

Arboricultural Impact Assessment & Tree Protection Plan For trees on land at InstaVolt Chippenham Hub



Instructed by Lone Wolf Planning Ltd

On behalf of InstaVolt Ltd
6 Cedarwood
Crockford Lane
Chineham Business Park
Basingstoke
RG24 8WD

Inspected and Prepared by Nick Baxter BSc(Hons) MArborA
19th September 2025

Summary

A new electric vehicle charging facility is proposed	The trees considered in this report are located on land lying north of Bath Road in Chippenham (SN14 0AF). This report identifies the arboricultural impact for a plan to create a new electric vehicle charging facility.
Only low-quality trees will be removed	15 trees and part of two tree-groups will need to be removed to construct the proposed development, these are all C-grade features.
The removal of trees will be compensated by new tree planting	The loss of trees will be compensated by new tree planting to complement the new site layout. A tree planting specification has yet to be produced but it is intended that this is to be provided after planning permission has been achieved.
A cellular confinement system will be installed within three RPAs	A cellular confinement system will be used to remove chances of soil compaction beneath a new hard surface. The ground preparation works in advance of laying this surface will be carried out under arboricultural supervision in accordance with the accompanying arboricultural method statement. The new hard surface will cover a small percentage of the RPAs, so provided the surface is laid in accordance with the accompanying arboricultural method statement, I expect the trees to easily tolerate the new surface.
Trees will be suitably protected during the construction process	Tree protection fencing and ground protection will be installed in the locations identified on the tree protection plan and a specification for these measures are provided in the accompanying arboricultural method statement.
Arboricultural supervision will be required	A site visit from the project arboriculturist will be required at the start of the project to check the tree protection measures and another visit will be required to oversee the ground preparation for the cellular confinement system. A final visit will be required near the end of the project to discuss landscaping operations. Further arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area of any of the trees on or near the site.
This report should be made available to all construction staff	The site manager must be made aware of the tree protection requirements at the site. They must be provided with a copy of this report as well as the accompanying arboricultural method statement. It is the site manager's responsibility to pass on this information to all construction staff.

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1 Introduction

1.1 Background information

InstaVolt Ltd proposes to construct a new electric vehicle charging facility on Land Lying North of Bath Road in Chippenham (SN14 0AF); this land is hereafter referred to as the 'site'.

I have been instructed by Lone Wolf Planning Ltd, representing InstaVolt Ltd, to visit the site and survey the trees in accordance with BS 5837:2012¹ to prepare an arboricultural impact assessment, tree protection plan, and method statements for works near trees.

Table 1: *The documents listed below have been reviewed to assist this report:*

Document Title	Originator	Document Number
Topographical Survey	Twenty20 Surveys Ltd	T20-P1528-DR-0001
Planning Layout	InstaVolt Ltd	10829_0001_01-PL Rev C

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that none of the trees at the site are protected by a Tree Preservation Order (TPO), and that the site is not situated within a conservation area.

1.3 Limitations

The assessment and recommendations reflect conditions at the time of inspection. Significant site changes—such as level or hydrological changes, storms, extreme weather, or site works—will require a reassessment of the trees.

This survey is not a tree safety inspection but aims to inform the planning process. Obvious hazards observed have been addressed in the work recommendations. A full risk assessment would consider site use and tree hazards, which may change during and after development. Regular tree risk assessments are therefore advised.

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

² National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

2 Tree Survey Information

2.1 Site description

The site is currently a vacant plot which is largely occupied by grass and scrub. The trees are generally of low-value and predominantly consist of goat willow, alder, Leyland cypress and cherry.

2.2 The tree survey

I visited the site on 25th August 2025 to carry out the tree survey and weather conditions did not present any constraints to the assessments.

The survey considered all trees on and around the site. Inspections took place from ground level using the Visual Tree Assessment method³. In accordance with the system described in Table 1 of BS 5837, each tree has been classified into four retention categories: A, B, C or U. The stem diameter has been used to calculate the Root Protection Area (RPA⁴) required by each tree.

2.3 Existing tree stock

Information on each tree, and tree-group is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 2.

