



A Pre-development Arboricultural Report at

Land adj 1 Lamberts Marsh
Southwick
Trowbridge
BA14 9NU

7th July 2025

Prepared for Mrs Niamh Cronin

Prepared by Mark Sharples BSc, Tech Cert (Arbor.A.), Dip Arb (RFS), MArborA.

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1 INTRODUCTION

- 1.1 Brief:** I am instructed by Mrs Niamh Cronin, the land owner, to inspect the trees with the potential to be affected by development at Land adj to 1 Lamberts Marsh, Southwick, Trowbridge BA14 9NU and to provide an arboricultural report.
- 1.2 Qualifications and Experience:** I have based this report on my site observations and the provided information, and I have come to my conclusions in the light of my qualifications and my 26 years experience in the arboricultural industry. I have the following qualifications in arboriculture, City and Guild's Tree Surgery, Technicians Certificate in Arboriculture (Arboricultural Association) and Professional Diploma in Arboriculture (Royal Forestry Society).
- 1.3 Documents and Information Provided:** Mrs Cronin provided me with a copy of the following document.
- A Site Landscape Plan
- 1.4 Relevant Background Information:** During our email conversation Mrs Cronin advised me that they wished to apply to construct a dwelling on the site. There are trees on neighbouring land so a tree survey was required to detail any potential conflicts with the proposals and trees.
- 1.5 Scope of this Report:** This report is only concerned with a tree assessment based on the criteria in the British Standard 5837 Trees in relation to design, demolition and construction 2012. It includes a preliminary assessment based on a site visit and the documents provided, listed in 1.3 above. Trees and shrubs are living organisms whose health and condition can change rapidly, conclusions and recommendations are only valid for a period of one year. These periods of validity may be reduced in the case of any change in conditions in proximity to the trees or built structures.
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2 SITE VISIT AND OBSERVATIONS

- 2.1 Site Visit:** My assistant, Katie Sharples, and I carried out an unaccompanied site visit on 7th July. All my observations are from ground level without detailed investigations, I visually inspected the significant trees using binoculars to examine the aerial parts, a nylon faced sounding hammer and a thin metal probe to test external tissue resistance. I measured all dimensions unless otherwise indicated. I had access to trees outside the boundary and was

able to inspect them in same way as the trees in the site. The weather at the time of the inspection was sunny with good visibility.

- 2.2 Brief Site Description:** Blind Lane is a quiet residential road on the outskirts of Southwick. The site is a roughly rectangular plot covered in scrub. It is surrounded on three sides by grass verge, there is a residential property immediately to the west of the site. Blind Lane runs past the north and east of the site, Wesley Lane runs past the south of the site which is surrounded by asphalt on three sides. The general nature of the locality is medium density residential / countryside. The adjacent properties contain maturing trees and shrubs.
- 2.3 Tree Identification and Observations:** I visually inspected the trees with the potential to be affected and recorded the information on the Tree Schedule included as Appendix 1. The trees are categorised according to the cascade chart, Table 1 in the British Standard 5837 included as Appendix 2.
- 2.4 Location of the Trees:** I have illustrated the locations of the trees with the potential to be affected on the Tree Constraints Plan, drawing number LM/TCP. The plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information is contained within this report and the provided documents.

3 TREE CONSTRAINTS PLAN

- 3.1 Drawing:** The included Tree Constraints Plan, LM/TCP, illustrates the above and below ground constraints that the trees pose to the development.
- 3.2 Root Protection Area (RPA):** These are calculated in accordance with the criteria in annex C and D of the British Standard 5837 *Trees in relation to design, demolition and construction 2012*. The table calculates the radius of a circular area of soil to be protected prior to the commencement of any works in order to ensure the trees long term survival, adjustments can be made to this according to the soil topography and pre-existing soil conditions.
- 3.3 Canopy Spread:** This is measured at the 4 cardinal compass points and plotted accordingly.

