

Land next to Botany Cottage, Blounts Court, Potterne, SN10 5QF
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated
Compiled by



Contact Details
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Local Planning Authority: Wiltshire

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Arboricultural Planning Conditions

1.1 Acer Tree Surgeons Ltd have been instructed to compile an arboricultural report containing tree survey, arboricultural impact assessment, tree protection plan and arboricultural method statement regarding trees situated close to the proposed home build. A google earth image shows the location and land as it is now.



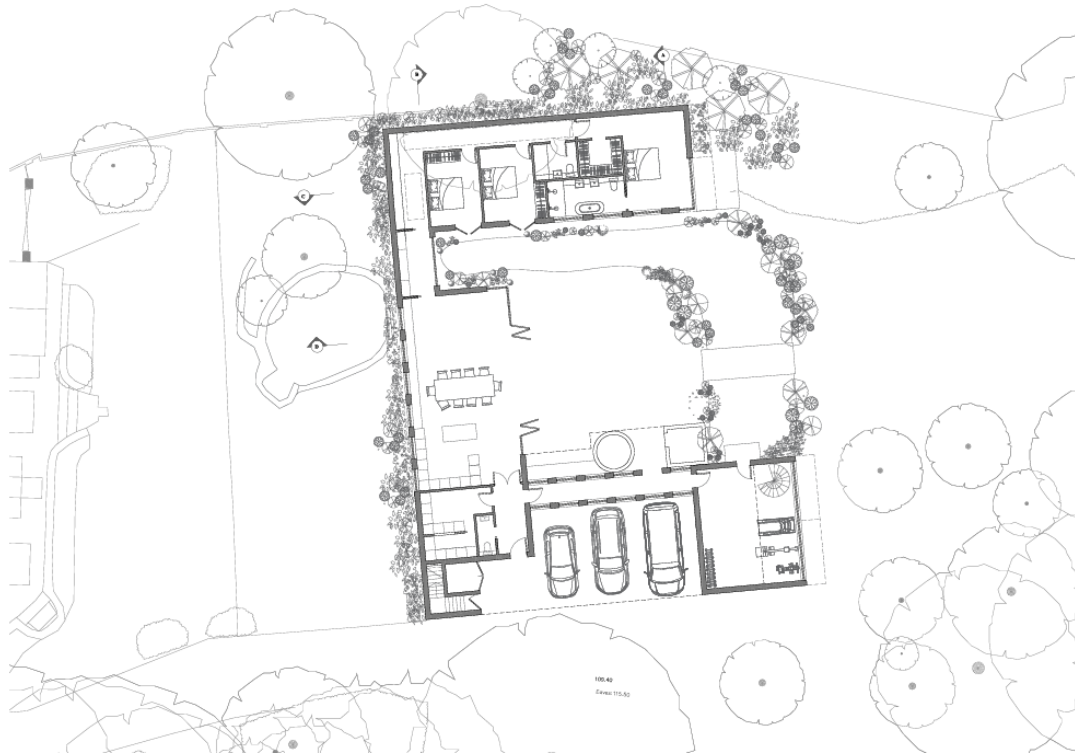
The red box indicates the area shown on the plans below.

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an arboricultural impact assessment is required for all proposed works to trees or tree groups



1.2 This document has been prepared for submission to Wiltshire Council for approval.

General

2.1 Recommendations for the safeguarding of trees in close proximity to development are set out in, BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

We have therefore carried out the assessment of the trees in accordance with that document.

2.2 Specifically, this report and the accompanying information are supplied in order to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site, in order to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas - RPAs), in a Tree Schedule and on a Tree Constraints Plan
- Assess the impact of the proposed development on the trees on or adjacent to the site, and the impact that retained trees will have on the site post development.



- Identify trees to be removed, trees to be retained and specify measures necessary to protect retained trees during the demolition and construction phases of the development.
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the demolition and construction phases of the development.
- Present information regarding the location of protective barriers or fencing and ground protection on a Tree Protection Plan.

Identify special engineering, excavation or protection measures intended to minimise the impact on retained trees where the site design layout requires a breach of the Root Protection area (RPA).

- Provide an Arboricultural Method Statement (AMS) for the recommended works detailing measures which should be implemented to protect retained trees during the demolition and construction phases of the development.

2.3 This report is based on a ground level assessment of the trees. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.

2.4 Tree numbers have been noted on the plan attached to Appendix 1 and the TPP. The following details were recorded for each tree on the survey in Appendix 1:

Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where a number of trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single Number, prefixed with a 'G'.

Species: common name only.

