



**Land north of
Whychurch Farm and
west of Crudwell Road**

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

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

On behalf of:
Gleeson Land

February 2025

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PLANS

Plan EDP 1: Tree Retention and Removal Plan (Phases 3 & 4) (edp8255_d003a 27 February 2025 DJo/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 Gleeson Land (the Applicant) in relation to the proposed development of Land north of Whychurch Farm and west of Crudwell Road (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 of Filands, which is located within the Local Planning Authority (LPA) of Wiltshire Council (WC). It currently comprises three pasture fields divided by an established network of hedges containing trees of mixed species. It is bordered to the north by the B4014, to the east by the A429, to the west by residential properties and residential development, and to the south by farm buildings and further pasture.

DEVELOPMENT PROPOSALS

- 1.4 The development proposals comprise an outline planning application (with all matters reserved except access) for residential development, including the construction of up to 149 dwellings, new vehicular access with footways and cycleways, public open space, landscape and associated infrastructure.
- 1.5 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note, see **Appendix EDP 1**.
- 1.6 This baseline survey data was collected by EDP on 11 July 2023 and 17 October 2024. 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 (**Appendix EDP 1**) 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 this 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 AIA has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Land Use Parameter Plan (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (contained within **Appendix EDP 1**), which is overlaid onto the proposed Land Use Parameter Plan, resulting in 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 and 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 five category U items, the condition of which was considered to be impaired to such an extent that they are unsuitable for retention and are therefore 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 Off-site items remain outside of the control of the development and require the landowners' consent prior to any works or removals.
- 2.7 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.
- 2.8 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 Removals for Reasons of Sound Arboricultural Management

Reference Number	Species	Category Grading
T3	English elm (<i>Ulmus procera</i>)	U
T5	Common ash (<i>Fraxinus excelsior</i>)	U
T7	Common ash	U
T18	Common ash	U
T19	Common ash	U

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

- 2.9 Assessment of the Land Use Parameter Plan (**Appendix EDP 2**) determines that two items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Both items are category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

Reference Number	Species	Impact	Category Grading
H2	Blackthorn (<i>Prunus spinosa</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Partial removal.	C
H8	Blackthorn Common hawthorn Common hazel (<i>Corylus avellana</i>)	Partial removal.	C

SUMMARY OF TREE LOSSES AND RETENTION

- 2.10 A summary of the tree losses and retention based upon the Land Use Parameter Plan (**Appendix EDP 2**) is provided within **Table EDP 2.3**. In this context, the term ‘affected’ means partial removal of a retained 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	7	0	0	7
Category B	19	0	0	19
Category C	20	0	2	18
Totals	46	0	2	44

MITIGATION

- 2.11 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.
- 2.12 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 demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Section 3

Conclusions

- 3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout and has resulted in the partial loss of two category C items. 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
(edp8255_r002)



**Land north of
Whychurch Farm and
west of Crudwell Road**

**Arboricultural Baseline
Note**

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

On behalf of:
Gleeson Land

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Appendix EDP 3	Illustrative Summary of Survey Data
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Appendix EDP 5	Consideration of Trees within the Design Process

PLANS

Plan EDP 1: Tree Constraints Plan (edp8255_d001d 27 February 2025 VMS/DGa)

Section 1

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Gleeson Land ('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 Land north of Whychurch Farm and west of Crudwell Road (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 of Filands, which is located within the Local Planning Authority (LPA) of Wiltshire Council (WC). It currently comprises of three pasture fields divided by an established network of hedges containing trees of mixed species. It is bordered to the north by the B4014, to the east by the A429, to the west by residential properties and residential development, and to the south by farm buildings and further pasture.
- 1.4 The purpose of this Baseline Note is to:
- Identify principal trees suitable for retention;
 - Identify the benefits and constraints associated with retained trees to inform the design and layout of any forthcoming proposals; and
 - Once the proposals are fixed and the site layout is available, overlay the Tree Constraints Plan to inform an Arboricultural Impact Assessment.

Section 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 (**Plan EDP 1**) and this data has been derived from the Topographical survey. All surveyed items are detailed in the Tree Survey Schedule (**Appendix EDP 1**). 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 **Appendix EDP 1** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:
- Sequential reference number (recorded on the schedule in **Appendix EDP 1**);
 - Species;
 - Height;
 - Stem diameter;
 - Branch spread;
 - Canopy clearance above ground level;
 - Life stage;
 - Physiological condition;
 - Structural condition;
 - Comments/notes;
 - Estimated remaining contribution;
 - Category grading; and
 - Root protection radius.

- 2.5 All trees have been categorised according to the Cascade Chart for Tree Quality Assessment as set out in Table 1 of BS 5837:2012. A reproduction of this table is included in **Appendix EDP 2**.
- 2.6 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.
- 2.7 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.
- 2.8 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.
- 2.9 The subject trees have not been tagged for identification purposes.
- 2.10 Surveying was originally carried out in July 2023 with an update walkover survey undertaken in October 2024.

Section 3

Summary of Tree Stock

- 3.1 The survey has identified 20 individual trees, 18 groups of trees and 13 hedgerows, totalling 51 items. Of these 51 items, seven have been categorised as A, of high quality; 19 have been categorised as B, of moderate quality; and 20 have been categorised as C and are of low quality. In addition, five items have been categorised as U and are considered unsuitable for retention.
- 3.2 All surveyed items are as noted on **Plan EDP 1** and detailed in the schedule at **Appendix EDP 1**.
- 3.3 An illustrative summary of the species diversity, age distribution and categorisation for each item within the Study Area is provided in **Appendix EDP 3**.
- 3.4 Overall, the items identified across the Study Area are primarily of high and moderate quality, with the exception of 20 category C items. These high and moderate items are located either outside of the Study Area or around the periphery of it, and therefore do not adversely constrain the main body of the Study Area.

Section 4

National and Local Planning Policy

NATIONAL POLICY

National Planning Policy Framework

4.1 Paragraph 136 of the 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)

4.2 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:

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

4.3 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:

- i. 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. ensuring access to local woodlands and opportunities for communities and businesses to benefit from GWCF.”*

Section 5

Statutory Protection

TREE PRESERVATION ORDERS (TPOS) AND CONSERVATION AREAS

- 5.1 Consultation with the LPA's interactive mapping system has identified no trees, within or adjacent to the Study Area, are protected by a TPO.
- 5.2 The Study Area is not within a designated conservation area.

Section 6

Protected Wildlife and Trees

BATS

- 6.1 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). Further information is provided in **Appendix EDP 4**.

NESTING BIRDS

- 6.2 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 **Appendix EDP 4**.

Section 7

Site-specific Constraints

- 7.1 As illustrated on **Plan EDP 1**, the surveyed items located across the Study Area are primarily self-sown trees of high and moderate arboricultural quality.
- 7.2 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, to avoid interference with the tree canopies or Root Protection Areas (RPA).
- 7.3 Further information on above and below ground arboricultural constraints is provided in **Appendix EDP 5**.

Section 8

Conclusion

- 8.1 Of the items surveyed, seven have been categorised as A, of high quality and 19 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.
- 8.2 The default position when designing any forthcoming scheme should be the retention of all items, and to position any built form outside of the RPA's of retained trees, as far as practicable, regardless of category grading. All trees provide positive environmental and ecological contributions, irrespective of current condition.
- 8.3 The arboricultural constraints information provided within this Baseline Note will feed into the layout of the scheme and, in turn, will be used to undertake an Arboricultural Impact Assessment, to be submitted as part of the planning application.

Appendix EDP 1

Tree Survey Key and Schedule EDP 1

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
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 illustrated on Plan 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 "<i>the presence of any decay and physical defect</i>¹".
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.

