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investigate design resolve

PRELIMINARY ARBORICULTURAL SURVEY FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT BRIAR FARM: LAND OFF MENDHAM LANE, HARLESTON, NORFOLK, IP20 9DW

Prepared For

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Client:	M Scott Properties Ltd
Project:	Briar Farm: Land off Mendham Lane, Harleston, Norfolk, IP20 9DW
Project Number:	3495,EC,AR,DS
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AMENDMENT RECORD

Revision	Date	Amendments
V2	13-12-18	Outdated sketch plan removed from report.

EXECUTIVE SUMMARY

Report Description	Geosphere Environmental Limited was commissioned by M Scott Properties Ltd, to undertake a preliminary arboricultural survey of Briar Farm: Land off Mendham Lane, Harleston, Norfolk, IP20 9DW. The site is located at National Grid Reference (NGR) 625260 282920. The report relates to the proposed redevelopment of the site for residential and commercial use with associated access roads. The site covers an area of approximately 27.13 hectares (ha). This and the immediate surrounding area were surveyed.
Summary of Main Findings	The Preliminary Tree Constraints Plan, Drawings refs. 3495,EC,AR,DS/003-1/Rev 0 and 3495,EC,AR,DS/003-2/Rev 0 in Appendix 6, show the locations of all the trees surveyed and their categories. A total of 41 trees and 29 groups of trees were surveyed. Twenty-three trees were classed as Category A trees. Nine trees and ten groups of trees were classified as Category B trees. Nine trees and 19 groups of trees were classified as Category C trees. No trees were categorised as Category U trees.
Preliminary Impact Assessment	The Category A and B trees, and where possible Category C trees should be retained as part of any new development on the site. These trees are predominantly located around the margins of development parcels so it should be possible for them to remain in place, however, the root protection areas will extend some distance into the site, and tree protection measures will be required to ensure the trees are not damaged during the construction process. Table 1, in section 4.3 shows a breakdown of the potential impacts of the proposed development.
Recommendations	The Preliminary Tree Constraints Plan should be consulted to ensure that the constraints posed by the trees are considered when designing the proposed development. A full Arboricultural Survey of the site should be undertaken to produce a detailed tree constraints plan (based upon a topographical survey), showing the locations of the trees, and the root protection areas.

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TABLES

1. INTRODUCTION

1.1 General

Geosphere Environmental Ltd was commissioned by M Scott Properties Ltd, to undertake a Preliminary Arboricultural Survey of the site at Briar Farm: Land off Mendham Lane, Harleston, Norfolk, IP20 9DW.

Any limitations and conditions pertaining to the report are stated within Appendix 1, with a full list of technical references provided within Appendix 2. The report relates to the proposed redevelopment of the site for residential and commercial use.

The site covers an approximate area of 27.13 hectares (ha) and is located at National Grid reference (NGR) TM 25260 82920.

The site boundary is shown on Figure 1 below:

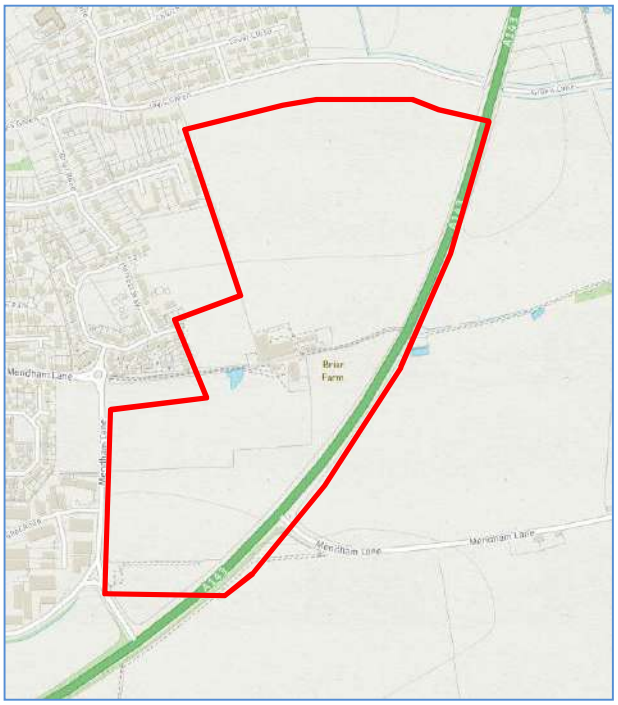

Figure 1 –The site boundary is outlined in red.

