Plan), therefore no protection fencing or further ground protection is needed in these areas.

7.9 The reinstatement of the current access road will not significantly affect any tree on site, so long as guidance in section 8.22 is adhered to.

7.10 The future indirect impact upon the development from the trees should be minimal.

8. Arboricultural Method Statement

8.1 The Arboricultural Method Statement and Tree Protection Plan shall remain on site for the duration of project, removal of waste on site, construction and landscaping works and be available to site operatives at all times. All operatives at the site should be briefed about tree related factors as part of their site induction.

8.2 Any variation from the methodology described in this Method Statement should be discussed with the supervising arboriculturalist or informed site manager and agreed with the local authority arboricultural officer if needed.

8.3 Any tree removals or facilitation works required for the development should be carried out as first stage works.

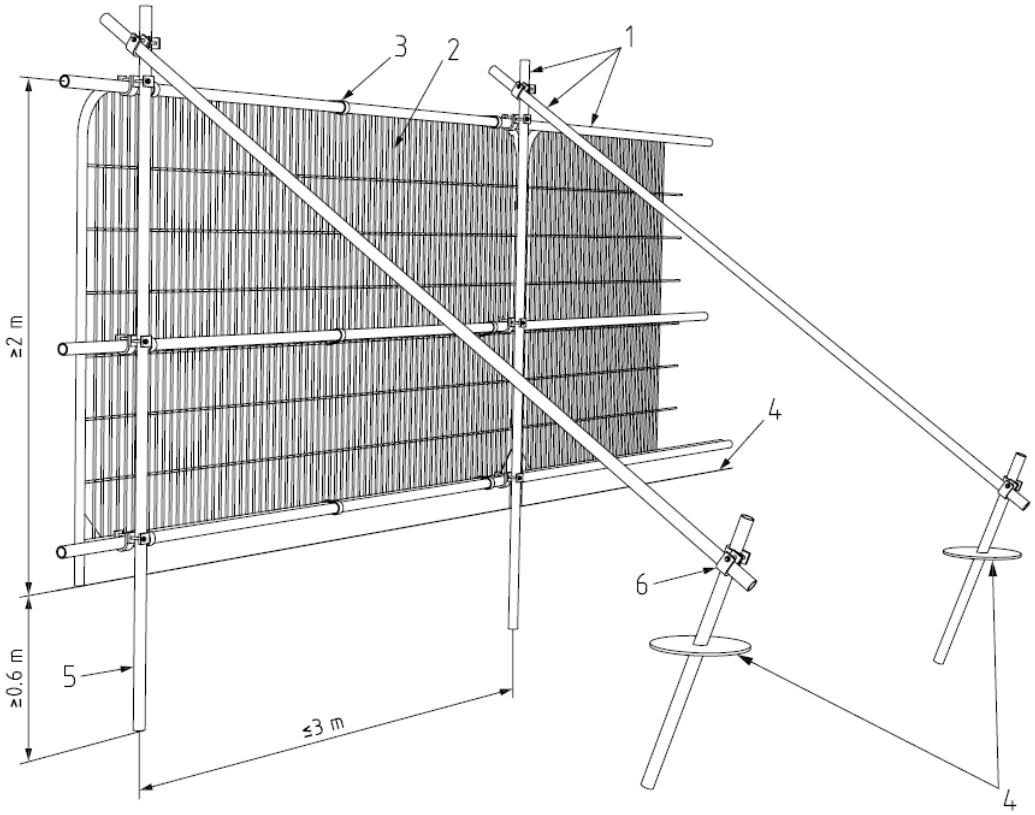
8.4 Tree stumps and vegetation located within the root protection areas of retained trees should be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery should not be used to scrape vegetation within root protection areas or access the sites until the tree protection barriers have been installed.

8.5 No bonfires should be lit within a root protection area.

8.6 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

8.7 The tree works contractors should carry out all tree works to BS3998: 2010 'Tree works – recommendations' as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance and qualifications.

8.8 After completion of any tree work, temporary protective barriers must be erected at the given locations displayed on the Tree Protection Plan to form a Construction Exclusion Zone (CEZ) ensuring trees are not damaged during the construction process. This should be 2m high braced Heras type fencing, erected in accordance with the below image (Figure 1). This fencing must remain in place for the duration of the construction process. Temporary storage of equipment or materials must not be allowed within any CEZ.



