

## Land North of Barkby Road, Syston

### Technical Note in Respect of Arboriculture

#### edp4685\_r002e

#### 1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Taylor Wimpey (UK) Ltd (the applicant) to undertake a BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* compliant survey of the trees in relation to the proposed development of Land North of Barkby Road, Syston (hereafter referred to as 'the site').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website ([www.edp-uk.co.uk](http://www.edp-uk.co.uk)).
- 1.3 The Site is located on the south-eastern urban edge of the town of Syston and lies within the administrative boundary of Charnwood Borough Council (CBC). It consists of two arable fields bounded by hedgerows. the site is bordered by further agricultural land to the north; the Queenborough Road runs the length of the eastern boundary; Barkby Road runs the length of the southern boundary; and residential properties lie to the east.

#### 2. Methodology and Limitations

- 2.1 The methodology adopted for this survey is based on guidelines set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Site trees and other significant vegetation are as noted on **Annex EDP 1**. This is derived from the topographic survey data included as **Annex EDP 2**. All surveyed items are detailed in **Schedule EDP 1 (Annex EDP 3)**. No other trees are covered by this survey.
- 2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.
- 2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.

2.4 **Schedule EDP 1** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:

- Sequential reference number (recorded on **Annex EDP 1**);
- Species;
- Height;
- Stem diameter;
- Branch spread;
- Existing height above ground level;
- Life stage;
- Physiological condition;
- Structural condition;
- Preliminary management recommendations;
- Estimated remaining contribution;
- Category grading; and
- Tree works priority codes.

***Limitations***

2.5 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the site or the development proposals could change the current circumstances and may invalidate this report and any recommendations made.

2.6 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

2.7 A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.

2.8 The subject trees have not been tagged for identification purposes.

### 3. Aims and Objectives

- 3.1 The tree constraints information contained within this technical note will be used to inform the masterplanning of the site and, in turn, the Arboricultural Impact Assessment, which will be submitted in support of the Outline Application.

### 4. Overview of Tree Stock

- 4.1 The survey has identified four individual trees, two groups of trees and 13 hedgerows, totalling 19 items. Of these 19 items, three have been categorised as B, of moderate quality; and 11 have been categorised as C, of low quality. In addition, five items have been categorised as U and due to their impaired condition are considered unsuitable for retention, irrespective of development.
- 4.2 An illustrative summary of the species diversity, age distribution and grading categorisation for the site is provided in **Annex EDP 4**.
- 4.3 All surveyed items are as noted in **Annex EDP 1** and detailed in **Schedule EDP 1 (Annex EDP 3)**.

### 5. Statutory Protection

#### ***Tree Preservation Orders and Conservation Areas***

- 5.1 Review of CBC's online resource confirms that there are no Tree Preservation Orders (TPO) registered against this Site, nor does the site lie within a designated conservation area.

### 6. Site Constraints

- 6.1 All off-site items indicated in **Annex EDP 1** remain outside of the direct control of the scheme, however, their above- and below-ground constraints will need to be considered in during the design process.
- 6.2 The required RPA for each item is as described in **Schedule EDP 2 (Annex EDP 5)** and is depicted in **Annex EDP 1**. To ensure appropriate protection is afforded to the roots, the extent of the RPA shall be defined by means of the installation of protective barriers in accordance with the recommendations given in Section 6.2 of BS 5837:2012. The extent of this enclosed area, known as the Construction Exclusion Zone (CEZ), will be depicted on a Tree Protection Plan, to follow on with the Arboricultural Impact Assessment.



---

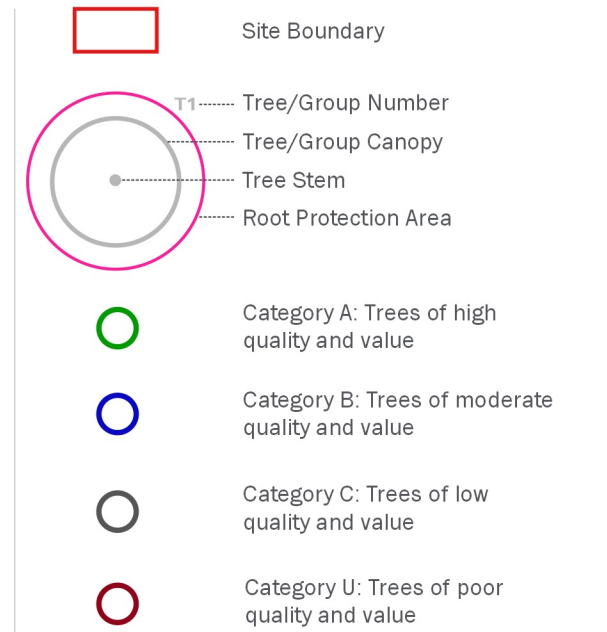
## **7. Conclusion**

- 7.1 Of the items surveyed, three items have been identified as category B, of moderate quality and value, and should be prioritised for retention due to their condition, age and retention span.
- 7.2 The arboricultural constraints information provided with this Technical Note will feed into the proposed masterplanning for the site and inform the site Layout.
- 7.3 Once the site Layout has been fixed, an Arboricultural Impact Assessment and Tree Protection Plan will be undertaken to support the Outline Application and to ensure the safe, long-term retention of the arboricultural items for the Site.