1.2 Aims

This report has been prepared to provide an early indication of the tree constraints on site, prior to undertaking of a full tree survey. A preliminary arboricultural impact assessment has been undertaken based upon the findings of the tree survey.

2. TECHNICAL APPROACH

2.1 Preliminary Arboricultural Survey

The preliminary arboricultural survey has been undertaken in general accordance with BS 5837:2012 (ref. R.1). The recommendations for tree remediation works are in accordance with current legislation and guidance, including BS 3998: 2010 Tree work- Recommendations (ref. R.2).

The data collected during this survey is based entirely upon arboricultural grounds and reflects the condition of the trees on the day the survey was undertaken. The locations of the trees are approximate only as a topographical survey has not been undertaken yet.

Scientific names and common names of plant species identified are as they appear in Stace (ref. R.3). For species not listed in Stace, scientific and common and names were taken from Johnson and More (ref. R.4).

2.2 Site Specific Limitations

This survey has been undertaken to provide an early indication of tree constraints on the site, as such, the stem diameter of the trees on site has been estimated. The trees have not been plotted on a topographical survey, so the dimensions of the trees or Root Protection areas have not been plotted on the Tree Constraints Plan.

The trees have been categorised accurately, and the approximate location of these trees is shown on the Tree Constraints Plan Drawing refs. 3495,EC,AR,DS/003-1/Rev 0 and 3495,EC,AR,DS/003-2/Rev 0 in Appendix 6.

3. TREE SURVEY

The survey was undertaken by an experienced surveyor from Geosphere Environmental Ltd on 16 October 2018 to record data relevant to the assessment of the trees on and adjacent to the site.

3.1 Site Description

The site predominantly comprises of arable fields with hedgerows and scattered trees. In the centre of the site is a farmhouse with associated outbuildings, hardstanding and garages. A residential area is located to the west of the site and the A143 runs adjacent to the eastern site boundary. There are allotments located to the south of the development site and to the north is arable land and more residential properties.

3.2 Tree Survey Results

The results of the tree survey are shown within the Tree Survey Schedule in Appendix 3. A full description of the surveyed parameters is included in the Survey Schedule Descriptions in Appendix 4. A key to the Scientific Names used is attached within Appendix 5. The results are summarised below:

- A total of 41 trees and 29 groups of trees were surveyed;
- Twenty-three trees were classed as Category A trees. This is the highest classification available under BS 5837:2012. These trees are of high quality and confer particular visual importance on the landscape and are likely to be required to be protected during the development;
- Nine trees and ten groups of trees were classified as Category B trees. These trees are of moderate quality and confer considerable importance on the landscape. These trees should be retained where possible during development;
- Nine trees and 19 groups of trees were classified as Category C trees. These trees are of low quality and confer lower levels of benefits to the landscape. The local authority may find it acceptable to remove these trees during development;
- No trees were categorised as Category U trees. These trees are of poor condition and are unlikely to provide significant value to the landscape for more than 10 years.

3.3 Preliminary Tree Constraints Plan

Preliminary Tree Constraints Plan, Drawing refs. 3495,EC,AR,DS/003-1/Rev 0 and 3495,EC,AR,DS/003-2/Rev 0 have been prepared for the site and are attached within Appendix 6.

The Preliminary Tree Constraints Plan shows the locations of the trees surveyed and their categories to assist with the design of the final development.

4. PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT

4.1 Proposed Development

The impacts below are preliminary and should be used to inform the final development plan.

4.2 Priorities for Retention

The Category A trees should be retained as part of any new development on the site. These trees are predominantly located around the site margins so this should be possible for them to remain in place, however, the root protection areas are likely to extend some distance into the site, and tree protection measures will be required to ensure the trees are not damaged during the construction process.