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 1

8.9 The general measurements for the fencing is indicated on the tree data form and shown by the red RPA lines in the Appendix 2. It is recognised that occasionally with any project there will be a need for further alterations to the layout and general logistics of construction, hence further adjustments to the protection fencing can be expected during the planning process. The BS5737:2012 recommends Heras type fencing or similar.

8.10 Where it is not practical to protect the RPA by use of fencing barriers, BS5837:2012 allows for the fencing to be set back and the soil shielded by ground protection. This is a factor particularly in the case of some of the retained trees. A range of methods can be used including ground cover, installing new materials or setting access in specific places. Whatever the choice of method, the end result must be that the underlying soil (rooting environment) remains undisturbed and retains the capacity to support existing and new roots within the RPA.

8.11 In particular relation to all trees on site, it is generally recommended that the following precautions are also adhered to so as to minimise the potential for damage to trees:

- Ensure wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with the tree canopy. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times.
- Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged within 10m of a tree stem.
- It is essential that allowance be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards any tree.
- Notice boards, telephone cables or other services should not be attached to any part of the trees.

It would be prudent for any person involved with the development to familiarise themselves with relevant sections from British Standard for trees in relation to construction (BS:5837:2012).

8.12 The routing of the access to areas under development must be as far away as possible from any retained trees to ensure that no clashes between the trees and the movement of heavy plant will occur.

8.13 Where applicable, all vehicle movements are to be confined to proposed compound areas where possible. Any vehicles required in other areas (for delivery of construction materials) are to be accompanied by designated supervisors to ensure protection of trees.

8.14 Where applicable, the site compound, which typically includes the storage of materials and parking, must be located away from trees. Care should also be taken to prevent contamination with chemical spillages, including petrol, diesel and oils. Cement mixers and toxic materials should not be permitted close to trees.

8.15 The areas protected by fencing or ground protection shall be referred to as the 'Construction Exclusion Zones'. The following actions shall be prohibited within the exclusion zones/Root Protection Areas:

- Vehicular access.
- Regular pedestrian access unless on suitable ground protection.
- Storage of construction materials.
- Storage or handling of harmful chemicals.
- Any change in ground level.

8.16 Provision needs to be made to avoid the storage and handling of harmful chemicals in proximity to trees. Harmful chemicals include fuels, oils, builder's sand (which has a high salt content) and cement. Cement mixing shall only occur where there is no potential for cement washings to leech into a root protection area. Provision shall also be made to prevent fuelling or the handling of cement from occurring in areas proposed for further planting.

8.17 A suitable location for site cabins (if necessary), contractor parking and site facilities for operatives shall be agreed with the project arboriculturalist during a pre-commencement meeting. These facilities should be located outside the root protection areas of retained trees (unless on retained tarmac surfaces).

8.18 When details of the routing of services become available, prior to commencement of construction works, they shall be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG10 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

8.19 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant may be agreed with the Local Authority Arboricultural Officer, if it is deemed necessary. The form and frequency of site monitoring should be agreed at the pre-commencement meeting.

8.20 The excavation required within the RPAs of **T4** and **G2** must be completed by using hand tools to prevent unnecessary damage to roots. Roots under 25mm in diameter may be pruned to facilitate digging using sharp hand tools. If any roots are encountered that are thicker than 25mm and need to be cut, it should be mentioned to the supervising arboriculturalist and further advice will be given. Temporarily exposed roots that are thicker than 25mm that do not need to be cut must be protected from direct sunlight, drying out, and extremes of temperature by covering the root with a damp hessian sack and/or covering the hole with boards.

8.21 The locations for the posts of the new palisade fencing that fall within any RPA should be initially hand dug to ensure than no significant roots (>25mm) are present at the desired post location. If significant roots are found, they may be cut in agreement with the project arboriculturalist, or the post location should be changed.

8.22 When upgrading existing surfacing, the preferred option will be to leave it in place and install the new surfacing on top of it. If the existing surfacing is to be removed, it should be excavated down to the soil level beneath by manually breaking up and remove debris from the RPA using appropriate tools, e.g. pneumatic breaker, crow bar, sledgehammer, pick, mattock, shovel, spade, trowel, fork, and wheelbarrow. Have secateurs and a handsaw available to cut exposed roots. Remove debris from the RPA without disturbing the adjacent rooting environment, e.g. lifting out with a machine located outside the RPA or manually carry out over ground protection. Additionally, no compaction within any RPA should occur, whether that be from machinery i.e. whacker plate, or heavy plant.

8.23 If at any time during the process, damage is inadvertently caused to a tree, the project arboriculturalist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

8.24 The supervising arboriculturalist shall be appointed by the contractor. It will be necessary for the arboriculturalist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.