Table 2: *The site largely consists of C-grade trees.*

BS 5837 Category	Quality	Trees	Groups
A	High	-	-
B	Moderate	2	1
C	Low	23	3
U	Very Poor	2	-
Total		27	4

2.4 Tree plans

Two A3 tree plans are presented at the rear of this report. The trees have been plotted using the supplied topographical survey and details of both plans are listed below:

Tree Removal Plan (TR-1)	A plan which shows which trees require removal on the existing site layout.
Tree Protection Plan (TPP-1)	A plan which shows the retained trees on the proposed site layout and where protective measures are required during construction activities.

³ Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

⁴ The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority.

3 Arboricultural Impact Assessment & Proposed Mitigation

3.1 Tree removals

15 trees and part of two tree-groups will need to be removed to construct the proposed development, these are all C-grade features. All the tree removals are listed in Appendix 1 but a summary of tree removals is shown in Table 3.

Table 3: *Only low-quality trees will need to be removed.*

BS 5837 Category	Quality	Trees	Groups
A	High	-	-
B	Moderate	-	-
C	Low	15	0.5 (x2)
U	Very Poor	-	-
Total		15	0.5 (x2)

3.2 New tree planting

The proposed site layout retains a large space for new tree planting in the north-western corner of the plot as indicated on the 'Planning Site Layout' which accompanies this submission. A tree planting specification has yet to be produced but it is intended that this is to be provided after planning permission has been achieved.

3.3 RPA encroachments

New parking bays will be located along the eastern boundary of the site and there will be a small encroachment into the RPA of one retained tree (T7). I calculate that this encroachment is just 3.1% of the total RPA as illustrated in Figure 1.

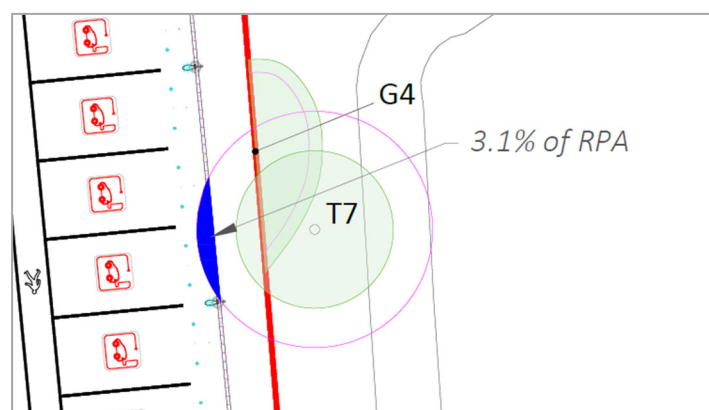


Figure 1: *The encroachment to the RPA of T7 is just 3.1%.*

Given this is such a small encroachment and the tree has typical signs of high vitality with good rooting availability in other directions, I do not consider this encroachment to have any noticeable effect on the tree's long-term health. Therefore, other than the specified tree protection measures, I do not consider any special construction techniques necessary on this occasion.

3.4 Installation of new hard surfacing near trees

New hard surfacing is proposed in one area near three mature trees (T13–T15) to support a new storage container. This area is currently grass-covered and so it's likely that the trees will currently be rooting beneath the area to be surfaced. In light of this a low-impact method of installation will be required in these locations; this must be built in accordance with guidance provided in Arboricultural Practice Note 12⁵.

To protect the roots and soil near the adjacent trees, it is proposed that a cellular confinement system will be laid on the soil surface in the area identified on the tree protection plan (TPP-1) and the surface will be topped with porous asphalt in the centre of the surface and gravel at the edge. Essentially the proposed methodology will not allow any digging or compaction of the soil near the trees, and the existing soil levels will not be lowered in the root protection areas of the adjacent trees. In advance of laying these surface, the ground preparation works will be carried out under arboricultural supervision and cellular confinement systems will be installed in accordance with the accompanying arboricultural method statement.

