



Our Ref: 4667,AR/001-Ltr/TC,RF,KL/13-03-20/V2

M Scott Properties Ltd
Suite 5, Oyster House
Severalls Lane
Colchester
Essex
CO4 9PD

Date: 13 March 2020

For the attention of Graham McCormick

By Email:
- graham@mscott.co.uk

Dear Graham McCormick,

Land Between Shelfanger Road and Heywood Road, Diss

1. Introduction

Geosphere Environmental Limited has been commissioned to undertake an Arboricultural Survey at Land between Shelfanger Road and Heywood Road, Diss.

The site is located at National Grid reference (NGR) TM 11618089. The site covers an area of approximately 8.5 hectares (ha). This and the immediate surrounding area were surveyed.

2. Technical Approach

An arboricultural survey was undertaken to categorise the trees onsite in accordance to BS 5837: 2012 Trees in relation to design, demolition, and construction – Recommendations (ref. **R.1**). The measurements of the trees have been estimated rather than measures accurately. A Topographical Survey was not undertaken onsite, as such the location of the trees is indicative only.

Scientific names and common names of plant species identified are as they appear in Stace (ref. **R.2**).

3. Site Description

All of the trees on site are located along the boundaries of the site. The site comprised predominantly of arable fields which are bordered to the south by a line of large mature trees located with the adjacent cemetery. The triangular patch of land to the west has been cleared of vegetation. All of the trees present onsite are shown on the Tree Constraints Plan Drawing ref. 4667,AR/001/Rev0.

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4. Tree Survey Results

The Survey was undertaken by Tom Cox TechArborA from Geosphere Environmental Ltd on 27 February 2020 to record data relevant to the assessment of trees on and adjacent to the site.

The results of the tree survey are shown in Appendix 3. A full description of the surveyed parameters is included in the Survey Schedule Description in Appendix 4. A key to the scientific names used is attached within Appendix 5. The results are summarised below.

A total of six trees and seven groups of trees were surveyed;

Three trees and one group were classified 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. These trees are likely to be required to be protected during the development.

Three 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.

Six groups 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 or groups were classified as Category U trees.

A summary of the tree categories is shown in Table 1 below:

Table 1 – Category Grading		
Category	Trees	Groups
Category A	T1, T2, T4	G4
Category B	T3, T5, T6	–
Category C	–	G1, G2, G3, G5, G6, G7

5. Permissions and Council Restrictions

The South Norfolk District Council Online Planning Map (ref.**R.3**) was consulted on the 28 February 2020. It confirmed that there are no Tree Preservations Orders onsite and the site is not located within a Conservation Area. This is shown on the Tree Preservation Order Plan Drawing ref. 4667,AR/002/Rev0 attached in Appendix 2.

6. Priorities for Retention

All of the trees below are shown on the Tree Constraints Plan Drawing ref. 4667,AR/001/Rev0 attached within Appendix 2.

The Category A trees T1, T2, T4 and G4, and the Category B trees T3, T5 and T6, should be retained as part as part of any new development on the site. The majority of these trees are located offsite or along the boundaries of the site and as such it should be possible to retain these trees.

Some of the Category C trees will need to be removed, to facilitate access for the development. If possible, these trees could be retained to form boundary features within the proposed development.

7. Conclusions

The Tree Constraints Plan, Drawing ref. 4667,AR/001/Rev0, in Appendix 2 should be consulted, to ensure that the constraints posed by the trees are taken into account when designing the proposed development. For example, retained trees could be incorporated within proposed residential garden or as borders for the development.

A full tree survey should be undertaken following BS5837:2012, with detailed measurements of the trees onsite. A topographical survey should be undertaken to accurately record the location of the trees.