Tree Height: approximate height in metres (*potential height in brackets*)

Stem Diameter: diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012

Crown spread: approximate spread in metres taken at the four main compass points N, S, E, W

Crown clearance: approximate height from ground to lowest part of canopy

Age class: Young, Semi-Mature, Mature, Over-Mature, Veteran

Structural condition: Good, Fair, Poor

Physiological condition: Good, Fair, Poor, Dead

Observations : observations noted during tree inspections

Preliminary recommendations; recommended action to ensure the health and safety of the tree.

Remaining contribution (years): <10, 10+, 20+, 40+



BS Cat- category grading in accordance with BS 5837:2012

A - trees of high quality with an estimated remaining life expectancy of at least 40 years.

B - trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

C - trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U - trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

RPA - Root Protection Area - measured in metres from the centre of the tree stem.

2.5 Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals.

2.6 The site owner will inform the local planning authority within twenty-four hours if the arboricultural consultant (AC) is replaced.

2.7 A record of site visits should be maintained for inspection on site and copies forwarded to the developer and to the local planning authority.

3. Report Limitations

3.1 Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

3.2 No internal decay devices, or other invasive tools to assess tree condition, were used. No soil excavation or root inspection was undertaken.

3.3 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.

3.4 The survey contained within this report is not a tree safety inspection. It has been carried out in order to inform the planning process. A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.



3.5 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. Any amendments to the design or position of the proposed development will invalidate this report.

3.6 While this appraisal is not a tree risk assessment it nonetheless takes into account observed structural defects of the inspected trees in order to inform conclusions with regard to their retentive worth.

4.0 Legal duty

4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the *Occupiers Liability Act (1957 & 1984)*.

4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.

5. Specific site and location arboricultural impact assessment.

5.1 A site inspection was conducted by Nick Cranston of Acer Tree Surgeons Ltd (the appointed Arboricultural Consultant - AC) on 20th November 2024.

There would be no loss of trees to enable this development but there would be some tree protection measures that would be required and some light pruning for construction vehicle access and to prune away from the building itself.

T10 & T12 (hawthorns) are owned by the neighbour, T12 would need to have the overhanging canopy pruned back to the boundary. The RPA of T12 overlaps the development so in both cases the soil within the RPAs will have to be hand excavated (use of an air spade would be ideal) to uncover the root plate within the build area and then work out where screw piles can be placed in order to bridge the roots with beam foundations.

T1 - T9 have RPAs that overlap the proposed driveway so the surface will need to be laid with anti-compression geo-textile matting to ensure the rooting areas and soil medium is not compressed by construction traffic. The surface will need to be porous to allow rain water to continue to get to the soil medium. The proposal would be to continue the use of gravel (in keeping with the remainder of the driveway used for Botany Cottage). This must be a no-fines gravel to avoid nutrient leaching from the soil medium.



Some tertiary pruning to raise the canopies would be required on selected low branches of the row of trees (T1-T9) over the proposed driveway to ensure construction traffic access.

6. Arboricultural Method Statement (How will the trees be protected)

6.1 Root Protection Areas (RPAs). RPAs are the areas surrounding trees where disturbance must be minimised if they are to be successfully retained.

As per BS 5837:2012 section 5.2.2. and 5.2.3., the RPAs were calculated as an area equivalent to a circle with a radius 12 times the stem diameter at 1.5m for single stem trees.

6.2 Reasons to retain the trees rooting system and health and therefore protect RPAs:

- In general the older the tree the less successful it will adapt to new conditions, therefore, any possible planned or unplanned works within the RPA the AC must be kept informed at all times of any activities so as to assess whether a watching brief is required.
- During the construction phase care must be taken to prevent physical damage to the roots such as compaction and root severance. Provision for water and oxygen must be made, allowance for future root growth must be made, preservation of the soil structure and a suitable bulk density for root growth and function.
- Tree roots must not be exposed but if for any reason they are tree roots exposed must be wrapped in dry Hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm diameter can be pruned back to a side branch using a sharp tool such as secateurs or a handsaw.
- Prior to backfilling, Hessian wrapping must be removed, and retained roots must be surrounded by sharp sand (not builders sand which is high in salts leading to exosmosis and leaching of the trees water and nutrients), before soil or other material is replaced. This material must be free of other contaminants and foreign objects potentially injurious to tree roots. This must also be a no fines material which can compact the medium and lead to suffocation of the tree roots.
- If excess water is likely to be a problem drainage must be considered and planned for but these drains must not be located within the RPA.
- Care should be taken when planning operations near by where the use of tall or wide loads or plant with booms, jibs and counterweights can operate without coming into contact with trees. Contact can cause serious damage and may result in making their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees must be conducted under the supervision of a



banksman to ensure that adequate clearance from trees is maintained at all times.

