



**Proposed Extension of
Spring Park Data
Centre Campus – Land
South of Westwells
Road, Neston, Corsham**

**Arboricultural Impact
Assessment
(Incorporating Tree
Protection Measures)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Ark Data Centres

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PLANS

Plan EDP 1: Tree Retention and Removal Plan (edp7897_d019f 02 May 2024 GYo/BWa)
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Section 1

Introduction

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Ark Data Centres ('the Applicant') in relation to the proposed development of the Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees, in the context of the development proposals.

SITE CONTEXT

- 1.3 The Site is located to the south-west of the market town of Corsham, which is located within the Local Planning Authority of Wiltshire Council (WC). It currently comprises open ground, formerly containing buildings which have now been removed to ground level. The Site is bordered by residential properties and the military complex Ministry of Defence Corsham.

DEVELOPMENT PROPOSALS

- 1.4 The proposed development comprises the construction and operation of an extension to the existing Spring Park campus to provide additional data centre capacity. The proposed development includes the following:
- A main data centre building of two parts: the western half being four storeys and approximately 18.3m high, and the eastern half being three storeys and approximately 14.5m high;
 - A visitor reception centre and associated car parking;
 - A substation compound and high/low voltage switch room;
 - A water treatment plant;
 - A series of back-up generators;
 - Staff car parking and service yards;
 - Fencing and gates (inner security fence and outer campus fence), and other security infrastructure;
 - Sustainable Drainage System (SuDS) basins;
 - Diversion/realignment of two of the existing Public Rights of Way (PRoW) within the Site (CORM135 and CORM137), moving the routes out of the development site and allowing enhancement of the setting to the routes;

- Closure of part of a third PRoW (CORM136) within the Site boundaries; and
 - Landscaping and ecological enhancement.
- 1.5 This AIA has been prepared using EDP's arboricultural constraints information, contained within the Arboricultural Baseline Note as **Appendix EDP 1**.
- 1.6 This baseline survey data was collected by EDP in February 2023. The survey data specifically relevant to this Site is provided within **Appendix EDP 1**, with the Tree Constraints Plan included.

AIMS AND OBJECTIVES

- 1.7 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

RELEVANT BASELINE DOCUMENTS

- 1.8 EDP's Arboricultural Baseline Note is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.
- 1.9 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:
- BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
 - BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

Section 2

Arboricultural Impact Assessment

- 2.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Proposed Masterplan (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the Masterplan. The resulting drawing is a Tree Retention and Removal Plan (**Plan EDP 1**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately, assesses the likely impacts of the proposals on the tree stock and, where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

TREE REMOVALS FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

- 2.5 The BS 5837:2012 compliant survey identified a total of six category U items, the condition of which were considered to be impaired to such an extent that they are unsuitable within the future context of the development proposals. For this reason, these items are not included in the calculations to follow. These are summarised in **Table EDP 2.1** and detailed in the Tree Survey Schedule contained within **Appendix EDP 1**.
- 2.6 Additionally, a five-day notice of an intention to remove dead, dangerous or diseased trees was permitted on 27 March 2024 (ref: PL/2024/03163) to remove **T1** and **G12**. **T1**, a Norway Maple (*Acer Platanoides*), had a very large co-dominant split/failure and has been cited for removal for safety reasons. Furthermore, **G12**, a large group of Ash (*Fraxinus sp.*), has been permitted for removal due to Ash Dieback. These have been included in the table below and excluded from any further calculations to follow.
- 2.7 Off-site items remain outside of the control of the development and require the landowners' consent prior to any works or removals.
- 2.8 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items requires cross-referencing with the Ecological Assessment prior to any work or felling taking place.
- 2.9 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 2.1: Tree Removal for Reasons of Sound Arboricultural Management

Ref. Number	Species	Category Grading
T1	Maple (<i>Acer</i> sp.) removal under five Day notice	U
T6	Unknown Deciduous	U
T10	Willow sp. (<i>Salix</i> sp.)	U
G12	Ash sp. (<i>Fraxinus</i> sp.) removal under five Day notice	U
T21	Ash sp.	U
T35	Ash sp.	U

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

- 2.10 Assessment of the Proposed Masterplan (**Appendix EDP 2**) determines that five items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Four items are category B, of moderate quality, and one is category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

Ref. Number	Species	Impact	Category Grading
G9	Ash sp. Common hazel (<i>Corylus avellana</i>) Goat willow (<i>Salix caprea</i>)	Cut back from proposed fence line by up to 2m.	B
G11	Ash sp. Crack willow (<i>Salix fragilis</i>).	Cut back from proposed fence line by up to 2m.	C
G14	Buddleja sp. (<i>Buddleja</i> sp.), Crack willow Pear sp. (<i>Pyrus</i> sp.), Sycamore (<i>Acer pseudoplatanus</i>).	Partial Removal.	B
G15	Sycamore	Partial Removal.	B
G22	Common hazel Field maple Common hawthorn (<i>Crataegus monogyna</i>).	Cut back from proposed fence line by up to 2m.	B

SUMMARY OF TREE LOSSES AND RETENTION

- 2.11 A summary of the tree losses and retention based upon the Proposed Masterplan (**Appendix EDP 2**) is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means encroachment into the RPA of a retained item, the partial removal of, or the crown reduction of an item.

Table EDP 2.3: Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	1	0	0	1
Category B	29	0	4	25
Category C	49	0	1	48
Category U	6	0	0	6
Totals	85	0	5	80

DAMAGE TO ROOTING ENVIRONMENT DURING CONSTRUCTION ACTIVITIES

- 2.12 The required RPA for each item is described in the Tree Survey Schedule and depicted on the Tree Constraints Plan, both found within **Appendix EDP 1**. To ensure appropriate protection is afforded to the roots, the extent of the RPA shall be defined by means of the installation of protective barriers in accordance with the recommendations given in Section 6.2 of BS 5837:2012, the specification for which is enclosed as **Appendix EDP 3**. A suitably worded condition can secure any mitigation measures, which would be required to minimise harm and ensure safe, long-term retention to trees.

MITIGATION

- 2.13 Existing trees identified for retention on the appended Tree Retention and Removal Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured. A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.
- 2.14 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, ‘no-dig’ technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.

Section 3

Conclusions

- 3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout. To ensure succession to the existing tree stock, new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Retention and Removal Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1
Arboricultural Baseline Note
(edp7897_r005)

Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham

Arboriculture Baseline Note

edp7897_r005c

1. Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Ark Data Centres (hereafter referred to as 'the Applicant') to undertake a BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* compliant survey of trees in relation to the proposed development of Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham (hereafter referred to as 'the Study Area').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).
- 1.3 The Study Area is located to the south-west of the market town of Corsham, which is located within the Local Planning Authority of Wiltshire Council (WC). It currently comprises open ground, formerly containing buildings which have now been removed to ground level. The Study Area is bordered by residential properties and the military complex MoD Corsham.

2. Methodology and Limitations

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



- 2.4 The schedule in **Annex EDP 2** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:
- Sequential reference number (recorded on **Annex EDP 1**);
 - Species;
 - Height;
 - Stem diameter;
 - Branch spread;
 - Canopy clearance above ground level;
 - Life stage;
 - Physiological condition;
 - Structural condition;
 - Comments/notes;
 - Recommendations (and tree work priority);
 - Estimated remaining contribution;
 - Category grading; and
 - Root protection radius.
- 2.5 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Study Area could change the current circumstances and may invalidate this report and any recommendations made.
- 2.6 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 2.7 A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.



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

3. Aims and Objectives

3.1 The purpose of this Baseline Note is to:

- Identify principal trees suitable for retention; and
- Identify the constraints associated with retained trees to inform the design and layout of any forthcoming proposals and, in turn, inform an Arboricultural Impact Assessment (AIA).

4. Summary of Tree Stock

4.1 The survey has identified 36 individual trees, 31 groups of trees, 17 hedgerows and one woodland, totalling 85 items. Of these 85 items, one has been categorised as A, of high quality; 29 have been categorised as B, of moderate quality; and 49 have been categorised as C and are of low quality. In addition, six items have been categorised as U and are considered unsuitable for retention.

4.2 All surveyed items are as noted in **Annex EDP 1** and detailed in the schedule at **Annex EDP 2**.

4.3 An illustrative summary of the species diversity, age distribution and grading categorisation for the Study Area is provided in **Annex EDP 3**.

4.4 Overall, the items identified across the Study Area are primarily of moderate to low value, with the exception of one category A item. This category A item is located on the periphery of the Study Area, and therefore does not adversely constrain the main body. The items contained within the boundary may constrain access to the Study Area due to their location, but they comprise neglected hedgerows, self-sown trees and shrubs, the majority of which are either of poor form or have moderate arboricultural value.

Ash Dieback (*Hymenoscyphus fraxineus*)

4.5 A large number of trees on-site are common ash, in various stages of their life cycle.

4.6 Ash dieback (ADB) also known as Chalara or Chalara dieback of ash, is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus*. ADB causes leaf loss, crown dieback and bark lesions in affected trees. Once a tree is infected the disease is usually fatal, either directly or indirectly by weakening the tree to the point where it succumbs more readily to attacks by other pests or pathogens, especially armillaria fungi, or honey fungus.



- 4.7 It has caused widespread damage to ash populations in continental Europe, where experience indicates that it can kill young ash trees quite quickly, while older trees can resist it for some time, until prolonged exposure or another pest or pathogen attacking them in their weakened state, eventually causes them to succumb.
- 4.8 Many of the trees on-site were observed to have symptoms of ADB, with the young trees particularly affected. It is to be assumed that the majority of the ash trees present on-site will be lost, or severely disfigured by the disease.
- 4.9 It is becoming increasingly difficult to assign ash trees a retention category using the BS 5837:2012 standards. The general advice from public bodies is to retain ash trees and see how the disease develops within the local population. However, if clear signs of ADB are found on sites, it is highly likely that all the ash trees on that site will succumb in a relatively short period. It would be unreasonable to consider an ash tree a significant constraint to a site, if it is expected to die within a short period of time.
- 4.10 Evidence from other parts of the country suggest that infected trees rapidly lose structural integrity and are more prone to branch shedding and total collapse. Furthermore, ash, as a species is known for its inability to retain even minimal deadwood, which it sheds regularly as it appears in the crown.

5. National and Local Planning Policy

National Planning Policy Framework

- 5.1 Paragraph 131 of the National Planning Policy Framework (NPPF) states:

“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, 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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”



Local Policy

Wiltshire Core strategy Adopted January 2015

Core Policy 51

“Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.”

Core Policy 57

“Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.”

Corsham Neighbourhood Plan 2016 – 2026

Policy CNP E3

“Development proposals should protect, conserve and where possible enhance the special qualities of the Cotswold AONB3 and the distinctive characteristics of the Landscape Setting of the Corsham Rolling Lowlands4. Development should:



- a) *Maintain existing woodland cover and hedge trees wherever possible; and*
- b) *Restore field boundaries around settlements where there is gapping or degradation wherever possible.”*

6. Statutory Protection

Tree Preservation Orders and Conservation Areas

- 6.1 Consultation with the Local Planning Authority's (LPA's) interactive mapping system has identified that a mix of 14 individual trees, groups of trees and trees within woodlands are protected under TPO ref N/TP0194 (**Annex EDP 6**). The Tree Preservation Order (TPO) protects trees, groups, and woodlands within the Study Area along the north and western boundary, with the exception of any hedgerows. The following table reconciles the TPO reference numbers with the item numbers within Tree Constraints Plan (**Annex EDP 1**). It is important to note that individual trees have been plotted on the Tree Constraints Plan; however, their location is approximate and should not be relied on. It is recommended that consultation with the LPA should be undertaken to ascertain the exact location of TPO items if work is to be proposed for them.

