

Tree Survey and Constraints Plan

**Apartments at
Alcock Crest
Warminster BA12**

Tim Pursey
MICFor, M.Arbor.A., Dip.Arb.(RFS), Tech.Cert.(Arbor.A.)
Chartered Arboriculturist



Tel. 0117 951 1375
1 Stanley Park, Lower Easton, Bristol BS5 6DT
Email info@tree-expert.com www.timpursey.co.uk

1.0 Date of survey

1.1 February 2024

2.0 Surveyor

2.1 Tim Pursey

3.0 Instructions

3.1 As a result of a potential planning application, I am instructed on behalf of the owners of the property to carry out a tree survey in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* in order to aid in the design of proposed development within the site.

3.2 The report includes:

- An indication of the constraints placed on the design by the trees on site
- Site plan detailing the existing trees on site – drawing TP 3108/2402/TCP appended
- A schedule indicating the tree survey results

4.0 Report limitations

4.1 All inspections were made from ground level, using binoculars where necessary. Should a more detailed inspection, by climbing or by elevated platform, be required then this will be highlighted within the survey recommendations.

4.2 I have not contacted the local authority to determine the legal status of any trees either on or around the site. If any are subject to legal protection, then prior permission must be obtained from the local authority before undertaking tree works.

4.3 Trees are living, dynamic organisms. Their health and overall condition changes as the trees grow and can be affected by external conditions. For this reason, the condition survey and any recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

5.0 Findings

- 5.1 The attached site plan is based upon a topographical survey of the site which identifies tree reference numbers and which also indicates the positions and crown spreads of the trees on site.
- 5.2 The areas in red lines surrounding the trees indicate the theoretical extent of root protection areas within each group. These represent areas where construction activities should if possible be avoided (if trees retained) and care taken when removing any existing structures including services, hard surfacing etc.
- 5.3 The site consists of two blocks of apartments with associated garden space and parking. Mature trees growing at the property include Pine, Ash, Cherry and Beech.
- 5.4 This condition will cause the trees' condition to deteriorate in the coming years, probably resulting in their premature removal. It is not possible to predict with any certainty the rate of decline, so ongoing condition of the trees should be monitored to identify any deterioration.
- 5.5 Groups G1-G3 consist of Beech trees. These were likely planted originally as a hedge but have never been managed as such. Consequently, trees in these groups are between 8 and 15 metres in height.
- 5.6 Trees T7-T11 are an upright variety of Ornamental Cherry; these are now fully mature and are of moderate quality.

27th February 2024
Tim Pursey
Chartered Arboriculturist

Tree Survey

Key:

Height:	Estimated in metres.
Stem diameter:	Measured at 1.5m above ground level.
Branch spread:	Estimated in metres at four cardinal points.
Height of crown Clearance:	Height in metres (estimated) above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
Age class:	<u>Y</u> oung tree in first third of its life expectancy <u>M</u> iddle age tree <u>M</u> ature trees <u>O</u> ver <u>M</u> ature <u>V</u> eteran
Category grading:	A/B/C/U – In accordance with BS 5837:2012 <i>Trees in relation to Design, Demolition and Construction – Recommendations</i> . Attached plan indicates rooting areas (circled in red). The colours used to mark their stems indicate the following: Category A – High Quality - stems are marked in green on the attached plan. Category B – moderate quality - are marked in dark blue. Category C- low quality - are marked in grey. Category U – very poor quality - are marked in dark red.

All surveys and inspections made from ground level unless otherwise stated.

Apartments at Alcock Crest, Warminster BA12

Tree No.	Species	Height (m)	Stem Dia. (mm)	Crown Radius (m)				Crown Ht. (m)	Age Class	Remaining Contribution	Structural and Physiological Condition	Preliminary Management Recommendations	Retention Category
				N	E	S	W						
G1	Beech x13	15	300-450	4-5	4-5	4-5	4-5	3	Mat	20-40	Line of trees likely originally planted as Beech hedge	None	B2
G2	Beech x6	8	275	4	4	4	4	2.5	Mat	20-40	Line of trees likely originally planted as Beech hedge	None	C1
G3	Beech x3	12	400-675	5-6	5-6	5-6	5-6	3	Mat	20-40	Three larger trees at end of line of Beech. Likely once part of Beech hedge, now outgrown	None	B1 B2
G4	Field Maple, Hazel, Hawthorn etc	9						2	Mat	40+	Group of mixed vegetation on bank down to unmanaged area	None	C1
G5	Ash x3	17	~400	5	5	5	5	2.5	Mat	10-20	Group of three trees. Some Ash Dieback evident.	Monitor ongoing condition	C1
T6	Scots Pine	11	465	5	5	5	5	3	Mat	20-40	Normal	None	B1 B2
T7	Ornamental Cherry	11	450	4	4	4	4	3	Mat	20-40	Normal	None	B1 B2
T8	Ornamental Cherry	11	465	4	4	4	4	3	Mat	20-40	Normal	None	B1 B2
T9	Ornamental Cherry	11	510	4	4	4	4	3	Mat	20-40	Normal	None	B1 B2
T10	Ornamental Cherry	12	540	3.5	3.5	3.5	3.5	3	Mat	20-40	Normal	None	B1 B2
T11	Ornamental Cherry	11	450	4	4	4	4	3	Mat	20-40	Normal	None	B1 B2
T12	Ash	11	550	6	6	6	6	3	Mat	10-20	Normal. Some Ash dieback evident.	Monitor ongoing condition	C1
T13	Field Maple	10	425	4.5	4.5	4.5	4.5	2.5	Mat	40+	Normal	None	B2
G14	Ash x4	11	~400	5	5	5	5	2.5	Mat	10-20	Normal. Some Ash dieback evident.	Monitor ongoing condition	C1
T15	Sycamore	8	225	3	3	3	3	2.5	Mid	10-20	Multistemmed. Likely self-sown.	None	C1
T16	Cotoneaster	5	275	4	4	4	4	2	Mat	20-40	Normal	None	C1