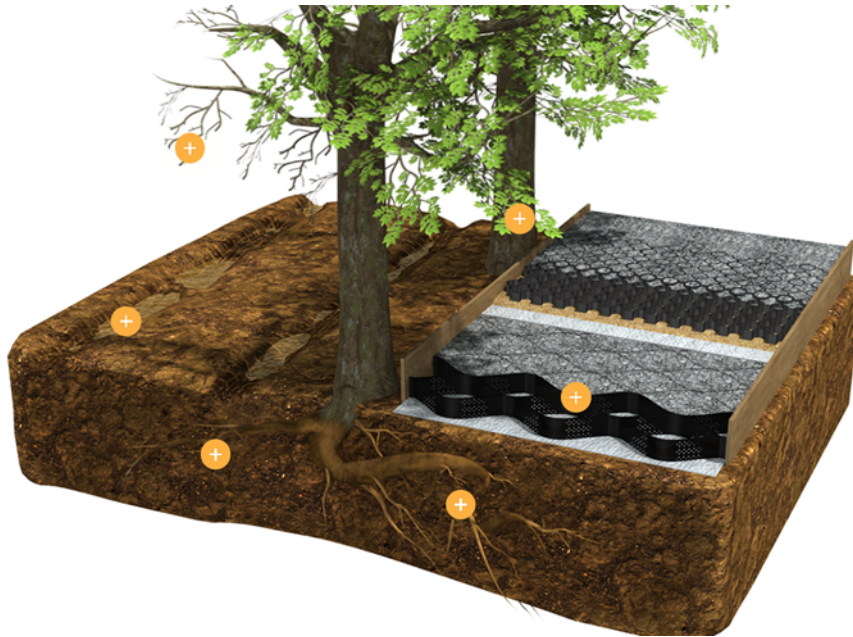
- Material which will contaminate the soil, e.g. concrete mixings, diesel oil, vehicle washings, must not be discharged within 10 metres of any tree stem.
- Direction of slope should be considered with the above.
- Notice boards, telephone cables or any other services must not be attached to any part of the trees.
- Trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care must be taken in the routing and hand dug trenching for all underground services within the RPA in accordance with NJUG.
- Where there is provision, services must be located away from trees, roots can cause direct damage and water from leaking damaged drains (by root activity or other means) encourages localized root growth. Roots are then likely to enter the drains causing further blockages and an enlarging initial defect.

6.3 Phased construction activity:

- Phase 1: Install anti-compression RPA protection matting along the length of the proposed driveway.
- Phase 2: Undertake the tree work.
- Phase 3: Install tree protective fencing.
- Phase 4: Main construction phase including T12 root plate protection measures

6.4 Install anti-compression RPA protection matting:

- Figure 1 below: Diagrammatic example of a system used to install anti-compression matting that will protect the RPAs not just during the construction phase but for future vehicle access to the proposed home.



- The finish would be with no-fines gravel to match in with the driveway to Botany Cottage.
- This would need to be installed by hand prior to any vehicle access to the site and is shown on the TPP for clarity.

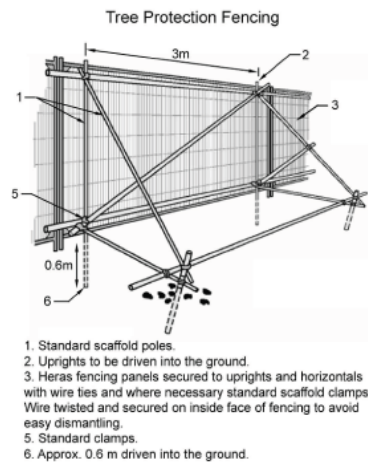
6.5 Tree work (Phase 2):

- Prune back the canopies of T12 to the boundary with the neighbour.
- Raise the canopies on selected branches of T1-T9 to 5.5m over the proposed driveway only.

6.6 Installation of protective fencing (Phase 3):

- To be installed in the areas shown on the TPP.

Figure 2 below. Protective fencing: This is an example of fencing to be used on site. The key is the uprights driven into the ground to make it immovable. The signage must also be placed on the fencing at regular intervals, so any visiting contractors are fully aware of the 'no-go zone'.



