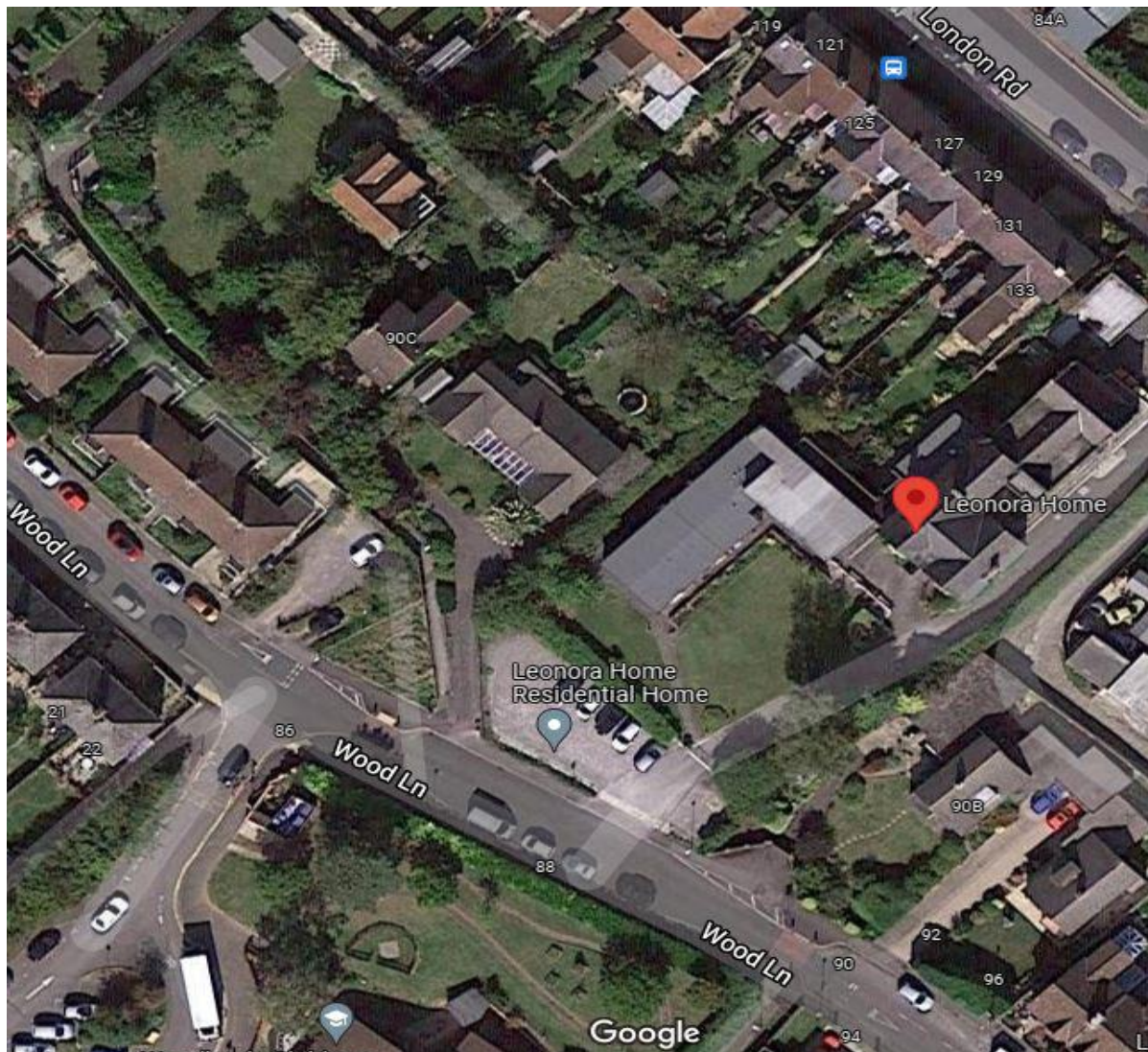


Land at Wood Lane, Chippenham

Arboricultural Report containing:

- Arboricultural survey sheets
- Arboricultural constraints plan



On behalf of
Horizon Construction Bristol Ltd.

Prepared by:
Chris Wright M.Arbor.A, Tech. Cert. (Arbor. A.)
Arboricultural Consultant
October 2025

Content

- 1.0 Instructions/Scope
- 2.0 Survey methodology
- 3.0 Report limitations
- 4.0 Legal duty
- 5.0 Site and Tree assessment
- 6.0 Arboricultural constraints
- 7.0 Contact details
- 8.0 References
- 9.0 Appendices
 - Tree Schedule Sheets
 - Tree Constraints Plan (TCP)

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 and adjacent to an area of land at Wood Lane, Chippenham. 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 251006-LH-TCP-Rev A-NB&AM) (appendix 2).
- 1.4 This report is based on a ground level assessment of the trees. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken. An arboricultural consultant visited the site on October 2025. The weather was bright with good visibility.
- 1.5 Documents Provided
- Existing site plan

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 (*potential height in brackets*)

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, S, E, 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

Physiological condition: Good, Fair, Poor, Dead

Observations: observations noted during tree inspections

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

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

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

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

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

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

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

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

- 1- Mainly arboricultural qualities
- 2- Mainly landscape qualities
- 3- Mainly cultural values including conservation

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 (Drawing Number 251006-LH-TCP-Rev A-NB&AM) (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.
- 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 We were not made aware of any Tree Preservation Orders or other statutory constraints 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 currently consists of Lots 1-4 including the north western section of the Leonora Home and adjacent residential dwellings to the west of the nursing home. The lots also include the hardstanding parking area to the south of the site.
- 5.3 The trees were assessed and categorized in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012. None were identified.

6.0 Arboricultural Constraints

- 6.1 Constraints on the design of any potential development are presented in the tree schedules (appendix 1) and the Tree Constraints Plan (appendix 2).
- 6.2 The Tree Constraints Plan (TCP), (appendix 2), shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m² 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, 07775 576738

E-mail: chris@silverbackarb.co.uk

7.2 Local Authority Tree Officer

Kate Tate

Arboricultural Officer

Wiltshire Council

email: Kate.Tate@wiltshire.gov.uk

8.0 References

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

British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London

British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London

9.0 Appendices

- Tree schedule sheets
- Tree constraints plan

Chris Wright. *MArborA, Tech Cert.Arbor.A*

Principal Consultant

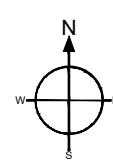
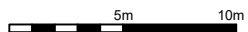
Silverback Arboricultural Consultancy

October 2025

Arboricultural Survey Wood Lane, Chippenham

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)	Area m2
						N	E	S	W										

NON IDENTIFIED



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Site: Leonora Home, Chippenham

Drawing Title: Tree Constraints Plan 1:200 @ A2

Drawing Number: 251006-LH-TCP-Rev C-NB&AM Oct 2025

Key:

- Category A (Green dot)
- Category B (Blue dot)
- Category C (Grey dot)
- Category U (Red dot)

Category 13 (Green circle with 13 inside)

Root Protection Area (Red circle)

Crown Spread (Green circle)

Tree Number (13)

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