Table EDP 6.1: Table of TPO Reference Numbers for Corresponding Item Numbers in **Annex EDP 1**

Annex EDP 1 Items	TPO Reference N/TP0194 Item Numbers
T1	T4
T2/G3	T3
T4	T2
T7	T1
G8/G9/G12/T13/G14	G1
G15/T16	G2
W17	G3/T5/T6/T7/T8/T9/T10
T21	T11 – Tree wind thrown and dismantled at time of survey. this item has not been highlighted as a TPO item.

- 6.2 The Study Area is not within a designated conservation area.

7. Protected Wildlife and Trees

Bats

- 7.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations 2017* (as amended). Further information is provided in **Annex EDP 4**.



Nesting Birds

- 7.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Annex EDP 4**.

8. Site-specific Constraints

- 8.1 As shown by **Annex EDP 2**, the surveyed items located across the Study Area are primarily self-sown trees or neglected hedgerows that have grown to full size that are of moderate to low arboricultural value.
- 8.2 A number of items are located outside, but adjacent to the Study Area, and therefore these items are not under the control of the Applicant. Items outside of the Applicant's control require consideration when designing forthcoming proposals, so as to avoid interference with the trees' canopies or root protection areas (RPA).
- 8.3 Further information on above- and below-ground arboricultural constraints is provided in **Annex EDP 5**.

Tree Preservation Order Trees

- 8.4 Fourteen items are formally protected by a Tree Preservation Order (TPO), as identified in **Section 6**. One item (T21), referenced within TPO ref N/TPO194, has fallen and was seen to be dismantled at ground level at the time of survey. Any works to, or felling of, TPO trees requires a formal application to the LPA. Alternatively, permission may also be sought through the approval of a tree schedule or impact assessment as part of an approved, detailed planning application.
- 8.5 Further information on above- and below-ground arboricultural constraints is provided in **Annex EDP 5**.

9. Conclusion

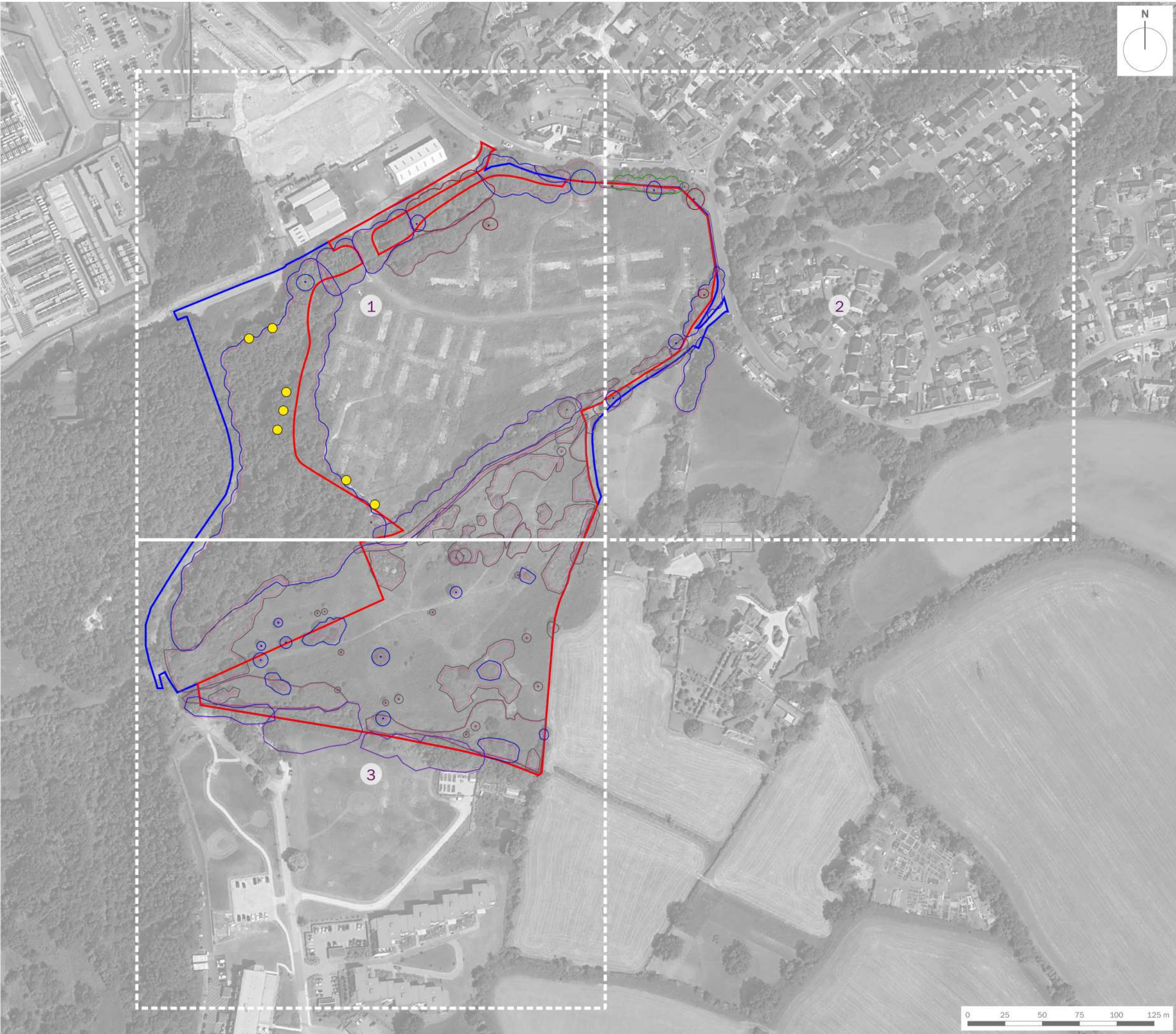
- 9.1 Of the items surveyed, one has been categorised as A of high quality and 29 have been categorised as B, of moderate quality. These items should be prioritised for retention, where practicable. These items are primarily outside or around the perimeter of the Study Area and therefore do not adversely constrain development.
- 9.2 The default position when designing any forthcoming scheme should be the retention of all items, so far as is practicable, regardless of category grading. All trees provide positive environmental and ecological contributions, irrespective of current condition.



-
- 9.3 The arboricultural constraints information provided within this Baseline Note will feed into the detailed design and layout of the scheme and, in turn, will be used to undertake an AIA, to be submitted as part of the planning application.



Annex EDP 1
Tree Constraints Plan
(edp7897_d011e 02 May 2024 GYo/GSn)



Site Boundary

Study Area

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

TPO N/TP0194

Approximate Location of Individual Trees Protected by N/TP0194

purpose of issue **PLANNING**

e	Site boundary updated	02/05/2024	GYo
d	Project title update	01/08/2023	JFr
-	Original	01/03/2023	GYo
rev	description	date	by

client

Ark Data Centres

project title

Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham

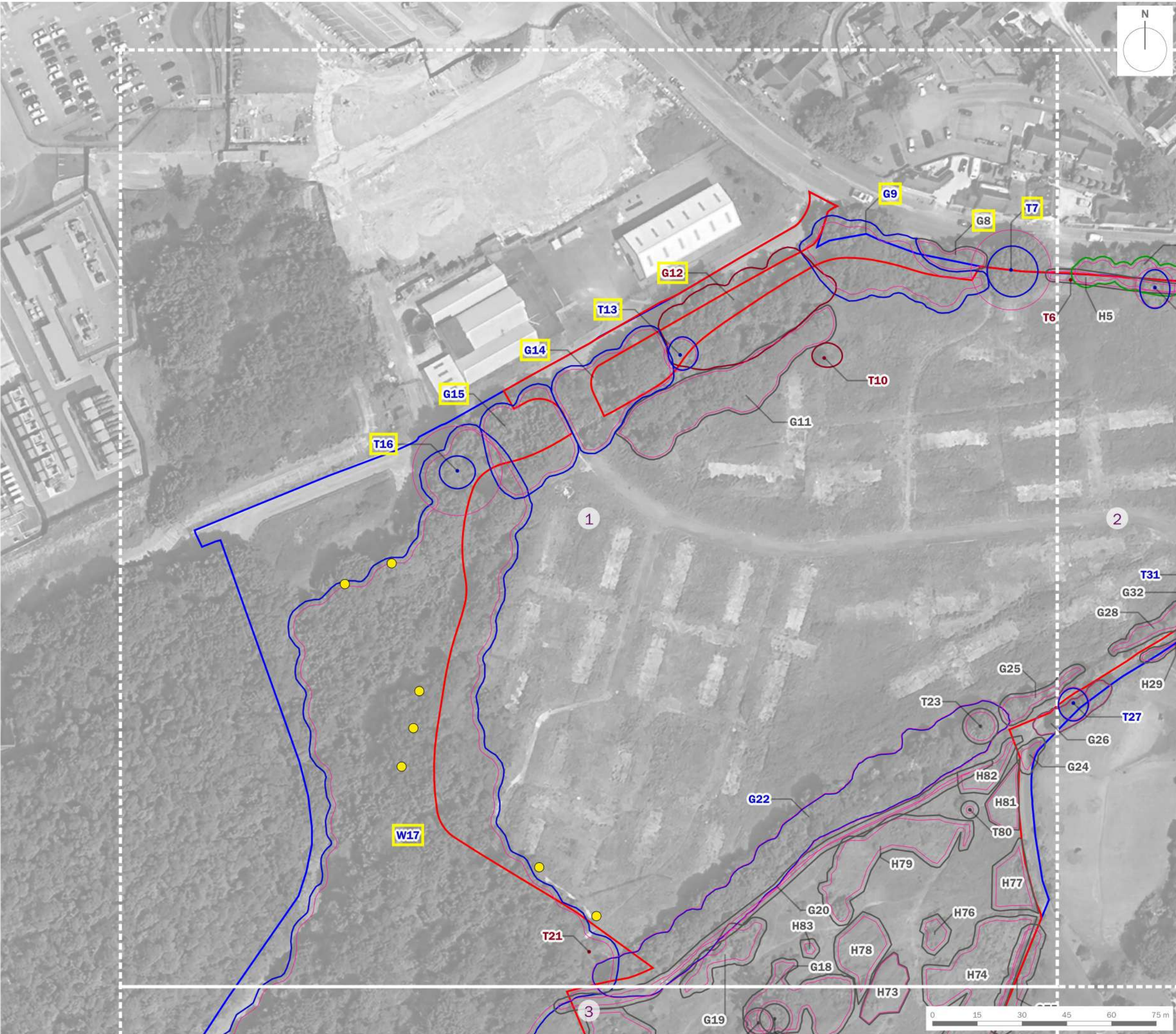
drawing title

Tree Constraints Plan (Overview)

date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d011e	checked	GSn
scale	1:2,500 @ A3	QA	RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site Boundary

Study Area

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

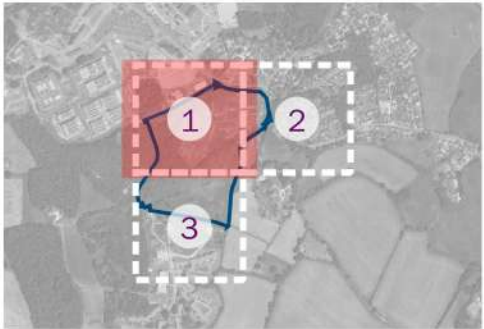
Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

TPO N/TPO194

Approximate Location of Individual Trees Protected by N/TPO194



client			
Ark Data Centres			
project title			
Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham			
drawing title			
Tree Constraints Plan (Sheet 1 of 3)			
date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d011e	checked	GSn
scale	1:1,250 @ A3	QA	RBa



Site Boundary

Study Area

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

TPO N/TP0194

Approximate Location of Individual Trees Protected by N/TP0194



client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham		
drawing title	Tree Constraints Plan (Sheet 2 of 3)		
date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d011e	checked	GSn
scale	1:1,250 @ A3	QA	RBa



Annex EDP 2 Tree Survey Key and Schedule

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit.
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Annex EDP 1 .
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor or dead. This is informed by "the presence of any decay and physical defect¹".