¹ BS 5837:2012 Section 4.4.2.5

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 either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

Client:	Gleeson Land	Site:	Malmesbury Phases 3 and 4
Date of Survey:	11/07/23 and 17/10/24	Consultant	David Garrick
Tagged	N/A	Weather	Overcast/Clear

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	White willow (Salix alba)	14	# 1200	6	6	7	6	1	Over Mature	Fair	Fair	Access to inspect base - Not possible Decay - Major Off-site tree, all readings estimated Pollard - Regrown Due to size of stem and decay within access should be arranged to determine if the tree has veteran characteristics.	20+	B1,3	14.4
T3	English elm (Ulmus procera)	7	# 250	3	2	2	2	3	Dead	Dead	Dead	No Significant Faults Observed	<10	U	3
T4	English oak (Quercus robur)	18	1060	11	8	9	8	3	Mature	Fair	Good	Access to inspect base - Restricted / obscured Epicormic growth - Bole / principal stems Deadwood - Major	40+	A1,2	12.72
T5	Common ash (Fraxinus excelsior)	9	340	3	4	4	4	2	Early Mature	Poor	Fair	Ash Dieback Present Sparse Crown	<10	U	4.08
T6	English oak (Quercus robur)	16	800	7	8	9	8	2	Mature	0	Good	Deadwood - Major	40+	A1,2	9.6
T7	Common ash (Fraxinus excelsior)	12	350 250	5	5	6	5	2	Early Mature	Poor	Fair	Ash Dieback Present	<10	U	5.16
T8	Field maple (Acer campestre)	11	# 300	4	4	4	4	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multi-stemmed	10+	C1	3.6
T9	Common ash (Fraxinus excelsior)	10	# 420 300	5	5	5	5	2	Early Mature	Fair	Fair	Ash Dieback Suspected	10+	C1	6.19
T10	English oak (Quercus robur)	22	1250	10	9	9	8	2	Over Mature	Fair	Fair	Access to inspect base - Restricted / obscured Decay - Open cavity / cavities Hollow trunk - Suspected Decay / structural defect in crown limb / limbs - Suspected Shedding limb / limbs - Historic Dead stem stub at 6m. Hollowing at base of stem. Historic storm damage/shedding of limbs. Potential future veteran	40+	A1,3	15
T11	English oak (Quercus robur)	12	420	5	6	6	5	2	Early Mature	Good	Good	No significant faults observed	40+	A1	5.04
T12	English oak (Quercus robur)	7	90	1	2	2	2	2	Young	Good	Fair	Competition - Adjacent trees Leaning trunk	10+	C1	1.08
T13	English oak (Quercus robur)	15	# 400	5	6	6	5	2	Early Mature	Fair	Good	Access to inspect base - Restricted / obscured Ivy or climbing plant Deadwood - Minor	20+	B1	4.8
T14	Common ash (Fraxinus excelsior)	12	370	5	5	5	4	2	Early Mature	Fair	Fair	Competition - Adjacent trees Leaning trunk	20+	B1	4.44
T15	English oak (Quercus robur)	17	670	6	6	4	7	3	Mature	Fair	Good	Hardstanding under canopy Ivy or climbing plant Arboricultural work - Historic	40+	A1,2	8.04

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								
T16	English oak (Quercus robur)	17	720	5	7	7	7	2	Mature	Fair	Good	Hardstanding under canopy Ivy or climbing plant Deadwood - Minor	40+	A1,2	8.64
T17	Alder sp. (Alnus spp.)	6	# 330	3	2	3	4	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Utility clearance pruned	10+	C1	3.96
T18	Common ash (Fraxinus excelsior)	15	# 600	7	6	6	6	2	Mature	Fair	Poor	Access to inspect base - Restricted / obscured Decay / structural defect - Bole	<10	U	7.2
T19	Common ash (Fraxinus excelsior)	10	300	4	4	4	3	3	Early Mature	Poor	Fair	Ash Dieback Suspected	<10	U	3.6
T20	Field maple (Acer campestre)	9	# 250 250 250	5	5	5	5	1	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Off-site tree, all readings estimated	20+	B1	5.2
T21	English oak (Quercus robur)	12	700	5	5	6	4	2	Over Mature	Poor	Fair	Root environment - Waterlogged Root sucker growth Die-back - Upper crown Retrenchment in crown.	20+	B1,3	8.4
H1	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	2	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H2	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	2	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H3	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	2	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H5	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H6	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84

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.

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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								
H7	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H8	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H9	Common hawthorn (Crataegus monogyna)	2	60	1	1	1	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1,3	0.72
H9	Common hawthorn (Crataegus monogyna)	2	70	1	1	1	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H10	Bramble sp. (Rubus spp.)	1	20	0.5	0.5	0.5	0.5	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C1	0.24
H11	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna)	2	50	1	1	N/A	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	0.6
H12	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna)	2	70	1	1	N/A	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	0.84
H13	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna)	2	70	1	1	N/A	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	0.84
G1	English elm (Ulmus procera) Field maple (Acer campestre)	8	180	3	3	3	3	2	Early Mature	Fair	Fair	Off-site tree, all readings estimated	10+	C2	2.16
G2	English oak (Quercus robur)	12	400	5	5	5	5	2	Early Mature	Good	Good	Ivy or climbing plant Established planting situated alongside footpath	40+	A2	4.8
G3	Common ash (Fraxinus excelsior)	12	350	5	5	5	5	2	Early Mature	Fair	Good	Multi-stemmed Established planting situated alongside footpath	20+	B2	4.2
G4	Prunus sp. (Prunus sp.) Apple sp. (Malus sp.)	9	260	4	4	4	4	2	Early Mature	Good	Fair	Established planting situated alongside footpath	20+	B2	3.12
G5	Beech sp. (Fagus sp.) Ash sp. (Fraxinus sp.)	11	290	5	5	5	5	2	Early Mature	Fair	Fair	Established planting situated alongside footpath	20+	B2	3.48
G6	English oak (Quercus robur)	12	350	5	6	6	5	2	Early Mature	Good	Fair	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	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								
G7	English oak (Quercus robur) Field maple (Acer campestre)	10	270	3	3	4	4	2	Early Mature	Good	Fair	Competition - Adjacent vegetation Established planting situated alongside footpath	20+	B2	3.24
G8	English oak (Quercus robur)	12	370	5	5	5	5	2	Early Mature	Good	Good	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	4.44
G9	Common hawthorn (Crataegus monogyna) English oak (Quercus robur)	11	320	4	4	4	4	2	Early Mature	Good	Fair	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	3.84
G10	Common hawthorn (Crataegus monogyna) Field maple (Acer campestre)	10	300	4	4	4	4	2	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	3.6
G11	Field maple (Acer campestre) Red horse chestnut (Aesculus x carnea) Wild cherry (Prunus avium)	10	330	5	5	5	5	2	Early Mature	Fair	Good	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	3.96
G12	Common ash (Fraxinus excelsior) English oak (Quercus robur) Maple (Acer spp.) Fir (Abies spp.) Foxglove-tree (Paulownia tomentosa)	13	500	5	5	5	5	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	20+	B1,2	6
G13	Maple (Acer spp.) Prunus sp. (Prunus spp.)	7	250	3	3	3	3	1	Early Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B1	3
G14	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elm sp. (Ulmus spp.)	6	150	2	2	2	2	N/A	Early Mature	Fair	Fair	Hedgerow - Neglected / overgrown	10+	C1	1.8
G15	Common hawthorn (Crataegus monogyna) Elm sp. (Ulmus spp.)	7	150	2	2	2	2	N/A	Young	Fair	Fair	Hedgerow - Neglected / overgrown Dead elms within hedgerow	10+	C1	1.8
G16	Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	10	200	3	3	3	3	1	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Condition considered typical of species and age	20+	B1	2.4
G17	Lombardy Poplar (Populus nigra 'Italica')	14	180	2	2	2	2	3	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1	2.16
G18	Common ash (Fraxinus excelsior) English oak (Quercus robur)	10	350	5	5	5	5	1	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	20+	B1	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.