The Category B trees should also be retained where possible. The root protection areas of these trees will have to be considered when designing the proposed development to avoid impacting as many trees as possible.

Some of the Category C trees will need to be removed to facilitate development, for example, to allow room for several access roads. Any trees or hedgerows which are removed should be replaced on a more than 1:1 basis within the proposed development. Some of the Category C hedgerows (G4, G8, G13, G14, G21 and G24) are heavily pruned or contain gaps filled with bramble, these hedgerows will benefit from being replanted and restored which will help to mitigate the loss of any hedgerows elsewhere.

4.3 Preliminary Impact Assessment

Table 1 below, shows the potential impact of the development, based on proposals. These recommendations are preliminary, and should be used when designing the scheme.

Table 1 – Proposed Impact of Construction on Trees

Construction Works	Category	Impact on Trees
Extension of existing allotments to the south	C-B	If the existing line of trees is to be removed to extend the allotments then there is potential for the following trees will be impacted: G16 (cat B hedge), G17 and G18 (cat C hedges). Although it may be possible to retain these trees and create access points in the existing gaps along the southern and western boundary instead.
Access road into site from Mendham lane		This access road will potentially impact G5 (cat B hedge) and possibly T3 (cat B tree). The road could be positioned to avoid the root protection area of T3 so the tree can be retained. Some of the G5 hedgerow will need to be removed to allow access for this road. Additional planting will be required elsewhere to mitigate this loss. The road continues from the orange area into the residential areas near the category A trees (T1, T2, T10, T27 and T26). The design will have to be positioned carefully to avoid the root protection areas of these trees.
Secondary site access and emergency	C-B	If this access road is positioned in between the root protection areas of T30 and T31 (cat C tree) then there will be no impact to any trees. However, if this area is not suitable then T30, T31 and hedgerow G25 (cat B hedge) will

access along the northern boundary from Jays Green		potentially be impacted by the construction of a road in this area. The current road location avoids the category A and B trees along this boundary.
Pedestrian access through northern boundary from Green Lane	C-A	The root protection areas of the category A trees (T37 and T38) will need to be avoided during the positioning of this pedestrian access. G27 and potentially G28 (cat B hedges) will have a small section removed. Additional planting will provide suitable mitigation.
Hedgerow removal and re-positioning	C-B	The removal of part of this hedgerow will impact G9 (cat B hedge) and T19 cat C tree). T18 (cat A tree) should be retained in-situ. Replacement planting could mitigate the loss of the hedgerows.

4.3.1 Tree Planting

Trees should be selected and planted following BS 8545:2014 Trees: From nursery to independence in the landscape – recommendations (ref. R.5).

It should be expected that some trees will not survive after being planted. This is why trees should be replaced on a more than 1:1 basis, and an appropriate after care program should be put in place to ensure that any dead trees are replaced. Trees should be selectively thinned and formatively pruned where appropriate after the trees have established. After care should also include mulching and irrigation.

5. RECOMMENDATIONS

The Preliminary Tree Constraints Plan, Drawing refs. 3495,EC,AR,DS/003-1/Rev 0 and 3495,EC,AR,DS/003-2/Rev 0 in Appendix 6, should be consulted to assist with designing the final proposed development.

A full Arboricultural Survey of the site should be undertaken to produce a detailed Tree Constraints Plan (based upon a topographical survey), showing the locations of the trees, and the root protection areas.

APPENDICES

APPENDIX 1 – REPORT LIMITATIONS AND CONDITIONS

This report was prepared only for our client and is not intended to be relied on by any other party.

The Executive Summary and Recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon until considered in the context of the whole report.

Interpretations and recommendations contained in the report represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of reporting and based on current legislation in force at that time.

This report is prepared and written in the context stated in the introduction to this report and should not be used in a differing context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission. Therefore, with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to us for re-assessment and, if necessary, re-appraisal.

The trees were not climbed but surveyed from ground level. The survey recorded any defects which were observed, but a full tree health and safety inspection for the site is beyond the scope of this survey.