¹ BS 5837:2012 Section 4.4.2.5

Comments/Notes	Observations on structural or physiological condition, historic pruning, any site-specific constraints etc. noted at the time the survey is undertaken.
Recommendations (and Tree Work Priority)	These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule. Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any demolition or construction works commencing on Site; and Priority 3: Work that should be undertaken following the completion of the development.
Estimated Remaining Contribution	The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
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Client:	ARK	Site:	Spring Park Expansion - P6
Date of Survey:	16/02/2023 Additional survey 06.06.2023 & 14.03.2024	Consultant	Graham Snuggs
Tagged	N/A	Weather	Overcast with periods of light rain

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T1	Maple (Acer sp.)	12	720	7	7	7	5	1	Mature	Poor	Poor	Weak fork / branch union with included bark Bark wound - Major Crack - Horizontal Decay - Open cavity / cavities Fork - Cracked Tree located on corner of study area Public pathway runs within falling distance of the tree Third main leader has torn out in the past leaving large wound weakening tree and possibly caused the crack through the main stem	<10	U	8.64
T2	Beech (Fagus sylvatica)	10	110	3	3	3	3	N/A	Early Mature	Fair	Fair	Tight union on main stem at first branch union but typical of species.	10+	C1	1.32
G3	Maple (Acer sp.),Sycamore (Acer pseudoplatanus)	15	# 400	6	6	6	6	3	Early Mature	Fair	Fair	Hardstanding under canopy No significant faults observed Street planting acts as screen for neighbouring residential properties from study area Prominent amenity feature	40+	A1,2	4.8

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Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

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T4	Sycamore (Acer pseudoplatanus)	14	# 550	6	5	7	5	N/A	Mature	Fair	Fair	Epicormic growth - Base / bole / principal stems Condition considered typical of species and age Neglected hedgrow that is now a medium sized tree	20+	B1,2	6.6
H5	Blackthorn (Prunus spinosa)	2	# 20	1	1	1	1	N/A	Mature	Poor	Poor	Condition typcial for species and age	10+	C1, 3	0.24
T6	Unknown Deciduous	1	# 500	0	0	0	0	N/A	Dead	Dead	Dead	Stump / stumps	<10	U	6
T7	Sycamore (Acer pseudoplatanus)	18	# 500 500 500 500 500	8	9	9	8	1	Mature	Good	Fair	Hardstanding under canopy Ivy or climbing plant Multiple stems from base No significant faults observed Possibly old coppice or hedgrow now large tree	20+	B1,2	13.42
G8	Ash sp. (Fraxinus sp.)	8	# 100	2	1	2	1	N/A	Young	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Small group self seeded ash	10+	C2	1.2
G9	Ash sp. (Fraxinus sp.),Common hazel (Corylus avellana),Goat willow (Salix caprea)	18	# 400	7	7	7	7	N/A	Mature	Fair	Fair	Multiple stems from base Ivy or climbing plant Arboricultural work - Historic Rooting area has rubble and demolished buildings within it Appears to be a self seeded group now of a large stature Provides screening of study area to neighbouring properties	20+	B2,1	4.8

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T10	Willow sp. (Salix sp.)	14	# 550	5	6	3	4	N/A	Mature	Poor	Poor	Decline - Evident / observed Fallen tree / trees - Partial collapse One half of tree has collapsed	<10	U	6.6
G11	Ash sp. (Fraxinus sp.),Crack willow (Salix fragilis)	16	# 350	5	5	5	5	N/A	Early Mature	Poor	Poor	Multiple stems from base Arboricultural work - Historic Condition considered typical of species and age Group appears self seeded and has grown in amongst abandoned buildings and rubble	10+	C1,2	4.2

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				North	East	South	West								
G12	Ash sp. (Fraxinus sp.)	18	# 400	7	7	7	7	N/A	Mature	Poor	Poor	Ivy or climbing plant Multiple stems from base Arboricultural work - Historic Ash Dieback Suspected Decline - Evident / observed Fallen tree / trees - Partial collapse Fallen tree / trees - Whole tree Group of Ash in poor state Extensive amount of ivy unable to identify specific reason for decline	<10	U	4.8
T13	Sycamore (Acer pseudoplatanus)	18	450	6	6	5	4	3	Mature	Fair	Fair	Hardstanding under canopy Tree appears to be growing on an old foundation pad that has accumulated leaf litter tree has seeded into this and growing a substantial root structure on top of hardstanding	20+	B1,2	5.4
G14	Buddleja sp. (Buddleja sp.),Crack willow (Salix fragilis),Pear sp. (Pyrus sp.),Sycamore (Acer pseudoplatanus)	18	# 400	6	6	6	6	N/A	Mature	Fair	Poor	Hardstanding under canopy Multiple stems from base Ivy or climbing plant Arboricultural work - Historic Self seeded group growing within rubble and demolished building bases Group acts as a screen to study area for neighbouring property	20+	B1,2	4.8
G15	Sycamore (Acer pseudoplatanus)	18	# 400	6	7	7	6	N/A	Mature	Fair	Fair	Multiple stems from base Condition considered typical of species and age Possibly an old coppice or hedgerow now large multi stem trees acting as a screen for the study area	20+	B1,2	4.8

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T16	Poplar sp. (Populus sp.)	22	# 1500	5	6	6	6	3	Mature	Fair	Good	Ivy or climbing plant No significant faults observed	20+	B1,2	15
W17	Ash sp. (Fraxinus sp.),Birch sp. (Betula sp.),Beech (Fagus sylvatica),Buddleja sp. (Buddleja sp.),Bird cherry (Prunus padus),Common hazel (Corylus avellana),Common ivy (Hedera helix),English oak (Quercus robur),Field maple (Acer campestre),Lombardy Poplar (Populus nigra 'Italica'),Mixed Broadleaf,Sycamore (Acer pseudoplatanus)	20	# 350	6	6	6	6	N/A	Early Mature	Fair	Fair	Ivy or climbing plant Multiple stems from base Bark wound - Minor Base / stems obscured - Vegetation Decay - Minor Epicormic growth - Bole / principal stems Arboricultural work - Historic Ash Dieback Suspected Broken branch Competition - Adjacent trees Fallen tree / trees - Partial collapse Woodland is unmanaged an acts as an attractive amenity feature	20+	B1,2,3	4.2

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G18	Ash sp. (Fraxinus sp.),Common hawthorn (Crataegus monogyna)	18	# 450	5	6	6	6	N/A	Early Mature	Poor	Fair	Access to inspect base - Restricted / obscured Ash Dieback Suspected Decline - Suspected Self seeded group growing in bramble patch on heathland/grasslands adjacent to study area	10+	C1,2	5.4
G19	Buddleja sp. (Buddleja sp.)	3	# 25	2	2	2	2	N/A	Mature	Fair	Fair	Condition considered typical of species and age	10+	C2	0.3
G20	Common hawthorn (Crataegus monogyna),Common hazel (Corylus avellana)	4	# 50	2	2	2	2	N/A	Early Mature	Fair	Fair	Hedgerow - Neglected / overgrown Planted along Public Right of Way (PRoW)	10+	C2	0.6
T21	Ash sp. (Fraxinus sp.)	1	1200	0	0	0	0	N/A	Dead	Dead	Dead	Collapsed large tree has now been cut up and stacked into a pile at base	<10	U	14.4
G22	Common hazel (Corylus avellana),Field maple (Acer campestre),Common hawthorn (Crataegus monogyna)	12	350	4	4	4	4	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Ivy or climbing plant Arboricultural work - Historic Hedgerow - Neglected / overgrown Provides screening for study area Group runs along PRoW	20+	B1,2	4.2

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T23	Ash sp. (Fraxinus sp.)	16	# 400	6	6	6	6	3	Early Mature	Poor	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Ash Dieback Suspected Decline - Suspected	10+	C1,2	4.8
G24	Common hawthorn (Crataegus monogyna)	4	# 45	2	2	2	2	N/A	Mature	Fair	Poor	Hedgerow - Neglected / overgrown	10+	C2	0.54
G25	Field maple (Acer campestre)	5	# 150	3	2	2	2	N/A	Mature	Fair	Poor	Hedgerow - Neglected / overgrown	10+	C2	1.8
G26	Common hawthorn (Crataegus monogyna)	5	# 150	2	2	2	2	N/A	Mature	Fair	Poor	Hedgerow - Neglected / overgrown Power cable running through upper canopy	10+	C2	1.8
T27	Maple (Acer sp.)	16	450	5	5	6	5	3	Early Mature	Good	Fair	Condition considered typical of species and age	20+	B1,2	5.4
G28	Common hawthorn (Crataegus monogyna),Elm sp. (Ulmus sp.),Willow sp. (Salix sp.)	5	# 150	3	2	2	2	N/A	Early Mature	Poor	Poor	Hardstanding under canopy Multiple stems from base Arboricultural work - Historic Hedgerow - Neglected / overgrown Elm within group are dieing and being replaced with natural regeneration from willow and field maple	10+	C2	1.8
H29	Blackthorn (Prunus spinosa),Common hawthorn (Crataegus monogyna),Common hazel (Corylus avellana)	3	# 25	1	1	1	1	N/A	Mature	Poor	Poor	Hedgerow has gaps	10+	C1, 3	0.3
G30	Spruce sp. (Picea sp.)	21	# 450	4	4	4	4	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age Off-site tree all readings estimated Some trees within group less vigorous than others Appears to have been planted as a screen by neighbouring property	20+	B1,2	5.4
T31	Field maple (Acer campestre)	10	# 350	6	5	4	5	2	Mature	Fair	Fair	Ivy or climbing plant Arboricultural work - Historic Condition considered typical of species and age	20+	B1,2	4.2

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G32	Common hawthorn (Crataegus monogyna)	6	# 150	3	3	3	3	N/A	Over Mature	Poor	Poor	Access to inspect base - Restricted / obscured Multiple stems from base Arboricultural work - Historic Hedgerow - Neglected / overgrown	10+	C2	1.8
T33	Hawthorn sp. (Crataegus sp.)	5	# 150	2	2	2	2	3	Early Mature	Poor	Poor	Hedgerow - Neglected / overgrown	10+	C2	1.8
G34	Common hazel (Corylus avellana),Field maple (Acer campestre),Sycamore (Acer pseudoplatanus)	11	# 200	4	4	4	4	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Arboricultural work - Historic Old hedgerow that has been coppiced in the past now medium sized multi stem trees as part of a group	20+	B1,2	2.4
T35	Ash sp. (Fraxinus sp.)	12	# 350	4	3	2	4	2	Early Mature	Poor	Poor	Ash Dieback Present Decline - Evident / observed Cholara Die Back of Ash present on this tree	<10	U	4.2