Yours sincerely

Checked by:

Tom Cox
Ecologist

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Richard Fenna
Senior Arboricultural and Ecological
consultant
Geosphere Environmental Ltd
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Checked and authorised by:

Katie Linehan
Technical Director of Ecology
Geosphere Environmental Ltd

References:

- R.1.** BSI (2012). BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations
- R.2.** Stace, C. A. (2010). New Flora of the British Isles (third edition), Cambridge University Press.
- R.3.** South Norfolk District Council Online Planning Map (accessed on 28 February 2020) <http://my.south-norfolk.gov.uk/mysouthnorfolk.aspx>

Enclosures:

- Appendix 1 – Report Limitations and Conditions
- Appendix 2 – Drawings
- Appendix 3 – Tree Survey Schedule
- Appendix 4 – Survey Schedule Descriptions
- Appendix 5 – Key to Scientific Names



APPENDICES

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Appendix 1 – Report Limitations and Conditions

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report has been prepared for the sole use of the Client for the purposes described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.

This report is prepared and written for the use stated herein; it should not be used for any other purposes without reference to Geosphere Environmental Limited. The report has been prepared in relation to the proposed end-use but should another end-use be intended a further re- assessment may be required. It is likely that over time practises will improve and the relevant guidance and legislation be amended or superseded, which may necessitate a re-assessment of the site.

The accuracy of any map extracts cannot be guaranteed. It is possible that different conditions existed onsite, between and subsequent to the various map surveys appended.

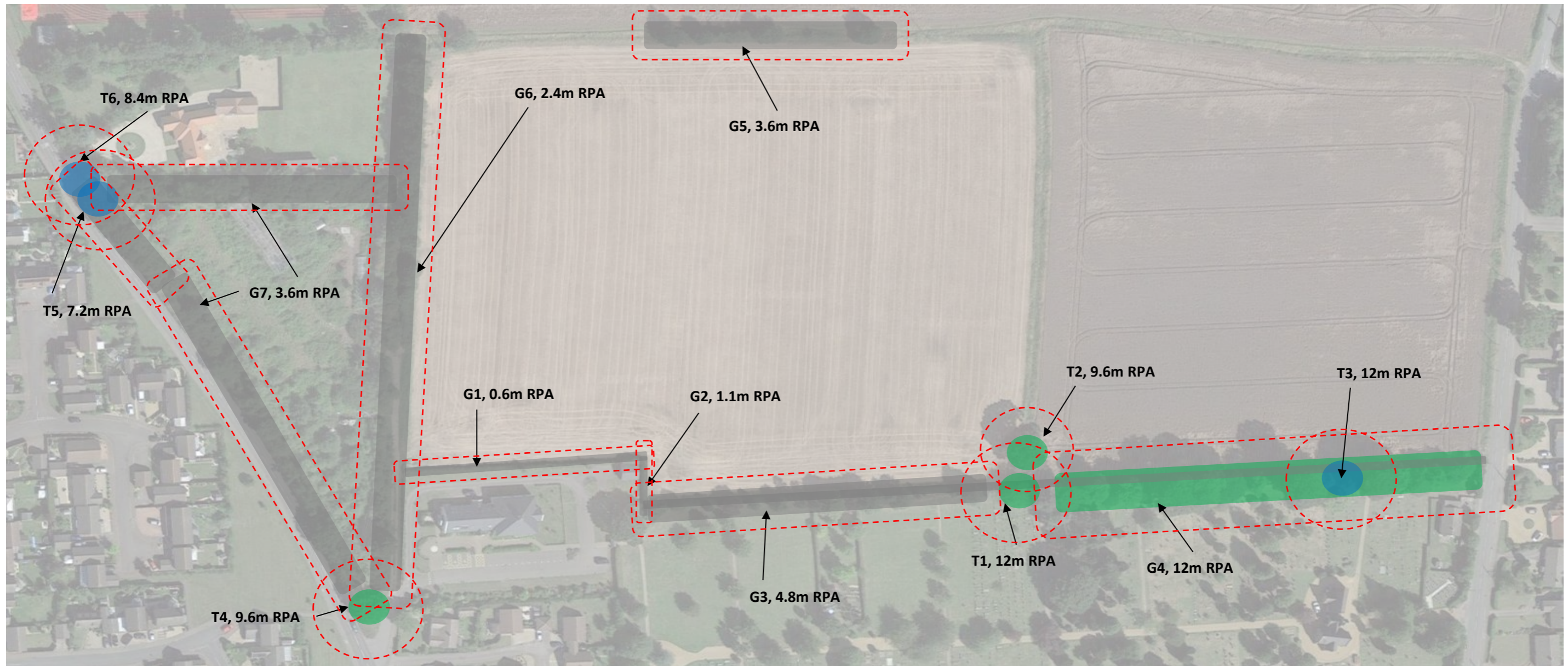
Whilst the report may express an opinion on possible configurations of strata between or beyond exploratory holes discussed or on the possible presence of features based upon visual, verbal or published evidence, this is for guidance only and no liability can be accepted for its accuracy.



