

Mrs HELEN KIRK: PROOF OF EVIDENCE ON ARBORICULTURAL MATTERS

Local Authority Planning Application Reference: 23/01615/F
Appeal Reference: APP/G2625/W/25/3375696

FPCR | environment
& design



Town and Country Act 1990 Appeal – Proof of Evidence on Arboricultural Matters

Appellant

Honeyview Investments Ltd

Respondent

Norwich City Council

Site

Barnard Road, Norwich

Date

February 2026

CONTENTS

1.0	INTRODUCTION	2
2.0	BACKGROUND AND CONTEXT	2
3.0	EXECUTIVE SUMMARY OF EVIDENCE.....	3

APPENDICIES

Appendix A – Statement of Case on Arboricultural Matters

Appendix B – Curriculum Vitae

Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	AW / 19/02/26	HCK / 19/02/26
	Final	HCK / 20/02/26	SMM / 20/02/26

1.0 INTRODUCTION

Qualifications & Experience

- 1.1 This evidence on Arboricultural Matters has been prepared by Mrs Helen Clair Kirk. I hold a National Diploma in Arboriculture from Merrist Wood College and I am a Professional Member of the Institute of Chartered Foresters and Arboricultural Association. I have worked in the arboricultural industry for over 30 years and have experience in local government as well as being a practical arborist.
- 1.2 I am a Director at FPCR Environment and Design Limited (FPCR) based at the Lockington Office, a post that I have held for the past nineteen years. I am responsible for overseeing the day-to-day activities of the Arboricultural Department.
- 1.3 At FPCR I have had extensive involvement in planning and development in relation to Arboriculture and have worked on a wide range of development projects where tree care and management have been major considerations.
- 1.4 I include a full Curriculum Vitae in Appendix B.
- 1.5 In preparing this evidence and to assist the inquiry, I visited the site on Monday 21st July 2025 to undertake an independent site walkover and review of the existing tree cover, noting anything of significance relevant to the appeal case.

Declaration

- 1.6 The evidence which I have prepared and provide for this appeal is true has been prepared and is given in accordance with guidance of my professional institution, the Institute of Chartered Foresters (ICF) and I confirm that the opinions expressed are my true and professional opinions irrespective of by whom I am instructed.

2.0 BACKGROUND AND CONTEXT

- 2.1 This Proof of Evidence is submitted on behalf of the Appellant, Honeyview Investments Ltd, regarding the appeal against the refusal of planning permission by Norwich City Council (the 'Council'). The appeal relates to Planning Application Reference 23/01615/F, which proposed the construction of a Class E food store with associated access, car parking, servicing, and landscaping at 10 Barnard Road, Norwich. The application was refused at Committee on 16th May 2025, citing four reasons for refusal.
- 2.2 Reason for Refusal 2 relates specifically to the loss of protected trees along the southern side of Dereham Road. The Council contends that these trees make an "*important contribution to the character, local distinctiveness and quality of the urban environment*". Notably, this refusal was issued notwithstanding the fact that the Council's own Tree Officer raised no objection to the final proposals from an arboricultural perspective. The Council asserts that the removal of these trees is contrary to Policy DM7 of the Development Management Policies Local Plan 2014 and Paragraph 136 of the National Planning Policy Framework (NPPF) 2024.
- 2.3 The Appellant contends that the proposed development is policy compliant and that the grounds for refusal are unsubstantiated based on the professional arboricultural justifications as set out within my Statement of Case on Arboricultural Matters (Appendix A).

Appeal Context

- 2.4 For wider context to the appeal, setting out relevant planning history and a summary of how the application was considered by the Local Planning Authority (including an Officer recommendation of approval), the policy context and the case on behalf of the Appellant is set out in the comprehensive Statement of Case and serving as planning evidence prepared by Mr Rawdon Gasgoine, Director - Emery Planning.
- 2.5 In the course of the appeal proceedings and in the light of the Council's confirmation that it will not be defending any of the four reasons for refusal, and as agreed with the Inspector in the Case Management Conference held on 30 January 2026, my evidence takes the form of a summary of the case on behalf of the Appellant and I rely on the detail set out within the Statement of Case on Arboricultural Matters that has already been submitted as part of the appeal, addressing the relevant issues in detail and which is attached to this Proof of Evidence at Appendix A.
- 2.6 My evidence therefore comprises the details contained in the Statement of Case on Arboricultural Matters in relation to the appeal and should be read alongside the evidence of Mr Andrew Bell, which addresses highways matters and Mr Rawdon Gascoigne, which addresses planning matters in a similar format to that described above.
- 2.7 My evidence should also be read in conjunction with the agreed Planning Statement of Common Ground submitted to the Planning Inspectorate on 6 February 2026.

3.0 EXECUTIVE SUMMARY OF EVIDENCE

Site Context and Proposal

- 3.1 This evidence relates to an appeal by Honeyview Investments Ltd against the refusal of planning permission (Ref: 23/01615/F) for a Class E food store at 10 Barnard Road, Norwich. The Statement of Case at Appendix A specifically addresses Reason for Refusal 2, which cites the loss of protected trees along Dereham Road as being contrary to local and national planning policies.

Arboricultural Context

- 3.2 The site's tree cover primarily consists of native species ranging from Category B (moderate quality) to Category C (low quality), with one high-quality Category A specimen.
- 3.3 Seven oak trees and one Norway Maple are protected under Tree Preservation Order (TPO) No. 613. A further provisional TPO (No. 634) was served following the initial refusal of planning permission.
- 3.4 I undertook an independent review of the submitted Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS) by Green Leaf Planning and concluded the documentation is fit for purpose and provides an accurate basis for determining impacts arising from the proposed development on existing trees.

The Appeal Case (Response to Reason for Refusal 2)

- 3.5 The proposed development requires the removal of four oak trees from TPO No. 613 to facilitate the construction of an inclusive pedestrian and disabled access ramp leading from Dereham Road to the new store. The Appellant contends that:
- The access ramp provides a substantial improvement to the proposed scheme's design and usability.
 - The Council's Tree Officer expressed no objection to the proposals, agreeing that replacement tree planting at a ratio of 3:1 was an acceptable and pragmatic mitigation strategy for the loss of the four protected trees to facilitate the access ramp.
 - The proposed replacement oak trees would be of heavy standard size and will achieve comparable height and screening to the existing trees within 15 years, as demonstrated by photomontage visual evidence.

Conclusion

- 3.6 The Appellant maintains that the arboricultural impacts are localised and short-term. Through a robust planting scheme and the application of standard planning conditions for protection and supervision, the development will enhance the local treescape in the medium to long term. The development proposals are therefore in accordance with Policy DM7 of the Development Management Policies Local Plan 2014 and Paragraph 136 of the National Planning Policy Framework (NPPF) 2024.
- 3.7 Consequently, it is argued that Reason for Refusal 2 is unjustified and it is respectfully requested that the inspector allow the appeal.

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.

Mrs HELEN KIRK: STATEMENT OF CASE ARBORICULTURAL MATTERS

Local Authority Planning Application Reference: 23/01615/F
Appeal Reference: APP/G2625/W/25/3375696

FPCR | environment
& design



Town and Country Act 1990 Appeal – Statement of Case (Arboricultural Matters)

Appellant

Honeyview Investments Ltd

Respondent

Norwich City Council

Site

Barnard Road, Norwich

Date

November 2025

CONTENTS

1.0	REASON FOR STATEMENT	2
2.0	BACKGROUND INFORMATION AND CHRONOLOGY	3
3.0	TREE PRESERVATION ORDERS.....	4
4.0	NORWICH CITY COUNCIL TREE OFFICER COMMENTS	5
5.0	EVALUATION AND DISCUSSION	6
6.0	POLICY COMPLIANCE & INTERPRETATION OF POLICY AND SUMMARY EVALUATION IN RESPECT OF THE PROPOSALS	9
7.0	CONCLUSION	11

FIGURES

Visualisations – Figures 1-6

APPENDICIES

Appendix A – Copy of Tree Survey and Arboricultural Implications Assessment (Green Leaf Planning)

Appendix B – Copy of Tree Officer Consultation Comments (dated 12th November 2024)

Appendix C – Copy of Tree Officer Consultation Comments (dated 15th April 2025)

Appendix D – Copy of City of Norwich Tree Preservation Order Number 613

Appendix E – Copy of City of Norwich Tree Preservation Order Number 634

Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft v1	AW / 05/08/25	HCK / 17/08/25
-	Draft v1 – Statement of Case	AW / 07/10/25	HCK / 08/10/25
-	Final – Statement of Case	AW / 15/10/25	HCK / 15/10/25
-	Final v1 – Statement of Case	AW / 03/11/25	HCK / 05/11/25

1.0 REASON FOR STATEMENT

- 1.1 The appeal is being made against the refusal of planning permission by Norwich City Council ('the Council') for the construction of a Class E food store with associated access, car parking, servicing and landscaping (Local Authority Planning Application Reference: 23/01615/F), on land located at 10 Barnard Road, Norwich, NR5 9JB ('the Site'). The application was refused at Committee on 16th May 2025 citing four reasons for refusal with one of the reasons for refusal (reason two) relating to the loss of trees.
- 1.2 Reason for Refusal 2 states that:
- "2. The application involves the loss of protected trees that form part of a continuous existing landscaping feature along the southern side of Dereham Road, which makes an important contribution to the character, local distinctiveness and quality of the urban environment. The loss of the protected trees does not facilitate a substantially improved approach to the design and landscaping of the development that would outweigh the loss of the trees contrary to policy DM7 of the Development Management Policies Local Plan 2014 and paragraph 136 of the National Planning Policy Framework 2024."*
- 1.3 Reason for Refusal 2 states that the application is contrary to Planning Policy DM7 of the Development Management Policies Plan 2014 (DMPLP) and Paragraph 136 of the National Planning Policy Framework 2024 (NPPF) and therefore is in the Council's opinion not compliant with both local and national planning policy.
- 1.4 Through this Statement of Case, it will be demonstrated that, from an arboricultural perspective the proposed development is policy compliant. It is acknowledged that the development proposals will require the removal of protected trees to facilitate its construction, in particular the access ramp, however through the thorough examination and interpretation of Policy DM7 of the DMPLP and Paragraph 136 of NPPF, this statement will establish that the application proposals are policy compliant and the loss of tree cover can be readily mitigated through the implementation of a robust scheme of new tree planting, which will not only provide an appropriate level of mitigation appropriate for the losses but will also deliver an enhanced and structured treescape along the Dereham Road boundary and elsewhere within the site long term to ensure there is no loss of character, local distinctiveness and quality of the urban environment from an arboricultural perspective especially on the southern side of Dereham Road.

2.0 BACKGROUND INFORMATION AND CHRONOLOGY

- 2.1 A Tree Survey and Arboricultural Implications Assessment was undertaken by Green Leaf Planning (Appendix A) on 14th April 2025 to accompany the planning application (23/01615/F) and following instruction to act for the Appellant, FPCR undertook an independent Arboricultural Assessment of the site to review the information submitted by Green Leaf Planning.

Site Description

- 2.2 The site is located to the west of Norwich and is currently occupied by *Namco Funscape* a bowling and entertainment centre. To the north of the site runs Dereham Road and to the south is Barnard Road. East of the site is a hotel that is currently closed to the public, and to the west are a number of industrial/warehousing units of the wider employment area situated along Morgan Way which is part of the Bowthorpe Park Industrial Estate.
- 2.3 Tree cover was for the most part native and contained both planted and naturally colonised specimens. In places there was a distinct lack of regular maintenance to the vegetation. Due to the current use of the site, trees were restricted to the peripheries of the site, within landscaped areas within the car park with the majority of trees being positioned along the northern boundary where the site borders with Dereham Road.
- 2.4 The tree cover consists of moderate (category B) to low (category C), with a single high-quality specimen (category A).

Submitted Arboricultural Information

- 2.5 As part of the application Green Leaf Planning produced a '*Tree Survey and Arboricultural Implications Assessment*' and '*Tree Constraints Plan*' (Appendix A). The submitted Arboricultural information has been reviewed and also informed by a site visit, it is concluded that whilst minor discrepancies in relation to stem sizes, species identification and the positioning of a few trees were noted, these have no material effect upon the suitability of the information to inform on the restraints posed by the trees or identifying the impacts on trees from the development proposals, which is in our view, fit for purpose. As part of the submitted information ('*Tree Survey and Arboricultural Implications Assessment*' an Arboricultural Method Statement was also produced by Green Leaf Planning. This too is considered to be entirely fit for purpose.

Timeline of Submitted Arboricultural Information

- 2.6 Four versions of the Green Leaf *Tree Survey and Arboricultural Implications Assessment* report were produced during the determination period. The initial version was submitted with the application which was validated on 4th January 2024. During the consultation period, the report was revised three times, with version two being submitted on the 9th August 2024, version three being submitted on 1st April 2025 and the final version, version four being submitted on 14th April 2025 (Appendix A). These revisions were made in relation to changes to the proposed layout and in response to Officer comments on replacement tree planting and providing details of the use of minimal-dig (Cellular Confinement) systems along the eastern boundary.
- 2.7 It is version four upon which the application has been refused.

3.0 TREE PRESERVATION ORDERS

- 3.1 One Tree Preservation Order was made in response to the application and perceived threat to the trees. The detail of this Order is as follows:
- 3.2 City of Norwich Tree Preservation Order Number 613 (Appendix D) was made on the 7th of February 2024 and applies the seven oak trees and one sycamore. It was confirmed on 25th July 2024). These are identified on the Green Leaf Planning Tree Constraints Plan (Drawing 3104-25-V3) as G1 and T8 respectively. It was noted during the site visit undertaken in preparation of this evidence that T8 has been incorrectly identified as a sycamore, when in fact it is a Norway Maple.
- 3.3 A second Tree Preservation Order was made after the application following the refusal of planning permission. The details of the second Order are as follows:
- 3.4 City of Norwich Tree Preservation Order Number 634 (Appendix E) was made on the 17th of June 2025 and applies to four individual trees and three groups of trees within the car park and boundaries to the car park situated to the south of the Bowling Alley. The individual trees within the car park are outside of the application area and were therefore not assessed by Green Leaf Planning as part of the appeal scheme. Part of G2 and G3 as per the Order Schedule, are however within the application area and were recorded by Green Leaf Planning as individual trees T1 – T7.
- 3.5 Tree Preservation Order Number 634 is currently in a provisional status at the time of writing.

4.0 NORWICH CITY COUNCIL TREE OFFICER COMMENTS

- 4.1 During the consultation period, comments were received on the submitted Arboricultural information accompanying the application from the Council's Tree Officer Mr Mark Dunthorne (Appendix B). The consultation comments provided by Mr Dunthorne were for the most part positive and supportive of the removal of trees if replacements were provided. Mr Dunthorne provided two sets of comments in relation to this application.
- 4.2 The first set of comments were received on the 12th November 2024 in which Mr Dunthorne raised some concerns regarding what he characterised as 'large-scale loss of trees' along the eastern boundary. Despite concerns with loss of trees on the eastern boundary, he accepted the removal of the four protected oak trees to facilitate the ramp provided that an adequate level of replacement planting was secured. He also requested an updated arboricultural report to be submitted for his consideration. Green Leaf Planning provided this updated report (version 4) in April 2025 (Appendix A).
- 4.3 After the revised arboricultural information (Appendix A) was available to Mr Dunthorne, he provided further comments on 15th April 2025 (Appendix C). In his comments he stated that he had '*no objections from an arboricultural perspective*' and that he recommended a number of planning conditions in respect of trees are imposed should the application be successful. He recommended '*arb supervision for working with root protection areas, works on site in accordance with AIA/AMS/TPP and mitigatory replacement tree planting*'.
- 4.4 The Council Officers recommended the application for approval; however, it was eventually refused planning at Committee by Council Members.

5.0 EVALUATION AND DISCUSSION

5.1 This section evaluates and discusses the proposals in relation to Reason for Refusal 2.

Reason for Refusal

5.2 Reason for Refusal 2 relates solely to the removal of the four oak trees, subjects of the Tree Preservation Order which are to be removed to facilitate the disabled and pedestrian access to Dereham Road. The submitted access drawing (J000420-SK001C - Ped Crossing Dereham Rd) shows proposals for both ramped and stepped access down from Dereham Road into the site. The inclusive design of this feature allows for increased usability and equal access to the proposed development site, however, to create such an inclusively designed element of the proposals, tree removals will be required. This would likely to be the case for any wholesale redevelopment of the site.

Design of Access Ramp and Tree Losses

5.3 The proposed access steps and ramp which provides access to and from Dereham Road have been designed such that they:

- Minimises the arboricultural impact
- Maintain as much soil volume as possible to allow for significant replacement planting
- Provide disabled access which is considered to be a substantial improvement to the scheme

5.4 The construction only requires four closely spaced semi-mature oak trees, planted circa 15 years ago as confirmed by photographic images (Google Street View), to be removed which were assessed as being of moderate arboricultural quality (retention category B) in accordance with British Standard 5837 (2012) 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS5837). These trees are afforded statutory protection by the City of Norwich Tree Preservation Order Number 613 (Appendix D).

5.5 As stated in the Planning Applications Committee Report held on Thursday 8th May 2025, "there is an approximately 2.5m level difference between the Dereham Road to the north and the application site. To overcome this level difference and provide an inclusive access point, the proposals will install a universally designed access point, and rather than cutting into the small embankment, the ramped access point will be installed upon the existing embankment retaining a similar level of soil volume which is beneficial for the retained trees along the embankment."

5.6 The design proposed maximises the area available for the replanting of replacement trees and will ensure that the replanting scheme can both mitigate for the loss of the protected trees and further enhance the tree scene along Dereham Road.

5.7 While it is accepted that these trees do contribute to the street scene, these trees are semi-mature and relatively young and therefore their loss can be readily mitigated for through new tree planting. It is also worth noting that the spacing of the four trees to be removed are insufficient and irrespective of the proposed development, sound arboricultural practice would remove two of these trees so as to allow the remaining two trees to grow to their full potential without undue suppression as would occur if no removals were made.

- 5.8 As such the proposals are in reality only responsible for removal of two trees on the Dereham Road boundary. This said, the landscape proposals dealt with below fully mitigate for the loss of all four of these oaks.
- 5.9 It is considered that the loss of these trees can easily be mitigated for and can be addressed through the conditioning of a robust new tree planting scheme. A condition reflecting this approach was suggested in the Officer's Report.
- 5.10 This view is reinforced by consultation comments made by Mr Dunthorne during the consultation period (Appendix B). On the 12th November 2024, in his first set of comments he stated that *'regarding the loss of 4 oaks on the northern boundary; I would consider this acceptable'* provided that an adequate level of replacement planting was secured. His second and final set of consultation comments on the proposals dated 15th April 2025 (Appendix C) further supported the application where upon he stated he had *'no objections from an arboricultural perspective'*. More discussion regarding replacement planting is set out below.