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				North	East	South	West								
H36	Blackthorn (Prunus spinosa),Bramble sp. (Rubus sp.),Buddleja sp. (Buddleja sp.)	1	15	1	1	1	1	N/A	Early Mature	Poor	Poor	No Significant Faults Observed	10+	C1, 3	0.18
H37	Bramble sp. (Rubus sp.),Buddleja sp. (Buddleja sp.)	3	# 40	2	2	2	2	N/A	Early Mature	Poor	Poor	Selfseeded	10+	C1, 3	0.48
T38	Oak sp. (Quercus sp.)	3	# 50	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C1	0.6
T39	Oak sp. (Quercus sp.)	3	50	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C1	0.6
G40	Common hawthorn (Crataegus monogyna),Oak sp. (Quercus sp.)	6	# 100	5	5	5	5	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured No significant faults observed Condition considered typical of species and age Self seeded group	20+	B1,2	1.2
T41	Oak sp. (Quercus sp.)	5	100	4	4	4	4	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1,2	1.2
T42	Oak sp. (Quercus sp.)	4	70	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1	0.84
T43	Oak sp. (Quercus sp.)	3	70	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1	0.84

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				North	East	South	West								
T44	Oak sp. (Quercus sp.)	7	# 120	5	5	5	5	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured No significant faults observed Condition considered typical of species and age	20+	B1	1.44
H45	Ash sp. (Fraxinus sp.),Bramble sp. (Rubus sp.),Common hawthorn (Crataegus monogyna),Common hazel (Corylus avellana),Elder sp. (Sambucus sp.)	4	# 50	2	2	2	2	N/A	Mature	Fair	Poor	Overgrown bramble patch with self seeded mixed broadleaf	10+	C1, 3	0.6
G46	Ash sp. (Fraxinus sp.),Field maple (Acer campestre),Sycamore (Acer pseudoplatanus)	18	# 500	5	6	5	6	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Arboricultural work - Historic,Ash Dieback Suspected Hedgerow - Neglected / overgrown Group form boundary edge of study area	20+	B1,2	6
G47	Oak sp. (Quercus sp.)	7	# 100	3	3	3	3	1	Early Mature	Poor	Poor	Access to inspect base - Restricted / obscured Die-back - Upper crown Selfseeded group with poor vitality	10+	C1,2	1.2
G48	Oak sp. (Quercus sp.)	10	# 100	4	4	4	4	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age,No significant faults observed	20+	B1,2	1.2
H49	Bramble sp. (Rubus sp.),Buddleja sp. (Buddleja sp.)	2	# 30	1	1	1	1	N/A	Early Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.36
G50	Common ash (Fraxinus excelsior),Common hawthorn (Crataegus monogyna),Elder sp. (Sambucus sp.),English oak (Quercus robur),Leyland cypress (Cupressocyparis leylandii),Mixed Broadleaf,Sycamore (Acer pseudoplatanus)	18	# 500	6	6	6	6	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base No significant faults observed Observed from a distance as brambles impeded access	20+	B1,2	6
T51	Oak sp. (Quercus sp.)	2	# 70	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	0.84
T52	Sycamore (Acer pseudoplatanus)	2	# 70	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	0.84
T53	Oak sp. (Quercus sp.)	2	# 70	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	0.84

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				North	East	South	West								
T54	Common hawthorn (Crataegus monogyna)	3	# 70	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	0.84
T55	Oak sp. (Quercus sp.)	5	# 150	5	5	5	5	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age Selfseeded	20+	B1	1.8
G56	Leyland cypress (Cupressocyparis leylandii),Sycamore (Acer pseudoplatanus)	17	# 500	6	6	6	6	3	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Arboricultural work - Historic Off-site tree, all readings estimated,No significant faults observed	20+	B1,2	6

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				North	East	South	West								
H57	Bramble sp. (Rubus sp.),Elder sp. (Sambucus sp.)	1	# 40	1	1	1	1	N/A	Early Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.48
T58	Sycamore (Acer pseudoplatanus)	3	# 70	2	2	2	2	N/A	Young	Fair	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age Selfseeded	10+	C1	0.84
T59	Sycamore (Acer pseudoplatanus)	4	# 90	3	3	3	3	N/A	Young	Fair	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age Selfseeded	10+	C1	1.08
H60	Bramble sp. (Rubus sp.),Elder sp. (Sambucus sp.)	2	# 40	2	2	2	2	N/A	Early Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.48
G61	Oak sp. (Quercus sp.)	6	# 100	3	3	3	3	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Condition considered typical of species and age,No significant faults observed Selfseeded within bramble patch	20+	B1,2	1.2

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				North	East	South	West								
G62	Oak sp. (Quercus sp.)	12	# 250	5	5	5	5	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base No significant faults observed,Condition considered typical of species and age Selfseeded within bramble patch	20+	B1,2	3
G63	Common hawthorn (Crataegus monogyna)	4	# 70	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Hedgerow - Neglected / overgrown	20+	B1,2	0.84
G64	Elder sp. (Sambucus sp.),Buddleja sp. (Buddleja sp.)	3	# 50	2	2	2	2	N/A	Early Mature	Poor	Poor	Access to inspect base - Restricted / obscured Hedgerow - Neglected / overgrown	10+	C2	0.6
T65	Bird cherry (Prunus padus)	3	# 90	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	1.08
T66	Walnut sp. (Juglans sp.)	3	# 100	3	3	3	3	N/A	Early Mature	Fair	Fair	Multiple stems from base No significant faults observed Selfseeded	10+	C1	1.2
G67	Common hawthorn (Crataegus monogyna),Elder sp. (Sambucus sp.)	7	# 70	4	4	4	4	N/A	Mature	Poor	Poor	Access to inspect base - Restricted / obscured Multiple stems from base,Ivy or climbing plant Arboricultural work - Historic Hedgerow - Neglected / overgrown	10+	C2	0.84
T68	Oak sp. (Quercus sp.)	8	# 250	6	6	6	6	N/A	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Condition considered typical of species and age Selfseeded	20+	B1,2	3
G69	Common hawthorn (Crataegus monogyna)	4	# 50	3	3	3	3	N/A	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Condition considered typical of species and age	20+	B2	0.6
T70	Oak sp. (Quercus sp.)	2	# 70	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	0.84
T71	Oak sp. (Quercus sp.)	6	# 140	4	4	4	4	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age Selfseeded	20+	B1,2	1.68

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				North	East	South	West								
T72	Oak sp. (Quercus sp.)	2	# 70	2	2	2	2	N/A	Young	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	0.84
H73	Bramble sp. (Rubus sp.),Elder sp. (Sambucus sp.)	2	# 50	1	1	1	1	N/A	Early Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.6

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Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
H74	Elder sp. (Sambucus sp.),Bramble sp. (Rubus sp.)	3	# 50	2	2	2	2	N/A	Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.6
G75	Ash sp. (Fraxinus sp.),Common hawthorn (Crataegus monogyna)	6	# 120	3	3	3	3	N/A	Early Mature	Poor	Poor	Access to inspect base - Restricted / obscured Multiple stems from base Hedgerow - Neglected / overgrown	10+	C2	1.44
H76	Bramble sp. (Rubus sp.),Elder sp. (Sambucus sp.)	3	# 50	2	2	2	2	N/A	Mature	Poor	Poor	No Significant Faults Observed	10+	C1, 3	0.6
H77	Elder sp. (Sambucus sp.),Common hawthorn (Crataegus monogyna),Bramble sp. (Rubus sp.)	3	# 50	2	2	2	2	N/A	Early Mature	Poor	Poor	No Significant Faults Observed	10+	C1, 3	0.6
H78	Bramble sp. (Rubus sp.),Common hawthorn (Crataegus monogyna),Elder sp. (Sambucus sp.)	3	# 50	2	2	2	2	N/A	Early Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.6

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
H79	Elder sp. (Sambucus sp.),Common hawthorn (Crataegus monogyna),Bramble sp. (Rubus sp.)	3	# 50	2	2	2	2	N/A	Mature	Poor	Poor	No Significant Faults Observed	10+	C1, 3	0.6
T80	Oak sp. (Quercus sp.)	3	# 100	3	3	3	3	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age Selfseeded	10+	C1	1.2
H81	Bramble sp. (Rubus sp.)	1	# 30	1	1	1	1	N/A	Young	Poor	Poor	No Significant Faults Observed	10+	C1, 3	0.36
H82	Bramble sp. (Rubus sp.),Common hawthorn (Crataegus monogyna),Elder sp. (Sambucus sp.)	3	# 50	2	2	2	2	N/A	Mature	Poor	Poor	Bramble patch	10+	C1, 3	0.6
H83	Elder sp. (Sambucus sp.),Common hawthorn (Crataegus monogyna)	3	# 50	2	2	2	2	N/A	Early Mature	Poor	Poor	No Significant Faults Observed	10+	C1, 3	0.6
T84	Ash sp. (Fraxinus sp.)	18	# 500	5	5	5	5	1	Mature	Poor	Poor	Ash Dieback Suspected Decline - Suspected	10+	C1	6
T85	Ash sp. (Fraxinus sp.)	16	# 350	5	5	5	5	N/A	Mature	Poor	Poor	Decline - Suspected	10+	C1	4.2

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

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Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.



Annex EDP 3
Illustrative Summary of Survey Data

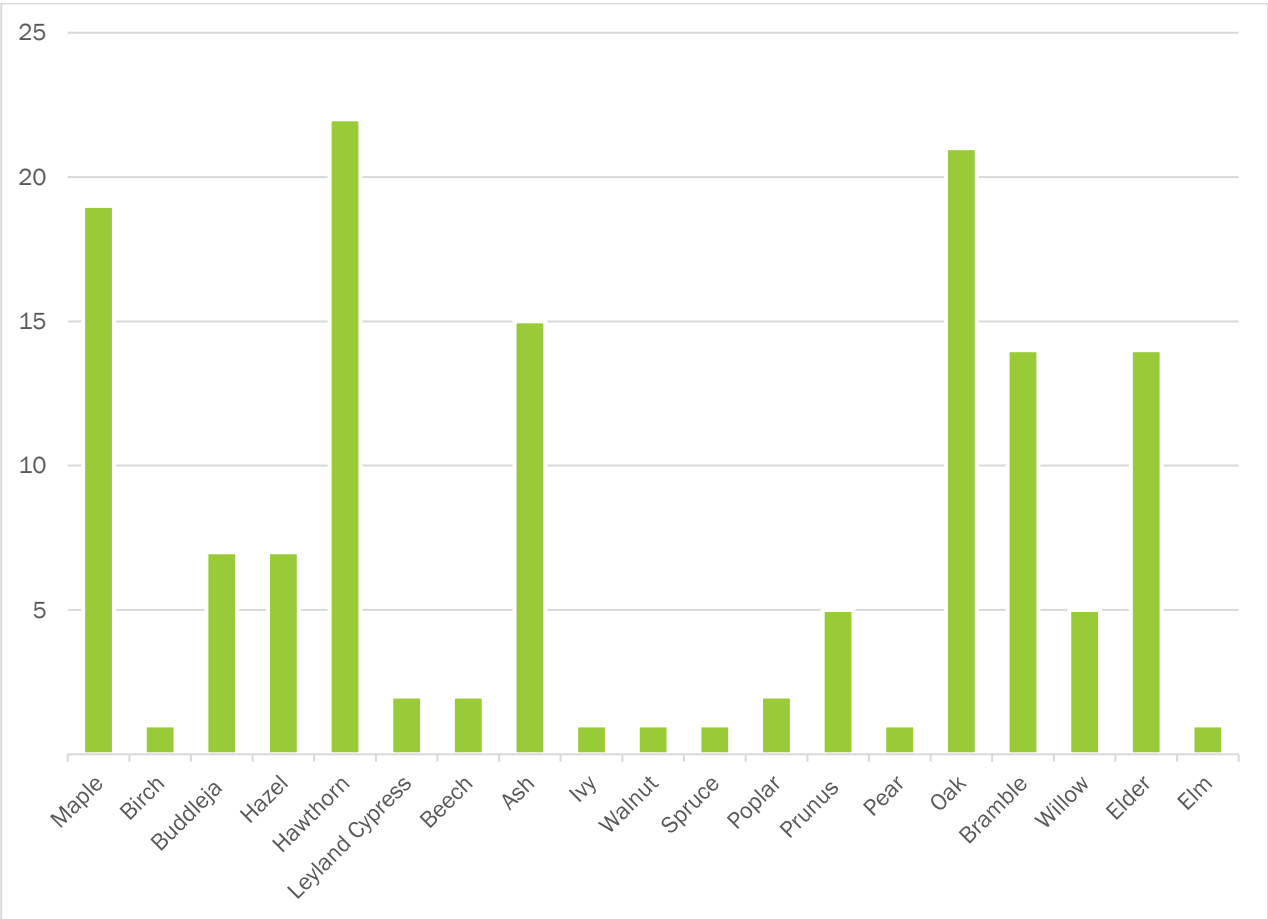


Figure EDP A3.1: Species Diversity.