Appendix 2 – Drawings

Tree Constraints Plan – 4667,AR/001/Rev0

Tree Preservation Orders Plan – 4667,AR/002/Rev0



PROJECT

Land Between Shelfanger Road and Heywood Road, Diss





TITLE

Tree Constraints Plan

DRAWING NUMBER

4669,AR/001/Rev0

LEGEND

	Category A
	Category B
	Category C
	Root Protection Area

SCALE

Not to scale

DRAWN BY

TC

DATE

27/02/2020

CHECKED BY

RF



LEGEND



SOURCE

<http://my.south-norfolk.gov.uk/mysouthnorfolk.aspx>

PROJECT

Land Between Shelfanger Road and Heywood Road, Diss

TITLE

Tree Presevation Order plan

DRAWING NUMBER

4667,AR/002/Rev0

SCALE

As marked

DATE

27/02/2020

DRAWN BY

TC

CHECKED BY

RF





Appendix 3 – Tree Survey Schedule

TREE SURVEY SCHEDULE



Project Number: 4667,AR

Project Name: Land Between Shelfanger Road and Heywood Road,
Diss

Date: 13/03/2020

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16
Tree No.	Species	Height (m)	Stem Diameter (mm)	No. of Stems	Branch Spread (m)				First Branch Height (m)	Canopy Height (m)	Life Stage	Physiological Conditions	Structural Conditions	Remaining Contribution (years)	Category Grading	RPA (m ²)	RPA Radius (m)	Tree Work Recommendations / Comments
					N	E	S	W										
T1	Cedar	15	1000	1	6	6	6	6	8	8	M	G	G	40+	A	452.4	12.0	
T2	Pedunculate Oak	14	800	1	6	6	6	6	4	4	M	G	G	40+	A	289.5	9.6	Dead wood, large tear out on the eastern side
T3	Dead	10	1000	1	0	0	0	0	-	-	M	D	D	10+	B	452.4	12.0	lots of holes within the dead stem, medium bat roost potential. Remedial work has been done and left as standing deadwood. Category B due to conservation value.
T4	Pedunculate Oak	10	800	1	7	7	7	7	4	4	M	G	G	40+	A	289.5	9.6	Several fissures and cracks within crown
T5	Pedunculate Oak	12	600	1	5	5	5	5	3	3	SM	G	G	20+	B	162.9	7.2	
T6	Cypress	10	700	1	4	4	4	4	5	5	SM	G	G	20+	B	221.7	8.4	
G1	Field Maple	1	50	1	0.5	0.5	0.5	0.5	0	0	SM	G	G	20+	C	1.1	0.6	
G2	Hawthorn	1.5	50	1	0.5	0.5	0.5	0.5	0	0	SM	G	G	20+	C	1.1	0.6	
G3	Horse-chestnut, Yew, Cherry, Lime, Scots Pine, Sycamore	12	400	1	4	4	4	4	5	5	SM	G	G	20+	C	72.4	4.8	
G4	Oak, Horse-chestnut, Beech, Lime	16	1000	1	7	7	7	7	10	10	M	G	G	40+	A	452.4	12.0	
G5	Ash, Field Maple	6	300	1	1	1	1	1	0	0	SM	G	G	20+	C	40.7	3.6	
G6	Oak, Field Maple	6	200	1	1	1	1	1	0	0	SM	G	G	20+	C	18.1	2.4	