Replacement Tree Planting

- 5.11 As part of the application, a planting plan was submitted to the Council, and this provided the indicative locations of the sixteen replacement trees. The Council have it within their power to secure the planting through a planning obligation in either the form of a section 106 agreement or unilateral undertaking. The Appellant is happy to be led by the Council in respect to positioning of the replacement trees, the age of the replacement stock and the species choice through a planning condition.
- 5.12 Mr Dunthorne's first set of consultation comments, stated that *'the loss of 4 oaks on the northern boundary [is considered] to be acceptable if we (the Council) could secure a 3 for 1 replacement plan'*. The subsequent submitted planting plan achieved the 3 for 1 ratio requested by Mr Dunthorne and his second and final set of consultation comments dated 15th April 2025 (Appendix C) clearly satisfied Mr Dunthorne's planting requirements as he stated he had *'no objections from an arboricultural perspective'*.

Landscape Visualisations

- 5.13 To support the written evidence and assist in visualising the proposed replacement tree planting a set of photomontages have been created to illustrate how the mitigation planting will make up for the loss of trees along Dereham Road in a relatively short period of time.
- 5.14 The photomontages show the replacement oak trees at the point of planting (year 0) and at semi-maturity (year 15). At year 0, the replacement trees are young, heavy standard trees with a stem girth ranging between 12-14cm and a height of between 300-350cm.
- 5.15 With typical growing conditions, it would be expected that a growth rate for oak species of up to 50cm a year could be achieved meaning after 15 years, would result in trees measuring approximately 11m in height, which is comparable to the trees proposed for removal. This rate of growth would be consistent with the growth rate of the trees proposed for removal determined through use of photographic evidence of the site frontage.

- 5.16 It can be seen through historic Google Streetview images, that the existing oak trees along the site frontage first appear on the imagery in 2010 and of a similar height to the proposed stock size of the mitigation planting, and by 2025 when the trees were surveyed in preparation of evidence, they ranged in height from 10m – 13m which is commensurate to the sizes of the mitigation planting shown within the photomontage after 15years.
- 5.17 With good aftercare and in particular, management, secured by condition, and given the space these trees would be provided, it is reasonable to expect a healthy rate of growth from the replacement trees and for them to achieve these proportions.
- 5.18 In discharging any condition, it is at the Council's discretion to specify the size of the mitigation planting, however it can be demonstrated that heavy standard trees can achieve the same level of screening in a relatively short time frame. The Council can also stipulate post planting care such as watering and mulching routines which will be critical in ensuring that the trees establish themselves well and are given the opportunity to achieve their full potential.

6.0 POLICY COMPLIANCE & INTERPRETATION OF POLICY AND SUMMARY EVALUATION IN RESPECT OF THE PROPOSALS

6.1 Reason for Refusal 2 is based solely on the objection to removing the four oak trees on the northern boundary to provide the pedestrian and disabled access from Dereham road. The RFR 2 states that the proposal contravenes two policies which are:

- Policy DM7 Trees and Development of the Adopted Development Management Policies Local Plan 2014 and
- Paragraph 136 of The National Planning Policy Framework 2024

6.2 Policy DM7 Trees and Development of the Adopted Development Management Policies Local Plan 2014

This Policy states that:

'development requiring the loss of a protected tree or hedgerow (including preserved trees, protected hedgerows, trees in Conservation Areas, ancient trees, aged and veteran trees and trees classified as being of categories A or B in value), will only be permitted where:

- a) the removal of a tree or hedgerow will enhance the survival or growth of other protected trees or hedgerows;*
- b) it would allow for a substantially improved overall approach to the design and landscaping of the development that would outweigh the loss of any tree or hedgerow.'*

6.3 It also gives advice on mitigation planting where the loss of trees is accepted and states that:

'Where the loss of trees is accepted in these circumstances, developers will be required to provide at least equivalent replacement in terms of biomass. This should be provided on-site unless the developer can show exceptional circumstances which would justify replacement provision elsewhere.'

6.4 The pedestrian and disabled access provides inclusive access to and from Dereham Road which is considered a substantial improvement to the design. As has been shown earlier in the evidence the four oak trees to be removed are semi-mature and their loss is easily mitigated for in the short to medium term and in the medium to long term the mitigation planting will provide betterment for the street scene along Dereham Road. The replacement ratio proposed of over 3 for 1 is acceptable to the Tree Officer and is considered to be equal or greater than the replanting stipulation in DM7 where upon the quantity is specified in equivalent biomass terms. As such considered that the benefits outweigh the minor short-term harm and for the proposals to fully comply with DM7.

6.5 Paragraph 136 of The National Planning Policy Framework 2024

This Policy states that:

'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (52), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'

- 6.6 Paragraph 136 of The National Planning Policy Framework 2024 is primarily concerned with large developments where new streets, parks and schools etc are to be constructed. A development of the scale of this application has none of the macro planning aspects to which NPPF primarily pertains to. However, the principals of Paragraph 136 of NPPF have been adhered to by the design of these proposals.
- 6.7 The proposals were constraints led and the majority of trees within the site have been retained.
- 6.8 The proposed level of new planting will not only mitigate for the short-term losses but will enhance the medium and long term arboricultural amenity.
- 6.9 A suitably worded planning condition can ensure that the proposed planting scheme makes an important contribution to the character and quality of Dereham Road whilst at the same time mitigate for and adopt to climate change. There is an opportunity to create a site frontage that can be professionally landscaped to a specification required by the Council which would ensure that long-term visual amenity is secured. The final species choice can be specified by the Council to meet aspirations for building climate resilience to the City.
- 6.10 The Tree Officer has stated that a 3:1 replacement is acceptable.

7.0 CONCLUSION

- 7.1 The Appellant recognises that the appeal proposals would require the removal of four of the seven oak trees along the southern side of Dereham Road and that their amenity value is recognised through inclusion within a Tree Preservation Order.
- 7.2 The Council Officers have supported the proposals and made recommendation to approve the application. In forming their recommendation Officers took the view of the Tree Officer who raised no objection to the proposals from an arboricultural perspective and is content for a ratio of 3:1 with regards to replacement planting for the loss of four recently protected oak trees to secure replacement amenity and canopy cover. He stated his recommendation for a ratio of 3:1 replacement for losses offers a more pragmatic and 'achievable' requirement than paying strict adherence to the DM7 policy requirement of equivalent replacement biomass. This is in complete contradiction to Reason for Refusal 2 where the Council have generated a reason upon which to refuse the application on the grounds of the loss of TPO trees following Members voting to refuse the application at the Committee Meeting.
- 7.3 While the loss of protected trees will result in some short-term loss of amenity it is entirely possible to plant replacement trees along the embankment to form a structured treescape that will, even in the short to medium term, replace the visual amenity currently provided by the trees proposed for removal. In the medium to long term the proposed new planting will increase the amenity currently provided by the trees. The planting of trees is entirely within the Council's control regarding species choice and spacing, giving them an opportunity to secure the type of visual landscape they deem appropriate for the area and also provide climate resilience. The Committee Report at paragraphs 152 and 153 consider that the landscaping proposals can be dealt with through a full landscaping condition and that overall, in respect of trees and landscaping are of the opinion that the proposals are in accordance with all relevant policies that seek to safeguard the visual and environmental qualities of Norwich.
- 7.4 It is therefore considered there will only be a short-term loss of amenity along the Dereham Road or elsewhere on site as a result of the appeal proposals and in the long term the arboricultural amenity will be enhanced. The new tree planting will in a short space of time mature to replace any short-term loss of visual amenity.
- 7.5 Throughout the evidence, she believes that she has demonstrated that from an arboricultural perspective the proposals are not contrary to any of the cited policies and the grounds upon which the Council have refused the application in respect of trees are unsubstantiated.
- 7.6 It is therefore also demonstrated that the Tree Officer has clearly supported the application and that he was satisfied that all retained trees could be protected during construction through the use of suitably worded planning conditions which would require the production of an arboricultural method statement, tree protection plan and supervised works. This would be entirely appropriate and such requirements, through the imposition of planning conditions are typically applied in scenarios as the appeal proposals. The Council would have full control in approving the details of the methods by which works are to proceed within the vicinity of retained trees and the means by which they would be protected and once approved, the construction works would only be able to proceed in strict accordance with the approved details.

- 7.7 The evidence unequivocally states that the Tree Officer had no objection and is satisfied that the proposals can be delivered with minimal impacts on trees and that new planting at a ratio of 3:1 would be satisfactory to replace the loss of trees. The proposals are entirely capable of providing 16 new trees to replace any short-term loss of amenity for the loss of 4 oak and two further trees on the south side of the site. The appeal proposals would therefore not result in a negative impact on the character, local distinctiveness and quality of the urban environment of Dereham Road from an arboricultural perspective once the new tree planting is established and as such Reason for Refusal 2 is unjustified.
- 7.8 It is respectfully requested that the Inspector allows the appeal.

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.

Figures 1 – 6: Visualisations



Photo Viewpoint 1: View southeast from Dereham Road



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/09/25
Time: 13:22
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 86°
Direction of View: 169° (bearing from North)
Location: 617667, 310065, 32.84m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 73m
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
01/10/25	PJM / HT

client
Honeyview Investments Ltd
project
Lidl, Barnard Road, Norwich

title	rev
PHOTOVIEWPOINT 1 - EXISTING VIEW	
number	FIGURE 1
	A

FPCR | environment & design



Photo Viewpoint 1: View southeast from Dereham Road



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/09/25
Time: 13:22
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 86°
Direction of View: 169° (bearing from North)
Location: 617667, 310065, 32.84m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 73m
Viewing distance: To be viewed at comfortable arm's length

Notes
Source: Corstorphine & Wright Architects:
19408-301-P-07 Proposed Site Plan
19408-306-P-06 Soft Landscaping Plan
19408-307-P-06 Hard Landscaping Plan

Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

date	drwn/chkd
01/10/25	PJM / HT
client	
Honeyview Investments Ltd	
project	
Lidl, Barnard Road, Norwich	
title	
PHOTOVIEWPOINT 1 - PHOTOMONTAGE YEAR 0	
number	rev
FIGURE 2	A



Photo Viewpoint 1: View southeast from Dereham Road



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/09/25
Time: 13:22
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 86°
Direction of View: 169° (bearing from North)
Location: 617667, 310065, 32.84m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 73m
Viewing distance: To be viewed at comfortable arm's length

Notes
Source: Corstorphine & Wright Architects:
19408-301-P-07 Proposed Site Plan
19408-306-P-06 Soft Landscaping Plan
19408-307-P-06 Hard Landscaping Plan

Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

date	drwn/chkd
01/10/25	PJM / HT
client	
project	
title	
number	rev
FIGURE 3	A



Photo Viewpoint 2: View southwest from Dereham Road



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/09/25
Time: 13:26
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 86°
Direction of View: 208° (bearing from North)
Location: 617718, 310056, 32.34m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 72m
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
01/10/25	PJM / HT
client	
Honeyview Investments Ltd	
project	
Lidl, Barnard Road, Norwich	
title	
PHOTOVIEWPOINT 2 - EXISTING VIEW	
number	rev
FIGURE 4	A

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Photo Viewpoint 2: View southwest from Dereham Road



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/09/25
Time: 13:26
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 86°
Direction of View: 208° (bearing from North)
Location: 617718, 310056, 32.34m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 72m
Viewing distance: To be viewed at comfortable arm's length

Notes
Source: Corstorphine & Wright Architects:
19408-301-P-07 Proposed Site Plan
19408-306-P-06 Soft Landscaping Plan
19408-307-P-06 Hard Landscaping Plan

Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

date	drwn/chkd
01/10/25	PJM / HT
client	
Honeyview Investments Ltd	
project	
Lidl, Barnard Road, Norwich	
title	
PHOTOVIEWPOINT 2 - PHOTOMONTAGE YEAR 0	
number	rev
FIGURE 5	A



Photo Viewpoint 2: View southwest from Dereham Road



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/09/25
Time: 13:26
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 86°
Direction of View: 208° (bearing from North)
Location: 617718, 310056, 32.34m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 72m
Viewing distance: To be viewed at comfortable arm's length

Notes
Source: Corstorphine & Wright Architects:
19408-301-P-07 Proposed Site Plan
19408-306-P-06 Soft Landscaping Plan
19408-307-P-06 Hard Landscaping Plan

Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

date	drwn/chkd
01/10/25	PJM / HT
client	
Honeyview Investments Ltd	
project	
Lidl, Barnard Road, Norwich	
title	
PHOTOVIEWPOINT 2 - PHOTOMONTAGE YEAR 15	
number	rev
FIGURE 6	A

APPENDIX A:
Copy of Tree Survey and Arboricultural Implications
Assessment (Green Leaf Planning)

Tree Survey and Arboricultural Implications Assessment

10 Barnard Way, Costessey, Norwich, NR5 9JB



Report produced by:		Produced for:	
Greenleaf Planning Ltd White House Cottage Knapton Green North Walsham Norfolk, NR28 0RU		Honeyview Investments Ltd	
Tel/ 01263 722199 -07914 130493 greenleafplanning@gmail.com		Contact: Alexa Burns ABurns@emeryplanning.com	
Author:	Date:	Reviewed by:	Date:
James Hodson	14/04/2025	Steve Holland	14/04/2025

MARCH 2025- V4

TABLE OF CONTENTS

1.0 Introduction.....	3
2.0 Site Description.....	3
3.0 Tree Survey Method.....	5
4.0 Tree Constraints Plan.....	5
5.0 Preliminary Arboricultural Implications Assessment.....	6
6.0 Legal Status.....	7
7.0 Limitations.....	7

Appendices

Appendix A	Location Plan and Layout Plans
Appendix B	Tree Survey Schedule & Notes
Appendix C	Tree Constraints Plan- TCP and AIA
Appendix D	Extract from British Standard BS 5837:2012
Appendix E	Arboricultural Method Statement

1.0 INTRODUCTION

1.1 Greenleaf Planning were commissioned by Honeyview Investments Ltd in regard to a planning application submitted to Norwich City Council for 'Full planning application for construction of a Class E food store (Lidl) with associated access, car parking, servicing and landscaping'. The site is centred at grid reference: TG178100. The proposal includes the demolition of the 'Namco Funscape' building and construction of the new food store on a similar footprint to the existing building and hard standing. Also proposed are parking spaces, cycle spaces, EV charging bays, footpath and cycleway. A landscaping plan is included which shows additional tree, shrub and hedge planting.

1.2 The site already benefits from a shared access to Barnard Road to the south as shown in Figure 2. The site is bordered by shrubs and trees to the north and east and to the south is the existing car parking area which does not form part of this application. To the west are industrial units, the north boundary adjoins the A1074 Dereham Road and the south boundary is defined by Barnard Road

1.3 A topographical site survey was undertaken to show the location of all of the site trees which are included within or adjacent to the red line boundary. The design layout has been based on the tree constraints plan shown in Appendix C. It is therefore produced in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (hereafter; BS:5837).

1.4 Greenleaf Ltd were instructed to assess the trees within impacting distance of the proposed works (trees T1-T15 and groups G1 & G2) which are plotted on the tree survey plan (**Appendix C**), in accordance with the principles of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction.'

1.5 The aim of the assessment is to survey the trees that may be affected by the proposed demolition works, new food store, car parking areas, footpath and cycleway and access ramp up to Dereham Road. The aim of this survey is to provide a preliminary consideration of the arboricultural implications of the development and provide information to assist with the layout and design taking into account the sites arboricultural constraints.

1.6 The assessment addresses the likely impact of the proposed demolition and construction works and service trenches etc. and provides recommendations where necessary for the protection of trees during construction work based on BS: 5837. An OS plan was provided, and a topographic survey completed by which has been used as the basis for the Tree Constraints Plan (TCP) and Arboricultural Implications Assessment (AIA). An existing and proposed site layout plan was also provided (**Appendix A**). The ultimate purpose of this report is to identify the quantity and quality of the tree stock, contribution to public amenity and the constraints particular trees may offer to the site in terms of the proposed construction works.

1.7 Details were provided by Norwich City Council with regards to Tree Preservation Order TPO 24/00613/24 with regards to a group of 7 Oak trees situated along the north boundary with Dereham Road. A total of 4 of these trees are scheduled to be removed in order to facilitate a footpath/cycleway ramp up to Dereham Road and to be replaced with the same number of trees (>300mm diameter) further along the embankment as shown in the soft landscaping drawing 19408-306.

2.0 SITE LOCATION AND DESCRIPTION

2.1. The application site is situated in the Bowthorpe industrial area, approximately 5km west of Norwich City and 2km east of the Longwater Retail Park. The site is accessible from Barnard Road to the south and pedestrians can also access the site from the north off Dereham Road. The nearest main road is the A47 approximately 2.1km north-west. The application site comprises a roughly rectangular shaped parcel of land and existing access extending to approximately 10,274m² or 1.03ha.

2.2. The site contains a large leisure facility building extending to approximately 4,120m² bordered by tarmacadam and concrete hard standings. To the south there is a large car parking area which does not form part of this application. To the north, east and south are areas of short managed modified grassland, scattered trees and shrubs, the majority of which will be retained. 4 early mature oak trees within the TPO group G1, 1 alder (T1), silver birch (T2), willow (T9), oak (T11) and sycamore (T12) will require removal, in total 9 tree specimens to be removed and a total of 16 replacement trees planted.