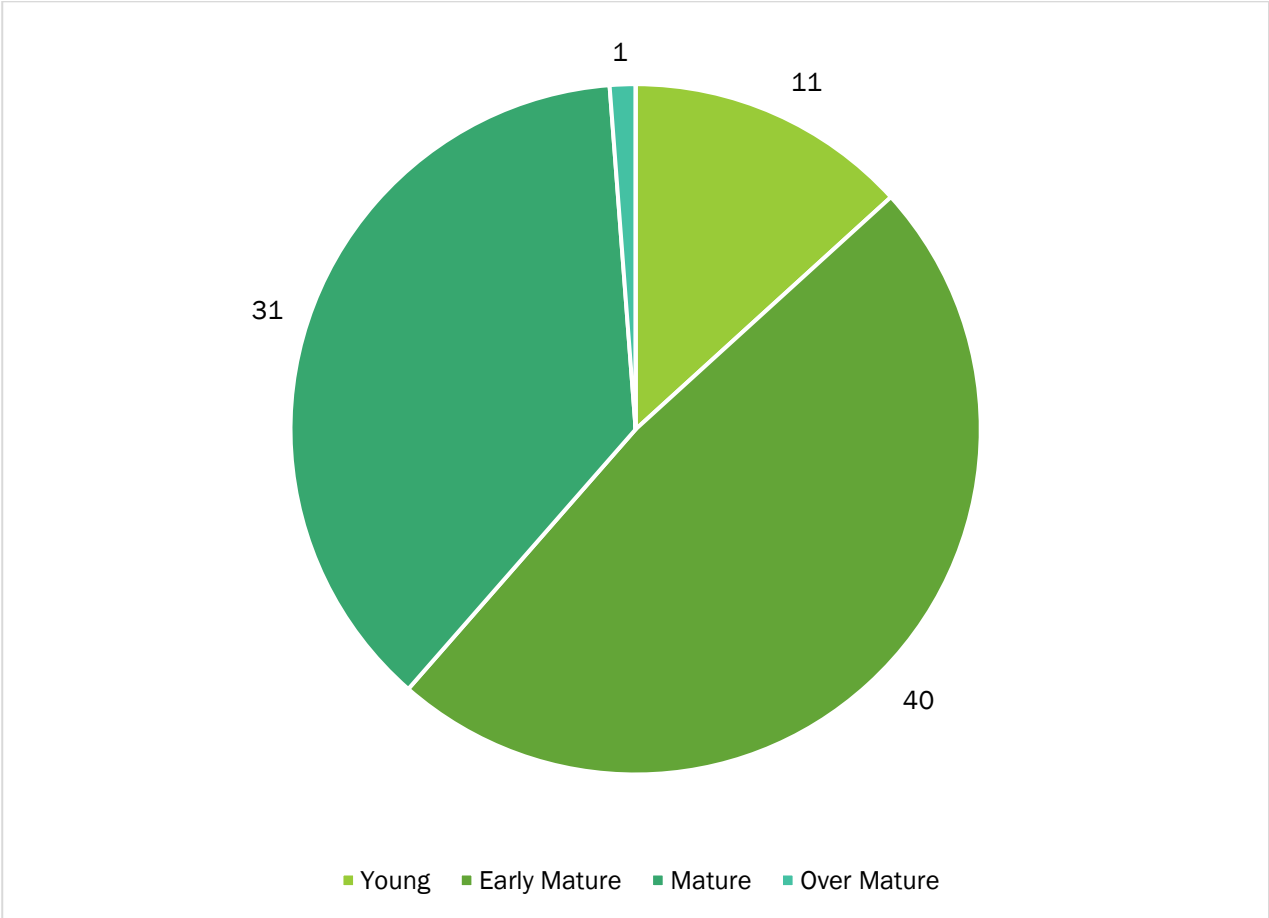


Figure EDP A3.2: Age Distribution of Live Trees.

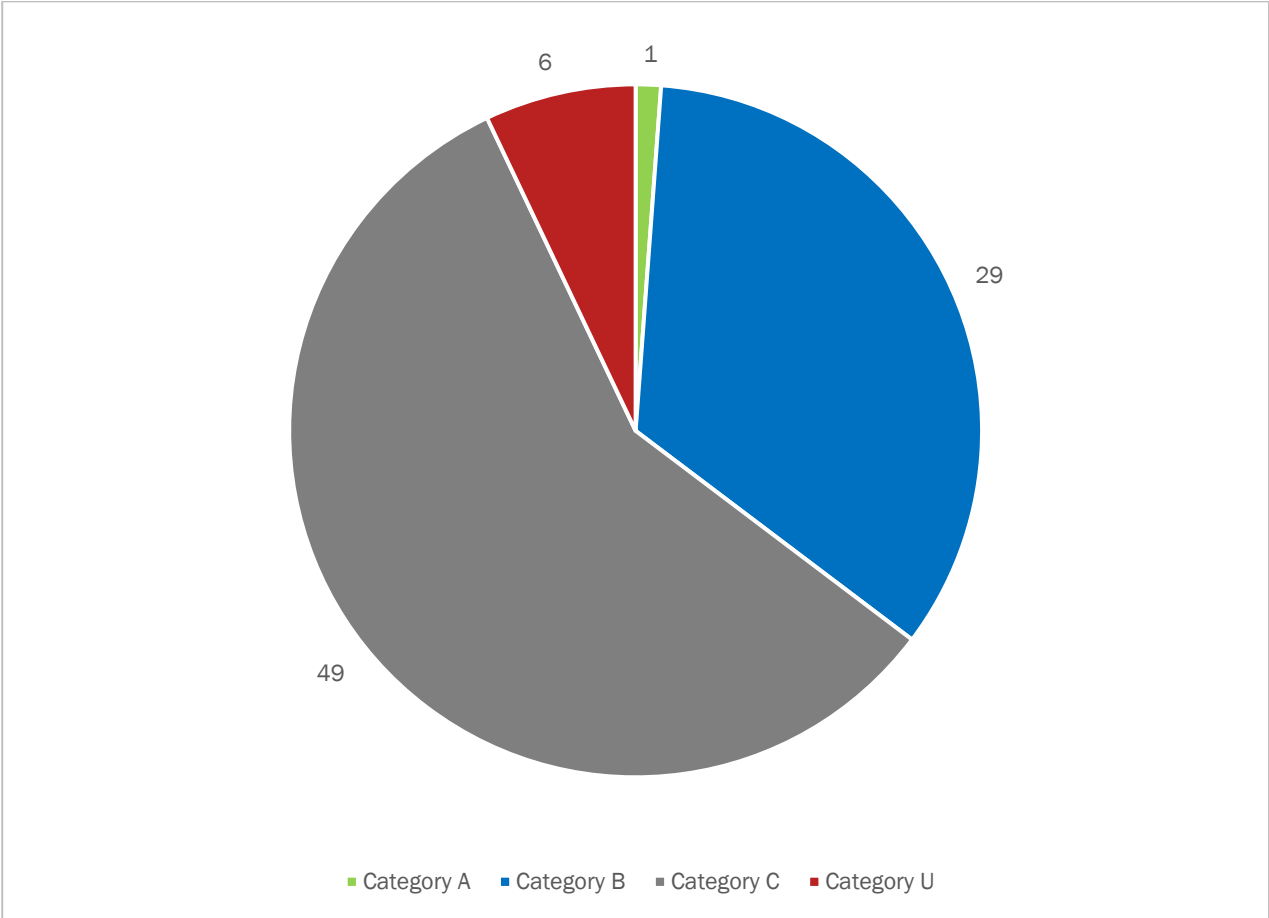


Figure EDP A3.3: Category Grading.

Annex EDP 4 Protected Species

Bats

- A4.1 All species of British bat comprise European Protected Species (EPS) and are afforded it protection under the *Conservation of Habitats and Species Regulations* 2017 (as amended), making it an offence to:
- Deliberately capture, injure or kill a wild individual of an EPS;
 - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
 - Damage or destroy a breeding site or resting place of a wild individual of an EPS.
- A4.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act* 1981 (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected, whether or not bats are currently occupying these resting places/places of shelter.
- A4.3 Prior to undertaking any tree works or tree removal, further advice should be sought from a suitably qualified ecologist.

Nesting Birds

- A4.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act* 1981 (as amended). This makes it an offence to:
- (i) Intentionally kill, injure or take any wild bird;
 - (ii) Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - (iii) Take, damage or destroy the egg of any wild bird; or
 - (iv) To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.

-
- A4.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while they are nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Annex EDP 5

Consideration of Trees within the Design Process

- A5.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

Below-ground Constraints – Root Protection Area

- A5.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Annex EDP 1** with pink outlined areas, representing the root protection area (RPA) around each surveyed item.
- A5.3 The RPA is defined as the minimum area (in m²) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.
- A5.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.
- A5.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:
- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
 - Topography and drainage;
 - The soil type and structure; and
 - The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

Above-ground Constraints – Proximity of Trees to Structures

- A5.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

A5.7 Where the current and/or ultimate height of a category A, B or C tree will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

A5.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.



Annex EDP 6
Tree Preservation Order (Ref N/TP0194)

TPO 194

Town and Country Planning Act 1990
THE DISTRICT OF NORTH WILTSHIRE
WESTWELLS, NESTON
TREE PRESERVATION ORDER, (No. 1) 1999

North Wiltshire District Council in this Order called "the authority", in pursuance of the powers conferred in that behalf by Sections 198 and 199 of the Town and Country Planning Act 1990, and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order-

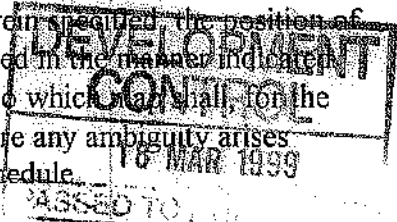
1. In this Order:-

"the Act" means the Town and Country Planning Act 1990;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the Secretary of State for the Environment.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.



3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.
4. - (1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied-

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

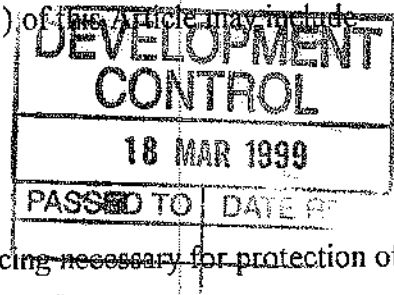
but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6. - (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority with the approval of the Secretary of State dispense with replanting, the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 204 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to -

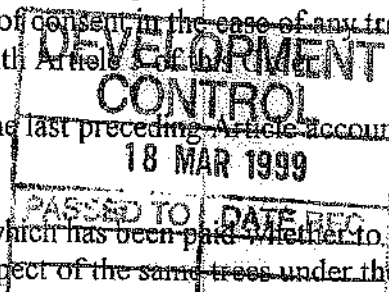
- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.