Any physical changes that happen to the site after the tree survey was undertaken have the potential to invalidate or change the findings of this report. Therefore, the consultant shall not be responsible for any event that may happen after the survey was undertaken due to factors that were not apparent at the time.

Any hazards that were visible on the day of the survey have been noted in the tree management recommendations section of the tree survey schedule (Appendix 4). However, this report should not be considered a substitute for a tree risk assessment or management plan, which would be required to minimize the risk and liability associated with the trees found on site.

APPENDIX 2 – REFERENCES

R.1. BSI (2012). BS 5837:2012 Trees in relation to design, demolition and constructions- Recommendations.

R.2. BSI (2010). BS 3998:2010 Trees work- Recommendations.

R.3. Stace, C. A. (2010). New Flora of the British Isles (third edition), Cambridge University Press.

R.4. Johnson and More (2006). Tree Guide, Harper Collins Publishers Ltd.

R.5. BSI (2014). BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations.

APPENDIX 3 – TREE SURVEY SCHEDULE

TREE SURVEY SCHEDULE

1	2	3	4	5	6	7	8
Tree No.	Species	Estimated Stem diameter (mm)	Life Stage	Tree Work Recommendations/ comments	Category Grading	Estimated RPA (m^2)	Estimated RPA Radius (m)
T1	Pedunculate Oak	700	EM	Some epicormic growth	A	221.7	8.4
T2	Pedunculate Oak	1000	M	Large deadwood branch hanging in tree, galls present	A	452.4	12.0
T3	Ash	400	SM	In hedgerow	B	72.4	4.8
T4	Pedunculate Oak	600	EM		B	162.9	7.2
T5	Pedunculate Oak	500	EM	Uneven crown growth and leaning	B	113.1	6.0
T6	Ash	400	M		A	72.4	4.8
T7	Pedunculate Oak	900	EM		A	366.4	10.8
T8	Ash	600	EM		B	162.9	7.2
T9	Pedunculate Oak	1000	M		A	452.4	12.0
T10	Pedunculate Oak	1035	M	Stag horning crown, some epicormic growth	A	484.6	12.4
T11	Ash	400	SM	Ivy covered, over-shaded and leaning	C	72.4	4.8
T12	Pedunculate Oak	400	SM	Ivy covered, small crown	B	72.4	4.8
T13	Pedunculate Oak	600	OM	1 dead stem, tree upgraded to A as the large crevices are valuable to bats	A	162.9	7.2
T14	Ash	500	EM	Over-shaded by T15, some deadwood present	B	113.1	6.0
T15	Pedunculate Oak	600	EM		A	162.9	7.2
T16	Pedunculate Oak	600	EM		A	162.9	7.2
T17	Pedunculate Oak	600	EM		A	162.9	7.2
T18	Pedunculate Oak	1000	M		A	452.4	12.0

TREE SURVEY SCHEDULE

1	2	3	4	5	6	7	8
Tree No.	Species	Estimated Stem diameter (mm)	Life Stage	Tree Work Recommendations/ comments	Category Grading	Estimated RPA (m^2)	Estimated RPA Radius (m)
T19	Ash	500	SM	Canker in the stem	C	113.1	6.0
T20	Pedunculate Oak	700	EM		A	221.7	8.4
T21	Crab Apple	300	SM		C	40.7	3.6
T22	Ash	500	SM		C	113.1	6.0
T23	Pedunculate Oak	400	SM		B	72.4	4.8
T24	Pedunculate Oak	1002	M	Off-site in adjacent allotments	A	454.2	12.0
T25	Pedunculate Oak	800	EM	Off-site in adjacent allotments	A	289.5	9.6
T26	Pedunculate Oak	1200	M	Ivy covered stem with unknown fungal fruiting body growth on stem	A	651.4	14.4
T27	Pedunculate Oak	1100	M	Deadwood present with Beefsteak fungus (*Fistulina hepatica)* fruiting body growth at base of tree	A	547.4	13.2
T28	Ash	600	EM	Prune dead branch	B	162.9	7.2
T29	Ash	400	SM		B	72.4	4.8
T30	Ash	350	SM		C	55.4	4.2
T31	Silver Birch	250	SM		C	28.3	3.0
T32	Horse Chestnut	350	SM		C	55.4	4.2
T33	Pedunculate Oak	250	SM		C	28.3	3.0
T34	Horse Chestnut	250	SM		C	28.3	3.0
T35	Pedunculate Oak	900	EM	Deadwood present	A	366.4	10.8
T36	Pedunculate Oak	800	OM	Stag horning crown	A	289.5	9.6