8.25 The installation of the new palisade fencing must be done so in a manner that does not damage of disturb the rooting environment within any RPA.

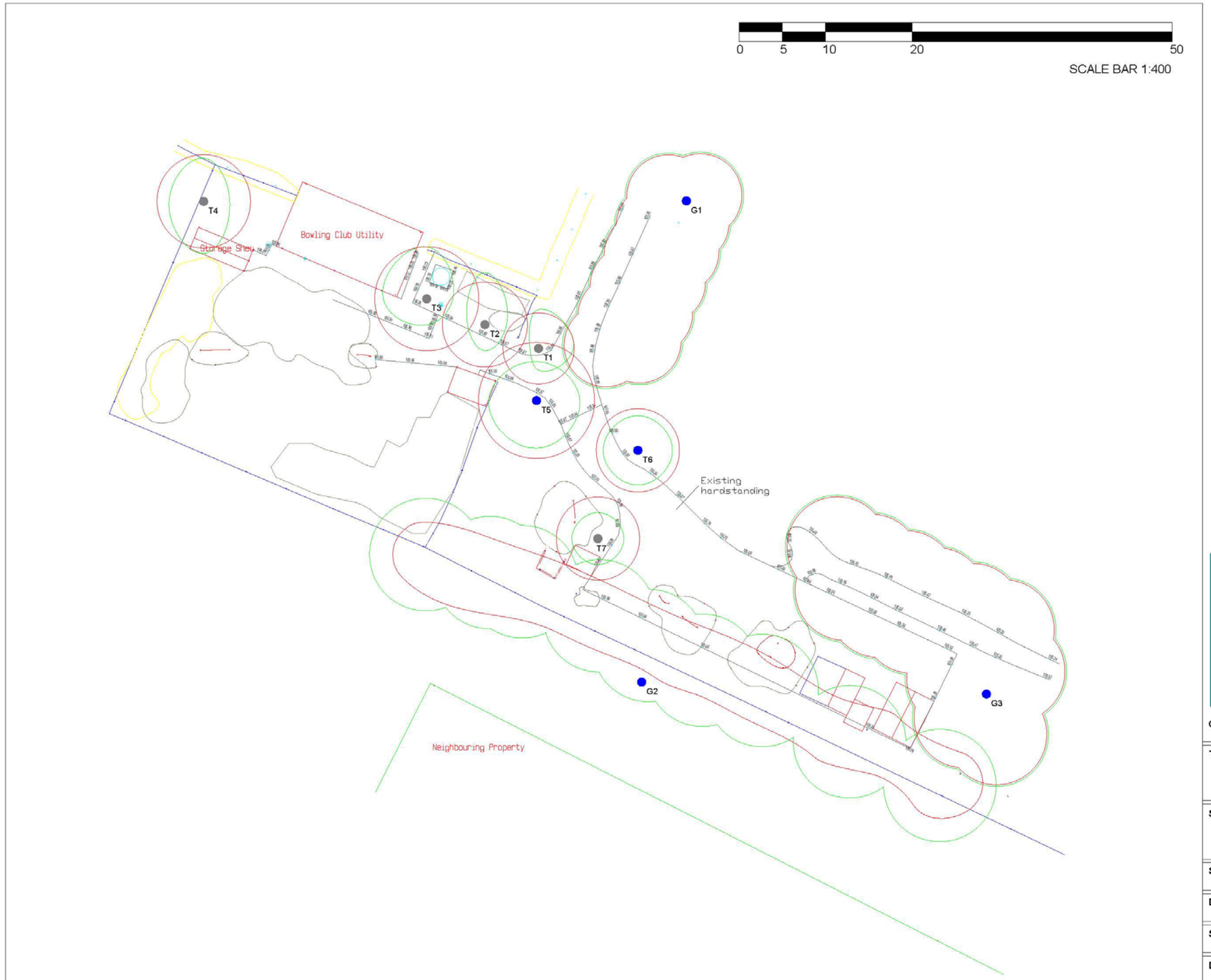
9. Appendices

Tree ID.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m) North	East	South	West	Crown Clearance (m)	Stem dia. (mm)	Vigour	Amenity Value	Condition	Observations / Comments	Recommendations	Ret. Cat. (Sub cat.)	RPA (m)
T1	***Sorbus aria*** (Whitebeam)	Early Mature	6	4.5	4	2.5	1	4	340	Low	Low	Fair	Biased crown growth to east. Low vigour. Wounding to lower stem to south	No action required	C	4.1
T2	***Sorbus aria*** (Whitebeam)	Mature	7	6	2.5	3	2	3	410	Low	Low	Good	Low vigour	Remove to facilitate development	C	4.9
T3	***Sorbus aria*** (Whitebeam)	Mature	6.5	6	3	3	5	2.5	500	Low	Low	Good	Low vigour	Remove to facilitate development	C	6.0
T4	***Sorbus aria*** (Whitebeam)	Mature	8	5	3	6	4	4	450	Low	Low	Good	Low vigour. Ivy clad stem and upper branches. Crown clearance issues with new depot building to south	Reduce crown to south by 3.5m to allow clearance to new depot building	C	5.4
T5	***Tilia × europaea*** (Common Lime)	Early Mature	10	4.5	5	5.5	5.5	3	560	Normal	Low	Good	Low hanging crown (to 3m) over access track. Tree blocks proposed access to compound	Remove to facilitate development OR Re-design access into compound to retain tree	B (1)	6.7
T6	***Sorbus aria*** (Whitebeam)	Early Mature	7	4	4	4	4	2.5	400	Normal	Low	Good	No observations / comments	No action required	B (1)	4.8
T7	***Chamaecyparis lawsoniana*** (Lawson Cypress)	Early Mature	9	2.5	2.5	2.5	2.5	0	400	Normal	Low	Fair	Poor form to one limb in upper crown. Will conflict with proposed palisade fencing	Remove to facilitate development	C	4.8

Group ID.	Species + Amount (Common Name)	Age Class	Height (m) (Avg.)	Crown Spread (m)	Crown Clearance (m)	Stem dia. (mm) (Avg.)	Vigour	Amenity Value	Condition	Observations / Comments	Recommendations	Ret. Cat. (Sub cat.)	RPA (m)
G1	Whitebeam Lime	Early mature	8	5	3.5	400	Normal	Low	Good	Low hanging crowns (to 3.5m) over access track	Crown lift low hanging crowns to west over access track to 4m (to allow access for construction traffic)	B (2)	4.8
G2	Beech Grey Alder Ash	Early mature	9	6.5	1	320	Normal	Low	Good	Low hanging crowns to north east over proposed storage area	Crown lift low hanging crowns to north east to 3m	B (2)	3.8