7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which bye-laws made by the National Rivers Authority, an internal drainage board, a water undertaker or a sewerage undertaker (as defined in the Water Act 1989) or any other authority whose functions are now exercised by the above bodies, restrict or regulate the planting of trees, notify the applicant or other owner of the land, as the case may be, of the existence of such byelaws and that any condition or direction has effect subject to the requirements of the byelaws, and the condition or direction shall have effect accordingly.
8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.
9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 4 of the Order.

10. In assessing compensation payable under the last preceding Article account shall be taken of:
- (a) any compensation or contribution which has been paid, whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 198 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious affection of any land of the owner which would result from the felling of the trees the subject of the claim.
11. - (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority at Monkton Park, Chippenham, Wiltshire, SN15 1ER addressed to the Head Of Administration.
- (2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made



to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.

12. Any question of disputed compensation shall be determined in accordance with the provisions of section 205 of the Act.
13. - (1) The provisions of section 201 of the Act shall apply to this Order and the Order shall take effect on 17TH MARCH 1999.

(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.

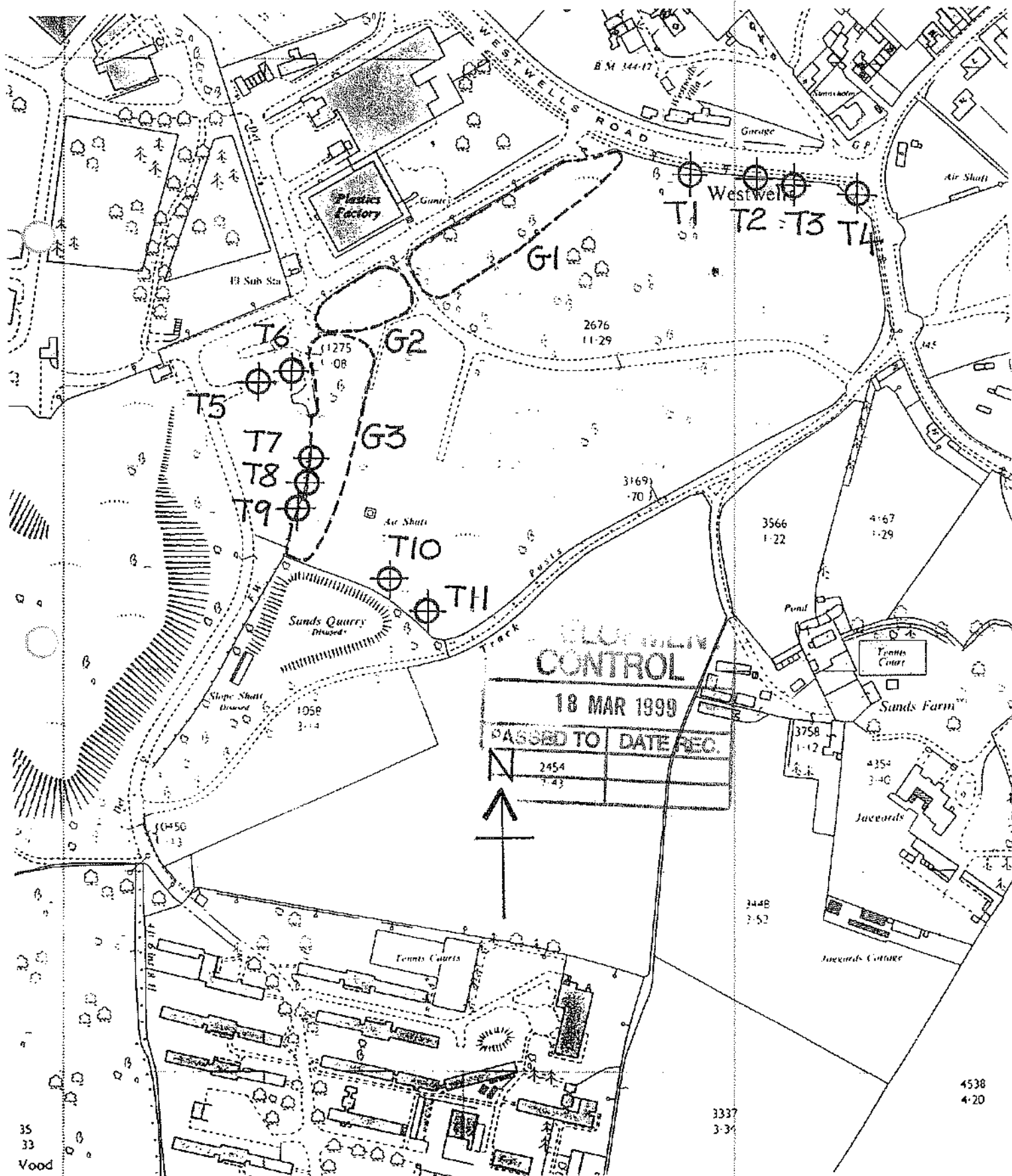
NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum of £20,000, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale currently £2,500 on summary conviction.

If a tree is removed, uprooted or destroyed in contravention of an Order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 198(6)(a) of the Town and Country Planning Act 1990 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc, should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. (In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority)

DEVELOPMENT CONTROL	
18 MAR 1999	
PASSED TO	DATE REC.

THE DISTRICT OF NORTH WILTSHIRE
WESTWELLS NESTON
TREE PRESERVATION ORDER (NO. 1) 1999

Scale 1 : 2500



FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T1	Sycamore	Situated on the northern boundary of the site.
T2	Weeping Willow	Situated on the northern boundary of the site to the east of T1.
T3	Sycamore	Situated on the northern boundary of the site to the east of T2.
T4	Norway Maple	Situated on the northern boundary of the site to the east of T3.
T5	Sycamore	Situated on the open land to the east of the MoD firing range.
T6	Ash	Situated to the east of T5.
T7	Oak	Situated on the western boundary of Group 3.
T8	Oak	Situated to the south of T7.
T9	Oak	Situated to the south of T8.
T10	Field Maple	Situated on the southern boundary of the site adjacent to Sands Quarry.
T11	Ash	Situated on the southern boundary of the site to the south east of T10.

TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
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GROUPS OF TREES

(within a broken black line on the map)

<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>	<u>Grid Reference</u>
G1	Group consisting of: 2 No Willow, 6 No Ash 2 No Goat Willow 1 No Horse Chestnut	Situated on the north western boundary of the site.	ST 852 687
G2	Group consisting of: 6 No Sycamore, 1 No Hawthorn 1 No Beech.	Situated on the north western boundary of the site to the south west of G1.	

DEVELOPMENT CONTROL	
18 MAR 1999	
PASSED TO	DATE REC.

G3

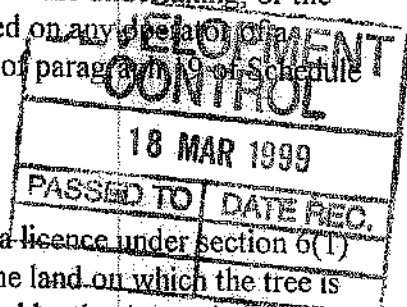
Group consisting of:
11 No Ash, 3 No Field Maple,
41 No Hawthorn, 1 No Willow,
4 No Sycamore, 3 No Goat
Willow.

Situated towards the
western side of the site to
the east of the area of
open ground through
which runs the access road
to the former HMS Royal
Arthur.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
- (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
- (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
- (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
- (b) by or at the request of
- (i) a statutory undertaker or holder of a licence under section 6(1) of the Electricity Act 1989 where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
- (ii) a licence holder within the meaning of Part I of the Electricity Act 1989, where such tree obstructs the construction by the licence holder of any electric line within the meaning of Part I of the said Act of 1989 or interferes or would interfere with the maintenance of working of any such line;



- (iii) the National Rivers Authority or an internal drainage board established under the Water Act 1989, where the tree interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or a water undertaker or sewerage undertaker appointed under Section 11 of the Water Act 1989 in relation to their duties as such undertakers; or
- (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
- (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

DEVELOPMENT CONTROL	
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THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1990 as adapted and modified to apply to this Order.

75. - (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested in it.

[Reference of applications to the Secretary of State]

77. - (1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.
- (2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.
- (3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.
- (4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to such an application which falls to be determined by the authority.
- (5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority wish, give each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.
- (7) The decision of the Secretary of State on any application referred to him under this section shall be final.

[Appeals against decisions or in default of decision]

78. - (1) Where an authority -
- (a) refuse an application for consent under the Order or grant is subject to conditions, or
- (b) give any certificate or direction, on granting consent, the application may by notice appeal to the Secretary of State.
- (2) A person who has made an application for consent under the Order may also appeal to the Secretary of State if the authority have neither-
- (a) given notice to the applicant of their decision on the application; nor

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- (b) given notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 77 above, within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority.

(3) Any appeal under this section shall be made by notice in writing served within such time as is specified in subsection (4) below.

(4) The service of such a notice must be within-

- (a) 28 days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow; or
- (b) in the case of an appeal under subsection (2), 28 days or such longer period as the Secretary of State may allow from the end of the period of two months or, as the case may be, the extended period agreed.

(5) In relation to an appeal under subsection (2), it shall be assumed that the authority decided to refuse the application in question.

[Determination of appeals]

79. - (1) On an appeal under section 78 the Secretary of State may-

- (a) allow or dismiss the appeal,
- (b) reverse or vary any part of the decision of that authority (whether the appeal relates to that part of it or not), or
- (c) cancel any certificate or cancel or vary any direction,

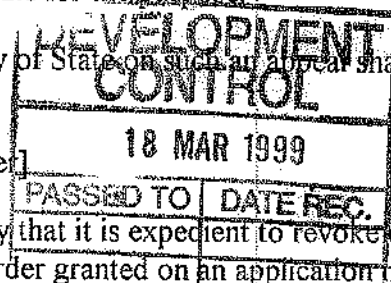
and may deal with the application as if it had been to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(5) The decision of the Secretary of State on such an appeal shall be final.

[power to revoke or modify the consent under the Order]

97. - (1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.



(3) The power conferred by this section may be exercised at any time before the operations for which consent has been given have been completed.

(4) The revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

[Procedure for s.97 Orders: opposed cases]

98. - (1) Except as provided in section 99, an Order under section 97 shall not take effect unless it is confirmed by the Secretary of State.

(2) Where an authority submit such an Order to the Secretary of State for confirmation, they shall provide the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the statement on-

- (a) the owner of the land affected
- (b) the occupier of the land affected, and
- (c) any other person who in their opinion will be affected by the Order.

(3) The notice shall specify the period within which any person on whom it is served may require the Secretary of State to give him an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) If within that period such a person so requires, before the Secretary of State confirms the Order he shall give such an opportunity both to him and to the local planning authority.

(5) The period referred to in subsection (3) shall be 28 days from the service of the notice.

(6) The Secretary of State may confirm an Order submitted to him under this section either without modification or subject to such modifications as he considers expedient.

(7) Where a notice has been served in accordance with the provisions of subsection (2) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under this section.

[Procedure for s.97 Orders: unopposed cases]

99. - (1) This section applies where-

- (a) the authority have made an Order under section 97 above; and
- (b) the owner and occupier of the land and all persons who in the authority's opinion will be affected by the Order

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PASSED TO	DATE REC.

have notified the authority in writing that they do not object to it.

(2) Where this section applies, instead of submitting the Order to the Secretary of State for confirmation the authority shall advertise the fact that the Order has been made and the advertisement must specify-

- (a) the period within which persons affected by the Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose; and
- (b) the period at the expiration of which, if no such notice is given to the Secretary of State, the Order may take effect by virtue of this section without being confirmed by the Secretary of State.