Figure 1. Site Location Map – StreetMap 2023

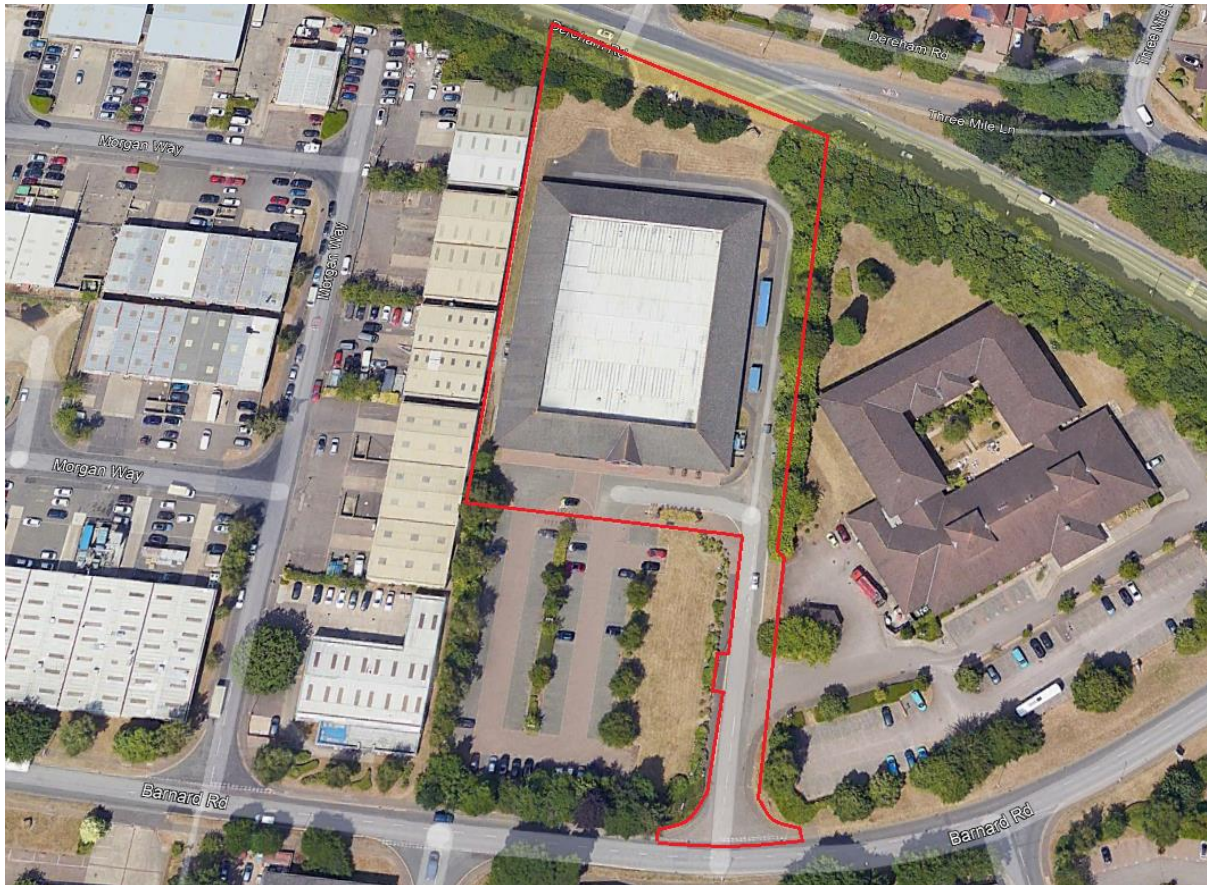


Figure 2. Aerial View of Site – Google Earth- July 2022

3.0 TREE SURVEY METHOD

3.1 Within the red line boundary and any trees close to the boundary were surveyed and these are numbered in the tree survey schedule (Appendix B) as T1-T15 and a groups G1 & G2. The trees surveyed included oak (*Qercus robur*), alder (*Alnus glutinosa*), willow (*Salix caprea*), sycamore (*Acer pseudoplatanus*), silver birch (*Betula pendula*), ash (*Fraxinus excelsior*), common lime (*Tilia europaea*) and hazel (*Corylus avellana*). The majority of the trees are mostly of the same age class and would appear to be approximately 30 years old and planted when the site was developed. These trees have been plotted onto the plan to show location, trunk diameter, RPA and canopy spread.

3.2 The trees were assessed on 26th March 2025 and their details are in the attached schedule (**Appendix B**). The schedule gives the survey findings in tabular form, which conforms to the BS 5837:2012 Standard, **Appendix B** gives a full explanation of the headings.

3.3 The details recorded during the survey have been collected independently of the development proposals and the categorisation of the quality and amenity value of the trees is made on purely arboricultural grounds. The trees indicated on the site survey plan provided (**Appendix C**) have been visually inspected and assessed from ground level only and no aerial inspection has been made, nor has any decay detection equipment been used.

3.4 The trees have been detailed in the tree survey schedule to include identification number, which corresponds to the position on the site, species (English name), an estimated height, a north, south, east west measurement of the canopy spread where uneven or an average spread, an assessment of the

tree's maturity, a measured trunk diameter at 1.5m above ground, the tree's condition, a quality grading in accordance with the guidance set out in BS 5837:2012 and some comments where relevant.

3.5 Included at **Appendix D** is a section of the BS 5837: 2012 standard that refers to the tree survey grading system at **Table 1**. For clarity, the grading system is summarised as follows:

- U grade – trees for removal (effective for less than 10 years)
- A grade – trees of high quality and value, effective for more than 40 years
- B grade – trees of moderate quality and value, effective for more than 20 years
- C grade – trees of low quality and value, effective for 10 years

4.0 TREE CONSTRAINTS PLAN

4.1 A group of 4 early mature oak trees within the TPO group G1, 1 alder (T1), silver birch (T2), willow (T9) oak (T11) and a sycamore (T12) will require removal to facilitate the development (numbered in red). These trees all have above ground constraints with the proposed layout and/or have significant below ground constraints with their RPA's such that they would require removal.

4.2 The proposed footprint of the food store building has no above ground constraints or below ground constraints with any trees. It can also be seen that the pedestrian footpath/cycleway runs through areas of the RPA's of trees T13, T14 & T15 along the east boundary and so it is proposed that a cellular no-dig path construction be utilised within these areas as shown by the red hatch in the hard landscaping drawing in Appendix A.

4.3 Finally, it appears that the existing and new building edge falls close to the canopy of trees T1 & T2. Reasonable juxtaposition would suggest that the proximity of the trees canopy and RPA to the building will require their removal for demolition and construction works. It is envisaged all of the remaining trees can be retained and maintained without impacting on tree health and/or amenity and landscape value. The influence the trees will have on the layout of the development is set out in the context of the Tree Constraints Plan which forms **Appendix C**. The AutoCAD plan provided has been used as the basis for the TCP.

4.4 **Appendix C** shows the position of the trees by a circle coloured according to the quality assessment category (as detailed in **Appendix B**). Canopy spread is shown as a hatched green circle and the RPA as a dark green circle (Category A), blue circle (Category B) and grey circle (Category C). The plan deals with constraints the trees may place on the development in two areas as follows:

- Below Ground Constraints

The Root Protection Areas (RPA) for the trees is shown as a coloured circle according to its category grading. The RPA will be used to fix the boundaries of any temporary fencing needed to protect the trees during construction forming the Construction Exclusion Zone (CEZ).

- Above Ground Constraints

The branch spread of the trees has been shown by a hatched green line and gives an indication of the shadows created by trees around mid-day in the summer. This is recommended in BS 5837 (2012) but actual shade patterns vary throughout the year.

5.0 GENERAL ARBORICULTURAL CONSIDERATIONS

5.1 All of the site trees were assessed as being either Category B (moderate value) or Category C (low value) with the exception of T8 a Category A Sycamore which is to be retained.

5.2 It can be seen that a group of 4 early mature oak trees within the TPO group G1, 1 alder (T1), silver birch (T2), willow (T9) oak (T11) and a sycamore (T12) will require removal.

5.3 The proposed footpath/cycleway has below ground constraints with trees T13, T14 & T15 along the east boundary such that a no-dig tree construction methodology will be required as indicated on the tree constraints plan TCP and tree protection plan TPP. The no-dig path will safeguard these trees. A Heras fence will require installation as shown on the tree protection plan to form a barrier between the trees and the operational site areas.

5.4 Any exposed tree roots will be cleaned, cut and trimmed to allow quicker recovery and re-growth of the root system.

5.5 Tree protective fencing would be required as shown in the Tree Protection Plan (TPP) to protect the canopy and RPA outside of the proposed construction area. Trakmats may also be required for any groundworks within the RPA but outside of the no-dig area and as detailed in the arboricultural method statement.

5.6 Within the RPA it is usually not permissible to:

- Carry out ground excavations without seeking appropriate advice.
- Make any ground level changes without seeking appropriate advice.
- Store building materials or machinery
- Dispose of waste materials and liquids.
- Site a bonfire or erect a site hut
- Use trees as anchor points for mechanical equipment or cables.

5.7 Where the retention of single trees of Category A or B significantly affects development of the site, the LPA may consider removal and replacement to be a viable option. In such an event all trees should be maintained for three years after planting including keeping plants weed free, checking and maintaining guards and supports and replacing any failures that occur with stock of the same size and quality.

6.0 LEGAL STATUS

6.1 The application site is not within a Conservation Area but the group of 7 oak trees on the north boundary embankment are protected under a recent tree preservation order TPO-24/00613/24, therefore prior notice will be required from the LPA before any arboricultural works commence for the removal of 4 of these specimens.

7.0 SOFT LANDSCAPING

7.1 A soft landscaping drawing has been submitted with the application which shows a range of plants and shrubs. A total of 16 medium sized (>300mm diameter) trees are to be planted as replacement for the 9 trees lost, 9 of which will be to the north boundary embankment, 5 to the south boundary and a further two to the south-east corner either side of the proposed pedestrian crossing.

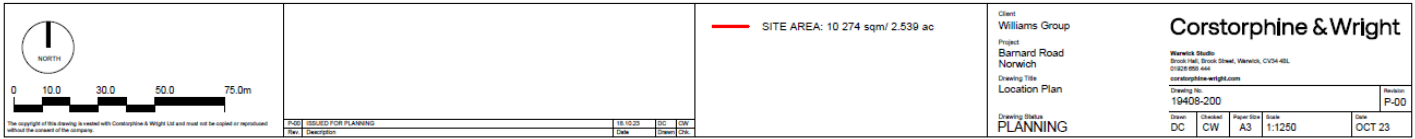
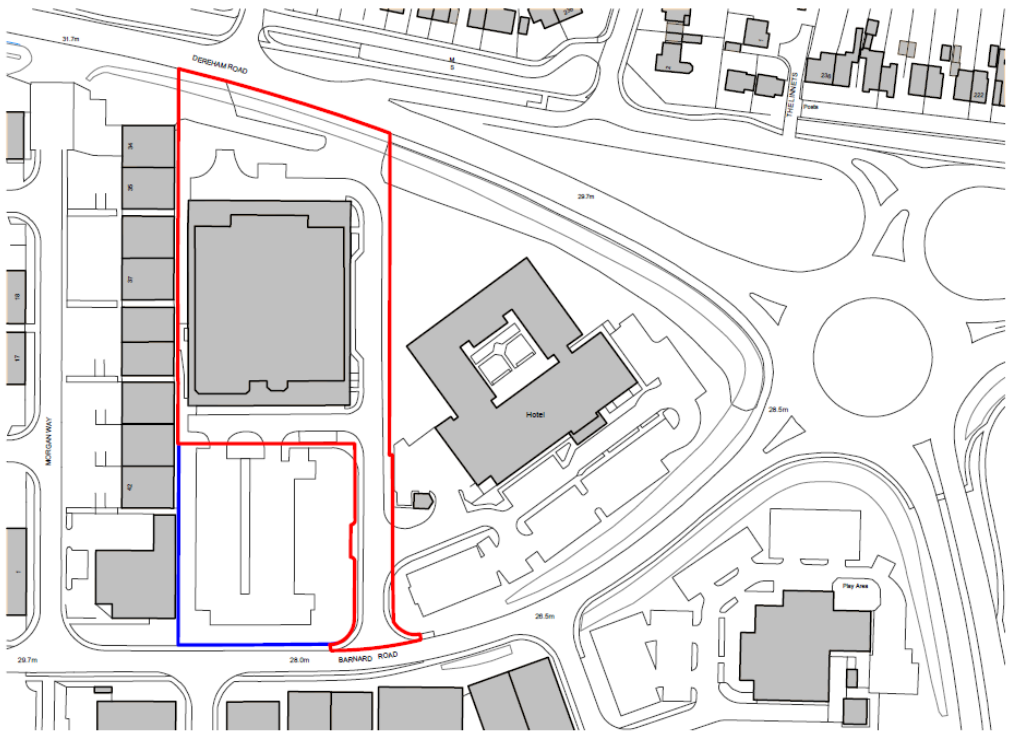
8.0 LIMITATIONS

8.1 All trees likely to be impacted by the proposed construction works have been subject to a detailed inspection and their potential conflicts with the outline proposals addressed in this AIA. In the view of an independent arboricultural consultant all reasonable concerns arising from the consultant's assessment can be satisfied to the fullest standard.

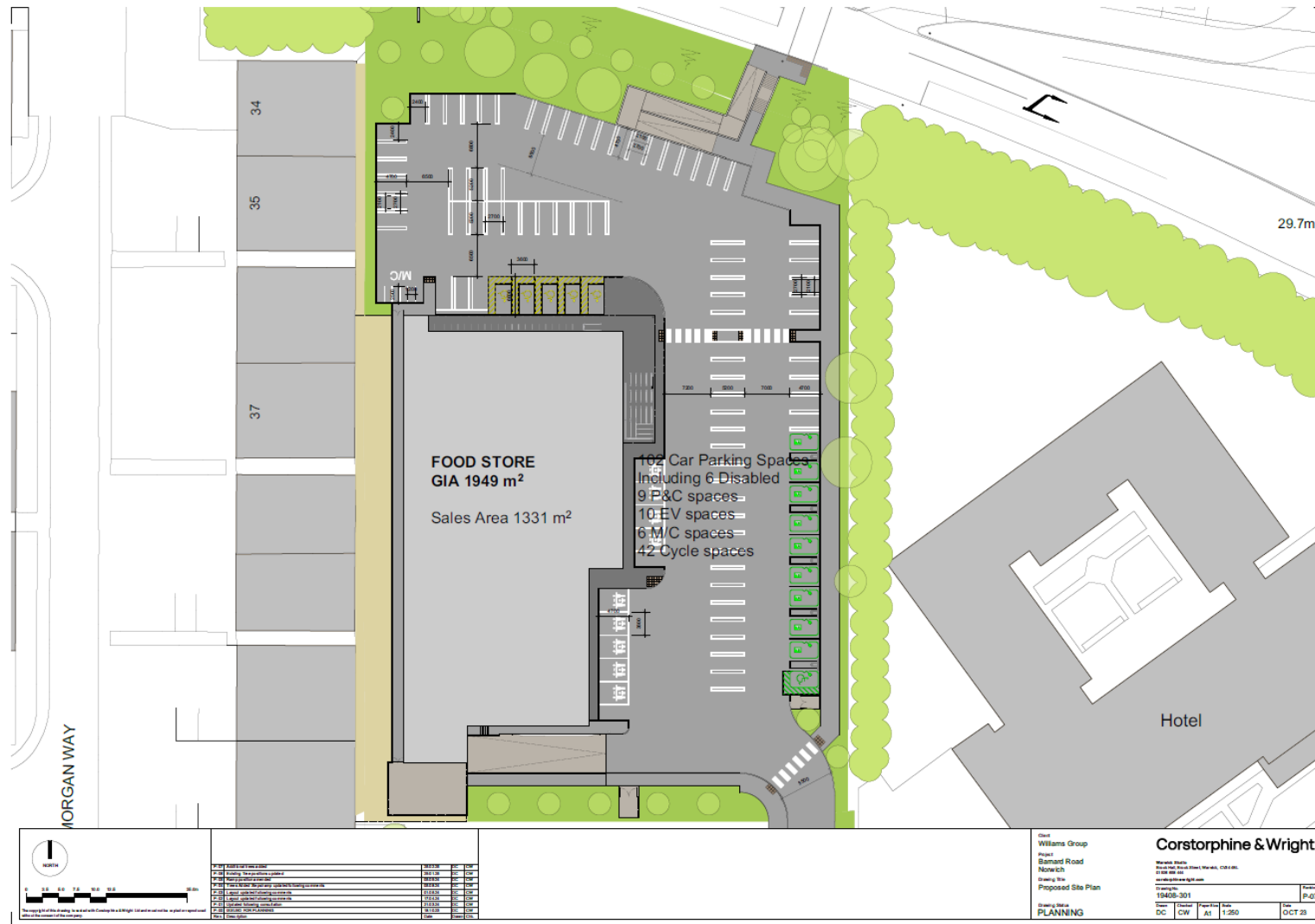
8.2 The objective assessment has resulted in the recommendations for tree protection and mitigation should the scheme be progressed. This report includes a preliminary AIA, AMS and a TPP, in order to cement BS:5837's guidelines. No assessment of the soils or wood tissue has been sent for laboratory analysis unless specifically stated. Our assessments are based on professional experience and expert observation at the time of the inspection. No liability can be assumed to rest with Greenleaf Ltd should conditions alter after our inspections.

8.3 Prior to the implementation of any works, we strongly recommend that the Local Authority be consulted to obtain any necessary consent. We must be informed immediately of any alterations to plans or site features upon which we have based our assessments and or advice. This may affect the report and or any recommendations. We recommend that your trees should be inspected regularly by professionals as part of prudent tree management programme. This report has been prepared for the sole use and benefit of the client. Any liability of Greenleaf Ltd shall not be extended to any third party. No part of this report is to be reproduced without prior authorisation.