---

**Annex EDP 1**  
**Tree Constraints Plan**  
(edp4685\_d010b 25 June 2018 LB/LM)



client

**Taylor Wimpey (UK) Ltd**

project title

**Land North of Barkby Road, Syston**

drawing title

**Annex EDP 1: Tree Constraints Plan**

date	25 JUNE 2018	drawn by	LB
drawing number	edp4685_d010b	checked	LM
scale	Refer to scale bar	QA	GY



info@edp-uk.co.uk www.edp-uk.co.uk  
 Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190



---

**Annex EDP 2**  
**Topographical Survey**





**Annex EDP 3**  
**Tree Survey Key and Schedule EDP 1**

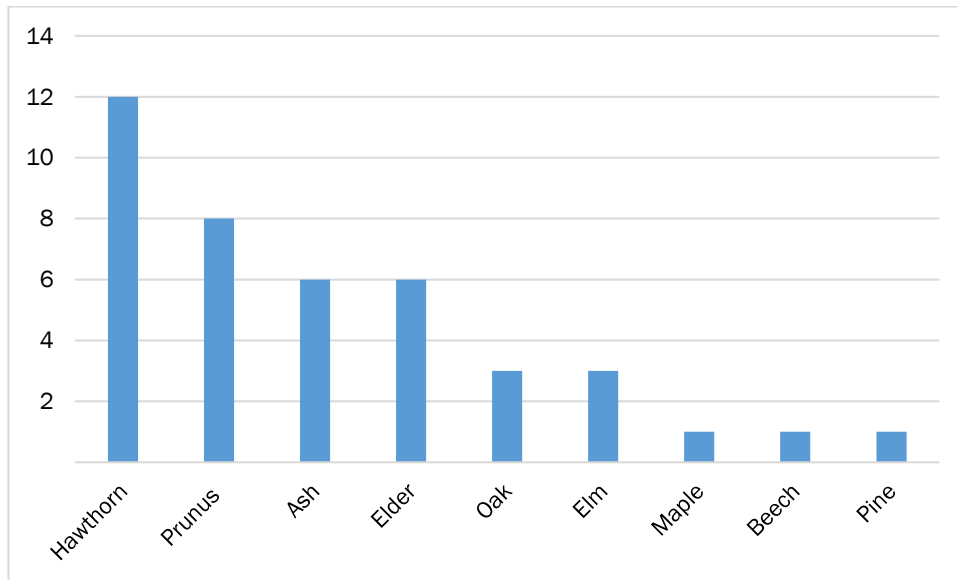
<b>Sequential Reference Number</b>	T - Individual specimen;  G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally;  H - Linear group of specimens that form a hedge or boundary; and  W - A larger group or area of trees that should be regarded as a single woodland unit
<b>Species</b>	Common English names are used wherever possible for simplicity
<b>Height</b>	An approximation of height (in metres) is provided for the highest point of the tree.
<b>Stem Diameter</b>	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012.
<b>Branch Spread</b>	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on <b>Annex EDP 1</b> .
<b>Existing Height Above Ground Level</b>	An approximation of height (in metres) of crown clearance above adjacent ground level.
<b>Life Stage</b>	There are six classes to which trees are assigned:  Young;  Semi Mature;  Early Mature;  Mature;  Over Mature; and  Veteran.
<b>Physiological Condition</b>	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following:  Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and  Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
<b>Structural Condition</b>	Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect <sup>1</sup> ".