(3) The authority shall also serve notice to the same effect on the persons mentioned in subsection (1)(b).

(4) The period referred to in subsection 2(a) must be not less than 28 days from the date the advertisement first appears.

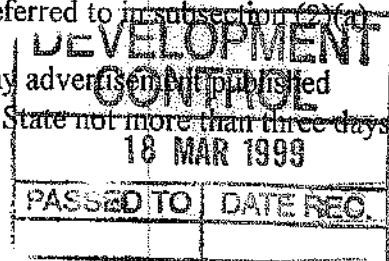
(5) The period referred to in subsection 2(b) must be not less than 14 days from the expiration of the period referred to in subsection (2)(a).

(6) The authority shall send a copy of any advertisement published under subsection (2) to the Secretary of State not more than three days after the publication.

(7) If-

- (a) no person claiming to be affected by the Order has given notice to the Secretary of State under subsection (2)(a) within the period referred to in that subsection, and
- (b) the Secretary of State has not directed within that period that the Order be submitted to him for confirmation, the order shall take effect at the expiry of the period referred to in subsection 2(b) without being confirmed by the Secretary of State as required by section 98(1)

(8) This section does not apply to an Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III or Part VIII of the Act.



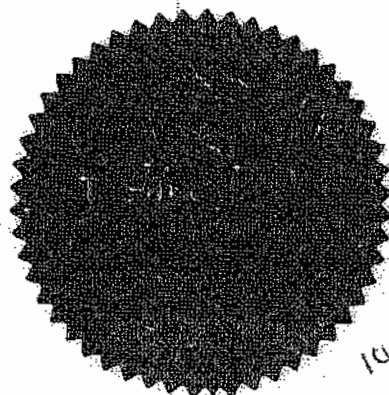
DATED THIS 17TH

DAY OF MARCH 1999

THE COMMON SEAL OF THE NORTH)
WILTSHIRE DISTRICT COUNCIL WAS)
HEREUNTO AFFIXED IN THE)
PRESENCE OF:-)

Freemah

AUTHORISED OFFICER



THE NORTH WILTSHIRE DISTRICT COUNCIL
hereby confirms the foregoing Order
as an unopposed Order

DATED THIS

DAY OF

199

THE COMMON SEAL OF NORTH WILTSHIRE
DISTRICT COUNCIL was hereunto affixed
this day of 199
in the presence of



.....
AUTHORISED OFFICER

Appendix EDP 2

Proposed Masterplan



Disclaimer:
Subject to survey.

Notes:

0m 20 40 60 80m
1:1000 @ A1

Rev:	Notes:	Date:	Dwn:	Iss:
P1	Planning Issue	07/05/2024	RS	HA

KEY

Applicant Ownership Boundary

Proposed Site Boundary 7.37 hectares (to be verified)

Campus Entrance

Overhead Line

Inner security fenceline

Outer Campus fenceline

Diverted PROWs

Existing PROWs

Retaining Structure

- ①

1a - Visitors car parking (8 spaces)
1b - Staff car parking (38 spaces)
- ②

Visitor Reception Centre
- ③

Substation compound
- ④

Water treatment plant
- ⑤

HV/LV Switchroom
- ⑥

Generators
- ⑦

Splitter buildings
- ⑧

Service Yard
- ⑨

Ingress gate
- ⑩

Egress gate
- ⑪

Fire Suppression Plant/Tank
- ⑫

Energy Centre AHU
- ⑬

LV Switchroom Transformers
- ⑭

Emergency Pedestrian Access Gate
- ⑮

Cycle Shelter (10 cycles)
- ⑯

Data Centre
- Trees to be removed for Health & Safety reasons to be replaced with new trees

P6 - DC01	4 Floors (G, 1st, 2nd & 3rd)
Approx height	+18.3m to top of roof mounted plant +15.4m high to building parapet
4 x data halls / floor @ 0.75MW each - 3MW / floor	
IT Load	12MW
P6 - DC02	3 Floors (G, 1st & 2nd)
Approx height	+14.5m to top of roof mounted plant +11.6m high to building eaves
4 x data halls / floor @ 0.75MW each - 3MW / floor	
IT Load	9MW

hale

ARCHITECTURE

22c Leathermarket Street, London, SE1 3HP

Client:

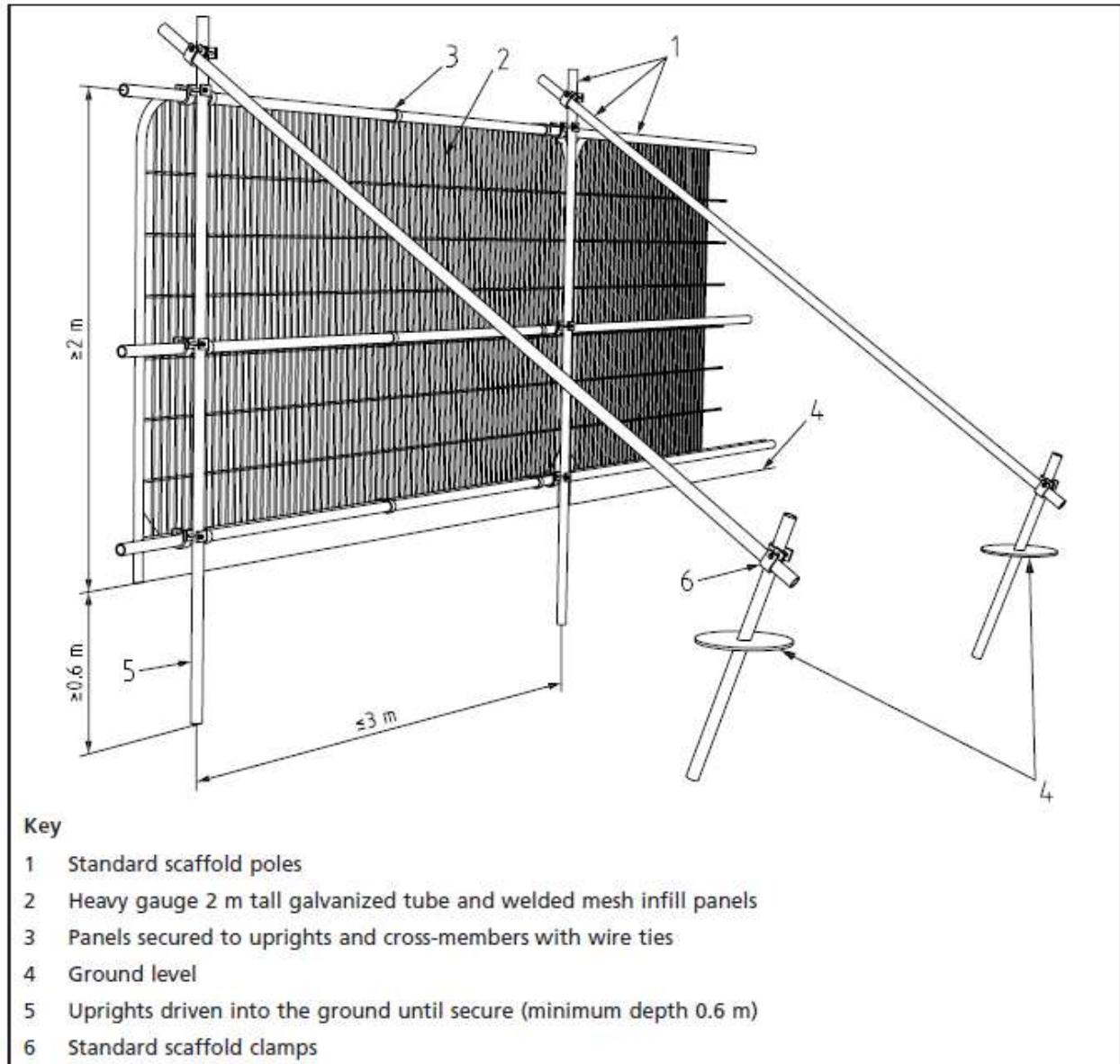
DATA CENTRES

Issue Purpose:
PLANNING

Project: Land South of Westwells Road, Spring Park, Corsham		
Drawing Title: Proposed Masterplan		
Project No: 22077	Scale @ A1: 1:1000	Revision: P1
Drawing No: HAL-SPP6-SW-XX-DR-A-000006		

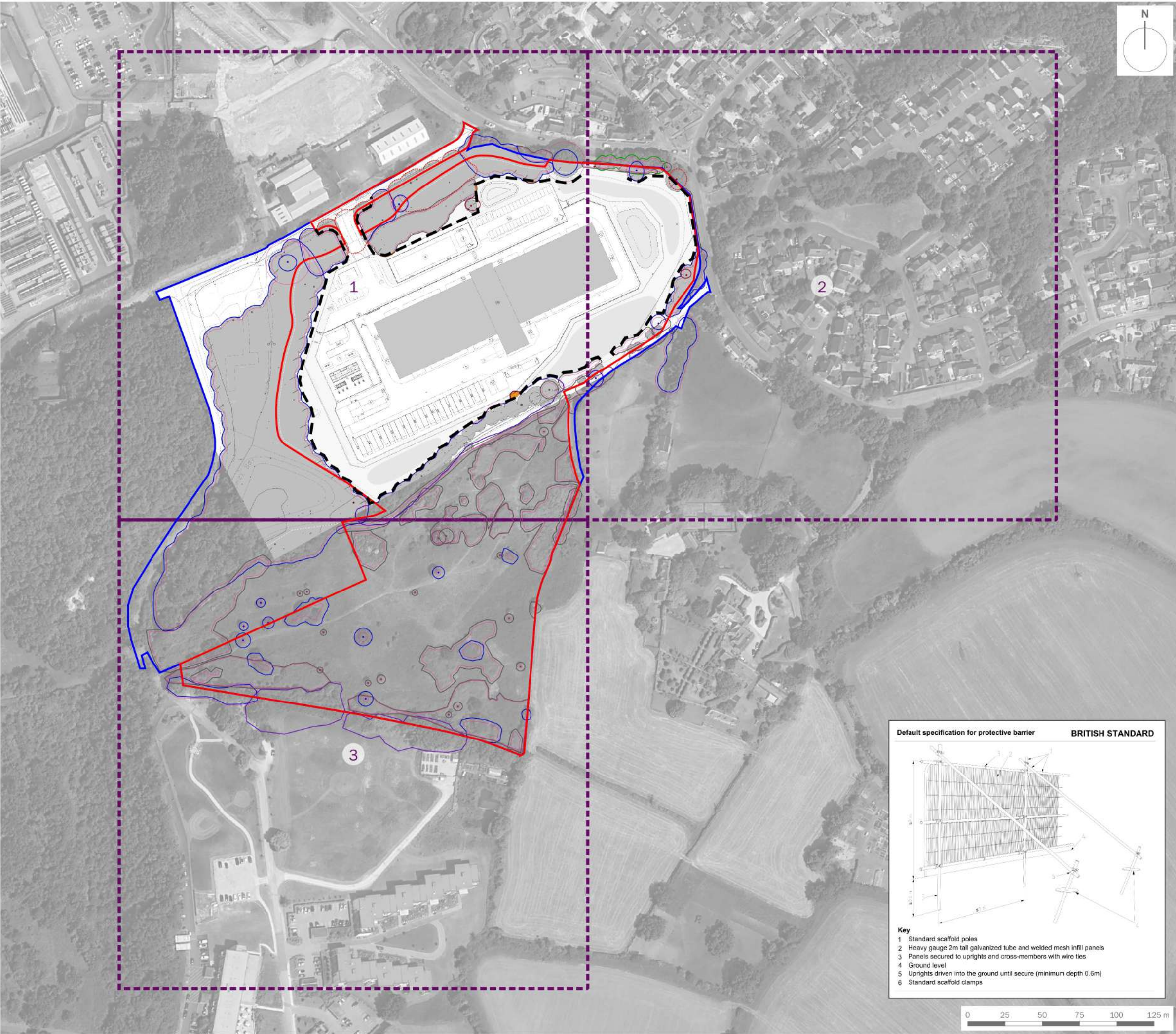
Appendix EDP 3

Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 ‘Protective Barrier’)