TREE SURVEY SCHEDULE

1	2	3	4	5	6	7	8
Tree No.	Species	Estimated Stem diameter (mm)	Life Stage	Tree Work Recommendations/ comments	Category Grading	Estimated RPA (m^2)	Estimated RPA Radius (m)
T37	Pedunculate Oak	750	EM	Ivy covered, some epicormic growth	A	254.5	9.0
T38	Pedunculate Oak	750	EM	Ivy covered, branch tear out	A	254.5	9.0
T39	Pedunculate Oak	900	M		A	366.4	10.8
T40	Pedunculate Oak	750	EM	Some deadwood	A	254.5	9.0
T41	Pedunculate Oak	700	EM	Some deadwood	A	221.7	8.4
G1	Spruce, Pedunculate Oak, Sycamore, Ash	200	SM		C	18.1	2.4
G2	Elm, Blackthrorn Hedge	100	Y		C	4.5	1.2
G3	Hawthorn, Pedunculate Oak, Ash, Elder, Dogwood, Field Maple Hedge	100	SM	Tall and thick hedgerow adjacent to road	B	4.5	1.2
G4	Blackthorn, Elm Hedge	75	Y	Small gappy hedge	C	2.5	0.9
G5	Blackthorn, Dogwood, Hawthorn, Field Maple Hedge	100	SM	Some gaps present in hedge	B	4.5	1.2
G6	Field Maple, Hawthorn Hedge	75	SM	Gappy hedgerow separated by large trees	C	2.5	0.9
G7	Ash	300	EM	Multiple stems ash dieback on one, uneven growth	B	40.7	3.6
G8	Field Maple, Hawthorn, Elm Hedge	150	SM	Gappy hedge	C	10.2	1.8
G9	Ash	500	EM		B	113.1	6.0
G10	Holly, Hawthorn, Goat Willow	150	SM		C	10.2	1.8
G11	Cypress Hedge	200	SM		C	18.1	2.4
G12	Leyland Cypress	200	SM		C	18.1	2.4
G13	Hawthorn, Elm Hedge	150	SM	Gaps present	C	10.2	1.8

TREE SURVEY SCHEDULE

1	2	3	4	5	6	7	8
Tree No.	Species	Estimated Stem diameter (mm)	Life Stage	Tree Work Recommendations/ comments	Category Grading	Estimated RPA (m^2)	Estimated RPA Radius (m)
G14	Field Maple Hedge	150	SM	Heavily pruned could be thickened and heightened to create a bigger barrier from adjacent main road	C	10.2	1.8
G15	Field Maple, Dogwood, Hawthorn, Hedge	150	SM	Trees located off-site over fence	B	10.2	1.8
G16	Horse Chestnut, Pedunculate Oak, Sycamore, Ash	300	SM	Bordering Allotments	B	40.7	3.6
G17	Blackthorn, Ash, Pedunculate Oak Hedge	150	SM	Gappy hedge with bramble	C	10.2	1.8
G18	Field Maple Hedge	200	SM		C	18.1	2.4
G19	Horse Chestnut	300	SM		C	40.7	3.6
G20	Elm, Hawthorn, Hedge	150	SM		C	10.2	1.8
G21	Hawthorn, Field Maple, Blackthorn Hedge	150	SM	Gaps present	C	10.2	1.8
G22	Ash, Pedunculate Oak, Hawthorn Hedge	300	SM		C	40.7	3.6
G23	Hawthorn	200	SM		C	18.1	2.4
G24	Introduced Shrub, Blackthorn, Elm, Dogwood, Leyland Cypress Hedge	200	SM	Bordering residential gardens - gaps present	C	18.1	2.4
G25	Walnut, Horse Chestnut, Black-Poplar	350	SM	C individually, B as a group (creates a linear landscape feature)	B	55.4	4.2
G26	Silver Birch, Horse Chestnut, Oak	250	SM		C	28.3	3.0
G27	Hawthorn, Field Maple, Pedunculate Oak, Ash	150	SM	Lines small lane	B	10.2	1.8
G28	Field Maple, Ash	300	SM		B	40.7	3.6
G29	Pedunculate Oak, Hawthorn	300	SM		B	40.7	3.6