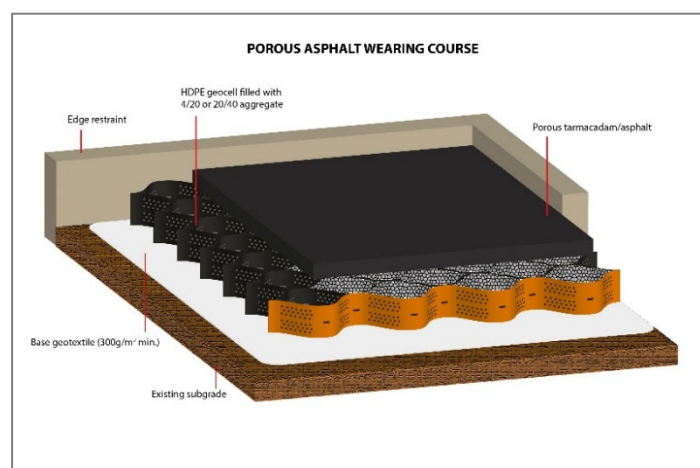


Figure 2: An example of the system proposed for protecting the soil near the retained trees.

Section 7.4.2.3 of BS 5837 recommends that new hard surfacing does not exceed 20% of any existing unsurfaced ground within an RPA. I have calculated the areas covered by the new surface for each tree and found that none of the RPAs have greater than a 20% coverage (see Table 4).

Table 4: The percentage of RPAs covered by a cellular confinement system.

Tree Number	Total RPA (m ²)	Area of RPA Incursion (m ²)	Percentage of RPA Incursion
T13	81.7	6.6	8.0%
T14	55.4	4.8	4.8%
T15	136.8	19.7	14.4%

The new hard surface will cover a small percentage of the RPAs and so provided the surface is laid in accordance with the accompanying arboricultural method statement, I expect the trees to easily tolerate the proposed works.

⁵ Rose, B (2020). The Use of Cellular Confinement Systems near Trees: A Guide to Good Practice. Arboricultural Practice Note 12. Arboricultural Association. The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire, GL10 3DL.

3.5 New service runs

Installation of underground services by typical 'open trench' methods near trees is likely to sever roots; this will harm the physiological condition of the trees, provide an opportunity for fungal infection, and could leave them prone to windthrow. Therefore, the locations for new underground services will be designed to avoid the root protection areas required by the retained trees.

If any additional underground services are required, I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate specification and method statement for their installation would need to be produced, and guidance provided in NJUG⁶ must be followed.

3.6 Level changes and retaining walls

Any changes in levels or slopes need to comply with the constraints attached to the construction exclusion zones. This means that any soil grading must take place outside of the fenced areas identified on the tree protection plan.

3.7 Tree protection measures

Temporary fencing and ground protection must be used for this project during construction activities to protect the retained trees. The location of necessary tree protection measures are indicated on the tree protection plan at the rear of the report (TPP-1). For effective tree protection it is crucial that the fencing and ground protection are installed before any heavy plant machinery is used on the site. The tree protection measures must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas and space beneath the ground protection will be construction exclusion zones.

A specification for suitable tree protection fencing and ground protection is provided in the accompanying arboricultural method statement.

⁶ NJUG (2007): Guidelines for the Planning, Installation, and Maintenance of Utility apparatus in the Proximity to Trees. National Joint Utilities Group Volume 4.

4 Recommendations

4.1 Tree works

All of the tree works that would be necessary for the proposed development to proceed are listed in the schedule in Appendix 1.

All permitted and approved tree work must be undertaken in accordance with BS 3998:2010 – Recommendations for tree work⁷. It would be easiest if these works are carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

4.2 Legal restrictions to tree works

At present none of the trees at the site are protected. If this report is submitted to support a full planning application, and that application is subsequently approved, any tree works listed in the report may be carried out prior to the commencement of construction without the requirement for further permission from the planning authority. But, if any arboricultural works are intended before planning permission has been approved, then before works start, the local planning authority should be contacted again to confirm if any of the trees have subsequently become protected since the previous check. Also, if trees are owned by a third party, permission for any arboricultural management must be agreed with the owner in advance of the works.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

4.3 The accompanying arboricultural method statement

An arboricultural method statement for works near trees has been produced and this is provided as a separate stand-alone document. The following method statements are provided in the accompanying document:

1. General method statement for effective tree protection
2. Specification for tree protection fencing
3. Specification for ground protection
4. Method statement for installing cellular confinement systems
5. Method statement for landscaping operations

⁷ British Standards Institution (2010). BS 3998 Recommendations for Tree Work. BSI, London.