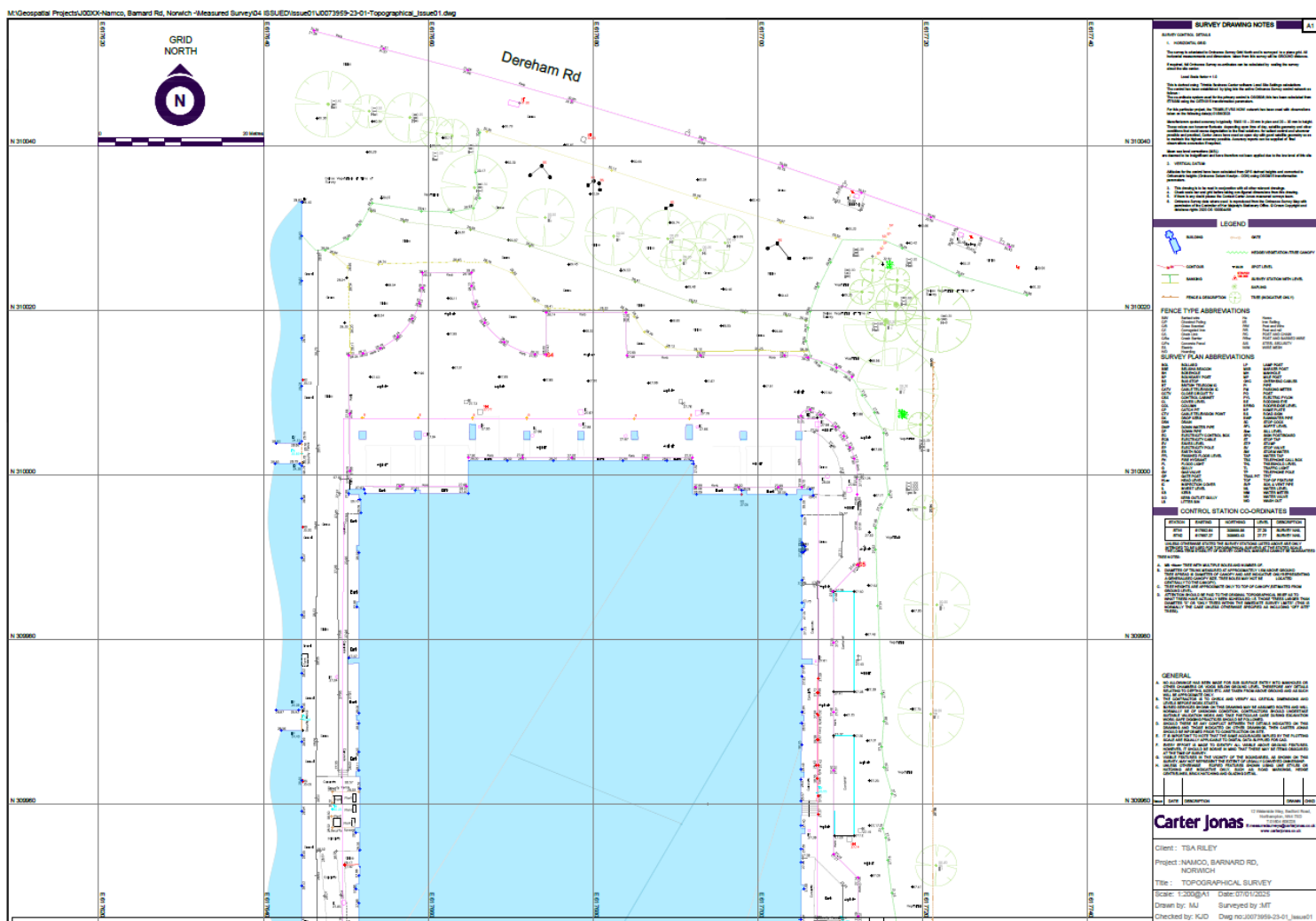
APPENDIX A

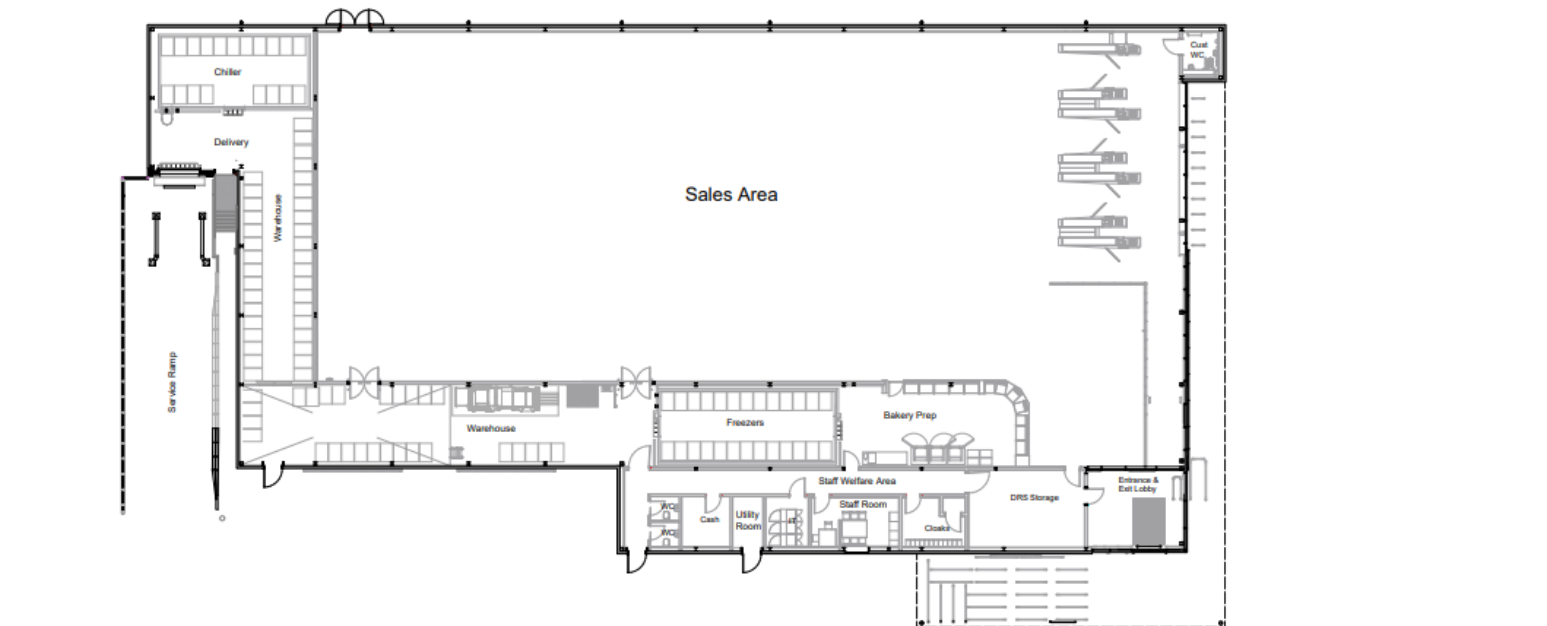


Site Location and Red Line boundary

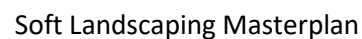


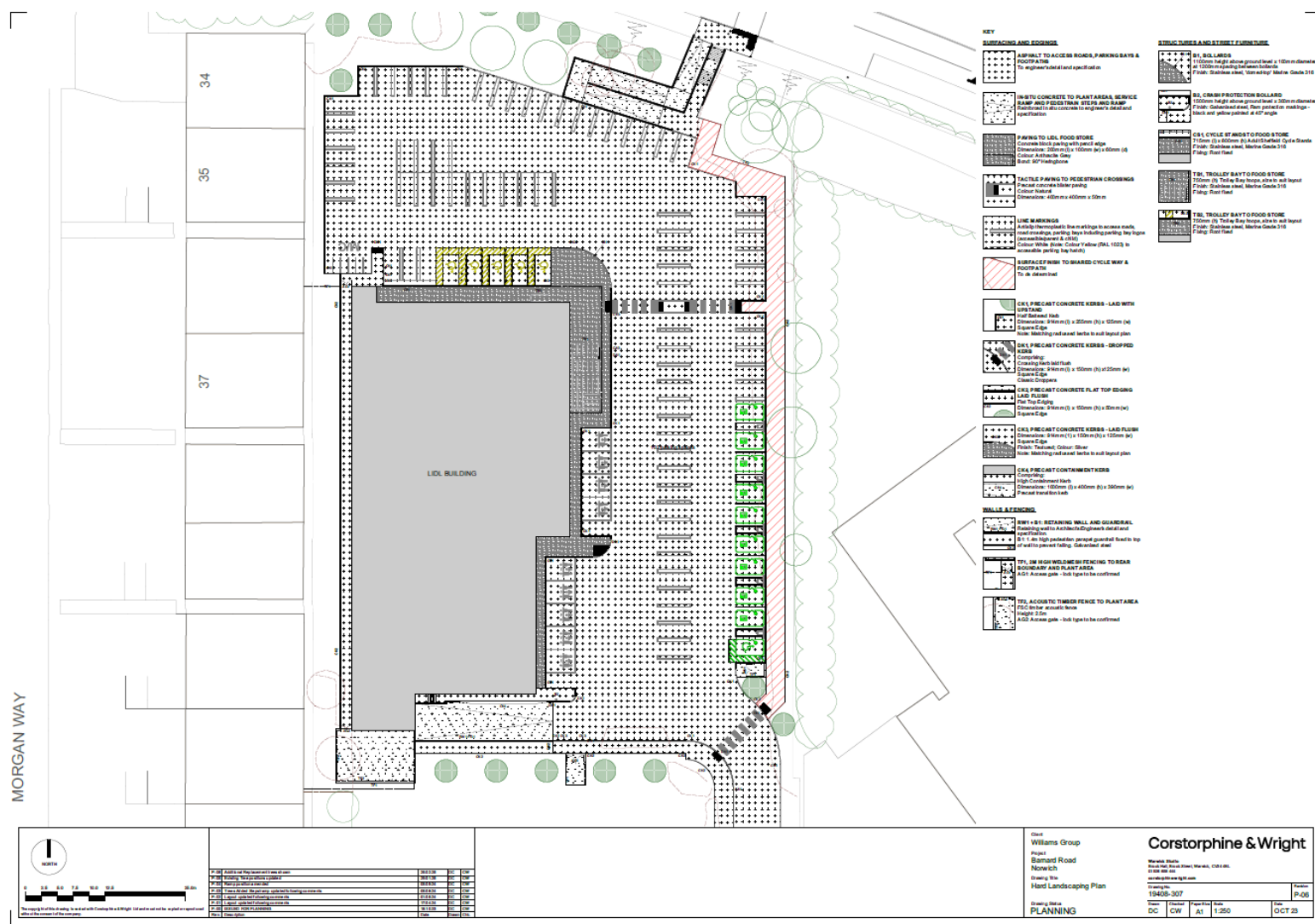
Proposed Site Layout Plan





Proposed Floorplan





Hard Landscaping Masterplan

APPENDIX B

Tree No	Species	Circumference mm	Ht (m)	Diameter DBH (mm)	Canopy Radius (m)	Clearance height from ground to canopy	RPA radius (m)	Rpa m ²	Condition- Good, Fair, Poor	CaT- A,B,C	Remaining Contribution	AGE- LM,M, SM, EM, Y	Notes
T1	Alder	700	13	223	3.7	0.5	2.7	22.5	Good	B	40+	SM	Minor specimen off south-west corner of existig buildig to be removed.
T2	Silver birch	1000	13	318	4.1	3	3.8	45.8	Good	B	40+	SM	Minor specimen off south-west corner of existig buildig to be removed.
T3	Hawthorn	450	9	143	3.1	1	1.4	6.4	Fair	C	20-40	SM	Minor specimen within crowded area of small trees and shrubs.
T4	Oak	625	9	199	5.5	1.8	2.4	17.9	Fair	C	40+	EM	Minor specimen within crowded area of small trees

													and shrubs.
T5	Sycamore	1250	10	398	4.4	4	4.8	71.6	Fair	B	40+	SM	Located on north boundary parallel with Dereham Road
T6	Hazel	650	6.5	207	2.6	0.5	2.1	13.5	Fair	C	40+	SM	Minor specimen within crowded area of small trees and shrubs.
T7	Common Lime	950	11	302	4	2.4	3.6	41.4	Good	B	40+	EM	Located on north boundary parallel with Dereham Road
T8	Sycamore	2100	15	668	5.4	3	8.0	202.2	Good	A	40+	M	Located in north-east corner close to proposed footpath/cycle path.
T9	Willow	1100	11	350	4.8	6	4.2	55.5	Fair	B	20-40	EM	Located in overgrown north-east

													corner of site- to be removed .
T10	Oak	1100	16	350	4.4	3.8	4.2	55.5	Fair	B	40+	EM	Falling just outside the red line boundary to the north-east corner.
T11	Oak	300	7	95	3.5	1.1	1.1	4.1	Fair	C	40+	EM	Located on the east boundary set within area of cherry laurel shrubs
T12	Sycamore	600	10	191	3.8	1	2.3	16.5	Fair	C	40+	EM	Located on the east boundary set within area of cherry laurel shrubs
T13	Silver birch	1000	16	318	3.8	3.5	3.8	45.8	Fair	C	40+	M	Located offsite beyond east boundary
T14	Common Lime	900	16	286	5.2	2	2.9	25.8	Good	C	40+	EM	Multi stem
T15	Sycamore	850	15	271	3.4	2	3.2	33.1	Good	C	40+	EM	Outside boundary

G1	Oak	1000	9	318	4.5	2.8	3.8	45.8	Good	B	40+	EM	Group of 7 trees along north bank protected under TPO-24/00613/24. 4 Specimens to be removed from the group.
G2	Common lime and Oak	850	11	271	4	2.5	3.2	33.1	Fair	B	40+	EM	Crowded group of trees and self-set saplings within north-east corner of site around trees T8 and T9. Would benefit from some thinning and formative pruning of retained specimens to enhance the retained trees of note.

Tree Survey Schedule

Categories

Below is an explanation of the categories used in the attached Tree Survey.

No	Identifies the tree on the drawing.
Species	Common names are given to aid understanding for the wider audience.
BS 5837 Main Category	Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing: Category A - Those of high quality with an estimated remaining life expectancy of at least 40 years; Category B - Those of moderate quality with an estimated remaining life expectancy of at least 40 years; Category C - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm; Category U - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
BS 5837 Sub Category	Table 1 of BS 5837:2012 also requires a sub category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows: Sub Category 1 - Mainly arboricultural qualities; Sub Category 2 - Mainly landscape qualities; Sub Category 3 - Mainly cultural values, including conservation . Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub Category.
DBH (mm)	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
Age	Recorded as one of seven categories: Y Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH. S/M Semi-mature. An established tree, but one which has not reached its prospective ultimate height. E/M Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. M Mature. A mature specimen with limited potential for any significant increase in size, even if healthy. O/M Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications. V Veteran. An over-mature specimen, usually of high value due to either its age, size and/or ecological significance D Dead.

Height	Recorded in metres, measured from the base of the tree.
Crown Base	Recorded in metres, the distance from ground and aspect of the lowest branch material.
Lowest Branch	Recorded in metres, the distance from ground and aspect of the emergence point of the lowest significant branch.
Life Expectancy	Relates to the prospective life expectancy of the tree and is given as 4 categories: 1 = 40 years+; 2 = 20 years+; 3 = 10 years+; 4 = less than 10 years.
Crown Spread	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
Minimum Distance	This is a distance equal to 12 times the diameter of the tree measured at 1.5 metres above ground level for single stemmed trees and 12 times the average diameter of the tree measured at 1.5 metres above ground level tree for multi stemmed specimens. (BS 5837:2012, section 4.6).
RPA	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as "a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority". The RPA is shown on the drawing.. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations. Some methods of construction can be carried out within the RPA of a retained tree but only if approved by the Local Planning Authority's tree officer.
Water Demand	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 "Building Near Trees".
Visual Amenity	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value and prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance. The usual definitions are as follows: Low An inconsequential landscape feature. Moderate Of some note within the immediate vicinity, but not significant in the wider context. High Item of high visual importance.
Problems/Comments	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work; also, specific problems such as deadwood, pests, diseases, broken limbs, etc.
Work Required (TS)	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the "Problems/comments" category.
Work Required (AIA)	Identifies the tree work specifically necessary to allow a proposed development to proceed.

Priority	This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey. 1 Urgent – works required immediately; 2 Works required within 6 months; 3 Works required within 1 year; 4 Re-inspect in 12 months, 0 Remedial works as part of implementation of planning consent.
-----------------	--

TREE SURVEY SCHEDULE

Age Class Definition

P Recently planted trees & saplings; not fully established. (Generally capable of being transplanted or easily replaced.)

Y Young; Establishing; usually with good vigour, but as yet of limited significance in the landscape.

EM Early-Mature; established; normally vigorous & increasing in height. Of increasing landscape significance.

M Mature; Fully established trees around the middle half of their usual life-expectancy; generally retaining good vigour and achieving full height but their crowns still spreading.

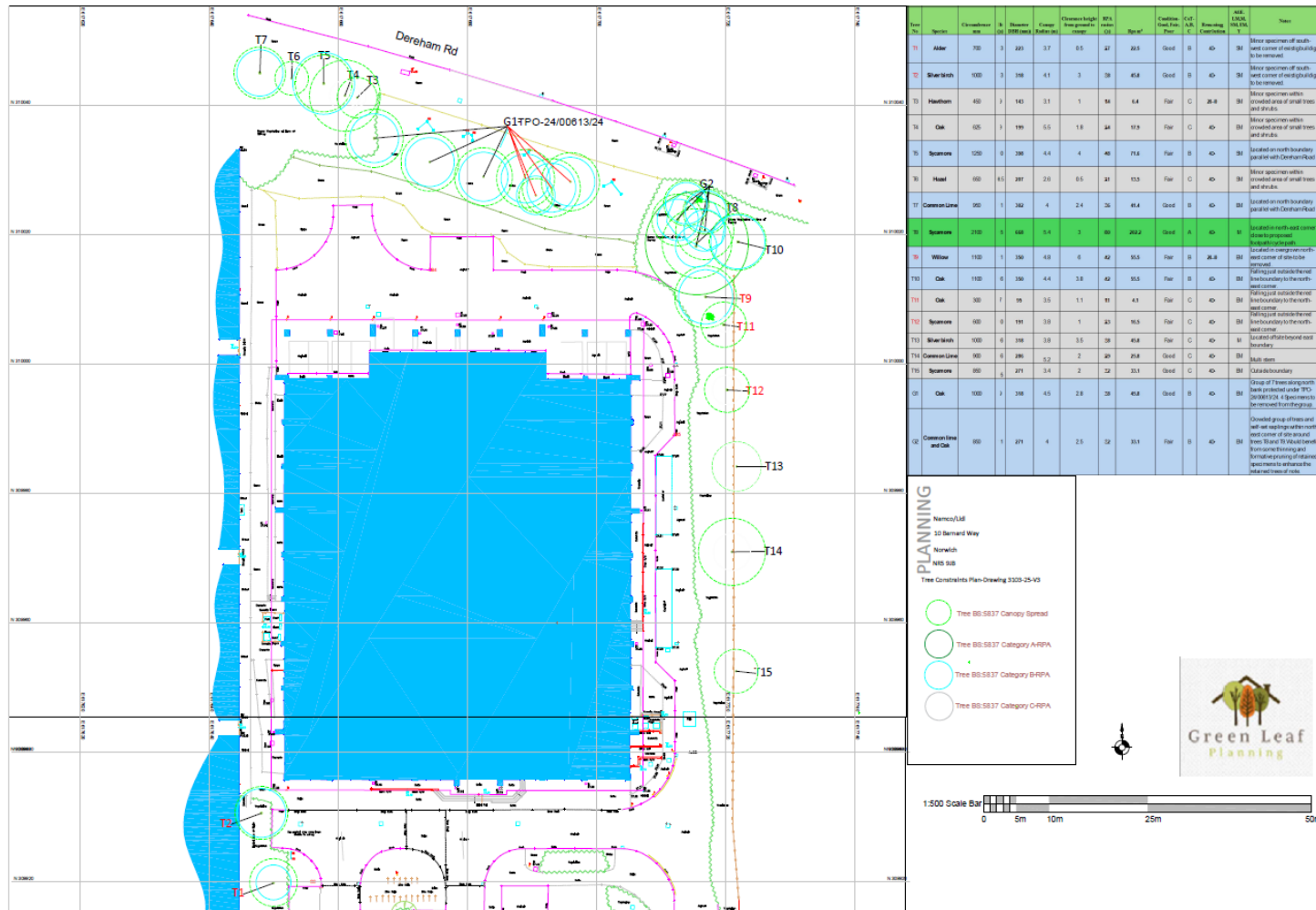
LM Late-mature: Fully established trees, retaining moderate vigour but with growth slowing.