TREE SURVEY SCHEDULE

Project Number: 4667,AR

Project Name: Land Between Shelfanger Road and Heywood Road,
Diss

Date: 13/03/2020

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16
Tree No.	Species	Height (m)	Stem Diameter (mm)	No. of Stems	Branch Spread (m)				First Branch Height (m)	Canopy Height (m)	Life Stage	Physiological Conditions	Structural Conditions	Remaining Contribution (years)	Category Grading	RPA (m ²)	RPA Radius (m)	Tree Work Recommendations / Comments
					N	E	S	W										
G7	Oak, Blackthorn, Sycamore, Field Maple	6	300	1	1.5	1.5	1.5	1.5	0	0	SM	G	G	20+	C	40.7	3.6	



Appendix 4 – Survey Schedule Descriptions

TREE SURVEY SCHEDULE DESCRIPTIONS



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	Height (m)	Total height of the tree
4	Stem Diameter (mm)	Stem diameter measured at 1.5 m above ground level in accordance to BS 5837:2012
5	No of stems	Total number of stems of a tree
6	Branch spread (m)	Branch spread, taken at the four cardinal points, to derive an accurate representation of the crown (plotted on the tree constraints plan)
7	First branch hgt (m)	Existing height above ground level of first branch measured at the union with the stem
8	Canopy hgt (m)	Existing height of the average clearance of the canopy above ground level
9	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
10	Physiological condition	The physiological condition of a tree based on a tree health assessment: G- good, F- fair, P- poor, D- dead
11	Structural condition	The structural condition of a tree based on structural integrity and signs of structural defects which may cause failure: G- good, F- fair, P- poor, D- dead
12	Remaining contribution (yrs)	Estimated remaining contribution in years that the trees will have on the landscape in their current context. A tree will not necessarily remain safe for the entirety of the remaining years. The remaining contribution has been categorised as follows: <10, 10+, 20+ and 40+
13	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
14	RPA (m ²)	The root protection area calculated following BS 5837: 2012
15	RPA radius (m)	The root protection area radius calculated following BS 5837: 2012
16	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.

TITLE
Tree Survey Schedule Descriptions

DATE
03/03/2020

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Appendix 5 – Key to Scientific Names

SCIENTIFIC NAMES KEY



Common Name	Scientific Name
Field Maple	<i>Acer campestre</i>
Sycamore	<i>Acer pseudoplatanus</i>
Horse Chestnut	<i>Aesculus hippocastanum</i>
Cedar	<i>Cedrus sp.</i>
Hawthorn	<i>Crataegus monogyna</i>
Beech	<i>Fagus sylvatica</i>
Ash	<i>Fraxinus excelsior</i>
Scots Pine	<i>Pinus sylvestris</i>
Cherry	<i>Prunus sp.</i>
Blackthorn	<i>Prunus spinosa</i>
Pedunculate Oak	<i>Quercus robur</i>
Yew	<i>Taxus baccata</i>
Common Lime	<i>Tilia x europaea</i>
Leyland Cypress	<i>x Cupressocyparis leylandii</i>

REFERENCE

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 names were taken from Johnson and More (2006). Tree Guide, Harper Collins Publishers Ltd.

TITLE
Scientific Names Key

DATE
03/03/2020

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Ec

Ecology.

Fr

Flood Risk.

Ge

Geotechnical.

En

Environmental.

Kw

Knotweed.

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