6.7 Main construction phase (Phase 4):

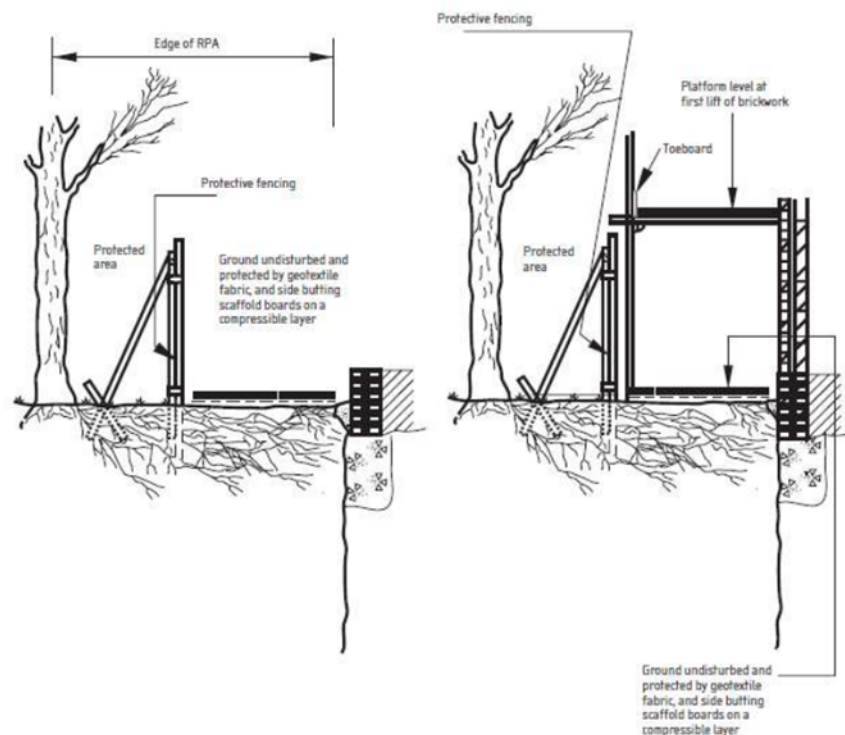
- Prior to the work within the RPA of T12 protection will be afforded by temporary protective fencing as shown in the TPP.
- When the work in the RPA of T12 commences the fencing can be removed but no machinery/plant will be allowed within the RPA at anytime only hand tools and persons. This must be adhered to throughout the construction phase.
- An air spade is recommended as the most efficient method for uncovering the area of root pate. It forces air at fast speeds which pushes soil away and exposes roots without risk of direct damage to the roots themselves. Exposure time of roots needs to be kept to the minimum as outlined in paragraph 6.2:

'Tree roots exposed must be wrapped in dry Hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm diameter can be pruned back to a side branch using a sharp tool such as secateurs or a handsaw.'

Prior to backfilling, Hessian wrapping must be removed, and retained roots must be surrounded by sharp sand (not builders sand which is high in salts leading to exosmosis and leaching of the trees water and nutrients), before soil or other material is replaced. This material must be free of other contaminants and foreign objects potentially injurious to tree roots. This must also be a no fines material which can compact the medium and lead to suffocation of the tree roots.'



- The AC then needs to consult on best positioning for screw piles so that the roots can be bridged and given room for future growth. All The AC will also be onsite to manage the replacement of soil.
- Photo evidence of the methods used should be recorded during this phase to show good practise.
- Should scaffolding be required in the areas of RPAs throughout the site the following method must be used as seen in figure 3 below:



The protective fencing may need to be adjusted to allow for scaffolding. The AC will advise on positioning if required.

6.7 Site compound, cement mixing, washing points and fires. The TPP shows the locations for site storage, mixing etc. This may change as the site develops and would always be sited outside of RPAs.

There must be no fires on site.

6.8 Contractors car parking. On the driveway of Botany Cottage.



6.10 Location of service runs and utilities. Utilities will run outside of any RPAs using the current systems in place for the bungalow to the west which is owned by the owner of Botany Cottage and the land of the proposal.

7.0 Post construction (all phases):

7.1 Removal of protective fencing: Agreement must be made by the AC & developer as to whether the protective fencing may be removed depending on the finish state of the construction.

8.0 Appendices:

Appendix 8.1: Tree survey report.

(Attached as a separate document).

Appendix 8.2: Tree Protection Plan (TPP).

(Attached as a separate document)

9.0 References:

- Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.
- British Standard 5837:2012 - Trees in relation to design, demolition and construction - Recommendations. British Standards Institution, London
- British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London
- National Joint Utilities Group (NJUG 4) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees 2007

10.0 Chronological AC schedule of signing off phases/site meetings:

Phase/Task	Comments	Signed by AC if passed	Date signed
Site meeting with AC & developer to confirm method of installing anti-compression matting, fencing positions & tree work to be undertaken.			
Phase 1: installation of anti-compression matting. (checked by AC)			
Phase 2: Tree work			
Phase 3: Position of fencing (checked by AC)			
Phase 4: Main construction phase including work within T10			

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& T12 RPA (AC to be onsite)			
Monthly Site check from AC of duration of the build:			
Phase 5: Post main construction. AC advise on planting if required			
Post construction: AC & developer to confirm good practise throughout and sign off site = remove protective fencing			

11.0 Contact details:

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