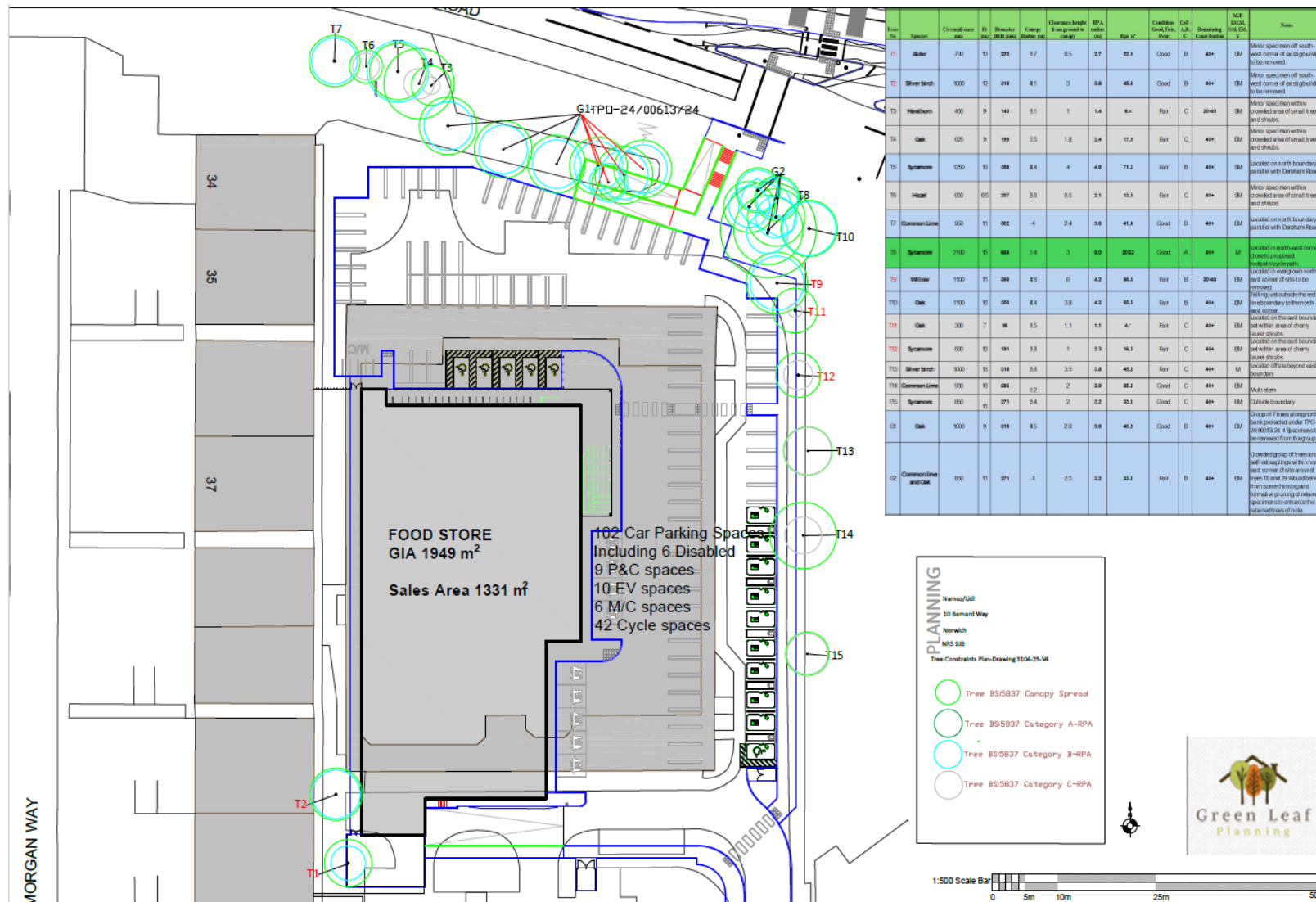
O Old: Fully mature trees in last quarter of their usual life-expectancy; vigour declining.

A Ancient: Very old; low vigour; liable to decline. May include important Veteran Trees

Access Facilitation Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. <i>NOTE - a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.</i>
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above or below ground structure or apparatus required for utility provision. NOTE - examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.
Veteran Tree	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. NOTE - these characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem.

APPENDIX C





Tree Constraints Plan- TCP- Proposed

APPENDIX D

BS5837:2012 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>			
	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)	
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	
Category 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	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	

FLAC Note

The original contents of the column *Identification on plan* have been replaced by FLAC in the version above; spot colours to RGB codes given in BS5837:2012 Table 2

APPENDIX E

TABLE OF CONTENTS

1. Introduction.....	2
2. Site Supervision and Reporting.....	2
3. Programme of Works.....	2
4. Construction of Piled Foundations for Ramp within RPA.....	3
5. Construction of hard surfaces within RPAs.....	4
6. Installation of Underground Surfaces.....	4
7. Works to Existing Trees.....	5
8. Tree Protection.....	5
9. Works Within RPA's.....	6
10. General Precautions.....	7

Appendices

Annex A	Signage for Tree Protective Fencing and Ground Protection Mats
Annex B	Specification for No-Dig Footpath/Cycle path and Cell-Web
Annex C	Advisory Information
Annex D-	Development Notes
Annex E-	BS 5837: 2005 - Types of hard surfaces and their suitability in proximity to trees
Annex F-	Tree Protection Overview Plan

1. Introduction

1.1 This method statement has been prepared for submission to Norwich City Council in connection with a planning application for construction of a Class E food store (Lidl) with associated access, car parking, servicing and landscaping’.

1.2 This document sets out the methodology for all proposed works that have the potential to affect any trees within the proposed working areas. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals.

1.3 Copies of this method statement will be made available for inspection on site and will be forwarded to all contractors actively participating in the development works.

2. Site Supervision and Reporting

2.1 For the duration of the development a qualified arboriculturist will be appointed by the developer to supervise all arboricultural aspects of the works. The supervising arboriculturist must be approved by the local planning authority (LPA) at the commencement of works.

2.2 The supervising arboriculturist will be the point of contact between the developer and the LPA. Their primary responsibility will be to ensure that all arboricultural conditions of the planning permission are implemented and to advise on any further issues that arise during the development process.

2.3 In addition to the above, the supervising arboriculturist will also be responsible for:

- Induction of all contracting staff and raising of personnel awareness over the arboricultural implications of the development.
- Identification of individual responsibilities and key personnel within the workforce.
- Timing and methods of site visiting and record keeping, including updates.
- Procedures for dealing with variations and incidents.
- Procedures for reporting to the LPA over all arboricultural issues.

3. Programme of Works

3.1 All excavation, root pruning, formative pruning and any other arboricultural works approved as part of the development consent will be carried out prior to any other site works.

3.2 Measures for the protection of retained trees will be implemented on completion of the above tree works as detailed below (Section 4). All fencing erected for protection of trees will be maintained for the entire duration of construction works.

3.3 On completion of the development, the protective fencing will only be removed with the consent of the LPA to permit completion of the scheme. Note that permission for any additional tree works not included in the original development consent will need to be obtained through application to the LPA.

4. Construction of Piled Foundations within RPAs

4.1 Excavations within RPAs shall be supervised by the Project Arboriculturist. Piles within RPAs shall be sleeved to prevent contamination of root zone and constructed as follows:

- Locations for piles should be marked out and the position carefully excavated by hand to a depth of 500mm – 1000mm to determine the extent of root growth; if roots over 50mm diameter are uncovered, then the excavation shall be backfilled and the pile position relocated to an adjacent position approved by the structural engineer.
- Lay sub-base / ground protection, comprising 25mm thick marine plyboard over 50mm depth of sharp sand
- The piling mat may then be installed over the plyboard, in accordance with the operator's requirements. Piling shall be carried out using a lightweight rig, with beams set in accordance with the structural engineers' detail; excavations for beams, within RPAs shall be carried out by hand to the minimum depth required by the Structural Engineer.
- Stripping of the turf and sub-soil layer to a depth of no more than 100mm will be undertaken with microlite machinery or by hand. No plant machinery to be permitted within the RPA of the trees unless from 'Trakmats' as specified in Appendix A.
- Prior to any ground works or stripping of turf and topsoil the appointed arborist James Hodson of Greenleaf Ltd will be present to supervise works and ensure the maximum depth of initial excavation is no more than 100mm.
- The turf and top-soil will be immediately removed from site or moved to a location outside of the RPA of any of the trees. No reduction in levels of the underlying soil surface will occur outside of the pre-defined area of 100mm excavation for the micro-screw foundational plate.
- The underlying soil may be levelled by the addition of good quality top soil to BS 3882: 1984. Hand tools only will be used for any levelling works; this work will not disturb the underlying soil. Should any roots over 25mm diameter, be present within the 100mm excavation area their severance and/or removal will only be carried out under arboricultural supervision and with the approval of the Local Planning Authority. Any exposed tree roots within the areas of excavation will be cleaned, cut and trimmed to allow quicker recovery and re-growth of the root system.
- Any exposed tree roots encountered during excavation works of 25mm diameter, or less may be cleanly cut with sharp handsaw or secateurs under the supervision of the Project Arboriculturist.
- Any pilings that may be required within the RPA's will be excavated with micro-lite augre machine tool or hand dug using a 'post-hole hand tool' and/or drain spade as required down to a suitable depth as specified by the consulting engineer. If any major roots over 25mm are encountered the pile and pad will be off-set either side of the root as required to avoid severance.

- Pile holes shall be marked with stakes and large stones removed from the proposed area of the piling mat and a permeable root resistant geotextile laid over the full surface beneath the piling mat.
- Lay sub-base / ground protection, comprising 25mm thick marine plyboard over 50mm depth of sharp sand.
- The piling mat may then be installed over the plyboard, in accordance with the operators requirements Piling shall be carried out using a lightweight rig, with beams set in accordance with the structural engineers detail; excavations for beams, within RPAs shall be carried out by hand to the minimum depth required by the Structural Engineer.

5. Construction of hard surfaces within RPA's

5.1 The following methodology shall be applied when constructing hard surfaces within RPA's:

- Grass or other vegetation will be close cut/mown and all arisings removed by hand.
- All arisings will be wheel barrowed out of the RPA.
- No excavation shall be carried out, other than as strictly necessary to accommodate the cross-over and the paved link between cross-over and the 'No-Dig' surface
- Any depressions will be filled in with sharp sand.
- Geo-textile membrane will be laid out over the area where the proposed surfacing will be constructed within the RPA.
- Cellular confinement system will be laid over the geo-textile membrane e.g. 'Geo-web' or 'Geo-Cell' cellular confinement matting.
- The cells will be hand filled with granular material that allows air and water flow such as 10mm washed gravel chippings (no fines) (working from the edge of the RPA towards the tree).
- Lay permeable surface over filled cells and construct timber edging to retain the surface.
- Bank up the edging with topsoil, which can be grass seeded in spring/autumn. This will form a gentle slope from the edging to the surrounding ground level. The area of 'no dig' construction is identified on the accompanying drawing.

6. Installation of underground services

6.1 Underground services should avoid RPA's wherever possible. If excavations to accommodate services within RPA have become necessary, advice must be obtained from the Project Arborist in order to agree measures to minimise root disturbance, e.g., by ensuring drainage routes are aligned radially to tree stems.

6.2 Refer also to National Joint Utilities Group NJUG Volume 4 2007 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees' (NJUG - <http://www.njug.org.uk>)

6.3 Excavation to accommodate services within RPAs will not be allowed prior to agreement of positioning and methodology of installation has been agreed with the Local Authority Arboricultural Officer.

7. Works to Existing Trees

7.1 All proposed tree works will be implemented in accordance with the approved plans and details. The tree works specification is detailed in **Appendix B**. Works will be carried out to the current arboricultural industry best practice and at a minimum in accordance with 'BS 3998:2010 - Recommendations for Tree Work'.

7.2 Any additional tree works identified as being necessary during the course of the development will only be carried out with the consent of the LPA. Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstance shall construction personnel undertake any tree pruning operations.

8. Securing of Tree Structure and Root Protection Areas (RPA)

8.1 Before the commencement of any works on site (other than any preliminary tree works as detailed above) protective fencing will be erected.

8.2 The Tree Protection Plan (TPP) shows the position of the Tree Protection Fencing (TPF). This fencing comprises of one type as detailed below. Vertical banners should be erected and ground protection installed before any materials or machinery are brought onto site and before any demolition, development or stripping of soil commences.

8.3 Once erected, barriers and ground protection will be regarded as sacrosanct, and will not be removed or altered without prior agreement of an arborist and approval of the local planning authority.

8.4 Barriers should be fit for the purpose of excluding constructive activity, and appropriate to the degree and proximity of work taking place around the retained tree. On all sites, special attention should be paid to ensuring that barriers remain rigid and complete.

8.5 In most cases, barriers should consist of a scaffold framework in accordance with Fig. 1 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weld mesh panels should be securely fixed with wire or scaffold clamps. Weld mesh panels on rubber or concrete feet are not resistant to impact and should not be used. Due to the small scale of the proposed works sturdy 'Heras' fencing may also be acceptable for the tree protective fencing.

8.6 Should any alternative method of barrier construction be proposed, consultation with the developer's arborist will be obtained to clarify the efficacy of the revised design prior to informing the local planning authority and obtaining their consent.

8.7 Once the exclusion zone has been protected by barriers and/or ground protection, construction can commence. All weather notices should be fixed to the barriers with the words: 'Construction exclusion zone – Keep out' or similar. All-weather notices will be displayed on the protective fencing identifying them as tree protection measures (example notice in **Appendix A**).

Figure 2 Default specification for protective barrier

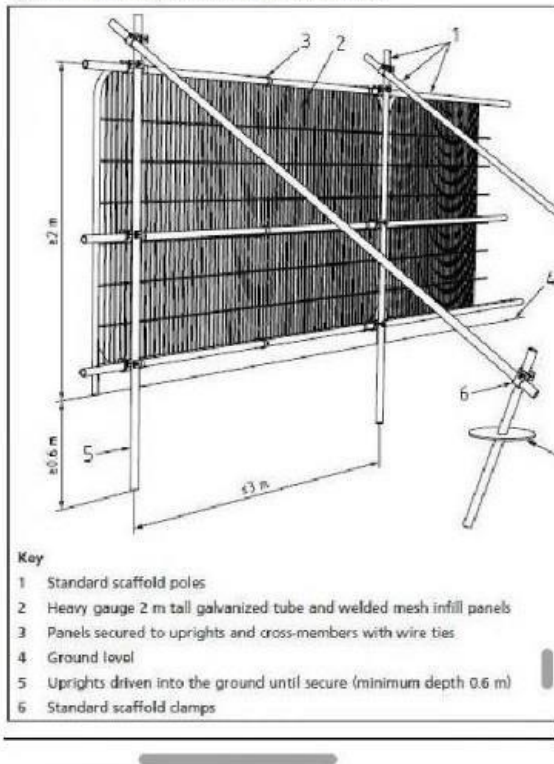


Figure 3 Examples of above-ground stabilizing systems

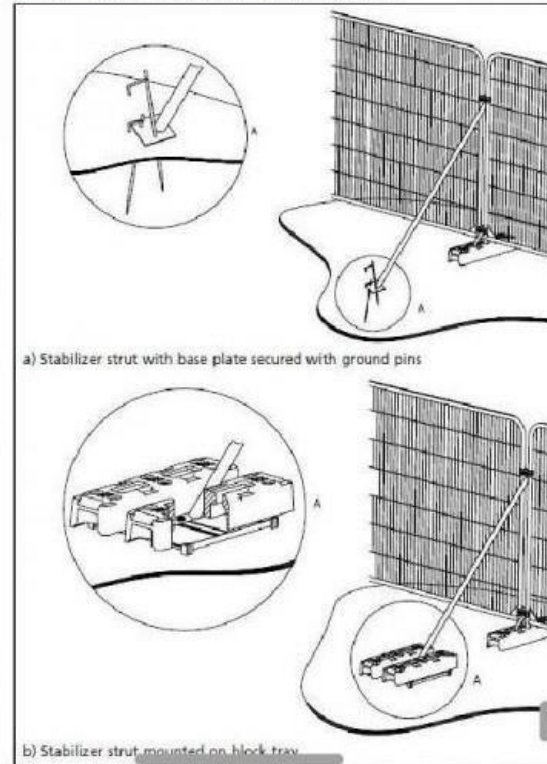


Figure 1- Specification for tree protective fencing

8.8 Other than works detailed within this method statement or approved in writing by the LPA, no works (including any vehicular movements, storage or dumping of materials, stripping of soil) will take place within the exclusion zones defined by the protective fencing. This is to reduce to a minimum compaction of the root systems.

9. Works within the RPA and ground protection measures

9.1 No excavation works will be undertaken within the Root Protection Areas other than the predefined area marked out and detailed in Appendix F.

9.2 Excavation works close to the RPA will be undertaken with the use of 'Microlite Excavator' or similar to avoid the use of heavy plant machinery which may otherwise cause unwanted ground compaction close to the RPA. Any excavated soil will be stored outside of the RPA.

9.3 Any ground protection to be installed in locations shown on the TPP must be strong enough to support any predicted load and resist compaction and soil damage (See 'Trakmats' in Appendix A).

9.4 In the event that any root systems are encountered within the excavation area they will be pruned by a suitably qualified arborist following the methodology in Appendix B.

10. General Precautions

10.1 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPA.

10.2 Allowance will be made for any slope of the ground to ensure that damaging materials such as concrete washings, mortar or diesel oil is prevented from running towards trees. Protective sheeting must be used in and around any areas of concrete mixing to protect the soil in the event of spillage.

10.3 No fires will be lit in a position where their flames can extend to within 5 meters of the foliage, branches or trunk of any tree that is to be retained.

10.4 Notice boards, telephone cables or other services will not be attached to any part of the trees to be retained.

ANNEX A



**Tree protection area
Keep Out**

(town & country planning act 1990)
Trees enclosed by this fence are protected by planning conditions and/or are the subjects of a tree preservation order. Contravention of the tree preservation order may lead to criminal prosecution
An incursion into the protected area must be with the written permission of the local planning authority.



Protective fencing
This fence must be maintained in accordance with the approved plans and drawings for this development.

- GROUND PROTECTION**
 - TuffTrak
 - Trakmats**
 - Euromats
 - PortaPath
 - Connector Sets
- GROUND REINFORCEMENT**
 - Geogrid Premium
 - Geogrid Delineation Markers
 - GRB
 - GRB Delineation Markers
- Need Help? - Chat now**
- TurfProtecta Mesh
- GrassCarpet
- U Pins
- PVC / RUBBERISED**

[Home](#) > [Products](#) > [Ground Protection](#) > [Trakmats](#)

Search...

Trakmats

Trakmats, Ground Protection Mats

Suitable for heavy vehicles. Weight bearing is subject to ground conditions, not suitable for 8 wheelers or vehicles alike – please see Tufftrak; Construction Sites, Car Parks, Embankment Stabilisation and more.