Apartments at Alcock Crest, Warminster BA12

Tree No.	Species	Height (m)	Stem Dia. (mm)	Crown Radius (m)				Crown Ht. (m)	Age Class	Remaining Contribution	Structural and Physiological Condition	Preliminary Management Recommendations	Retention Category
				N	E	S	W						
T17	Silver Birch	12	325	3.5	3.5	3.5	3.5	3	Mat	20-40	Normal	None	B1 B2
T18	Ash	12	640	6	6	6	6	3	Mat	10-20	Normal. Some Ash dieback evident.	Monitor ongoing condition	C1

Bibliography

British Standard 3936-1:1992	Nursery Stock- Specification for Trees and Shrubs
British Standard 3998:2010	Recommendations for Tree Work
British Standard 4428:1989	Code of Practice for General Landscaping Operations
British Standard 5837:2012	Trees in Relation to Design, Demolition and Construction – Recommendations

Tree Preservation Orders: A Guide to The Law and Good Practice	2000
Subsidence of Low-Rise Buildings	2000 Institution of Structural Engineers
Standards-Chapter 4.2 Building Near Trees	2003 National House Building Council

Guidelines for The Planning, Installation and Maintenance of Utility Services in Proximity to Trees 1995 National Joint Utilities Group

Controlling Water Use of Trees to Alleviate Subsidence Risk 2004 Horticulture Link Project 212

Inspection of Highway Trees Roads 52/75	1975 Department of the Environment Circular
Site Layout Planning for Daylight and Sunlight	2007 Littlefair, P.J. BRE 209

Forestry Commission Information Notes	
Phytophthora Pathogens of Trees: Their Rising Profile in Europe	FCIN030 1999
Forests, Carbon and Climate Change: the UK Contribution	FCIN048 2003

Forestry Commission Bulletin Climate Change: Impact on UK Forests	FCBU125 2002
---	--------------

Essential Soil Science	2003	Ashman, M.R. & Puri, G.
Visual Amenity Valuation of Trees and Woodlands	2003	Helliwell, D.R.
The Hillier Manual of Trees and Shrubs	2004	Hillier, J. & Coombes, A.
The Arboriculturalist's Companion	1990	James, N.D.G.
Collins Tree Guide	2004	Johnson, O. & More, D.
Habitat Management for Invertebrates	2001	Kirby, P.
Dead Wood Matters: The Ecology and Conservation of Saproxylic Invertebrates in Britain	1992	Kirby, K.J. & Drake, C.M.
Physiology of Woody Plants	1979	Kramer, P.J. & Kozlowski, T.T.
Hazards from Trees: A General Guide	2000	Lonsdale, D.
Principles of Tree Hazard Assessment and Management	2001	Lonsdale, D.
The Body Language of Trees	2003	Mattheck, C. & Breloer, H
Trees of Britain and Northern Europe	1978	Mitchell, A.
Fungal Strategies of Wood Decay in Trees	2004	Schwarze, F., Engels, J, Mattheck, C.
Modern Arboriculture	2003	Shigo, A.L.
Diagnosis of Ill-Health in Trees	2000	Strouts, R.G. & Winter, T.G.
Soil Types: A Field Identification Guide	1989	Trudgill, S.
Manual of Wood Decays in Trees	2003	Weber, K. & Mattheck, C.
Reducing Infrastructure Damage by Tree Roots	2003	Costello L.R. & Jones K.S.
Tree Roots in the Built Environment	2006	Roberts, Jackson, Smith
Porous Pavements	2005	Ferguson, B.K.

Publications from Arboricultural Advisory and Information Service

APN1 Driveways Close to Trees Patch, D. & Dobson, M.

APN12 Through the Trees to Development Patch, D. & Holding, B.

ARIN 130/95/ARB Tree Root Systems Dobson



Category B trees

Category C trees

Category U trees

Root protection area

Tim Pursey

Arboricultural Consultant

1 Stanley Park, Lower Easton, Bristol BS5 6DT

Tel 0117 951 1375 Email info@tree-expert.com

TITLE

Tree Constraints Plan

Apartments at Alcock Crest

SIZE	CAGE CODE	DWG NO	REV
A1		TP 3108/2402/TCP	
SCALE	1:250	27 Feb 2024	SHEET