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

Appendix EDP 2

Cascade Chart for Tree Quality Assessment (Extract of BS 5837:2012, Table 1)

Category and Definition	Criteria (including subcategories where appropriate) Identification on Plan		
Trees Unsuitable for Retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be Considered for Retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix EDP 3

Illustrative Summary of Survey Data

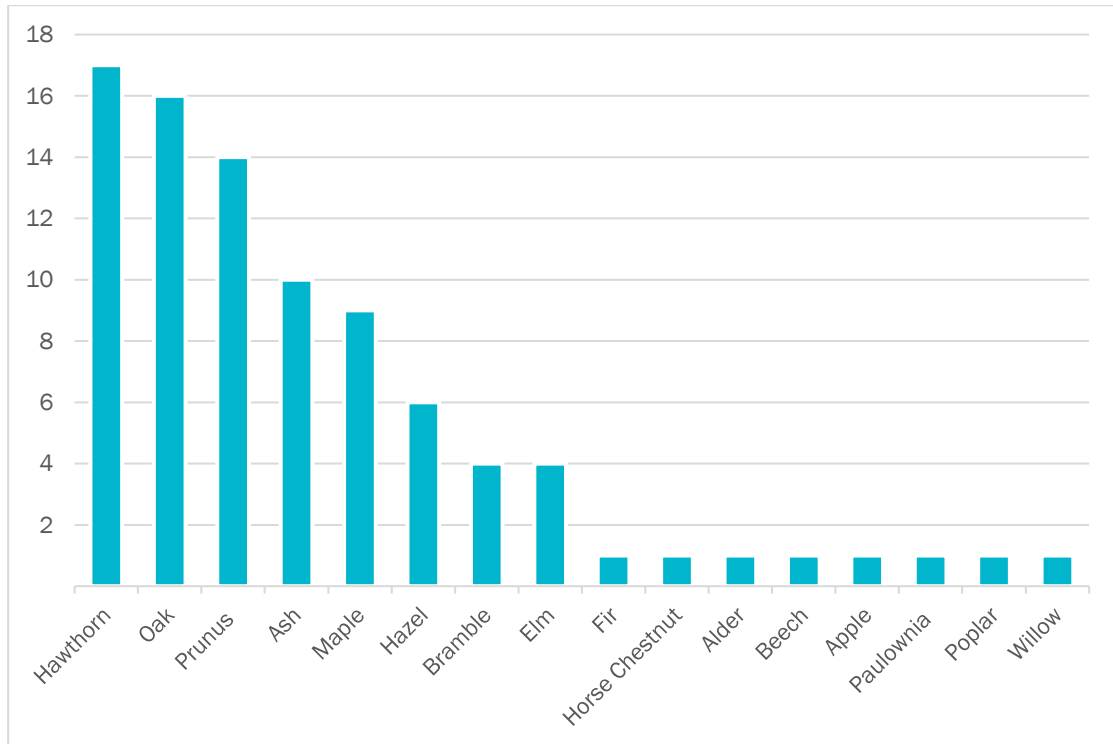


Figure EDP A3.1: Species diversity.

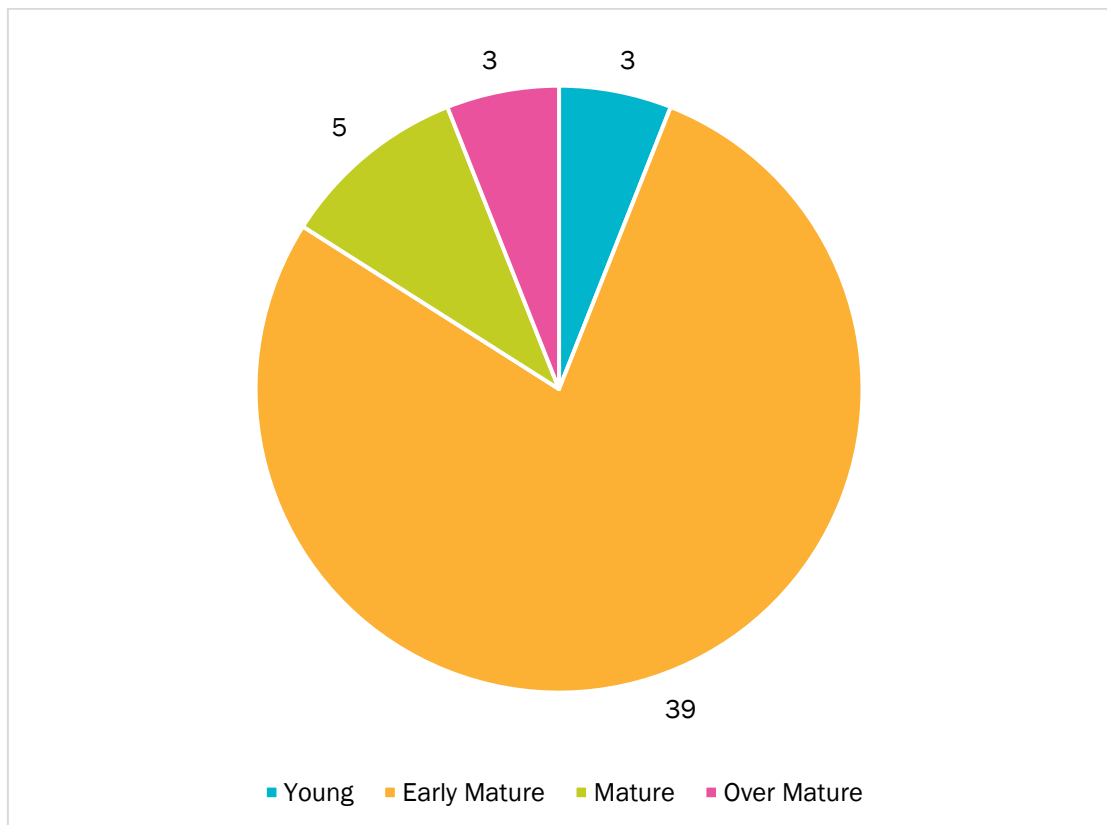


Figure EDP A3.2: Age distribution of live trees.

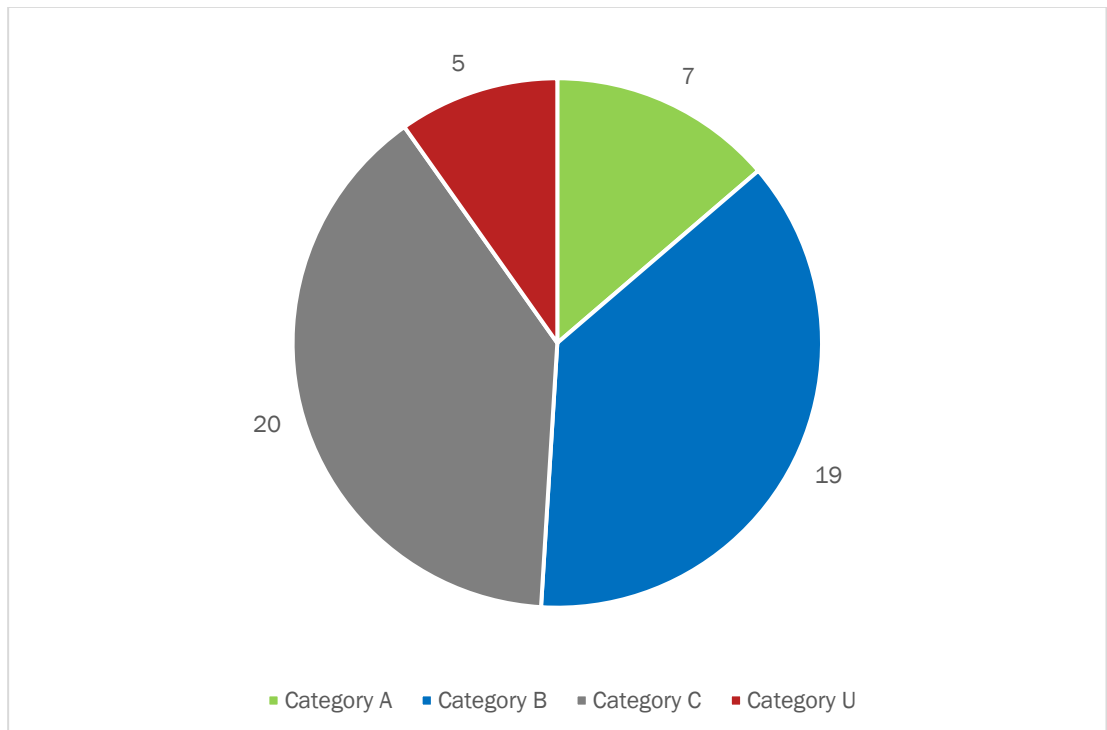


Figure EDP A3.3: Category grading.

Appendix EDP 4

Protected Species

BATS

- A4.1 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), 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 it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Appendix 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 **Plan EDP 1** with pink outlined areas, representing the 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

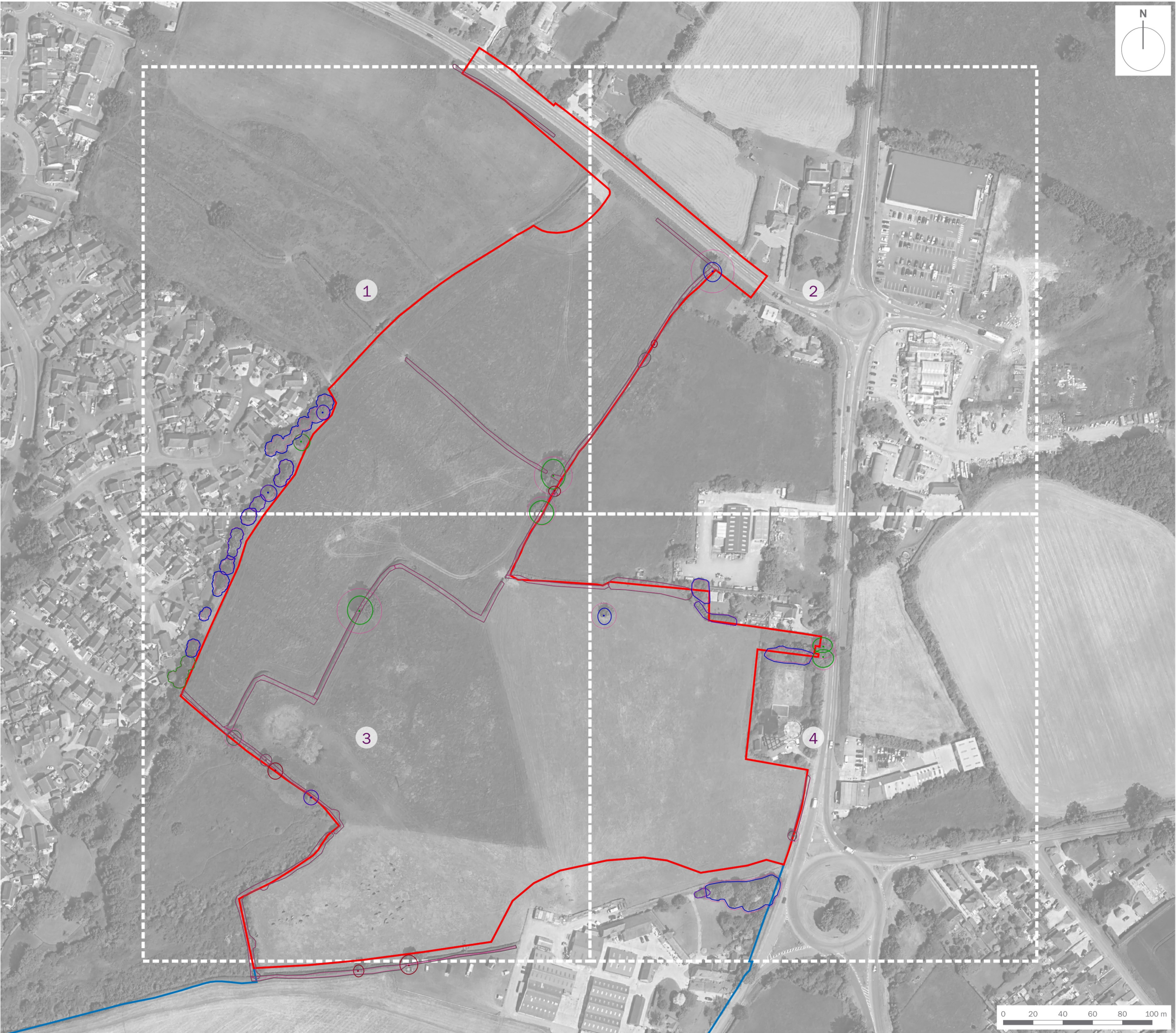
- A5.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.
- A5.7 Where the current and/or ultimate height of a category A, B or C trees 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.

Plans

Plan EDP 1: Tree Constraints Plan
(edp8255_d001d 27 February 2025 VMS/DGa)



client

Gleeson Land

project title

**Land north of Whychurch Farm and west of
Crudwell Road**

drawing title

Tree Constraints Plan (Overview)

date

27 FEBRUARY 2025

drawn by **VMS**

drawing number

edp8255_d001d

checked **DGa**

scale

1:2,500 @ A3

QA **DJo**



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Site Boundary

Land Also in Applicant Ownership

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

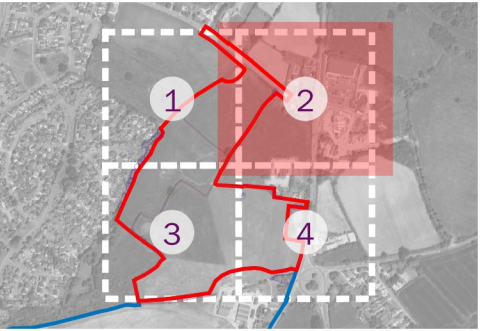
Category U: Trees of poor quality and value

client			
Gleeson Land			
project title			
Land north of Whychurch Farm and west of Crudwell Road			
drawing title			
Tree Constraints Plan (Sheet 1 of 4)			
date	27 FEBRUARY 2025	drawn by	VMS
drawing number	edp8255_d001d	checked	DGa
scale	1:1,250 @ A3	QA	DJo

edp

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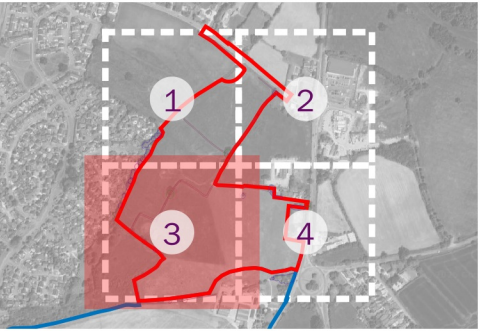
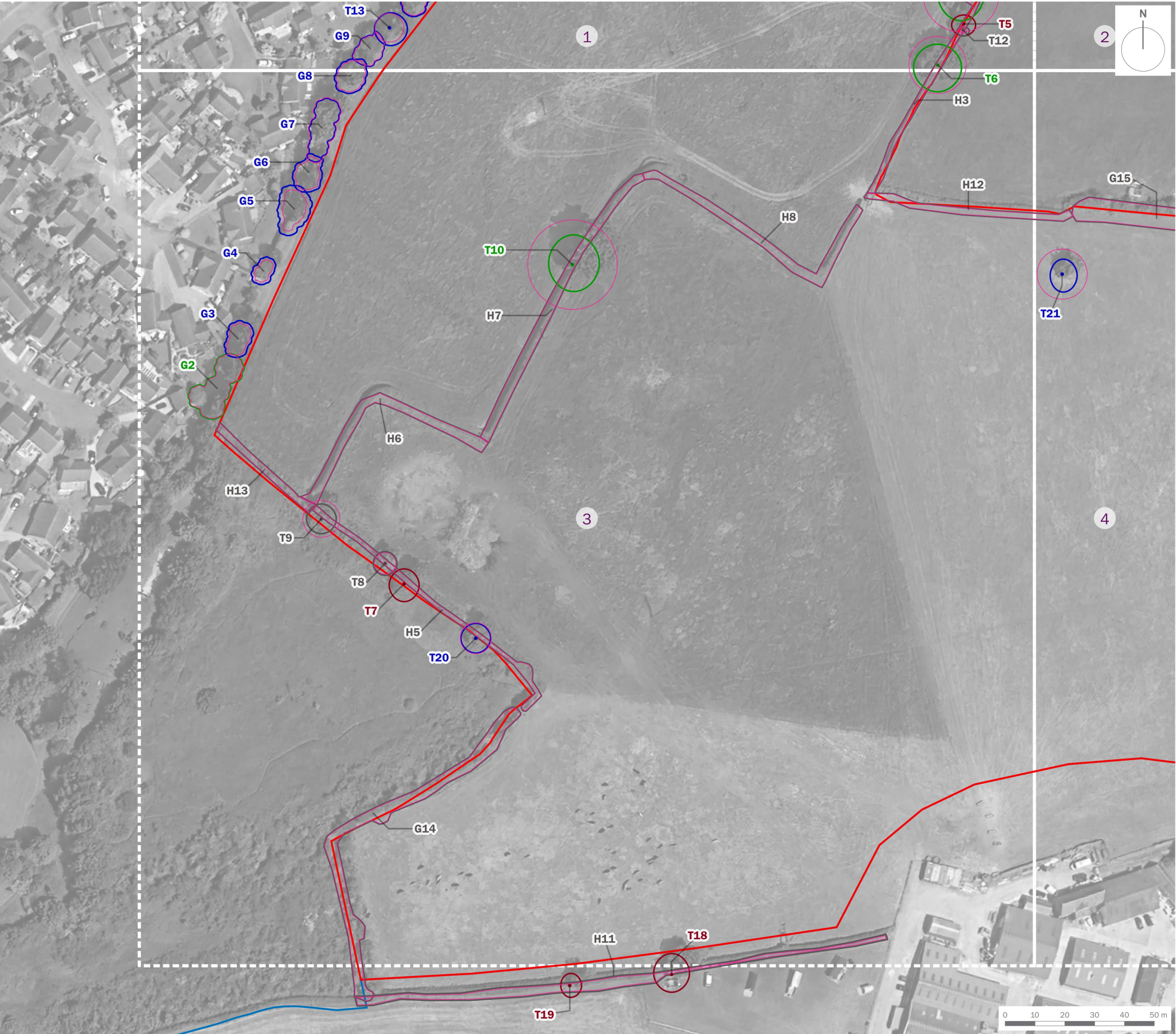
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client	Gleeson Land		
project title	Land north of Whychurch Farm and west of Crudwell Road		
drawing title	Tree Constraints Plan (Sheet 2 of 4)		
date	27 FEBRUARY 2025	drawn by	VMS
drawing number	edp8255_d001d	checked	DGa
scale	1:1,250 @ A3	QA	DJo



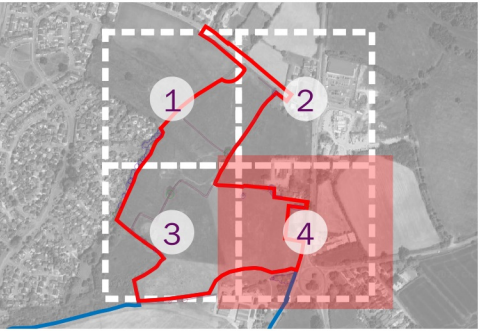
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client			
Gleeson Land			
project title			
Land north of Whychurch Farm and west of Crudwell Road			
drawing title			
Tree Constraints Plan (Sheet 3 of 4)			
date	27 FEBRUARY 2025	drawn by	VMS
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**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE



**Landscape
Institute**
Registered practice

Appendix EDP 2
Land Use Parameter Plan
(Drawing Number GLEE240917 LUPP.01 P2)



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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	11.02.25	LC	NJ
P2	Blue Line and Key updated, existing vegetation shown	14.02.25	LC	NJ

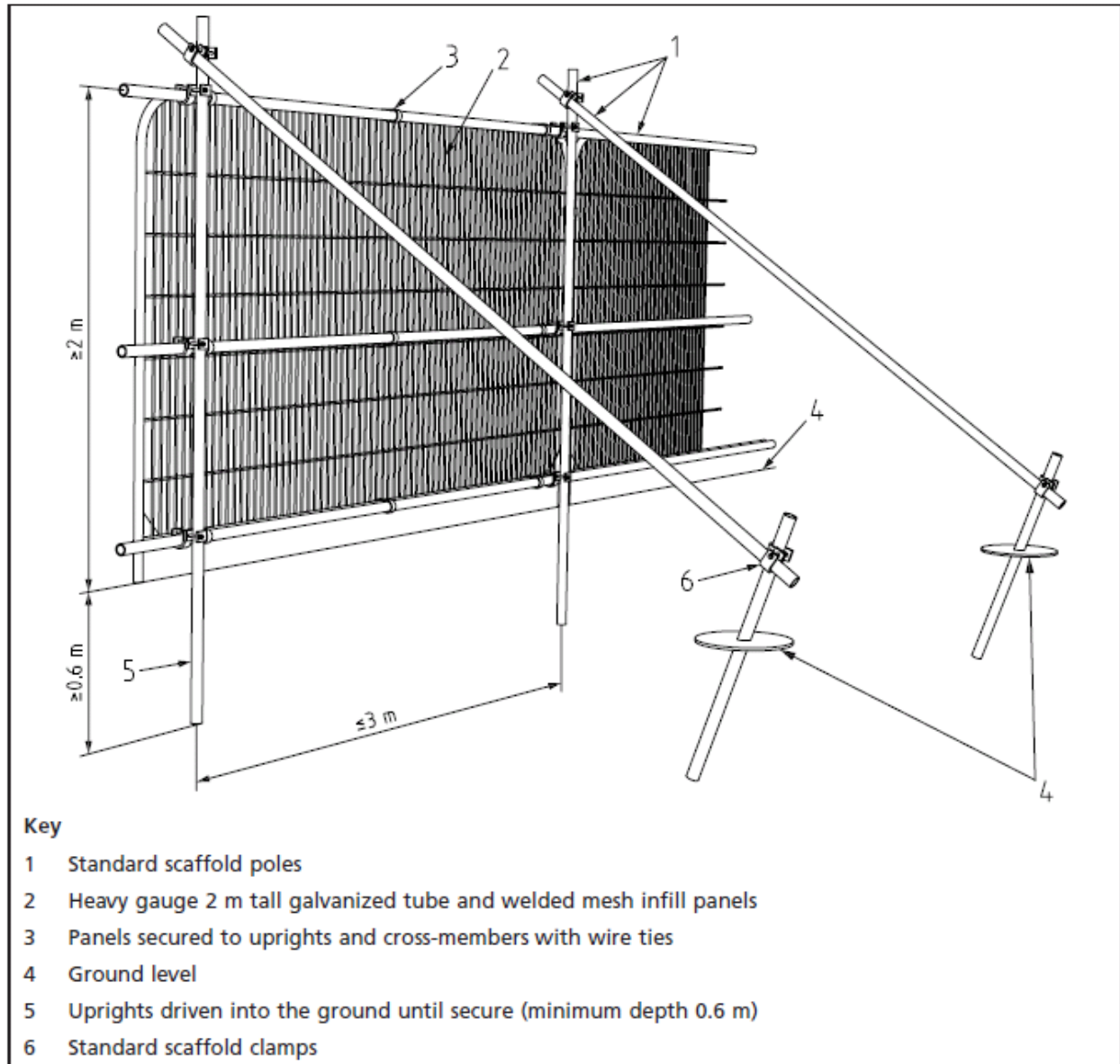
Project	Filands, Malmesbury
Drawing	Land Use Parameter Plan

Client	Gleeson Strategic Land	Date	11.02.25
Job no.	GLEE240917	Rev.	P2
Dwg no.	LUPP.01	Scale	1:1250@A2
Author	LC	Checked	NJ
Status	PRELIMINARY	Office	Portishead
Client ref.	-		



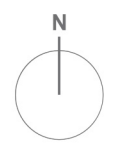
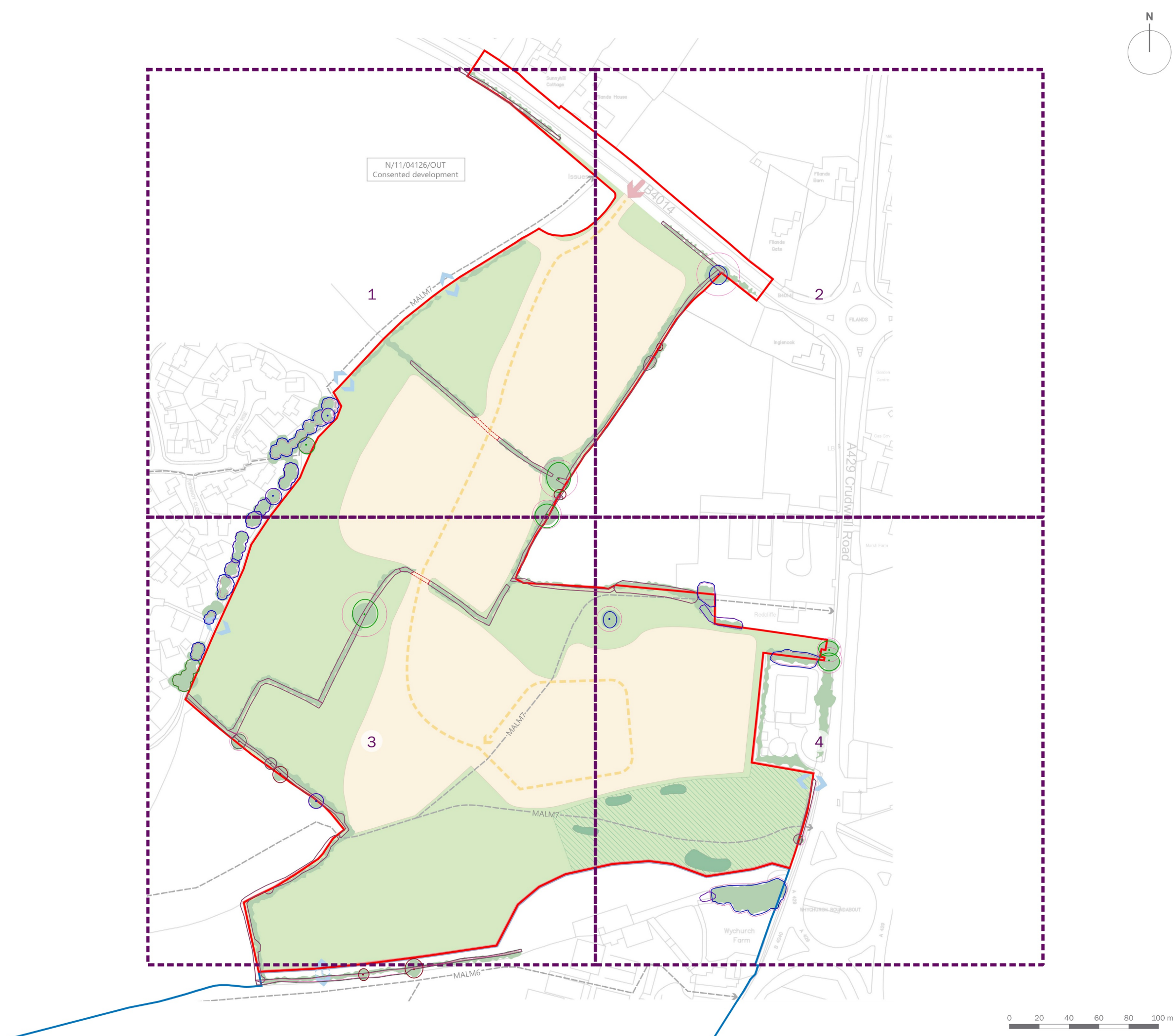
Appendix EDP 3

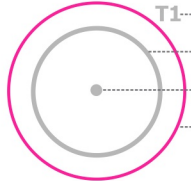
Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 'Protective Barrier')



Plans

Plan EDP 1: Tree Retention and Removal Plan (Phases 3 & 4)
(edp8255_d003a 27 February 2025 DJo/BWa)



-  Site Boundary
-  Land Also in Applicant Ownership
- 
 - 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

purpose of issue **PLANNING**

a	Updated base plan and site boundaries	27/02/2025	DJo
-	Original	25/02/2025	DJo
rev	description	date	by

client

Gleeson Land

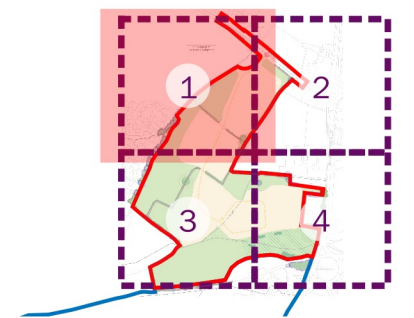
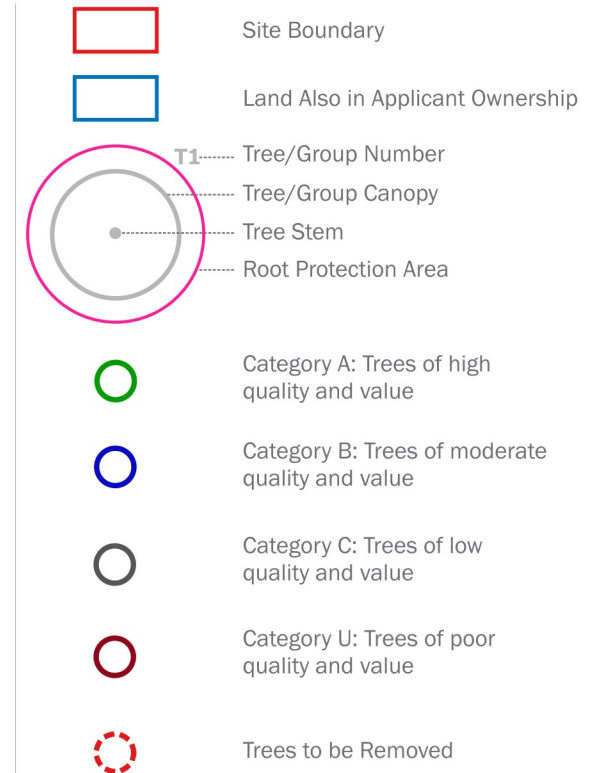
project title
Land north of Whychurch Farm and west of Crudwell Road

drawing title
Tree Retention and Removal Plan, Phases 3 & 4 (Overview)

date	27 FEBRUARY 2025	drawn by	DJo
drawing number	edp8255_d003a	checked	BWa
scale	1:2,500 @ A3	QA	GYo



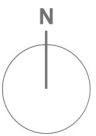
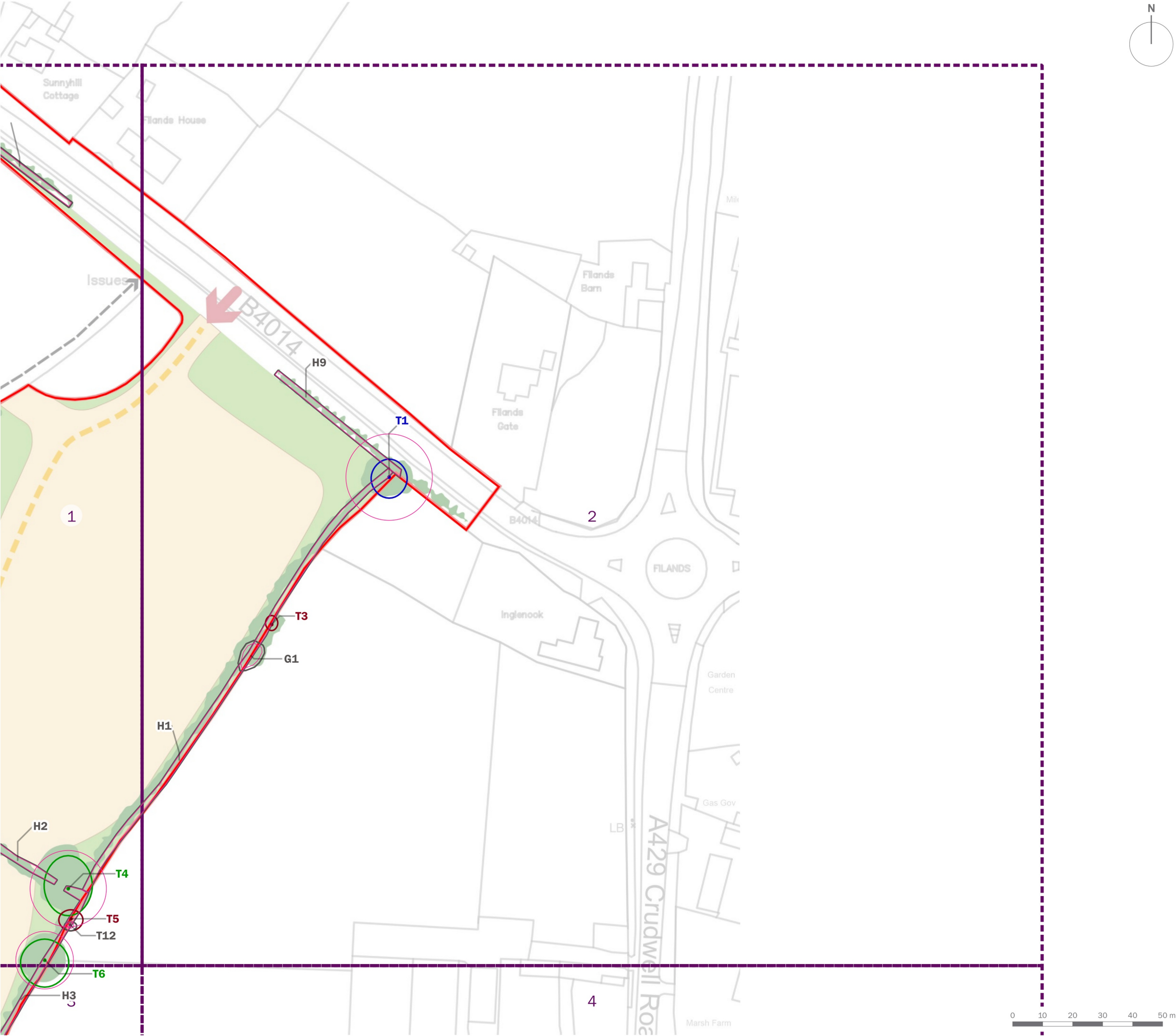
Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

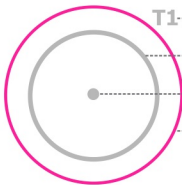


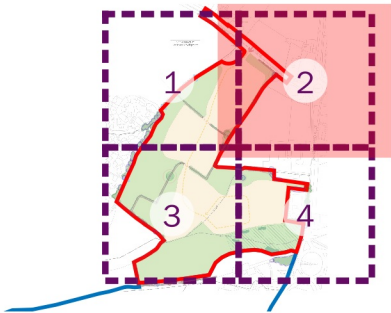
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drawing number	edp8255_d003a	checked	BWa
scale	1:1,250 @ A3	QA	GYo



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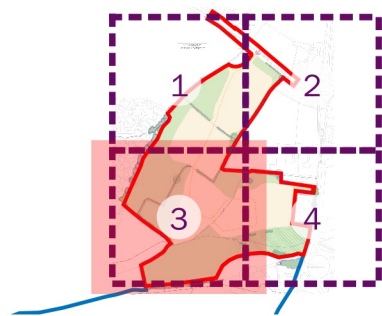
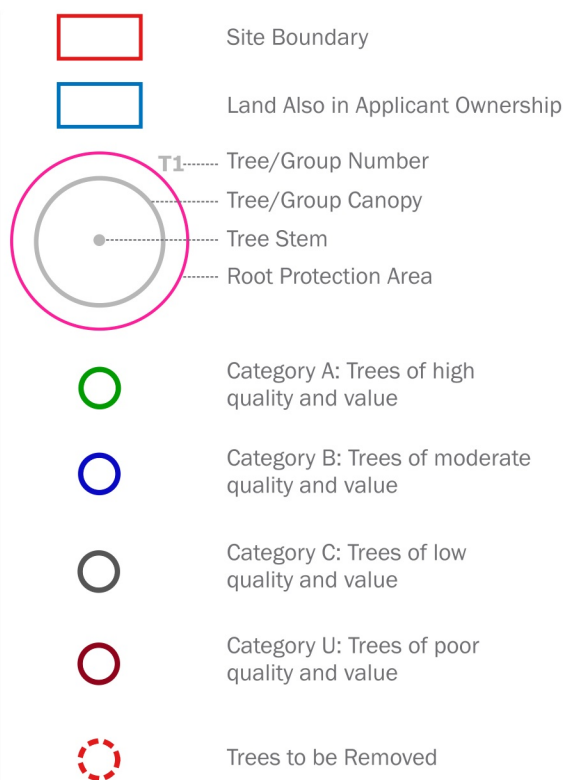
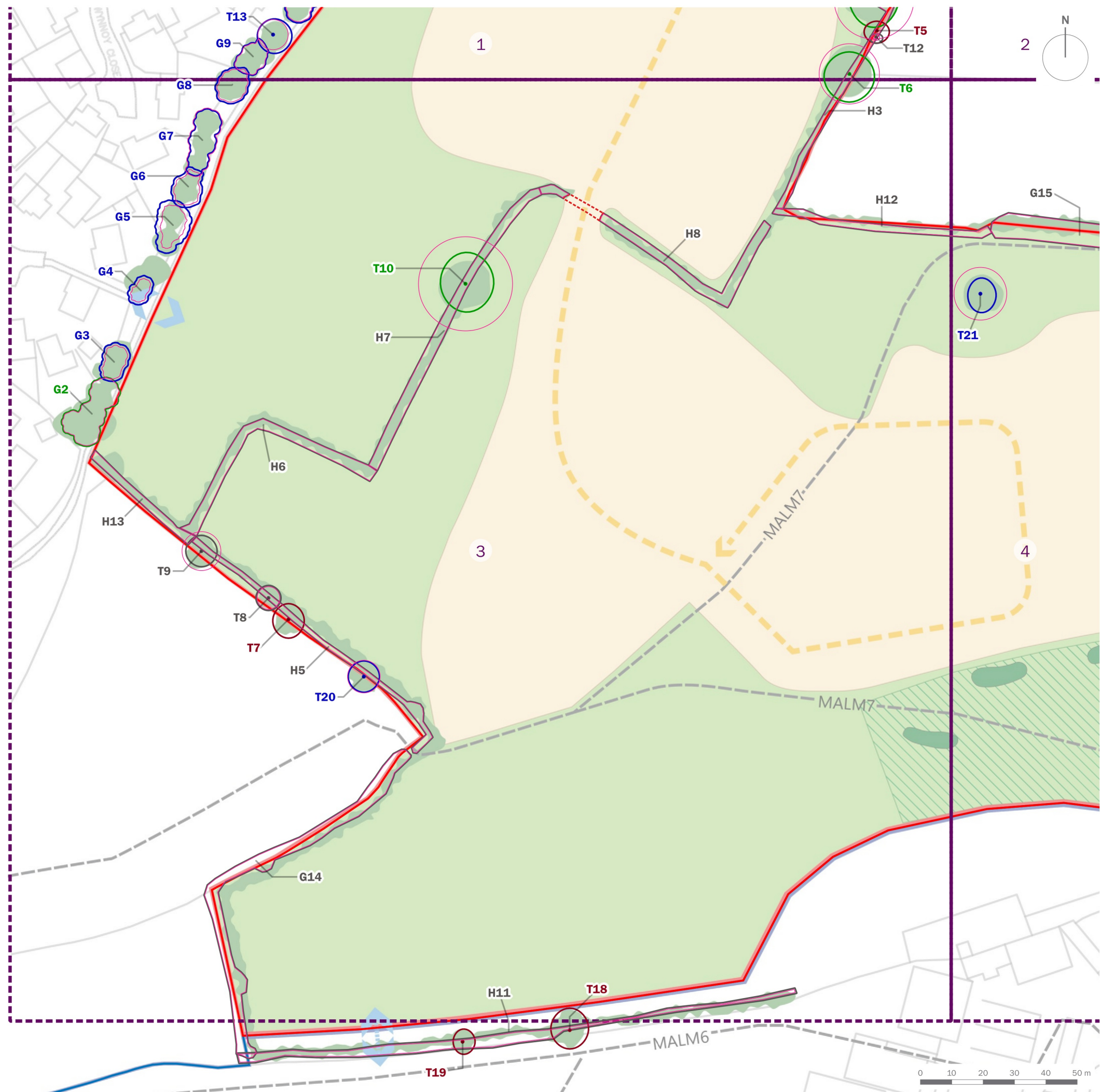
-  Site Boundary
-  Land Also in Applicant Ownership
- 
-  Category A: Trees of high quality and value
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-  Trees to be Removed



client			
Gleeson Land			
project title			
Land north of Whychurch Farm and west of Crudwell Road			
drawing title			
Tree Retention and Removal Plan, Phases 3 & 4 (Sheet 2 of 4)			
date	27 FEBRUARY 2025	drawn by	DJo
drawing number	edp8255_d003a	checked	BWa
scale	1:1,250 @ A3	QA	GYo



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client

Gleeson Land

project title

Land north of Whychurch Farm and west of Crudwell Road

drawing title

**Tree Retention and Removal Plan,
Phases 3 & 4 (Sheet 3 of 4)**

date

27 FEBRUARY 2025

drawn by

DJo

drawing number

edp8255_d003a

checked

BWa

scale

1:1,250 @ A3

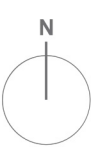
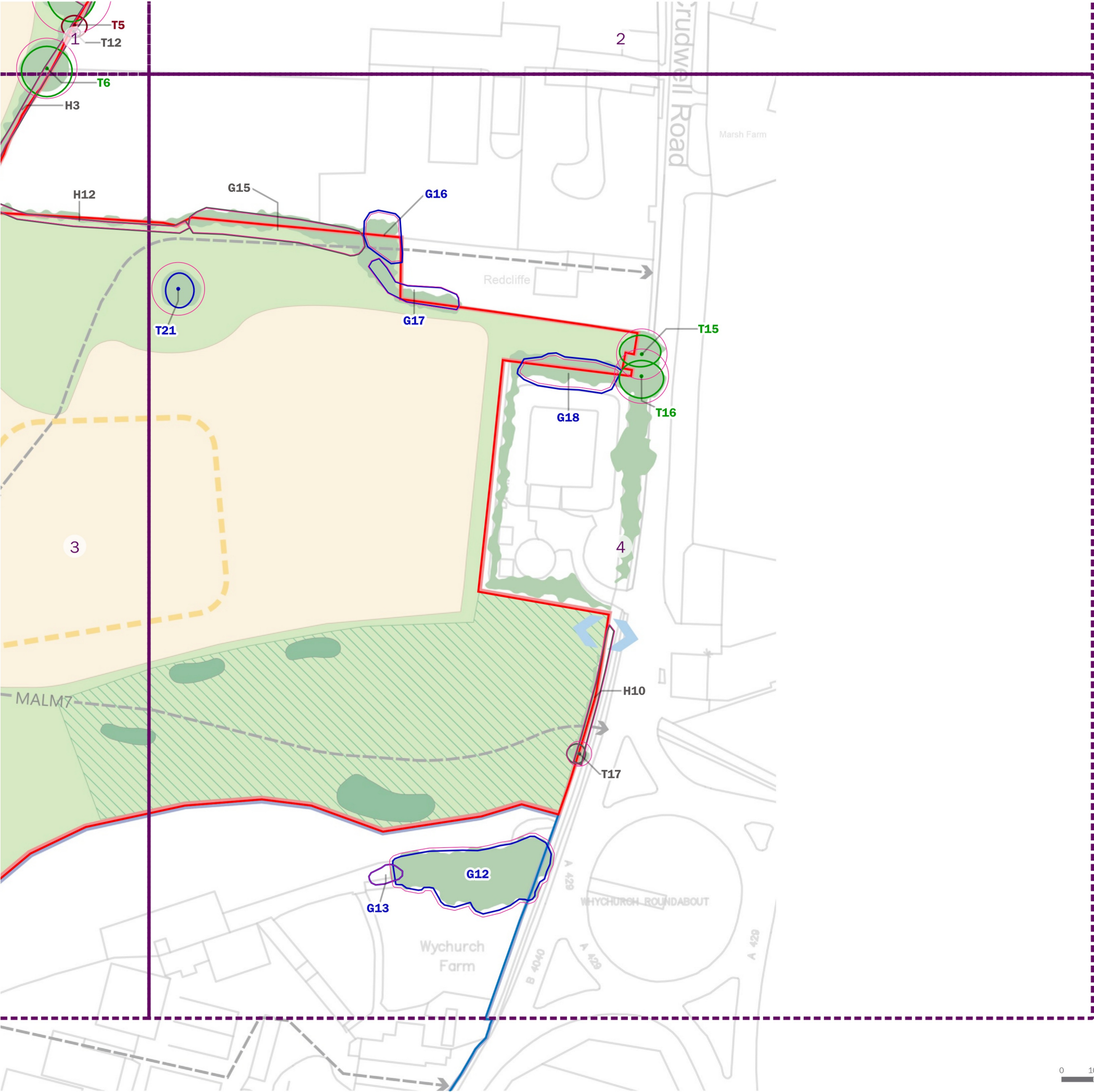
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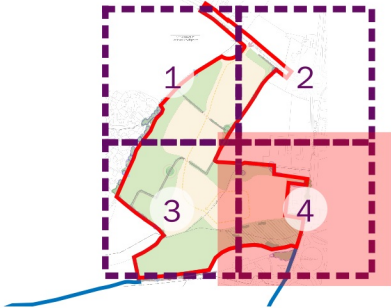


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- Site Boundary
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- Trees to be Removed



client

Gleeson Land

project title

**Land north of Whychurch Farm and west of
Crudwell Road**

drawing title

**Tree Retention and Removal Plan,
Phases 3 & 4 (Sheet 4 of 4)**

date	27 FEBRUARY 2025	drawn by	DJo
drawing number	edp8255_d003a	checked	BWa
scale	1:1,250 @ A3	QA	GYo

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