[Hire Product](#)

[Buy Product](#)

Price per board per day:

£1.20 inc VAT

i Minimum hire: 7 days.
Minimum quantity 10 mats
Cleaning charges apply

[Enquire about hiring this product](#)

We are now offering Trakmats, which are aimed at a variety of industries and applications. Their unique self cleaning gripped surface is aimed at dispelling mud but will still give grip to vehicles or pedestrians as they cross the mat.

GROUNDMATZ



GroundMatz temporary roadway protection panels are a quick and affordable solution. With a unique anti-slip traction pattern and pleasing green colour, our panels will help prevent expensive damage and reinstatement costs to grassed or sensitive outside areas.

Our GroundMatz trackway panels are used daily throughout the UK across a wide range of industries including civil engineering, landscaping, golf course and sports field maintenance, holiday home parks, heritage and archaeological sites and a multitude of other applications. This enables more efficient and safer working conditions whilst at the same time promoting a more professional image to clients and customers.

We keep stock of temporary trackway panels for purchase and hire ready for immediate dispatch or collection, and can deliver using our own transport, nationwide pallet delivery companies or if you prefer, your own transport.

For more information on GroundMatz – contact us on 08456 800008.

[» Hire GroundMatz](#) [» Purchase GroundMatz](#) [» Features](#) [» Specifications](#) [» Downloads](#)

Hire GroundMatz

Our anti slip traction panels are available for temporary road hire at a rate of £1.00 per panel per day (subject to a minimum charge of £10.00 per panel) and a minimum order value of £250.00 excluding delivery charges.

Panels sent out are securely strapped to a timber pallet or steel stillage. A nationwide delivery service is available either via our own transport or the pallet delivery network, with each pallet holding a maximum of 30 panels and weighing approximately 1100 kg. It is the Hirer's responsibility to provide suitable pallet-lifting machinery.

Annex B- No-Dig Permeable Footpath/Cycle-Way Construction:

The proposed construction methodology for the pedestrian footpath and cycleway within the RPA's of trees T13, T14 & T15 is as follows:

The construction will require 100-150mm of base stone beneath the no-dig material, a geotextile is laid on the ground, over which Terram Geocell, Cell-web, Grid-Force or similar is laid and stone spread. The type of stone must be a no fines stone that is free draining. If gravel is used as the final finished permeable surface, then the blocks should be backfilled with 38mm of 10mm single size (no fines stone) to the top of the grid. The total finished construction depth should be 150-200mm (See P.6).

Schedule of works:

- Area of parking bays and footpath to be marked out with sufficient room along edges for works.
- Once marked out the tree protective fencing is to be erected in accordance with the tree protection plan in Figure 1.
- A shallow scrape to a depth of no more than 50mm of the surface material will be undertaken using hand tools only within the RPA of trees as indicated. Some re-profiling of the ground outside of the RPA will be required to raise levels to meet the top level of the cell-web.
- Any exposed tree roots which are exposed during ground works will be cleaned, cut and trimmed by hand to allow quicker recovery and re-growth of the root system. Root pruning is a very specialized operation that should only be undertaken with the support and supervision of an arboriculturalist or tree surgeon. Severance of root stems greater than 25mm diameter should be avoided where possible. Pruning of buttress or other major roots can make the tree unstable. Severance of more than 30% of a tree's root system is quite likely to cause slow dieback and eventual death of a mature tree.
- No plant machinery is to be permitted within the construction exclusion zone (CEZ) beyond the fence line.
- All spoil from to be removed off-site
- Supply and lay construction grade geotextile should site conditions warrant its inclusion.
- Lay edging to new cell-web edges
- No compacted or crushed materials to be laid within the RPA. A 3d cellular grid mesh confinement system will be used to form the sub-base. The cells will be filled with clean angular stones to retain permeability over the roots and minimise compaction. A permeable membrane will be laid under the Cellweb Tree Root Protection System (TRP) as detailed below.
- Clear all site of debris and rubble on completion and make good.
- Any drainage requirements, access cover fittings, kerbs, edgings, or other sundries are additional to the specification given above

Ground Protection-

If any plant machinery is required within the RPA's of trees within the CEZ, then Trakmats or similar ground protection mats must be used to prevent unwanted ground compaction within the RPA's of the trees. These can be secured using steel pegs and should remain in place until the access drive is completed.

Tree Root Protection Using Cellweb TRP®

Fact Sheet 1: Use of Cellweb TRP® in Root Protection Areas (RPA's)



Introduction

Cellweb TRP® is a cellular confinement system that confines aggregate materials and makes them stronger. This behaviour allows the depth of pavement construction to be reduced. It also minimises compaction of soils below road pavements constructed using the Cellweb TRP® tree root protection system. Cellweb TRP® is used around the world to provide cost effective road and railway construction, as well as Tree Root Protection.

Cellular confinement was developed by the US Army Corps of Engineers during the 1970s to allow construction of roads for military equipment quickly and easily using whatever local soil material was available (especially across beaches). Since then the method has been developed and it is now routinely used in road and rail construction as well as in tree root protection. There is an extensive research base that demonstrates the performance of cellular confinement and it is a method of pavement construction that is recognised by the US Federal Highways Administration.

Characteristics of Cellweb TRP®

Pokharel et al (2009) stated that about one fifth of pavement failures in the US occur due to either weak subgrades or inefficient load transfer from the sub-base. Cellweb TRP® can improve the strength of road pavement construction to deal with these problems. It is a three dimensional interconnected honeycomb of cells made from HDPE. The cells are filled with aggregate sub-base and laterally confine the material when it is loaded, thus increasing the bearing capacity of the layer. This results in a thinner layer of aggregate being required to achieve the same performance.

It also allows uncompacted open graded aggregate to be used in the sub-base construction which is a vital part of any tree root protection system.

Cellweb TRP® is available in a range of height and aspect ratios to suit different load applications.

Use of Cellweb TRP® in RPAs

The use of Cellweb TRP® tree root protection system for building roads, car parks and other vehicular pathways includes a sub-base infill material of clean angular stone which does not need to be compacted. This immediately provides a layer of material that will absorb compaction energy applied to the top of materials placed over it. Compaction of soils by construction machinery does not extend to a great depth. This is the reason why earthworks materials are normally placed in thin layers because compaction only occurs in the top few hundred mm at most. With the lightweight compaction plant used on most development sites the maximum depth that compaction will extend to is between 150mm and 200mm. Thus, if an 80mm layer of asphalt is placed over a 150mm deep Cellweb TRP® system the compaction reaching the base of the construction and the natural soil will be minimal. This effect was demonstrated by Lichter and Lindsey (1994) where a trial area was trafficked by a front-end loader and only suffered significant compaction of the soil to a depth of 100mm.

The use of Cellweb TRP® also spreads the wheel loads from traffic. There has been extensive research published on the performance of these systems from the original work by the US Army Corps of Engineers (Webster 1981) to more recent studies such as that by Emersleben and Meyer (2008).



Figure 1 - In situ density test prior to construction of pavement

The research shows that Cellweb TRP® acts as a stiff raft to distribute wheel loads and reduce their magnitude at the base of the construction by 30% to 36% (without any asphalt or other surfacing). Once the surface is taken into account, the pressure applied by traffic to soil below roads or pavements constructed using no-dig methods will be significantly reduced and thus compaction will also be reduced. Note, compaction is not prevented but it is reduced, thus maintaining the soil bulk density at levels that are suitable for tree root growth.

The effectiveness of the Cellweb TRP® no-dig construction in reducing soil compaction has been demonstrated in trials carried out by the Environmental Protection Group Limited. Two parking bays were constructed over a fine sand soil, one with a Cellweb TRP® cellular confinement sub-base. The parking bays were surfaced with asphalt and then used by cars for four weeks on a daily basis. It is well known that compaction of soils occurs in the first few passes of a vehicle, so the maximum adverse effects on compaction of soil below the pavement should have been achieved. In situ density tests were carried out on the sand below the pavement before and after construction (Figure 1).



Cellweb® TRP

Tree Root Protection

Cellweb® TRP is a 3D cellular confinement tree root protection system. The system provides a 'no dig' solution for the construction of new hard surfaces within root protection areas (RPAs). Cellweb® TRP has been designed and independently tested to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction.



Cellweb® TRP Key Functions

Cellweb® is a 'no dig' solution which is constructed directly on the existing ground surface. This eliminates the requirement for excavation, preventing root severance.

Cellweb® is a completely porous system allowing continued water permeation and gas exchange between the rooting environment and atmosphere.

Cellweb® spreads point loads, minimising increases in soil compaction within the rooting environment. This maintains an open graded soil structure allowing continued root growth, water, gas and nutrient migration.

The Cellweb® TRP system comprises the following three components

Treetex™ Geotextile. Following minimal ground preparation the Treetex™ is laid onto the existing ground and top soil. This acts as a separation layer, separating the system above from the soil and rooting environment below. Treetex™ performs as a hydrocarbon pollution control measure in accordance with BS5837, holding 1.7lt of oil per square meter.

Cellweb® 3D Cellular Confinement. The Cellweb® is installed on top of the Treetex™ layer. This is fixed to the ground using ten steel J pins per panel. The panels can be cut to the required shape and adjoining panels can be connected using heavy duty staples or cell ties.

4-20mm Clean Angular Stone. The expanded Cellweb® is infilled with a 4-20mm clean angular stone. The confined angular stone locks together to produce a rigid stone mattress, while maintaining air pockets for continued water permeation and gas exchange. The low fines content of the stone prevents the Treetex™ layer from becoming blocked over time.

Which depth of Cellweb® TRP?

The Cellweb® System is provided in four different depths; 200mm, 150mm, 100mm and 75mm. The depth required is determined by the proposed traffic loadings and the site ground conditions. Geosynthetics in house engineering department can provide a free site specific technical recommendation. For free technical and engineering support please contact Geosynthetics Ltd 01455 617139 or the full installation guide can be found on our website www.geosyn.co.uk.

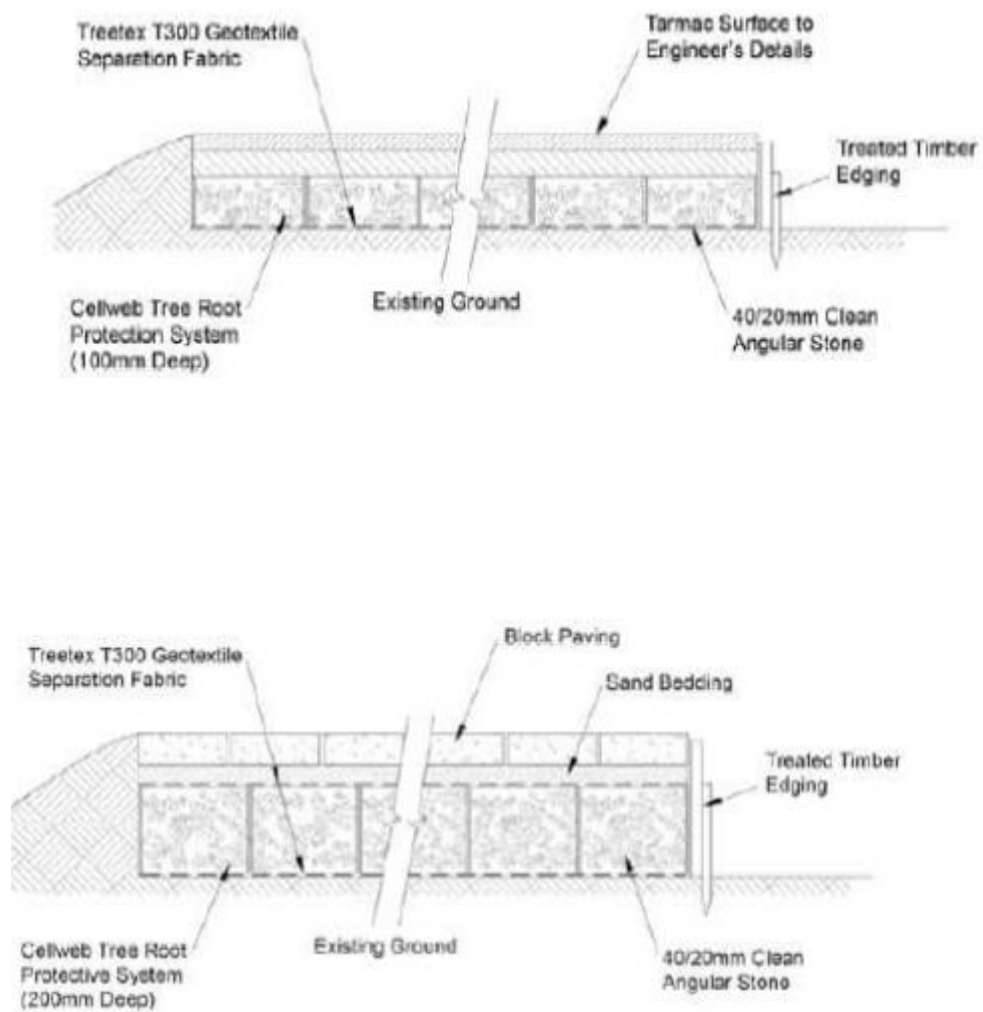
Indicative Cellweb with overfill



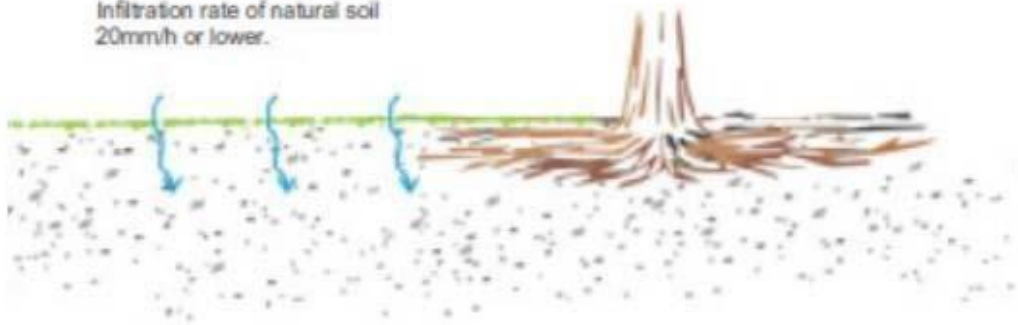
Web: www.geosyn.co.uk | Tel: 01455 617139
Fax: 01455 617140 | Email: Sales@geosyn.co.uk



Geosynthetics
Engineered Solutions

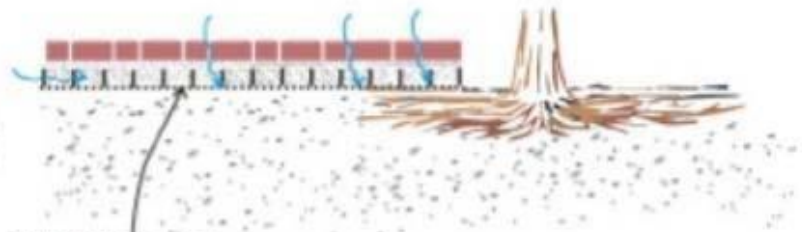


Infiltration rate of natural soil
20mm/h or lower.



Infiltration rate of permeable
pavement 4000mm/h or higher
(from Interpave Design for Concrete
Block Permeable Paving Version 6).

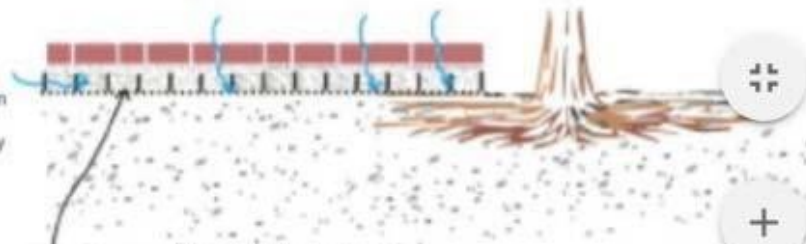
Infiltration rate of
Cellweb TRP[®] infilled with
20mm to 40mm aggregate
up to 40,000mm/h (from
Interpave Design Guide for
Concrete Block Permeable
Paving Version 6).



Treetex[®] geotextile at base
of construction allows
free drainage and oxygen
transfer in all conditions.

Water and air can easily diffuse
through the permeable pavement
and Cellweb TRP[®]. Permeability
and infiltration rate is much
greater than natural soil.

Water and oxygen can
permeate through the
Cellweb TRP[®] sub-base from
the edges of the road or
driveway, or from specifically
constructed vents/drains in
larger areas of paving.



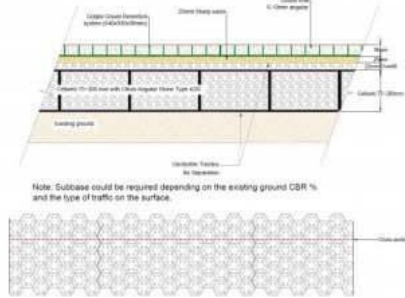
Treetex[®] geotextile at base
of construction allows
free drainage and oxygen
transfer in all conditions.

Cellweb TRP[®] minimises
compaction of natural soil and
water and air can still permeate
to the tree roots.