APPENDIX 4 – SURVEY SCHEDULE DESCRIPTIONS

TREE SURVEY SCHEDULE DESCRIPTION

Tree Survey Schedule Description		
Column Number	**Heading**	**Description**
1	Tree No.	Sequential reference number (as recorded on the tree constraints plan)
2	Species	Species listed by common name
3	Stem Diameter (mm)	Stem diameter measured at 1.5 m above ground level in accordance to BS 5837:2012
4	Life stage	The age of the tree determined by life stage category: Y- young, SM- semi-mature, EM- early mature, M- mature, OM- over mature, V- veteran
5	Tree work recommendations/ comments	Work which is recommended for a tree to improve its longevity and safety in its present context. The recommendations are recorded primarily to assist with the categorisation of the trees. Please see Section 6, Tree Management for further limitations.
6	Category grading	The trees have been graded as per BS 5837: 2012 recommendations. The grading is formed by a letter and a number. The letter denotes the quality grading of the tree, the number represents one of three sub categories. Sub categories 1, 2 and 3 reflect arboricultural, landscape and cultural qualities respectively. The primary letter grading is as follows: 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 A- Trees of high quality with an estimated remaining life expectancy of at least 40 years B- Trees of moderate quality with an estimated remaining life expectancy of at least 20 years 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
7	RPA (m^2)	The root protection area calculated following BS 5837: 2012
8	RPA radius (m)	The root protection area radius calculated following BS 5837: 2012

APPENDIX 5 – KEY TO SCIENTIFIC NAMES

SCIENTIFIC NAMES KEY

Common Name	Scientific Name
Field Maple	*Acer campestre*
Sycamore	*Acer pseudoplatanus*
Horse Chestnut	*Aesculus hippocastanum*
Silver Birch	*Betula pendula*
Dogwood	*Cornus sanguinea*
Hawthorn	*Crataegus monogyna*
Cypress	*Cupressus sp.*
Ash	*Fraxinus excelsior*
Walnut	*Juglans regia*
Crab Apple	*Malus sylvestris*
Spruce	*Picea sp.*
Black-poplar	*Populus nigra*
Blackthorn	*Prunus spinosa*
Pedunculate Oak	*Quercus robur*
Goat Willow	*Salix caprea*
Elder	*Sambucus nigra*
English Elm	*Ulmus procera*
Leyland Cypress	*x Cupressocyparis leylandii*

Common and scientific names based on Stace (2010) New flora of the British Isles (3rd Edition), Cambridge University Press. For species not present in Stace, scientific and common and names were taken from Johnson and More (2006). Tree Guide, Harper Collins Publishers Ltd.

APPENDIX 6 – DRAWINGS

Preliminary Tree Constraints Plan–Drawing Ref. 3495,EC,AR,DS/003-1/Rev 0 and

Drawing Ref. 3495,EC,AR,DS/003-2/Rev 0

Legend:

- Site Boundary
- Category A tree
- Category B tree or group of trees
- Category C tree or group of trees

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SITE Briar Farm: Land Off Mendham Lane, Harleston, Norfolk, IP20 9DW	**TITLE** Preliminary Tree Constraints Plan **CLIENT** M Scott Properties	**PROJECT NO.** 3495,EC,AR,DS **DRAWN BY** LT	**DRAWING NO.** 003-1 / Rev 0 **CHECKED** KML	**DATE** October 2018 **SCALE** Not to scale