G3	Whitebeam Lime	Early mature	10	See plan	3	480	Normal	Low	Good	Low hanging crowns to south west over proposed storage area	Crown lift low hanging crowns to south west to 4m	B (2)	5.8

Tree Data Table Key:

ID.	ID given to each tree or group of trees	
Species	Botanical name with common name in brackets	
Age Class	**Young** – Newly planted specimens, or unestablished trees.	
	Semi Mature - Within the first third of life expectancy of the species.	
	Early Mature - Within the second third of life expectancy of the species.	
	Mature - Within the last third of life expectancy of the species.	
	Over Mature – Beyond the normal life expectancy for species and showing signs of natural decline.	
	Veteran - An age that is old relative to others of the same species with extensive decay or hollowing of central wood. Additionally, the tree possesses exceptional cultural, landscape and/or nature conservation value.	
	Dead – A tree bearing no live tissue	
Height	Measured by eye from ground level and shown in metres.	
Crown Spread	Measured in metres at four cardinal points.	
Crown Clearance	Approximate height between lowest significant branch and ground level (metres)	
Stem Diameter	Stem diameter measured at 1.5 metres from ground level.	
Vigour	Objective assessment of a tree's vigour (annual incremental growth)	
Amenity Value	Subjective assessment of a tree's contribution to the amenity value of the immediate area: High, Moderate, Low	
Condition	**Normal -** Free from fungal, bacteria and insect infection/infestation and showing normal vitality and ability to resist pathogens, typical of species	
	Fair - Showing low vitality that is reversible and/or the early presence of fungal or bacterial infection.	
	Poor - Tree in irreversible decline due to fungal, bacteria and/or insect infections or infestation.	
	Dead - A tree bearing no live tissue	
Retention Category	**A**	Trees of high quality and value
	B	Trees of moderate quality and value
	C	Trees of low quality and value
	U	Unsuitable for retention
RPA	Root Protection Area, measured in metres (radius) from the centre of the tree	



A Category Trees

B Category Trees

C Category Trees

U Category Trees

Actual crown spread of trees

Root Protection Area

Crown spread of trees to be removed (proposed plan only)