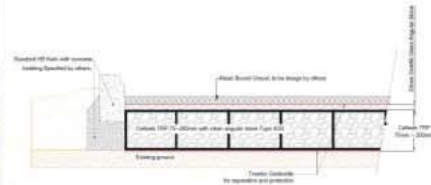


Surfacing Options

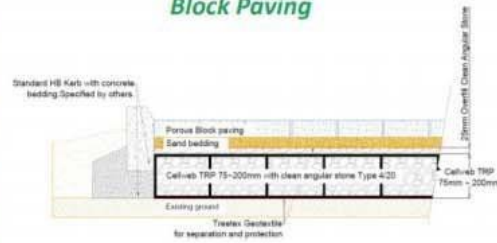
Golpla® Grass & Gravel Pavers



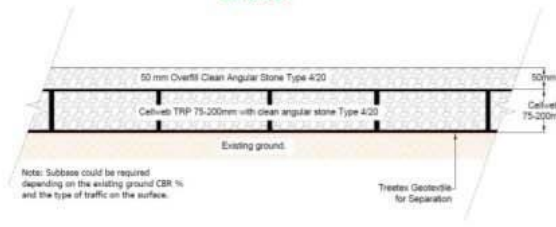
Resin Bound Gravel



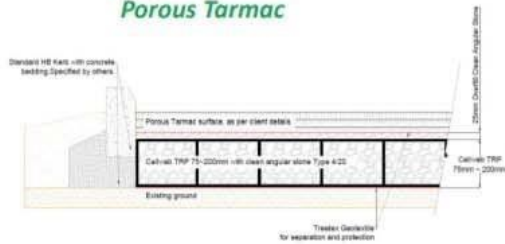
Block Paving



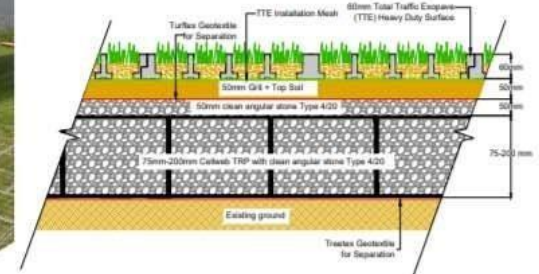
Gravel



Porous Tarmac

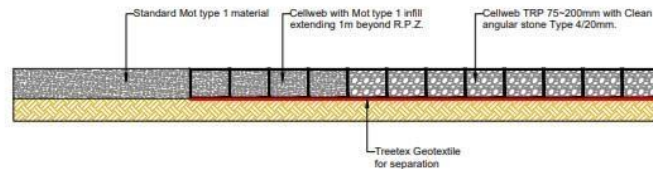


TTE® Heavy Duty Pavers

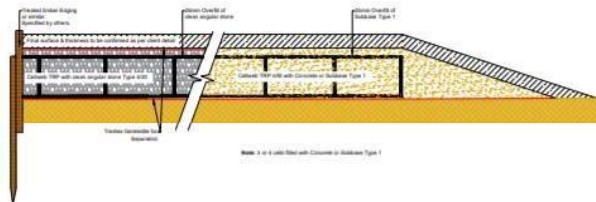


Edging and Transition Details

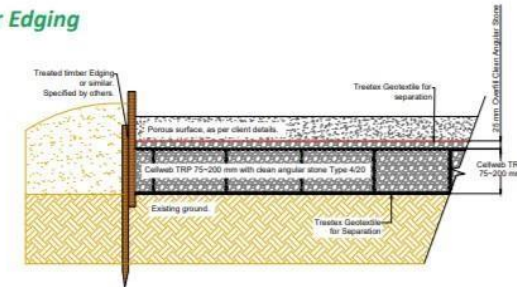
Transition Detail (Flat)



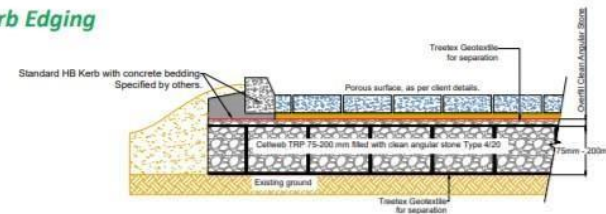
Transition Detail (Ramp)



Timber Edging



Kerb Edging



Adopted Roads and Footpaths



Cellweb® Tree Root protection is the UK's market leading tree root protection system and is widely specified for the construction of new hard surfaces within root protection areas in accordance with BS5837.

Difficulties when specifying the system often occur for the construction of public roads, footpaths and car parks where there is a requirement for the local authority to take responsibility for the maintenance of the new structure and formally adopt it.

The following page shows examples of where new hard surfaces constructed using the Cellweb® TRP system have been adopted by local authorities. This document is designed to provide examples to specifiers of the system and local authorities.

This document is designed to be used in conjunction with technical advice and site specific recommendations which are also available free of charge from Geosynthetics Limited.

NBS Specification Clause

- I. The Tree Root Protection System shall be Cellweb® TRP by Geosynthetics Ltd 01455 617139
- II. The Tree Root Protection System shall include Cellweb® TRP 3 dimensional cellular confinement panels measuring 8.1m in length x 2.56m wide. The system also includes a Treetex™ Pollution Control Geotextile.
- III. The Cellweb® TRP shall incorporate perforated cell walls to provide lateral flow and frictional interaction between infill material and adjacent cells. Perforations shall be 11% of the cell wall surface area for Cell height of 100mm and 200mm and 16% for Cell height of 75mm and 150mm.
- IV. The Cellweb® TRP shall incorporate a green identification strip along the length of the panel.
- V. The seam peel strength of the cells shall be as shown in the following table:

Cell Height (mm)	75	100	150	200
Seam Peel Strength (N)	1065	1420	2130	2130
U.S.Army Corps of Engineers. Technical report GL86-19, Appendix A				

- VI. The expanded cell size (width x length) shall be 259mm x 224mm.
- VII. The infill material shall be a clean angular stone typically 40mm to 20mm or 20mm to 4mm.
- VIII. The system shall be installed strictly in accordance with the manufacturers installation instructions.
- IX. Fact Sheets 1,2,3,4,and 5 provide factual evidence of the Cellweb® TRP and Treetex™ systems performance in the application of Tree Root Protection.
- X. The system shall incorporate a 10 year guarantee which covers the replacement of any dead tree(s) up to a value of £10,000 per tree, as well as a replacement of the system which has failed up to the value of £50,000.

Root Pruning Methods

When pruning roots, there are guidelines regarding size: roots less than one inch (2.5 cm) in diameter can easily be cut with hand tools while cutting roots greater than three inches (7.5cm) in diameter should be avoided whenever possible. There are three general methods of root pruning in the one- to three-inch diameter range:

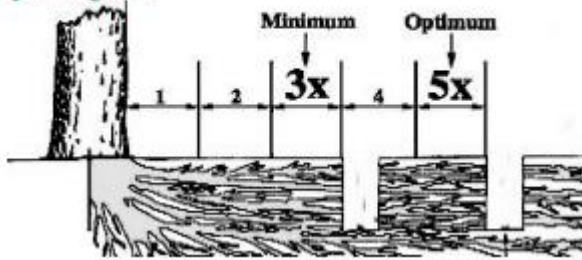
- **Air/Water/Hand Excavation and Pruning-** Excavating roots requires the use of the AirSpade®, hydro excavation or hand tools. This exposure allows the arborist to evaluate the best places to cut, preferably beyond sinker roots or junctions. Roots can be cut most cleanly with a sharp saw or lopper. Exposed fine roots that are to be preserved may be covered with burlap and sprayed with water, or they can be sprayed with a hydrated, fine, water-holding gel to prevent desiccation.
- **Root-cutting Machinery-** A root pruner, such as the Dosko or Vermeer Root Pruner, is faster than the previous method (Figure 1). These tools have teeth similar to a stump grinder and provide relatively clean root cuts. However, this method does not allow for the arborist to evaluate the exact location of the pruning cuts and will, likewise, be indiscriminate.
- **Trencher or Excavator-** A chain trencher or excavator is one of the worst ways to prune roots because they often lift surface roots out of the soil until they break and leave other roots crushed or torn. After using a trencher, it is better to prune the damaged ends by hand than to leave them untreated. Sometimes, due to site constraints, trenchers are the only option due to their flexibility.

Root Cut Placement

The further from the trunk that root cutting occurs, the better, but generally root cuts made outside a normal dripline of a tree rarely cause permanent tree damage. The preferred minimum distance from the trunk to the closest root cut is 5 to 6 times the DBH.

For example, with a 12-inch (30 cm) diameter tree, the root cut distance should be 60 to 72 inches (5 to 6 feet, 1.5 to 1.8 m). At this distance, there should be minimal impact on the health or stability of most tree species with proper aftercare. For root cuts on only one side of a tree, the root cut distance can be somewhat closer to the trunk than cuts on more than one side. The preferred minimum distance in this case is three times the DBH. For example, with a 12-inch (30 cm) diameter tree, the distance would be 36 inches (3 feet, 0.9m) (Figure 2). This distance is too close if there is pavement over the other side of the root system, if the tree has root decay, is leaning or has other indications of root disturbance. These trees also need proper aftercare to reduce the risk of health problems. Figure 2: General guidelines for locating root pruning cuts In all cases, consider variables such as tree species, age, tree health, and soil characteristics (including the presence of underground root obstructions) when determining location of root pruning. Cuts made closer to the trunk may dramatically compromise stability and health and should be avoided.

Figure 2: General guidelines for locating root pruning cuts



Plant Health Care Before and After Root Pruning

Tree health and soil moisture should be monitored frequently following root pruning. Root pruning should not be done immediately prior to or during a drought period unless the tree will have adequate irrigation. Irrigation should be applied prior to and after root pruning if there is not adequate rainfall. Monitor for secondary pests and apply protective treatments to susceptible trees for lethal invaders such as borers. Fertilizer and soil amendments should be applied according to soil or foliar nutrient analysis test results. Root Invigoration should be performed to promote root regeneration and a better environment for remaining roots. At a minimum, mulch should be applied to reduce soil moisture loss and promote root growth.

Annex B
(Informative)

Trees and the planning system

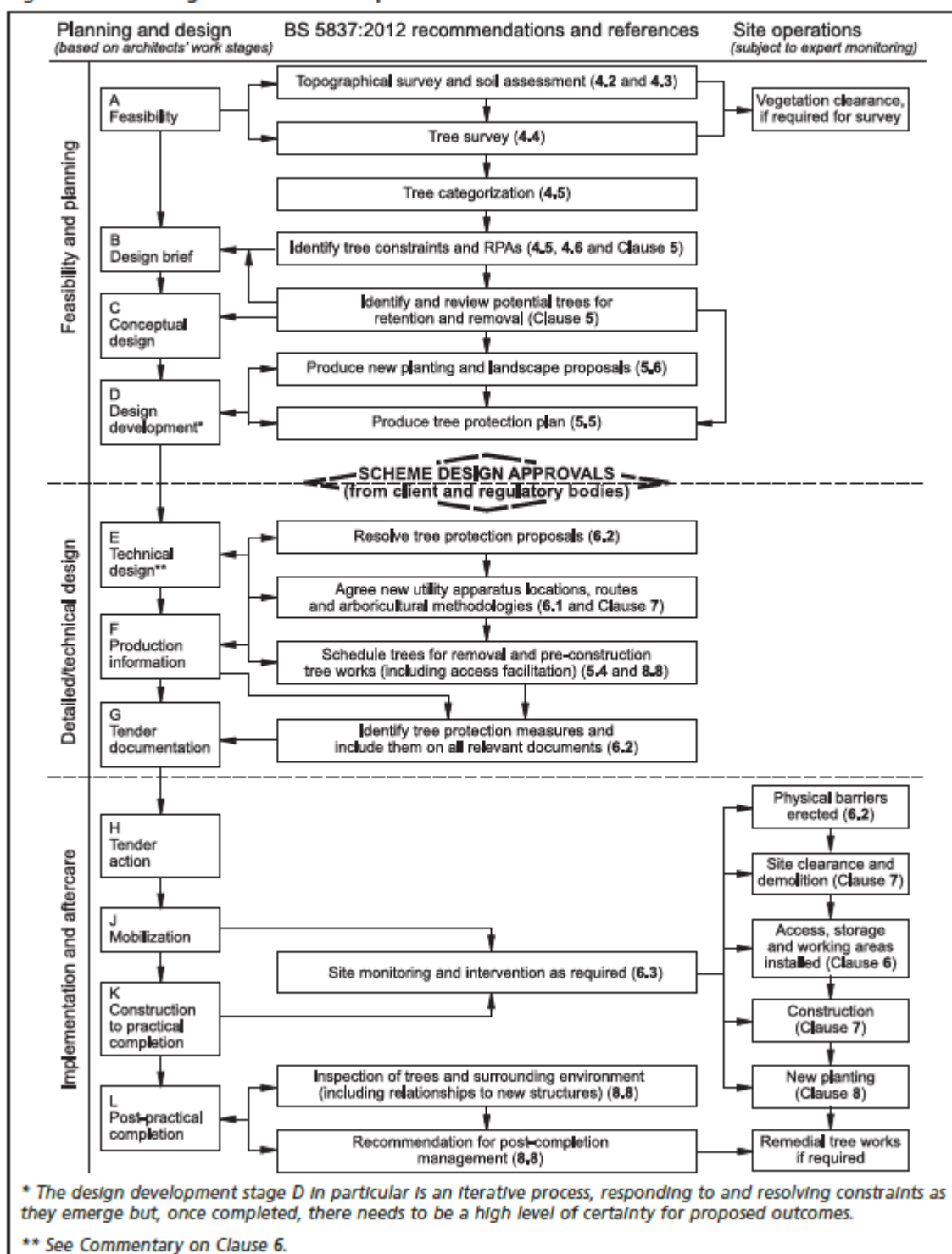
Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Where trees are statutorily protected, it is important to contact the local planning authority and follow the appropriate procedures before undertaking any works that might affect the protected trees.

The nature and level of detail of information required to enable a local planning authority to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 provides advice to both developers and local authorities on an appropriate amount of information. The term "minimum detail" is intended to reflect information that local authorities are expected to seek, whilst the term "additional information" identifies further details that might reasonably be sought, especially where any construction is proposed within the RPA.

Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

Figure 1 The design and construction process and tree care



Annex D- Development Notes

BS5837: 2012 states:

In order to avoid disturbances to the physical protection forming the construction exclusion zone once it is installed, it is essential to consider, make allowances for and plan all construction operations which will be undertaken in the vicinity of the trees, in particular:

- a) Site construction access;
- b) The intensity and nature of the construction activity;
- c) Contractor's car parking;
- d) Phasing of construction works;
- e) The space needed for all foundation excavations and construction works;
- f) The availability of special construction techniques;
- g) The location and space needed for all service runs including foul and surface water drains, land drains, soakaways, gas, oil, water, electricity, telephone, television or other communication cables;
- h) All changes in ground level, including the location of retaining walls, steps and making adequate allowance for foundations of such walls and backfilling's;
- i) Spaces for cranes, plant, scaffolding and access during works;
- j) Space for site huts, temporary latrines (including their drainage) and other temporary structures;
- k) The type and extent of landscape works which will be needed within the protected areas and the effects these will have on the root system;
- l) Space for storing (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete;
- m) The effects of slope on the movement of potentially harmful liquid spillages towards or into protected areas.

Annex E- BS 5837: 2005 - Types of hard surfaces and their suitability in proximity to trees

General

If a hard surface is proposed above the granular material, a permeable and gas-porous finished surface (wearing course) should be installed. In some situations, consideration should be given to constructing the final surface prior to the main building works, so as to provide protection for the roots at subsequent stages. However, it may be desirable to protect the final surface from drainage with a temporary covering.

Washed gravel

Washed gravel retains its porosity unless excessively consolidated and is particularly useful where changes of level occur or an irregular shape is needed around the stem of a tree. Gravel is easily renewed or topped up. Although weeds may become established, they can be controlled by chemical or mechanical means. However, gravel is rarely suitable for use where there is vehicle or pedestrian traffic for example, in residential areas. Materials with a high fines content, such as binding gravels or hoggin, should not be used due to their almost impermeable texture when consolidated.

Paving slabs and block pavers

Paving slabs and block pavers are available with built in infiltration spaces between the slabs or blocks. These are ideal, though they should be laid dry-jointed on a sharp sand foundation to allow air and moisture to penetrate to the rooting area.

In situ concrete

As in situ concrete forms an impermeable surface, falls and openings should be provided for water and air to enter the soil. This can be achieved by forming 50mm diameter holes in the construction of a slab at regular spacing's of 300-600mm (as determined by an engineer) and back-filling the resulting holes with no-fines gravel or aggregate. A high standard of material and workmanship is needed if frost damaged and excessive wear are to be avoided.

Bitumen paving

Bitumen paving can consist of porous or impermeable material. As the interstices in unsealed tar paving will eventually become blocked by silt, all such paving should be laid following the same principles as those for impermeable surfaces. Its use within the RPA should, therefore, be restricted to the following parameters: new impermeable surfacing within the RPA should be restricted to a maximum width of 3m and situated tangentially to one side of a tree only, or confined to an area no greater than 20% of the RPA whichever is smaller.

Edge supports

The excavation needed for the placement of kerbs, edgings and their associated foundations and haunching's can damage tree roots. Within the RPA, this should be avoided either by the use of alternative methods of edge support or by not using supports at all. For example, where kerbing is required for light structures, such as footpaths, peg and board edging may be acceptable. For more substantial structures, such as estate roads, railway sleepers may be acceptable, retained in place with track pins or road pins. In some situations, for example where the roadway needs to traverse a lateral slope, gabions could be used to provide a kerbing solution.

Annex F

Tree Protection Plan TPP- TO BE CONFIMRED PENDING PLANNING CONSENT

APPENDIX B:

Copy of Tree Officer Consultation Comments (dated 12th November 2024)

From: [Hinchcliffe, Sarah](#)
To: [DC TECH](#)
Subject: FW: 23/01615/F Barnard Rd
Date: 20 November 2024 17:56:57

Hi PRSTO

Can the consultee comments below be added to Civica and Uniform please?

Thanks

Sarah

From: Dunthorne, Mark <MarkDunthorne@norwich.gov.uk>
Sent: Tuesday, November 12, 2024 12:34 PM
To: Hinchcliffe, Sarah <SarahHinchcliffe@norwich.gov.uk>
Subject: 23/01615/F Barnard Rd

Hi Sarah,

I have some concerns over this application from a tree perspective. Particularly the large-scale loss of vegetation (including trees) along the eastern boundary. This is a valuable landscape feature, not only in terms of habitat, but also from an amenity/screening/softening the development standpoint. It'd be useful if the applicant could identify any individual specimens (trees) within this feature, which may warrant additional consideration/protection.

Regarding the loss of 4 oaks on the northern boundary; I would consider this to be acceptable if we could secure a 3 for 1 replacement plan, this would be much more achievable than paying strict adherence to the DM7 policy requirement of equivalent replacement biomass (but I'd be happy to adopt that approach if you felt it was necessary, or a 3 for 1 replacement couldn't be agreed).

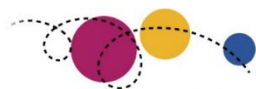
It's also my understanding that further revisions of the application may involve additional tree loss at the north end of the site, but the arb reports/landscape plans seem to be a little inconsistent/unclear. Bearing all this in mind, would it be possible to get an updated AIA?

Regards,

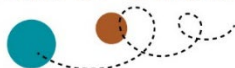
Mark

Mark Dunthorne
Arboricultural officer
Development and city services
Norwich City Council

01603 989335



A fair and thriving city, full of ambition



APPENDIX C:

Copy of Tree Officer Consultation Comments (dated 15th April 2025)

From: planning@norwich.gov.uk
To: [PLANNING](#)
Subject: Consultee Comments for Planning Application 23/01615/F
Date: 15 April 2025 12:05:24

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 15/04/2025 12:05 PM from Mr Mark Dunthorne (Not Available) on behalf of Tree Protection Officer - Norwich City Council.

Application Summary

Reference:	23/01615/F
Address:	10 Barnard Road Norwich NR5 9JB
Proposal:	Construction of a Class E food store with associated access, car parking, servicing and landscaping.
Case Officer:	Sarah Hinchcliffe

[Click for further information](#)

Comments Details

Comments:	No objections from an arboricultural perspective. Recommend conditions TR4 - arb supervision for works within root protection areas, TR7 - works on site in accordance with AIA/AMS/TPP and TR12 - mitigatory replacement tree planting.
-----------	--

Kind regards

APPENDIX D:

Copy of City of Norwich Tree Preservation Order Number 613



Mr Rawdon Gascoigne
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

Please ask for:

Mark Dunthorne
Arboricultural officer (TPO)
Tel: 01603 989335
Email: planning@norwich.gov.uk
Date: 7 February 2024
Our reference: 24/00613/TPO
Please quote this when contacting us.