Plans

Plan EDP 1: Tree Retention and Removal Plan
(edp7897_d019f 02 May 2024 GYo/BWa)



purpose of issue **PLANNING**

f	Site boundary updated	02/05/2024	GYo
e	Updated layout and removals	02/04/2024	DJo
-	Original	08/03/2023	GYo
rev	description	date	by

client

Ark Data Centres

project title

**Proposed Extension of Spring Park Data Centre Campus
– Land South of Westwells Road, Neston, Corsham**

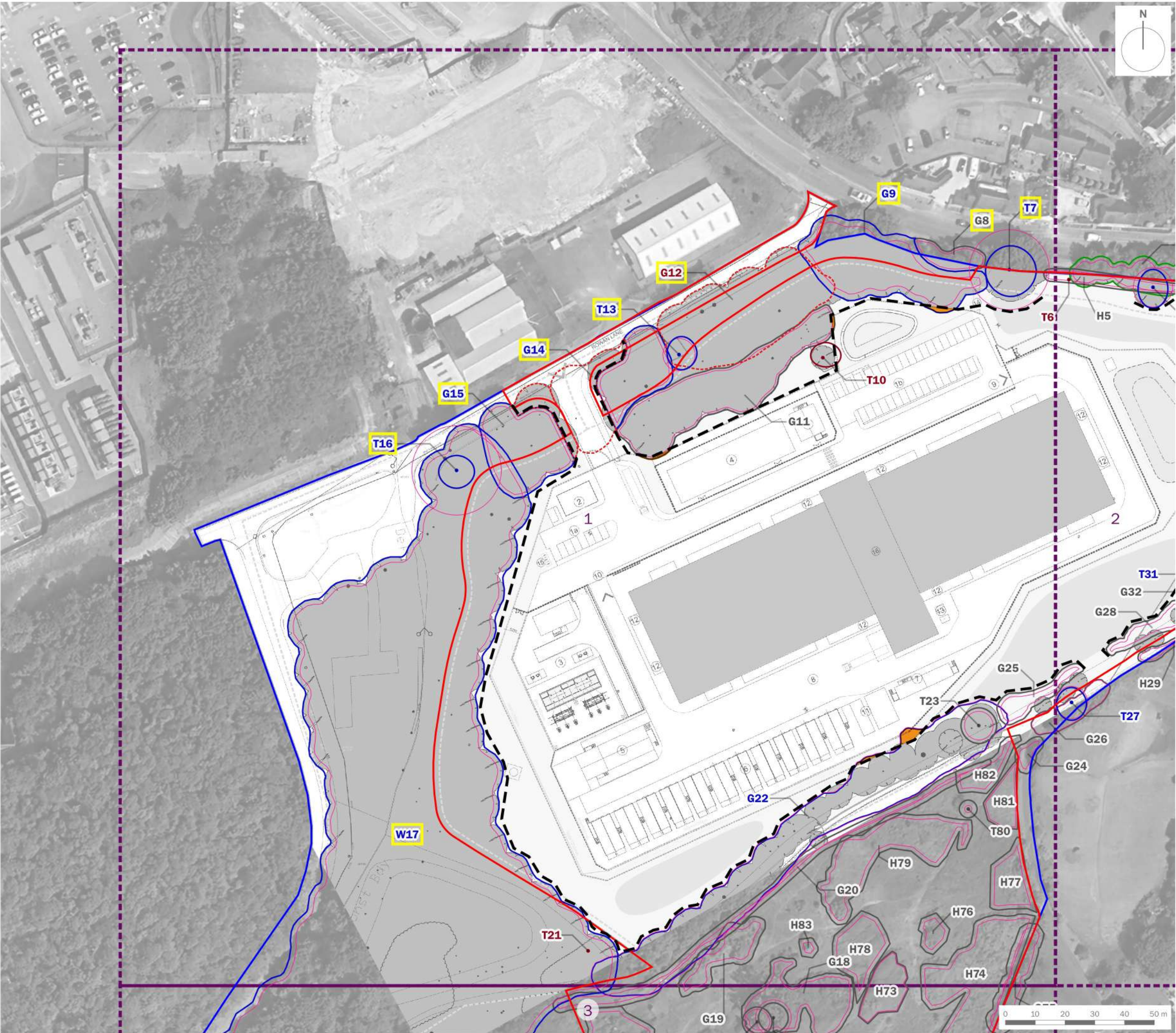
drawing title

Tree Protection Plan (Overview)

date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d019f	checked	BWa
scale	1:2,500 @ A3	QA	RBa



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Site Boundary

Study Area

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

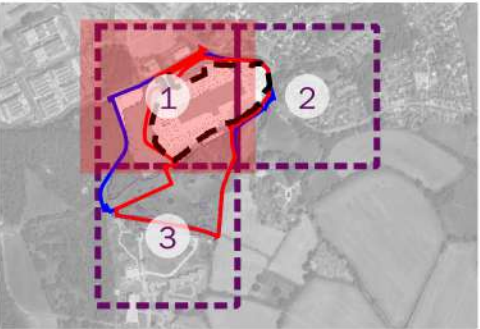
Category U: Trees of poor quality and value

Trees to be Removed

Protective Fencing in accordance with BS 5837:2012

TPO Trees

To be cut back from boundary fence line



client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham		
drawing title	Tree Protection Plan (Sheet 1 of 3)		
date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d019f	checked	BWa
scale	1:1,250 @ A3	QA	RBa





Site Boundary

Study Area

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

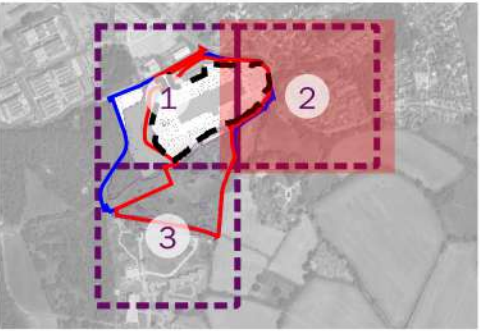
Category U: Trees of poor quality and value

Trees to be Removed

Protective Fencing in accordance with BS 5837:2012

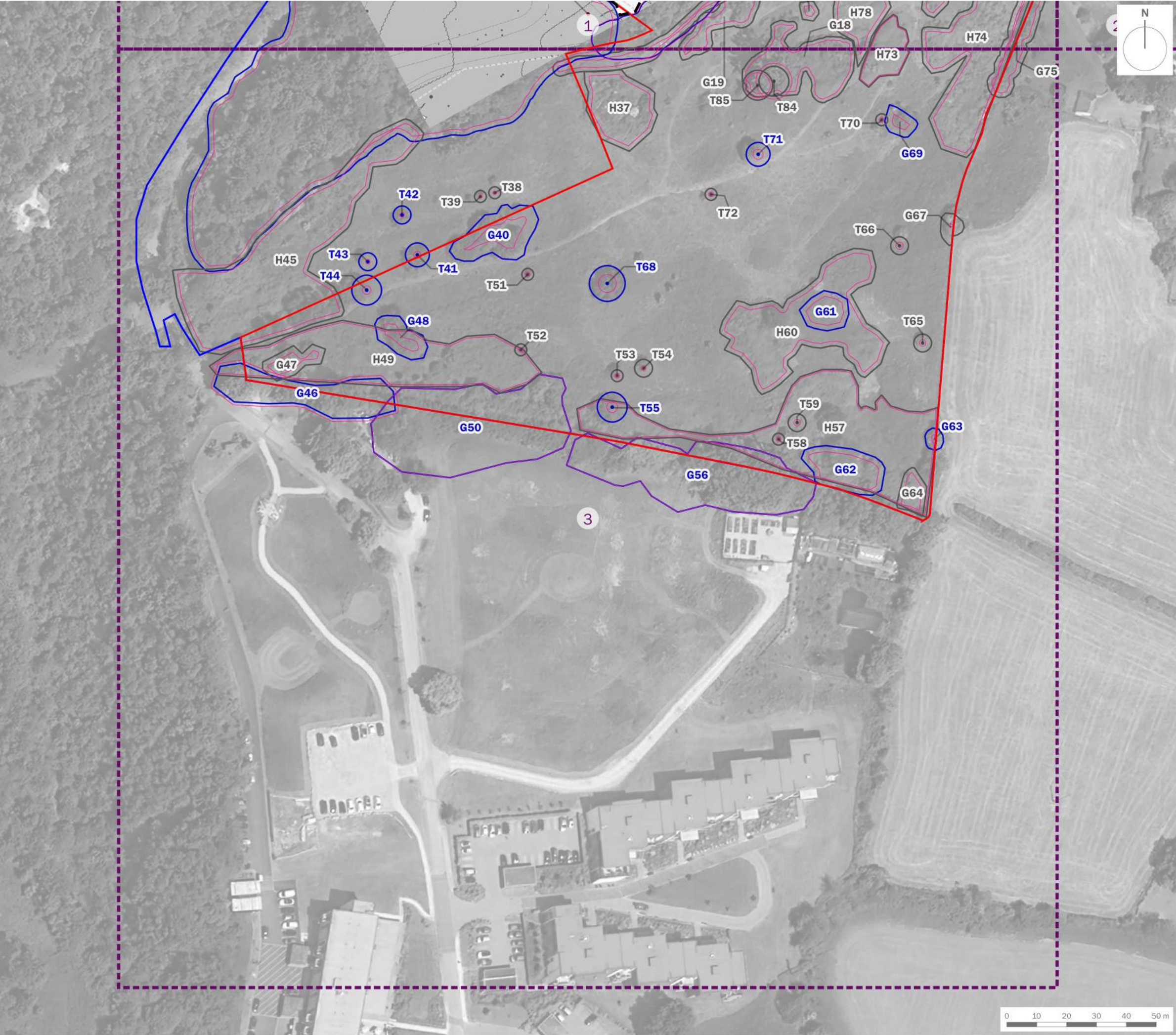
TPO Trees

To be cut back from boundary fence line



client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham		
drawing title	Tree Protection Plan (Sheet 2 of 3)		
date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d019f	checked	BWa
scale	1:1,250 @ A3	QA	RBa





Site Boundary

Study Area

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

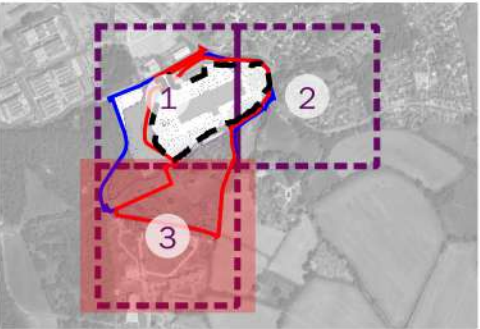
Category U: Trees of poor quality and value

Trees to be Removed

Protective Fencing in accordance with BS 5837:2012

TPO Trees

To be cut back from boundary fence line



client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston, Corsham		
drawing title	Tree Protection Plan (Sheet 3 of 3)		
date	02 MAY 2024	drawn by	GYo
drawing number	edp7897_d019f	checked	BWa
scale	1:1,250 @ A3	QA	RBa



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**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE



**Landscape
Institute**
Registered practice