4.4 Agenda for arboricultural supervision

A site visit from the project arboriculturist will be required **for at least three tasks** during this project and a record of each visit will be made available to the local authority planning case officer.

Table 4: *Arboricultural supervision will be required for at least three tasks.*

Stage	Action
Pre- construction	A pre-commencement site visit from the project arboriculturist will be required to check the position of the tree protection measures and to discuss any potential conflicts to trees with the contractors.
During construction	Another site visit will be required to oversee the ground preparation in advance of laying the cellular confinement system. Further arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	A final visit will be required at the end of the project when fencing is removed, and subsequent landscaping operations can be discussed.

Appendix 1: Tree Schedule

Site: InstaVolt Chippenham Hub

Surveyor: Nick Baxter

Date of Survey: 25th August 2025



Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Goat willow	8	MS	24	4.5	4	4.5	4.5	1	M	G	10+	Multi-stemmed from base. Past crown lift on the northern side.	No action required at present.	C1
T2	Goat willow	6	3	29	5	4	5	4	0	M	F	<10	Multi-stemmed from base. Scar at base from a torn stem which now leans north. Minor crown dieback. Past pruning over the parking bay to the south.	No action required at present.	U
T3	Silver birch	12	1	22	4	4	4	4	2	M	G	20+	Symmetrical crown. No obvious significant defects. Located in a grass verge to the south of the kerb.	No action required at present.	B1
T4	Cherry	7	1	27	2	2	1	3	2	EM	F	10+	Arboreal ivy extends to 5m. Thin crown. Surface roots have displaced the tarmac path to the east.	No action required at present.	C2
T5	Sycamore	6	1	12	1	1	0	3.5	1	SM	F	10+	A self-sown tree. Asymmetric crown leans west.	Fell and remove the stump.	C2
T6	Ash	8	1	17	3	3	3	3	2	EM	G	10+	No obvious significant defects.	Fell and remove the stump.	C2
T7	Alder	11	1	38	3	3	3	3	4	EM	G	20+	A secondary stem extends from 2m. Arboreal ivy.	No action required at present.	B2
T8	Blackthorn	4	2	7.1	2	1	2	1	1	SM	G	10+	No obvious significant defects.	Fell and remove the stump.	C2
T9	Blackthorn	4	MS	12	2	2	2	2	1	SM	G	10+	No obvious significant defects.	Fell and remove the stump.	C2
T10	Apple	5	1	15	2	3	2	3	0	EM	G	10+	Crown extends low to the west.	Fell and remove the stump.	C1
T11	Plum	5	2	11	1	1.5	0	2.5	0	SM	F	10+	Two stems extend from base.	Fell and remove the stump.	C2
T12	Apple	5	1	9	2	0	0	1	0	SM	F	10+	Suppressed crown.	Fell and remove the stump.	C2
T13	Leyland cypress	16	1	42	1	6	6	6	3	M	G	10+	No obvious significant defects. Located north of the boundary fence. No access to base.	No action required at present.	C2
T14	Leyland cypress	17	1	35	1	1	5	4	3	M	G	10+	No obvious significant defects. Located north of the boundary fence. No access to base.	No action required at present.	C2
T15	Leyland cypress	16	1	55	6	3	6	6	3	M	G	10+	No obvious significant defects. Located north of the boundary fence. No access to base.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T16	Cherry	15	3	35	4.5	3	4	4	3	M	F	10+	Crown leans north away from the taller conifers. Located north of the boundary fence.	No action required at present.	C2
T17	Cherry	7	MS	25	4	4	3	4	1	EM	P	<10	Multi-stemmed from base. Two stems are dead. Situated just north of the boundary fence.	No action required at present.	U
T18	Cherry	4	MS	8	1.5	1.5	1.5	1.5	1	Y	F	10+	A multi-stemmed self-sown tree. Few merits.	No action required at present.	C1
T19	Buddleia	5	MS	17	3	2.5	3.5	2	0	M	F	10+	An over grown multi-stemmed shrub.	No action required at present.	C2
T20	Hawthorn	6	MS	15	2.5	2.5	2.5	2.5	0	EM	G	10+	No obvious significant defects.	Fell and remove the stump.	C1
T21	Goat willow	5	1	9	4.5	0	4.5	2	2	EM	F	10+	A suppressed crown extends north.	Fell and remove the stump.	C2
T22	Goat willow	6	MS	21	5	4	6	6	2	M	F	10+	Multi-stemmed from 1m. Past crown lift.	Fell and remove the stump.	C2
T23	Goat willow	8	MS	21	3	4	4.5	5	2	M	F	10+	Multi-stemmed from 1m. Past crown lift.	Fell and remove the stump.	C2
T24	Goat willow	7	4	34	4	3	6	5	2	M	F	10+	Past crown lift.	Fell and remove the stump.	C2
T25	Goat willow	7	2	36	0	5	6	5	1	M	F	10+	Past crown lift.	Fell and remove the stump.	C2
T26	Goat willow	6	2	11	1	4.5	6	4	1	EM	F	10+	Suppressed crown. Past crown lift.	Fell and remove the stump.	C2
T27	Goat willow	6	MS	17	3.5	2	4	4	1	EM	F	10+	Multi-stemmed from base. Past crown lift over the pavement but it has since re-grown. Located directly next to the pavement with is an unsuitable location.	Fell and remove the stump.	C1

A key explaining each category is provided at the rear of the schedule

Appendix 1: Group Schedule

Site: InstaVolt Chippenham Hub

Surveyor: Nick Baxter

Date of Survey: 25th August 2025



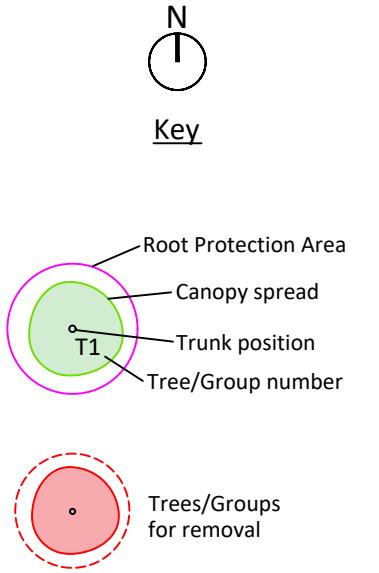
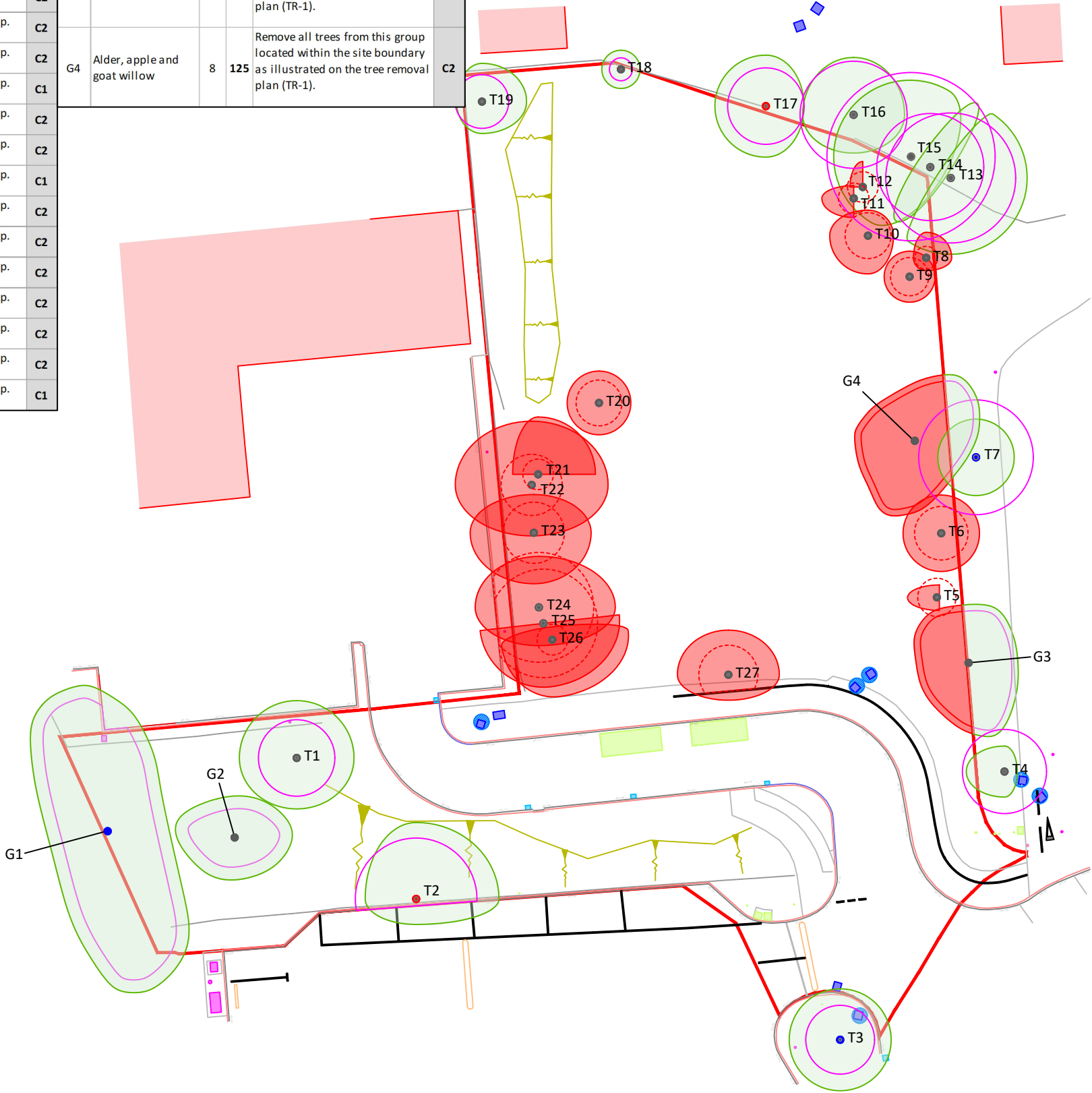
Group Number	Tree Species	Number in Group	Height (m)	Number of stems	Stem Ø (mm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	1st Branch	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
G1	Field maple and English oak	10	8	1	225	4	4	4	3	EM	G	20+	A belt of early-mature trees at the edge of the site.	No action required at present.	B2
G2	Goat willow	3	6	MS	120	2.5	2.5	2.5	2	SM	F	10+	Self-sown multi-stemmed trees with few aesthetic merits. Located on higher levels that the existing Instavolt charging station.	No action required at present.	C2
G3	Goat willow, rowan	10	7	1	150	3	3	3	2	SM	F	10+	A dense group of small trees with few signs of past management.	Remove all trees from this group located within the site boundary as illustrated on the tree removal plan (TR-1).	C2
G4	Alder, apple and goat willow	8	8	1	125	2	2	2	1	SM	F	10+	A dense group of small trees with few signs of past management.	Remove all trees from this group located within the site boundary as illustrated on the tree removal plan (TR-1).	C2

A key explaining each category is provided at the rear of the schedule

Key Headings	Definition	Key Headings	Definition
Tree, Group or Hedge Number	Reference number for tree as illustrated on the accompanying plan.	1st Branch	This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.
Species	Common name of the tree.	Tree Structural Condition & Site Notes	Observations of the trees structural integrity and notes of site features or property within falling distance.
Number in Group	Number of trees within a tree-group. The group may include more than one species of tree.	DBH	Diameter of the main trunk measured at 1.5m using diameter tape.
Height	Estimated tree height (m) from ground level.	Age Class	Y = Young, SM = Semi-Mature, EM = Early Mature, M = Mature, FM = Fully Mature, & V = Veteran
Stem/ Combined Stem Diameter	Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance. The stem diameters are measured in accordance with Figure C.1 of BS5837:2012.	Crown Spread Radius	The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Constraints Plan and Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.
Number of Stems	The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This influences how the root protection area is calculated.	ULE (Years)	Useful Life Expectancy. Anticipated future contribution to amenity, in years.
Overall health	A measure of physiological condition. G = Good, F = Fair, P = Poor and D = Dead.	Category	Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality), C (low quality) & U (very low quality).
Management Recommendations	Recommended works to be carried out prior to construction.		

Tree Removals				
Tree Number	Tree Species	Stem Ø (cm)	Recommended Management	Category
T5	Sycamore	12	Fell and remove the stump.	C2
T6	Ash	17	Fell and remove the stump.	C2
T8	Blackthorn	7.1	Fell and remove the stump.	C2
T9	Blackthorn	12	Fell and remove the stump.	C2
T10	Apple	15	Fell and remove the stump.	C1
T11	Plum	11	Fell and remove the stump.	C2
T12	Apple	9	Fell and remove the stump.	C2
T20	Hawthorn	15	Fell and remove the stump.	C1
T21	Goat willow	9	Fell and remove the stump.	C2
T22	Goat willow	21	Fell and remove the stump.	C2
T23	Goat willow	21	Fell and remove the stump.	C2
T24	Goat willow	34	Fell and remove the stump.	C2
T25	Goat willow	36	Fell and remove the stump.	C2
T26	Goat willow	11	Fell and remove the stump.	C2
T27	Goat willow	17	Fell and remove the stump.	C1

Tree-Group Removals					
Group Number	Tree Species	Number in Group	Stem Ø (mm)	Recommended Management	Category
G3	Goat willow, rowan	10	150	Remove all trees from this group located within the site boundary as illustrated on the tree removal plan (TR-1).	C2
G4	Alder, apple and goat willow	8	125	Remove all trees from this group located within the site boundary as illustrated on the tree removal plan (TR-1).	C2



- BS5837:2012 - Tree Category**
- Category A Trees**
High quality and value
At least 40 years life-expectancy
 - Category B Trees**
Moderate quality and value
At least 20 years life-expectancy
 - Category C Trees**
Low quality and value
At least 10 years life-expectancy
 - Category U Trees**
Poor quality and value
Less than 10 years life expectancy



NBTREEMANAGEMENT
Arboricultural Consultancy

www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name:	
Chippenham Hub	
Drawing Title:	
Tree Removal Plan	
Drawing Number:	Revision
TR-1	
Client:	
InstaVolt Ltd	
Agent:	
Lone Wolf Planning Ltd	
Date:	
19-9-2025	
Scale:	
1:400 @ A3	

Agenda for Arboricultural Supervision	
Stage	Action
Pre- construction	A pre-commencement site visit from the project arboriculturist will be required to check the position of the tree protection measures and to discuss any potential conflicts to trees with the contractors.
During construction	Arboricultural supervision will be required to oversee the ground preparation in advance of laying the cellular confinement system. Further arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	A final visit will be required at the end of the project when fencing is removed, and subsequent landscaping operations can be discussed.