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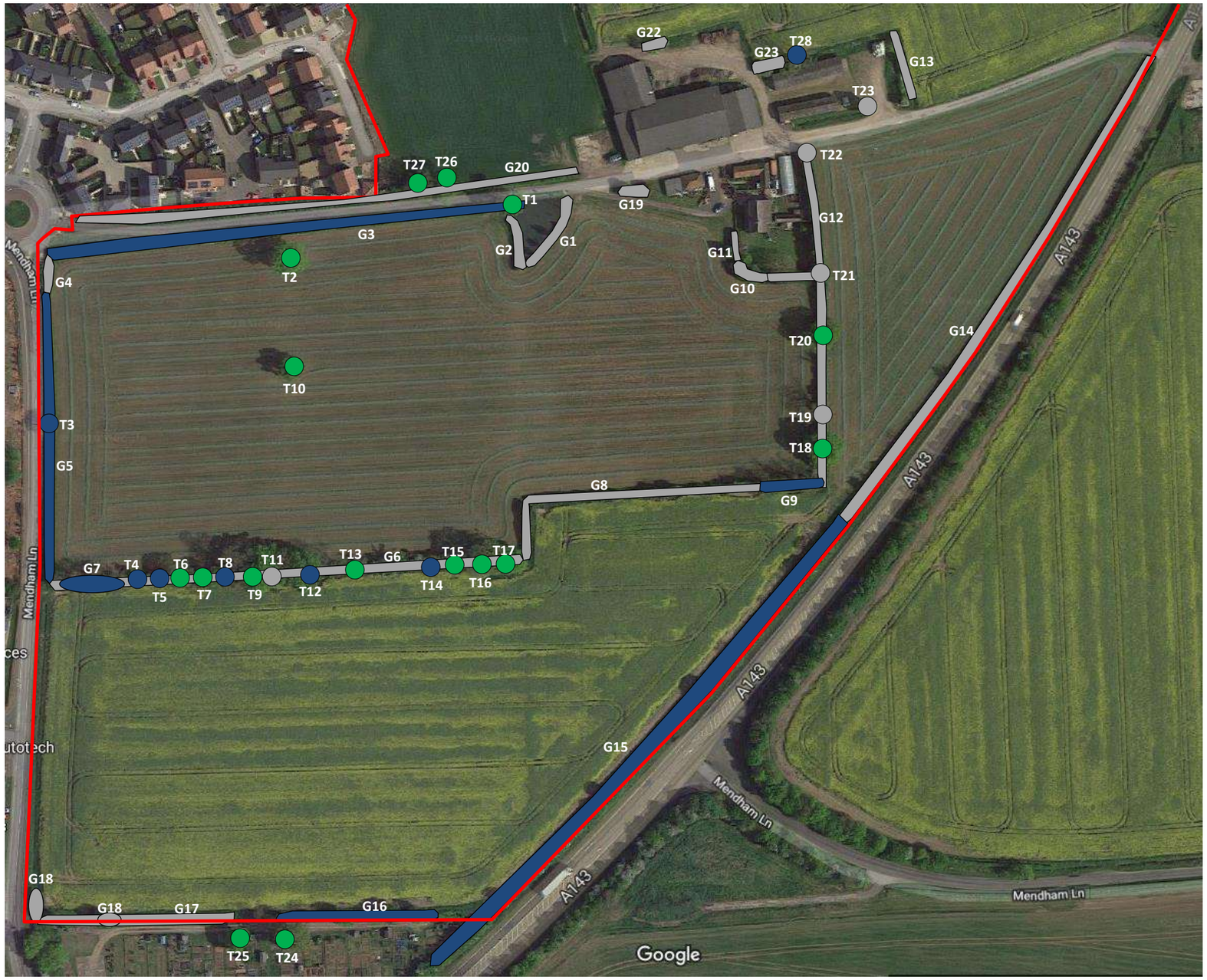

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	CLIENT	**DRAWN BY**	**CHECKED**	**SCALE**
	M Scott Properties	LT	KML	Not to scale

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