Tree Protection Fence location

Temporary Ground Protection

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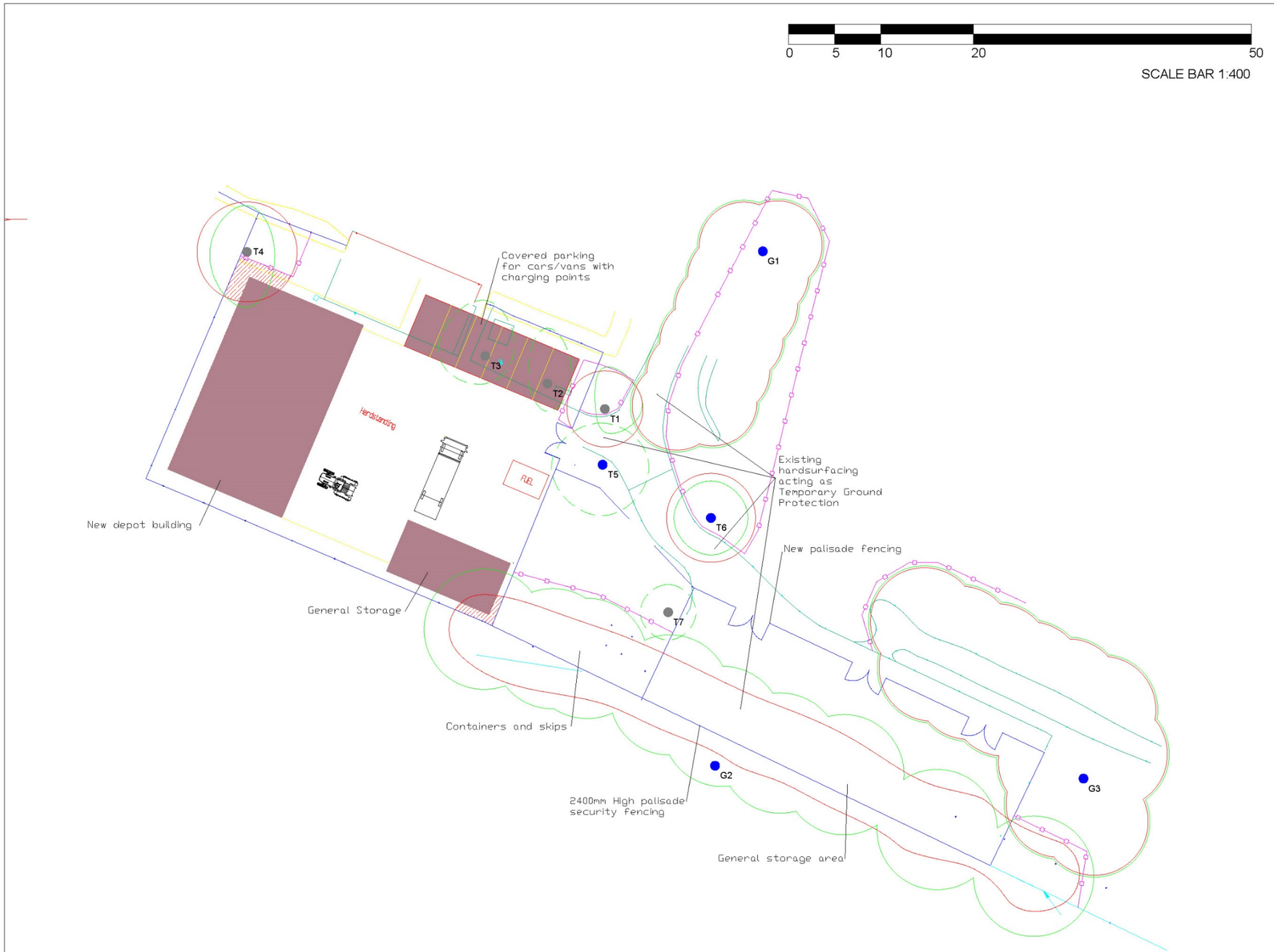
Client	Whitney Town Council
Title	Tree Constrains Plan
Site	West Whitney Sports Ground, Burford Road, Whitney, Oxon
Surveyed by	JF
Date	02/12/2024
Scale	1:400@A3
DWG No:	Appendix 2
Rev	N/A



A Category Trees

B Category Trees

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Appendix 3: Table 1 (BS:5837)

APPENDIX 4	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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			Dark Red
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A Trees of **high** quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light green
Category B Trees of **moderate** quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid blue
Category C Trees of **low** quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey