

## Land at Biddestone Lane, Yatton Keynell, SN14 7BA

### Arboricultural Report containing:

- Arboricultural survey sheets
- Arboricultural constraints plan



*On behalf of*  
**Cotswold Homes Ltd.**

*Prepared by:*  
**Deb Randall BSc TechArborA**  
**Arboricultural Consultant**  
**May 2024**

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## 1.0 Instructions/Scope

- 1.1 Silverback Arboricultural Consultancy have been instructed to compile an arboricultural survey and tree constraints plan regarding trees situated within an area of land at Biddestone Lane, Yatton Keynell, Chippenham, SN14 7BA. This report is intended to give a general overview of the site and constraints posed by the existing trees to guide the design process.
- 1.2 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.
- 1.3 Specifically, this report and the accompanying information are supplied to:
- Identify the constraints that trees on and adjacent to the site present to the development of the site, and to inform the site design process.
  - Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs) in Tree Schedule Sheets (appendix 1) and on a Tree Constraints Plan (drawing number 240516-YAT-TCP-DB) (appendix 2).
- 1.4 This report is based on a ground level assessment of the trees. A site visit was undertaken by qualified arboriculturists Deb Randall BSc (Hons) TechArborA and Chris Wright M. Arbor.A, Tech. Cert. with 35 years combined experience and Lantra certified Professional Tree Inspectors. The site was visited on Thursday 9<sup>th</sup> May 2024. The weather was bright with good visibility.
- 1.5 Documents Provided
- Topographic survey (drawing number COHbiddestoneTOPOrevA-Model).

## 2.0 Survey Methodology

- 2.1 The survey includes trees and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.2 All inspections were made from ground level with the use of binoculars, sounding hammer, and metal probe where necessary, using the Visual Tree Assessment method (Mattheck & Breloer, 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could affect the structural integrity of the trees have been noted.

2.3 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

**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 several 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 and botanical name in *italics*

**Tree height:** approximate height in metres

**Calculated 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 (# estimated dimensions for off site or inaccessible trees)

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

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

**Life stage:** Young, Semi Mature, Early-Mature, Mature, Over-Mature, Veteran

**Structural condition:** Good, Fair, Poor, Collapsed

**Physiological condition:** Good, Fair, Poor, Diseased, 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

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

## **2.4 Presentation of the Data Collected**

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table in Appendix 1 and presented on the Tree Constraints Plan (TCP) (appendix 2).
- The trees were assessed and categorised in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.
- All other relevant data are presented within the main body of this report.
- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule and Tree Constraints Plan presented in the appendices of this report.

## **3.0 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. 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.
- 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 to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the Tree Schedule sheets (appendix 1). 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.
- 3.6 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions about 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.
- 4.3 Searches of Wiltshire Council online mapping system showed the site is not within a Conservation Area. We were not made aware of any Tree Preservation Orders covering the trees on the site.

#### **5.0 Tree Assessment and Site (to be read in conjunction with the survey sheets)**

- 5.1 The site is currently an agricultural field bordered by mixed species hedgerows on all sides. G01 at the north end of the site borders the adjacent playing fields and is considered to be a significant hedgerow for containing many species and high-quality trees. T16 was found to be an ancient Field Maple growing in the southwest corner of the site within a group of trees.
- 5.2 It was found that the majority of the trees are mature Ash trees growing out of the hedgerows. On inspection, it was found that all the surveyed Ash trees are infected by Ash dieback disease (*Hymenoscyphus fraxineus*). This was evident by the density and condition of the foliage, and the dieback within the canopy. Ash dieback disease destroys the tree's phloem and xylem, which results in the tree being unable to move water and nutrients around its structure. This lack of water and nutrient movement will cause the branches of the tree to fail and the tree to 'die back'.

The ongoing loss of nutrition and water plus the depletion of energy reserves due to the lack of foliage causes the tree to become brittle, lose branches and make it susceptible to other pathogens such as Honey Fungus (*Armillaria*).

- 5.3 It is currently estimated that Ash dieback has a mortality rate of 90% with few trees showing any signs of resistance. (ref: Tree Council Ash Dieback Action Plan Toolkit Summer 2019). The precise speed of decline of any individual tree is currently impossible to predict and will be influenced by other factors including soil type, soil moisture levels and topography.
- 5.4 The latest evidence nationwide and from local tree surgery teams, is that infected trees can decline rapidly becoming structurally unsound in a matter of months. It is therefore considered that the Ash trees have a very short useful life expectancy and should not be considered as a constraint to the approved development.
- 5.5 Seventeen trees, four groups of trees, and two hedgerows were surveyed. Of the trees surveyed, one tree and one group of trees was categorised **A**, five trees and two groups of trees were categorised **B**, nine trees were categorised **U**, the remaining trees, groups and hedgerows were categorised **C**. The trees were assessed and graded in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

## 6.0 Arboricultural Constraints

- 6.1 Trees have a widely spreading, shallow root system. In most cases the majority of tree roots are within the top 600 mm of soil and can be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.
- 6.2 Constraints on the design of any potential development are presented in the Tree Schedules (appendix 1) and the Tree Constraints Plan (appendix 2).
- 6.3 The Tree Constraints Plan shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m<sup>2</sup> which ideally should be left undisturbed around each tree were it to be retained. The TCP also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

## 7.0 Contact Details

### 7.1 Arboricultural Consultant

Chris Wright

Silverback Arboricultural Consultancy

Tel:- 01454 227458, [REDACTED]

E-mail: [chris@silverbackarb.co.uk](mailto:chris@silverbackarb.co.uk)

### 7.2 Local Authority Tree Officer

David Wyatt

Arboricultural and Landscape Officer

Wiltshire Council

email: [David.Wyatt@wiltshire.gov.uk](mailto:David.Wyatt@wiltshire.gov.uk)

## 8.0 References

Mattheck, C. and Breloer, H. (1994). 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

## 9.0 Appendices

- Tree Schedule sheets
- Tree Constraints Plan

### Deb Randall BSc TechArborA

Arboricultural Consultant

Silverback Arboricultural Consultancy

16<sup>th</sup> May 2024

## Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

| Tree Number | Common name   | Botanical name        | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |     |     |     | Crown Clearance (m) | Life Stage   | Structural Condition | Physiological Condition | Observations                                                                                                                                                                                                                                                                                                                                                                         | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m <sup>2</sup> |
|-------------|---------------|-----------------------|------------|-----------------|-------------------------------|------------------|-----|-----|-----|---------------------|--------------|----------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------------------|
|             |               |                       |            |                 |                               | N                | E   | S   | W   |                     |              |                      |                         |                                                                                                                                                                                                                                                                                                                                                                                      |                                               |                              |             |                                                        |
| H01         | Mixed species | Mixed species         | 2          | 1               | 100                           | 0.5              | 0.5 | 0.5 | 0.5 | 0                   | Mature       | Fair                 | Fair                    | Mixed species boundary hedgerow predominantly Hawthorn with Blackthorn, Elm and Field Maple<br>No significant defects visible at time of inspection                                                                                                                                                                                                                                  | No action required at the time of inspection. | 20-40 Years                  | C2          | Radius: 1.2m.<br>Area: 5 sq m.                         |
| H02         | Mixed species | Mixed species         | 3          | 1               | 100                           | 0.5              | 0.5 | 0.5 | 0.5 | 0                   | Mature       | Fair                 | Fair                    | Mixed species boundary hedgerow predominantly Hawthorn with Blackthorn, Elm and Field Maple<br>No significant defects visible at time of inspection                                                                                                                                                                                                                                  | No action required at the time of inspection. | 20-40 Years                  | C2          | Radius: 1.2m.<br>Area: 5 sq m.                         |
| G01         | Mixed species | Mixed species         | 10         | 1               | 550                           | 5                | 5   | 5   | 5   | 0                   | Early Mature | Good                 | Good                    | 4m mixed species hedgerow containing Hawthorn, Blackthorn, Field Maple, Dogwood, Hazel, Elder, Sycamore, Gelder Rose, considered Important Hedgerow<br>Heavy standard trees growing from hedgerow up to 10m containing Oak, Goat Willow, Field Maple, Cherry, Ash<br>Growing beyond chainlink fence in neighbouring property<br>No significant defects visible at time of inspection | No action required at the time of inspection. | 40+ Years                    | A1,2        | Radius: 6.6m.<br>Area: 137 sq m.                       |
| G02         | Field maple   | <i>Acer campestre</i> | 8          | 1               | 240                           | 3                | 3   | 3   | 3   | 4                   | Early Mature | Fair                 | Fair                    | Group of Field Maple growing from hedgerow<br>Flail damage at 3m north side<br>Multi- stemmed from base                                                                                                                                                                                                                                                                              | No action required at the time of inspection. | 20-40 Years                  | B2          | Radius: 2.9m.<br>Area: 26 sq m.                        |

## Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

| Tree Number | Common name | Botanical name            | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |   |   |   | Crown Clearance (m) | Life Stage   | Structural Condition | Physiological Condition | Observations                                                                                                                                                                | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m2 |
|-------------|-------------|---------------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|--------------|----------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |             |                           |            |                 |                               | N                | E | S | W |                     |              |                      |                         |                                                                                                                                                                             |                                               |                              |             |                                            |
| G03         | Blackthorn  | <i>Prunus spinosa</i>     | 5          | 1               | 150                           | 3                | 3 | 3 | 3 | 0                   | Mature       | Fair                 | Fair                    | Blackthorn hedgerow spinney surrounding pond in centre of field<br>Mature Ash growing inside on edge of pond showing evidence of Ash dieback disease                        | No action required at the time of inspection. | 20-40 Years                  | C3          | Radius: 1.8m.<br>Area: 10 sq m.            |
| G04         | Field maple | <i>Acer campestre</i>     | 10         | 1               | 480                           | 4                | 4 | 4 | 4 | 4                   | Mature       | Good                 | Good                    | Group of Field Maple growing from hedgerow<br>Multi- stemmed from base<br>No significant defects visible at time of inspection                                              | No action required at the time of inspection. | 40+ Years                    | B2          | Radius: 5.8m.<br>Area: 106 sq m.           |
| T01         | Common ash  | <i>Fraxinus excelsior</i> | 10         | 3               | 320                           | 4                | 5 | 5 | 4 | 3                   | Early Mature | Fair                 | Diseased                | Growing in hedgerow<br>Multi- stemmed from base<br>Minor deadwood in canopy<br>Dieback in the canopy chlorotic, sparse foliage<br>Evidence of Ash Dieback Disease in canopy | No action required at the time of inspection. | 10+ Years                    | C2          | Radius: 3.9m.<br>Area: 48 sq m.            |
| T02         | Field maple | <i>Acer campestre</i>     | 7          | 1               | 260                           | 1                | 2 | 3 | 2 | 1                   | Early Mature | Fair                 | Good                    | Growing from hedgerow<br>No significant defects visible at time of inspection                                                                                               | No action required at the time of inspection. | 40+ Years                    | B2          | Radius: 3.1m.<br>Area: 30 sq m.            |
| T03         | Field maple | <i>Acer campestre</i>     | 8          | 1               | 450                           | 3                | 5 | 4 | 3 | 3                   | Mature       | Fair                 | Fair                    | Growing from hedgerow<br>Flail damage to main stem at 3m north side                                                                                                         | No action required at the time of inspection. | 20-40 Years                  | B2          | Radius: 5.4m.<br>Area: 92 sq m.            |
| T04         | Field maple | <i>Acer campestre</i>     | 8          | 2               | 300                           | 3                | 3 | 4 | 3 | 3                   | Mature       | Fair                 | Fair                    | Growing from hedgerow<br>Twin stemmed from 0.5m<br>Flail damage to main stem at 3m north side                                                                               | No action required at the time of inspection. | 20-40 Years                  | B2          | Radius: 3.6m.<br>Area: 41 sq m.            |

## Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

| Tree Number | Common name | Botanical name            | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |   |   |   | Crown Clearance (m) | Life Stage   | Structural Condition | Physiological Condition | Observations                                                                                                                                                            | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m2 |
|-------------|-------------|---------------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|--------------|----------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |             |                           |            |                 |                               | N                | E | S | W |                     |              |                      |                         |                                                                                                                                                                         |                                               |                              |             |                                            |
| T05         | Common ash  | <i>Fraxinus excelsior</i> | 7          | 1               | 750#                          | 6                | 4 | 2 | 4 | 4                   | Over Mature  | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Major deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem                             | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T06         | Common ash  | <i>Fraxinus excelsior</i> | 6          | 1               | 750#                          | 6                | 3 | 4 | 4 | 3                   | Over Mature  | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Major deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem                             | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T07         | Common ash  | <i>Fraxinus excelsior</i> | 8          | 1               | 750#                          | 6                | 4 | 4 | 3 | 3                   | Over Mature  | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Major deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem                             | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T08         | Common ash  | <i>Fraxinus excelsior</i> | 8          | 1               | 750#                          | 4                | 4 | 4 | 4 | 3                   | Over Mature  | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Major deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem<br>Multi- stemmed from base | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T09         | Field maple | <i>Acer campestre</i>     | 7          | 1               | 220                           | 3                | 2 | 2 | 2 | 4                   | Early Mature | Fair                 | Good                    | Growing from hedgerow<br>Suppressed by neighbouring trees                                                                                                               | No action required at the time of inspection. | 20-40 Years                  | B2          | Radius: 2.6m.<br>Area: 21 sq m.            |
| T10         | English elm | <i>Ulmus procera</i>      | 7          | 1               | 190                           | 2                | 2 | 2 | 2 | 3                   | Early Mature | Fair                 | Diseased                | Growing in hedgerow<br>Indications of Dutch Elm Disease<br>Minor deadwood in canopy                                                                                     | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |

## Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

| Tree Number | Common name    | Botanical name                | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |   |   |   | Crown Clearance (m) | Life Stage  | Structural Condition | Physiological Condition | Observations                                                                                                                                                          | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m2 |
|-------------|----------------|-------------------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|-------------|----------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |                |                               |            |                 |                               | N                | E | S | W |                     |             |                      |                         |                                                                                                                                                                       |                                               |                              |             |                                            |
| T11         | Common ash     | <i>Fraxinus excelsior</i>     | 9          | 1               | 750#                          | 3                | 3 | 3 | 3 | 4                   | Over Mature | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Major deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem                           | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T12         | Common ash     | <i>Fraxinus excelsior</i>     | 8          | 1               | 750#                          | 4                | 4 | 4 | 4 | 3                   | Over Mature | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Minor deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem                           | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T13         | Common ash     | <i>Fraxinus excelsior</i>     | 8          | 1               | 750#                          | 5                | 5 | 5 | 5 | 3                   | Over Mature | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Minor deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem<br>Twin stemmed from base | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T14         | Common ash     | <i>Fraxinus excelsior</i>     | 8          | 1               | 750#                          | 5                | 5 | 5 | 5 | 3                   | Over Mature | Poor                 | Diseased                | Tree appears to be in terminal decline<br>Minor deadwood in canopy<br>Evidence of Ash Dieback Disease in canopy<br>Woodpecker holes in stem<br>Twin stemmed from base | No action required at the time of inspection. | <10 years                    | U           | No RPA due to Retention Category of U.     |
| T16         | Field maple    | <i>Acer campestre</i>         | 10         | 1               | 850                           | 5                | 5 | 5 | 5 | 0                   | Ancient     | Fair                 | Good                    | Multi- stemmed from base<br>Historic coppice                                                                                                                          | No action required at the time of inspection. | 40+ Years                    | A3          | Radius: 10.2m.<br>Area: 327 sq m.          |
| T17         | Horse chestnut | <i>Aesculus hippocastanum</i> | 9          | 1               | 650#                          | 6                | 6 | 4 | 6 | 0                   | Mature      | Fair                 | Good                    | Growing from hedgerow<br>Multi- stemmed from base<br>Previously pollarded                                                                                             | No action required at the time of inspection. | 40+ Years                    | B2          | Radius: 7.8m.<br>Area: 191 sq m.           |





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|                                      |          |
|--------------------------------------|----------|
| Site: Land at Yatton Keynell         |          |
| Drawing Title: Tree Constraints Plan | 1:500@A1 |
| Drawing Number: 240516-YAT-TCP-DB    | May 2024 |

Key:

● Category A

● Category B

● Category C

● Category U

Category

Root Protection Area

Crown Spread

Tree Number

NOTE: Tree/group numbers marked with an \* have approximate locations.