<sup>1</sup> BS 5837:2012 Section 4.4.2.5

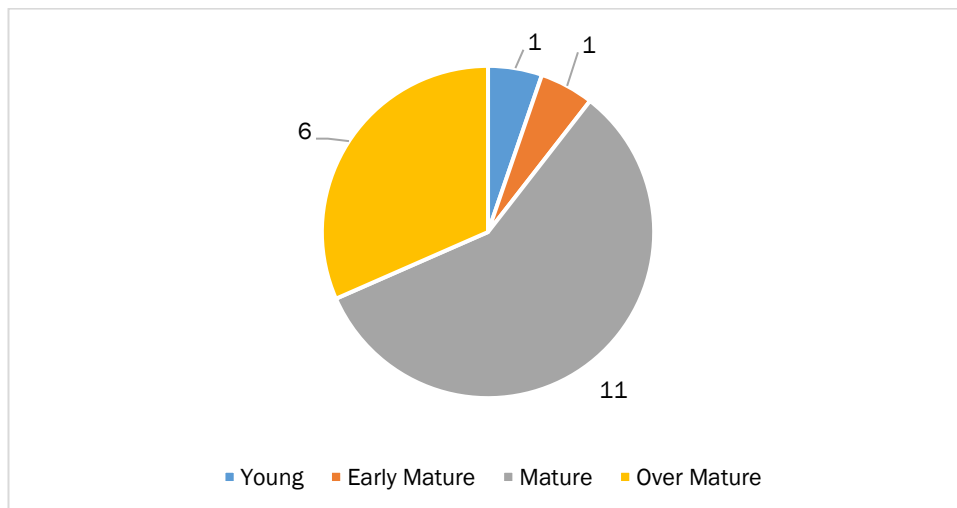


<p><b>Preliminary Management Recommendations</b></p>	<p>These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.</p>
<p><b>Estimated Remaining Contribution</b></p>	<p>The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity:</p> <p>Less than 10;</p> <p>10+;</p> <p>20+; and</p> <p>40+.</p>
<p><b>Category Grading</b></p>	<p>Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS 5837:2012.</p>
<p><b>Tree Works Priority Codes</b></p>	<p>Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows:</p> <p>Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard;</p> <p>Priority 2: Work that should be undertaken prior to any works commencing on site; and</p> <p>Priority 3: Work that should be undertaken following the completion of the development.</p>

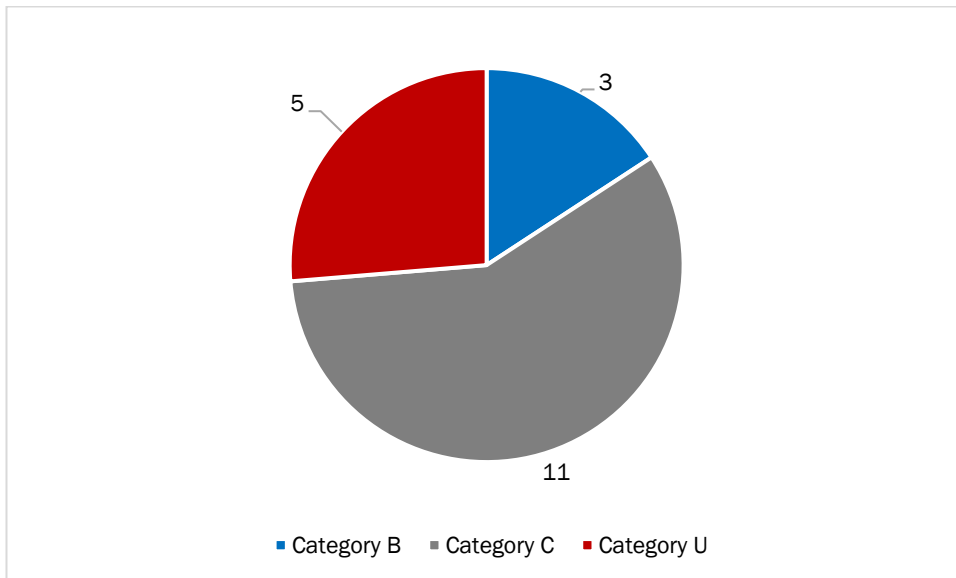
**Annex EDP 4**  
**Illustrative Summary of Survey Data**



**Figure EDP 4.1** Species Diversity



**Figure EDP 4.2:** Age Distribution



**Figure EDP 4.3:** Category Grading

**Annex EDP 5**  
**Schedule EDP 2**  
**Tree Constraints Schedule**

Reference No.	Cat Grading	No of stems	RPA Radius (m)	RPA Area m <sup>2</sup>	Ultimate Height (m)	Ultimate Crown Spread (m)			
						N	E	S	W
H1	C2	1	1.2	4.5	2	1	1	1	1
H2	C2	1	1.8	10.2	5	1	1	1	1
H3	C2	1	1.8	10.2	2	1	1	1	1
H4	C2	1	1.8	10.2	2	1	1	1	1
H5	C2	1	1.2	4.5	2	1	1	1	1
H6	C2	1	1.2	4.5	2	1	1	1	1
H7	C2	1	1.2	4.5	3	1	1	1	1
T8	B1	1	4.0	49.3	15	5	5	5	5
H9	C	1	1.8	10.2	5	1	1	1	1
T10	U	1	11.4	408.3	11	2	4	5	5
H11	C	1	1.2	4.5	1	1	1	1	1
H12	U	1	1.2	4.5	1	1	1	1	1
T13	B	1	11.4	408.3	23	11	12	10	12
H14	U	1	1.2	4.5	1	1	1	1	1
H15	U	1	1.2	4.5	1	1	1	1	1
H16	U	1	1.2	4.5	3	1	1	1	1
T17	C1	1	1.2	4.5	6	2	2	2	2
G18	C	1	1.8	10.2	8	1	1	1	1
G19	B2	1	2.4	18.1	11	2	2	2	2