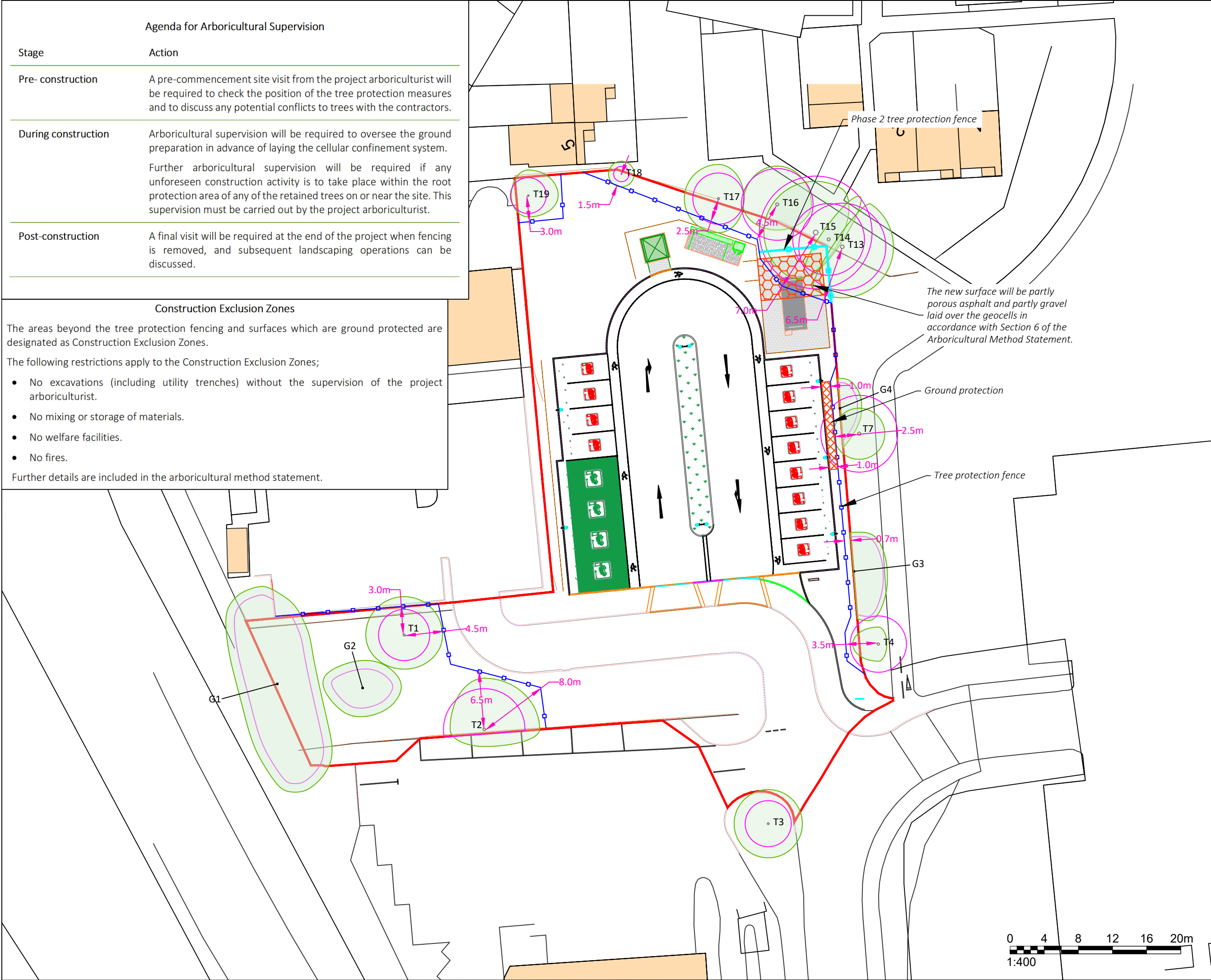
Construction Exclusion Zones

The areas beyond the tree protection fencing and surfaces which are ground protected are designated as Construction Exclusion Zones.

The following restrictions apply to the Construction Exclusion Zones;

- No excavations (including utility trenches) without the supervision of the project arboriculturist.
- No mixing or storage of materials.
- No welfare facilities.
- No fires.

Further details are included in the arboricultural method statement.



N

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Key

Root Protection Area

Canopy spread

Trunk position

Tree/Group number

Tree Protection Fence

Phase 2 Tree Protection Fence

Ground protection

Cellular confinement system



NBTREEMANAGEMENT

Arboricultural Consultancy

www.nbtreemanagement.co.uk

Tel: 07415 890038

Project Name:

Chippenham Hub

Drawing Title:

Tree Protection Plan

Drawing Number:

TPP-1

Revision

Client:

InstaVolt Ltd

Agent:

Lone Wolf Planning Ltd

Date:

19-9-2025

Scale:

1:400 @ A3