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 613

Location: 10 Barnard Road Norwich NR5 9JB

Description: Tree Preservation Order, 2024 City of Norwich Number 613, 10 Barnard Road Norwich NR5 9JB

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other persons interested in the land affected by the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
Tree Protection Officer
Norwich City Council



Please ask for:

Mark Dunthorne

Arboricultural officer (TPO)

Tel: 01603 989335

Email: planning@norwich.gov.uk

Date: 7 February 2024

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2024

THE CITY COUNCIL OF NORWICH NUMBER 613

ADDRESS:

10 Barnard Road
Norwich
NR5 9JB

DESCRIPTION: Tree Preservation Order, 2024 City of Norwich Number 613, 10 Barnard Road Norwich NR5 9JB

DATE: 7 February 2024

THIS IS A FORMAL NOTICE to let you know that on 7 February 2024, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can be found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 7 February 2024. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first.] The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 6 March 2024 (28 days after the date of the notice). Your comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by email to planning@norwich.gov.uk or to the Tree Protection Officer, Norwich City Council,

City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a horizontal line extending from the end of the signature.

Sarah Ashurst
Head of planning and regulatory services

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply

with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



NORWICH
City Council

FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 613

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 613
City of Norwich, 10 Barnard Road Norwich NR5 9JB

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation

and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 7 February 2024

Signed on behalf of the City Council of Norwich:

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a horizontal line extending to the right.

Sarah Ashurst
Head of planning and regulatory services

Authorised by the Council to sign in that behalf

SCHEDULE

Article 3
SPECIFICATION OF TREES

Trees specified individually (TREE)
(encircled in black on the map)

Reference on Maps	Description	Situation
T1	1 x Sycamore	To the north of the site

Groups of Trees (GROUP)
(within a broken black line on the map)

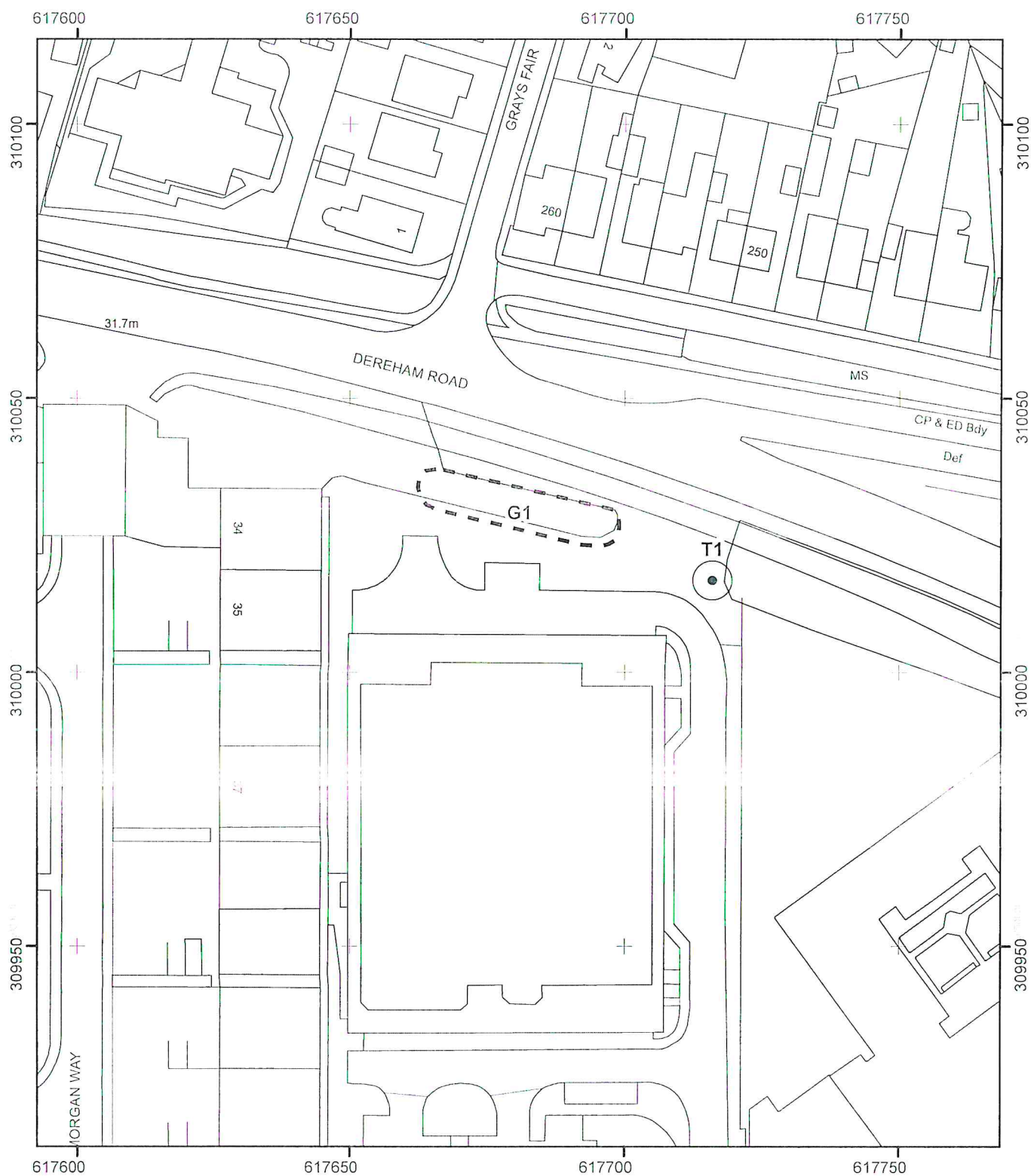
Reference on Map	Description	Situation
G1	7 x Oak Tree	To the north of the site



NORWICH
City Council

Tree Preservation Order Number : TPO 613

Location : 10 Barnard Road,
Norwich



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date :25/01/2024

Scale : 1:1,000

Drawn by : NLD



APPENDIX E:

**Copy of City of Norwich Tree Preservation Order
Number 634**



NORWICH
City Council

Please ask for:

Mr Rawdon Gascoigne
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
SK11 8BS

Mark Dunthorne
Arboricultural officer (TPO)
Tel: 01603 989335
Email: planning@norwich.gov.uk
Date: 17 June 2025
Our reference: 25/00634/TPO
Please quote this when contacting us.

Dear Mr Rawdon Gascoigne

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 634

Location: 10 Barnard Road Norwich NR5 9JB

Description: Tree Preservation Order, 2025 City of Norwich Number 634, 10 Barnard Road Norwich NR5 9JB

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other persons interested in the land affected by the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
Tree Protection Officer
Norwich City Council



Please ask for:
Mark Dunthorne
Arboricultural officer (TPO)
Tel: 01603 989335
Email: planning@norwich.gov.uk
Date: 17 June 2025

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2025

THE CITY COUNCIL OF NORWICH NUMBER 634

ADDRESS:

10 Barnard Road
Norwich
NR5 9JB

DESCRIPTION: Tree Preservation Order, 2025 City of Norwich Number 634, 10 Barnard Road Norwich NR5 9JB

DATE: 17 June 2025

THIS IS A FORMAL NOTICE to let you know that on 17 June 2025, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 17 June 2025. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first.] The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 15 July 2025 (28 days after the date of the notice). Your comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by

email to **planning@norwich.gov.uk** or to the Tree Protection Officer, Norwich City Council, City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a long horizontal line extending from the end of the signature.

Sarah Ashurst
Head of planning and regulatory services

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—*(1) Subject to paragraph (2), objections and representations—*

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply

with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



NORWICH
City Council

FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 634

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 634
City of Norwich, 10 Barnard Road Norwich NR5 9JB

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation

and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 17 June 2025

Signed on behalf of the City Council of Norwich:

A handwritten signature in black ink, appearing to read 'Sarah Ashurst', with a horizontal line extending from the end of the signature.

Sarah Ashurst
Head of planning and regulatory services

Authorised by the Council to sign in that behalf

SCHEDULE

Article 3 SPECIFICATION OF TREES

Trees specified individually (TREE) (encircled in black on the map)

Reference on Map	Description	Situation
T1	1 x Silver Birch	On the Eastern side of the car park.
T2	1 x Silver Birch	On the Eastern side of the car park.
T3	1 x Silver Birch	On the Eastern side of the car park.
T4	1 x Silver Birch	On the Eastern side of the car park.

Groups of Trees (GROUP) (within a broken black line on the map)

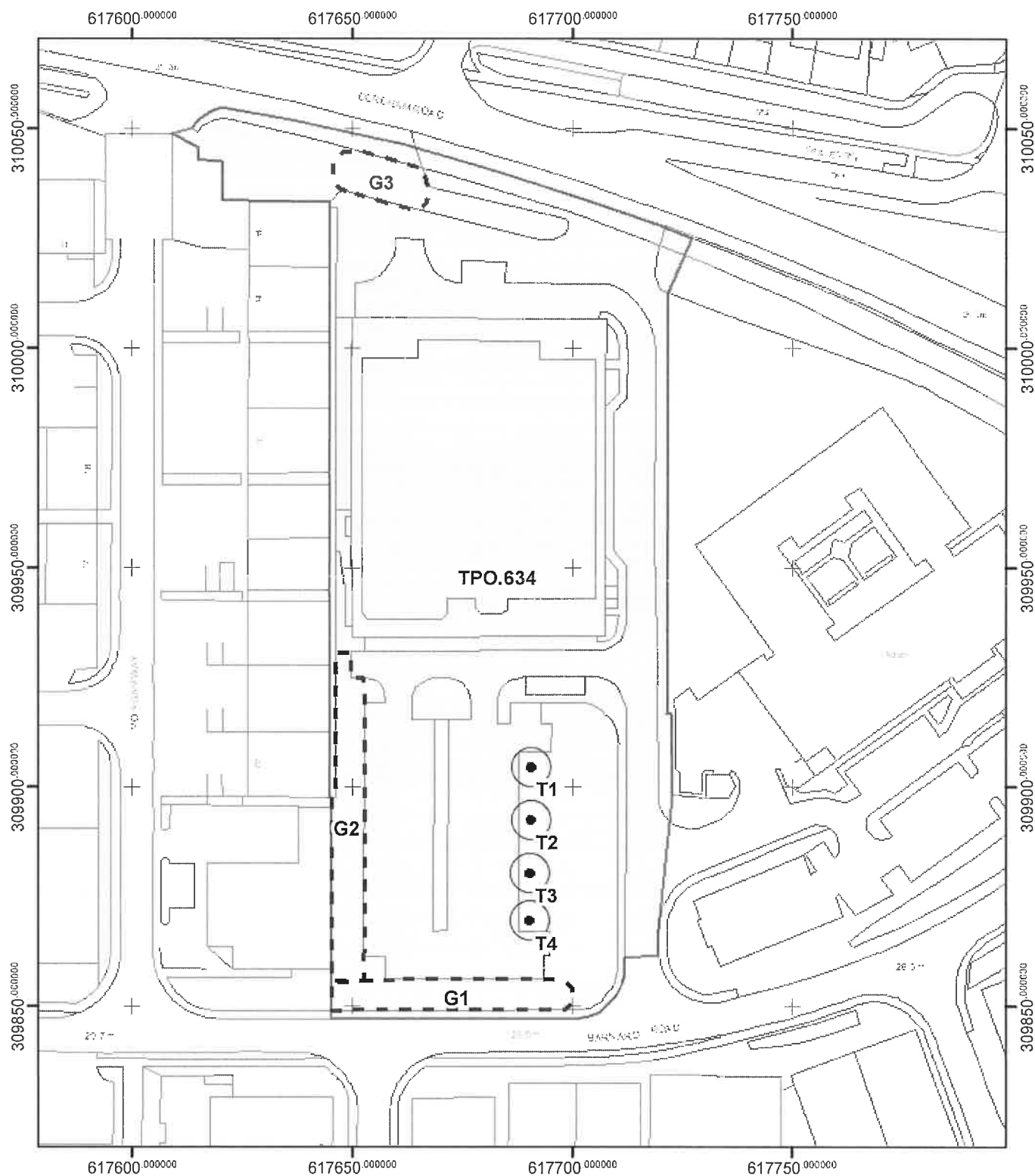
Reference on Map	Description	Situation
G1	Group consisting of alder, birch, pine, willow, maple and oak.	On the Southern side of the car park.
G2	Group consisting of birch, cherry, maple and alder.	On the Western side of the car park.
G3	Group consisting of oak, lime, hazel and hawthorn.	At the North of the site, adjacent to Dereham Road.



NORWICH
City Council

Tree Preservation Order Number : TPO 634

Location : 10 Barnard Road
Norwich



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 12/06/2025

Scale : 1:1,250

Drawn by : NLD



APPENDIX B:

Cirriculum Vitae – Mrs Helen Kirk

CURRICULUM VITAE

SYNOPSIS

Helen is a Chartered Arboriculturalist and brings over 30 years' experience of the Arboricultural profession to the practice, after having worked for local authorities and private companies including a background as a practical arborist.

Prior to joining the practice 19 years ago, her experience included eight years as a County Council Arboricultural Officer dealing with a wide range of matters associated with tree care in the public domain and advising other council departments on tree related issues such as managing council owned trees throughout the highway network and in country parks, where public safety is high priority. Work with the local authority also involved administering and advising on legal protection of trees through Tree Preservation Orders and Conservation Areas, processing applications for tree work and preparing for planning appeals. She has proven experience with production of comprehensive arboricultural management programs; woodland management plans; and forestry related projects, including Community Forestry, veteran tree assessments and advice for Mineral Planning and Reclamation sites.

In her current role she provides regular advice to private clients, Local Authorities and other associated professional bodies on issues relating to the provision of care and maintenance of trees and has developed extensive experience undertaking tree surveys and assessment in accordance with Standard *BS5837 (2012): Trees in Relation to Design, Demolition and Construction – Recommendations* to inform new developments and preparing Arboricultural Method Statements. Daily work involves regular liaison with statutory and non- statutory conservation bodies and other major organisations in relation to trees.

She is highly experienced in the field of planning and development where trees are involved providing recommendations, advice and practical solutions to assist in the design of new development to ensure successful retention and integration with trees, including formulation of planning application submissions, compliance with planning conditions, landscape advice, tree planting, method statements and appeals. Helen has given expert evidence at several planning inquiries. She also has extensive experience in risk feature identification and diagnosing ill-health in trees.

Helen is an Assessor and Vice Chair of the Examination Board for the Institute of Chartered Foresters Professional Membership Entry.

Helen Kirk

ND Arb. MArborA MICFor



Position

- Director

Professional

- Professional Member of the Institute of Chartered Foresters
- Professional Member of the Arboricultural Association

Education

- BTEC National Diploma in Arboriculture
- Lantra Accredited Professional Tree Inspector (PTI)
- VALID Validator (Tree Risk Benefit Assessor)
- Expert Witness Institute report writing and cross-examination
- Trees and Mortgage / Insurance report writing
- Utility Arboriculture Level 3
- Risk Assessment for Commercial Arboriculture
- Forestry Commission Land Reclamation to Forestry

Expertise

- Arboricultural Impact Assessment
- Arboricultural Method Statements and Tree Protection Schemes
- Arboricultural Management Programs and Tree Work Specifications
- Tree Inspections / Surveys
- Visual Tree Assessment and Tree Hazard Evaluation
- Tree Risk & Benefit Assessment
- Veteran Tree Assessments
- Decay Detection and Diagnosis of Ill Health in Trees
- Vegetation related structural damage investigation
- Woodland Management Plans
- Forestry Related Advisory Work

SELECTED PROJECTS

Helen Kirk

ND Arb. MArborA MICFor

New Century Park, Coventry

Provision of advice in respect of a proposed drainage strategy to serve a major new residential development through an area of estate parkland, production of technical details necessary to discharge planning conditions for tree protection and liaising with appointed contractors to agree construction methodologies to safeguard several veteran and TPO trees.

Selly Oak Hospital, Birmingham

Preparation of a comprehensive tree survey to contribute to Supplementary Planning Guidance alongside Birmingham City Council, for the re-development of the hospital site. Following adoption of the SPG in 2008, assisting as part of a project design team in master planning for a planning application to re-develop the hospital complex for residential use.

Cranbrook Extension, Nr. Exeter Airport

Carrying out large scale tree surveys for a major development area to the east of Exeter for residential expansion. Coordination of Tree Constraints plan production and reports of tree condition to identify significant constraints to assist in preparation of preliminary site layouts of residential parcels, road networks and green infrastructure / open space provision.

Nottingham Trent University

Formulation of an Arboricultural Management Study for the three University Campus sites, namely City, Clifton and Brackenhurst. The primary objective of tree management being public safety. Includes a program of cyclical inspection of trees and provision for increasing the tree stocks within the three sites.

Buckminster Park, Buckminster, Nr. Melton Mowbray

Production of a full Parkland Tree Assessment and study for provision of new trees in the context of the historic Repton landscape. The site supported a number of old trees, including some of veteran status.

Longworth Lane, Bartestree

Arboricultural Impact Assessment to BS 5837 (2012) of the site in support of an outline planning application for residential development and gave evidence at the Public Inquiry for the Appellant on arboricultural matters following refusal.

Land to the west of Finchampstead Road, Wokingham

Provided evidence for the Appellant at the Public Inquiry on arboricultural matters for an appeal against refusal of planning for a residential development and SANG application.

North Worcestershire Golf Course, Birmingham

Provided evidence for the Appellant at the Public Inquiry on arboricultural matters for an appeal against refusal of planning for a large-scale residential development. Appeal successful for the appellant.

North Street, Biddenden

Provided evidence for the Appellant at the Hearing on Arboricultural matters for an appeal against the non-determination of an outline planning application for residential development. Appeal successful for the Appellant.

EXPERIENCE GAINED PRIOR TO JOINING FPCR:

Shugborough Park, Milford, Nr. Stafford

Parkland Tree and Forestry Management Plans including Woodland Grant Scheme Applications and veteran tree assessments. Development of tree maintenance programs and long-term tree planting projects for the Lichfield Estate.

Cannock Chase Area of Outstanding Natural Beauty, Cannock District

In an advisory capacity to the AONB team working and advising on aspects of Forestry Management across the AONB, including management of veteran trees.

Brocton Coppice, Nr. Stafford

Coordination of the production for a twenty-year woodland management plan for the management of an area of 85 hectares (210 acres) of Ancient Oak Woodland and heath land. This lowland wood pasture contains 600 veteran oak trees and a range of nationally rare invertebrates.

Leek Street Tree Pruning Program, Leek, Staffordshire

Development and Implementation of a cyclical program of tree maintenance for 2500 street trees within the town of Leek, including pruning, felling programs and replacement tree planting contracts.