4 ARBORICULTURAL IMPACT ASSESSMENT

- 4.1 Tree Removal:** It is not necessary to remove any trees to facilitate the proposals.
- 4.2 Tree 1:** This early mature Lime tree is growing in the grass verge to the north of the site. Its canopy and root protection area both cross into the site. The current proposed footprint crosses the RPA slightly. As this is only a distance of one metre it should be possible to construct the proposals using strip foundations. This will involve a small loss of rooting area but my assumption would be that the local authority shouldn't object to this. The terrace indicated on the landscape plan occupies a much larger percentage of the RPA. This will

need to be constructed in a porous no dig method or the restriction in rooting area will limit the trees long term health prospects. Alternatively decking is more porous and would be more acceptable to the local authority. The RPA on the plan is currently plotted as a circle as specified in the British Standard. The asphalt surrounding the site is not conducive to root growth. The local authority could ask that the RPA is plotted as a polygon of equivalent area to the circle, this would result in significantly more of the site being rooting area and more of a constraint to development. Although construction should be acceptable in the proposed location a detailed method statement will be required to prevent soil compaction and any other construction related damage to this tree. The canopy of the tree also crosses into the site, this will require some pruning to allow garden access. The tree is classed as early mature, in the first third of its lifespan, it has significant growth potential, mature Lime trees can be over 20 metres tall. It is to the north of the plot so it should not restrict sunlight, but it will continue to dominate the site. The local authority will want proof that they are not going to come under ongoing pressure to prune a tree which in its current environment has the space to reach its mature height and spread.

4.3 Tree 2: This Field Maple is growing in the neighbouring property to the north west, 1 Lamberts Marsh. The tree has been heavily pruned over the property leaving most of the growth into the site. Some of this growth will need to be pruned to allow the use of the driveway. Its RPA crosses significantly into the site under the proposed driveway. If this driveway were to be constructed using typical techniques of soil excavation, to a depth of 300+mm and replacement with crushed stone, this would result in significant harm and root severance to this tree. This will not be acceptable to the local authority, a porous driveway of above ground, no-dig construction would be acceptable. The area will need to be protected for the duration of construction. These can be simply specified in the arboricultural method statement but it will raise the final driveway level.

4.4 Neighbouring Trees: Both trees are outside the site boundaries, they have been included this report to ensure that they are considered as part of the construction process.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Arboricultural Method Statement A detailed method statement will be required following the finalisation of the proposed site plan to prevent damage to the retained trees during construction works and to ensure the long term survival of any remaining trees. The method statement will include some of the draft headings below:-

- Fencing Specification and Location
- Restrictions Within RPA's
- Additional Precautions
- Drainage
- Cranes
- Services
- Future Arboricultural Considerations

5.2 Tree Protection Plan: This will be required following the finalisation of the layout to provide details of the location of tree protective fencing and any other measures required for tree protection. This is designed to minimise the effects of the development and ensure that the trees to be retained will have an adequate volume of soil for future survival and growth.

5.3 Tree Protection Measures:

5.3.1 Tree Surgery: Under no circumstances shall construction personnel undertake any tree pruning operations. Any pruning works to the retained trees that are necessary to complete the building works will be specified in the final method statement.

5.3.2 Implementation of Tree Works: I advise that any work is carried out by a suitably qualified and insured contractor from the local authority list. The contractor should carry out all tree works to BS 3998 *Recommendations for tree work* (2010).

6 REFERENCES

British Standard 5837 Trees in relation to design, demolition and construction – recommendations 2012

Tree Roots in the Built Environment by John Roberts, Nick Jackson & Mark Smith

Principles of Tree Hazard Assessment by D Lonsdale 1999

Diagnosis of Ill-Health in Trees by R G Strouts & T G Winter 1994

British Standard 3998 – Recommendations for tree work 2010

Arboricultural Association Guidance Note 12

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For Sharples Tree Services**

APPENDIX 1

Tree Schedule

Tree No.	Species	Height (m)	Dia @ 1.5m (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Maturity	Structural Condition	Estimated Remaining Contribution	BS 5837 Category Grading	RPA Radius
				N	E	S	W						
1	Common Lime <i>Tilia x europaea</i>	10	630	7	6	5	7	0 S	Early Mature	Neighbouring tree on grass verge. Surface roots.	20-40	B1	7.6
2	Field Maple <i>Acer campestre</i>	8	420	4	4	4	1	1 E	Early Mature	Neighbouring tree. Divides at 1.3m, measured below. Corner of neighbouring driveway.	10-20	C1	5.0

APPENDIX 1

Tree Schedule Explanatory Notes

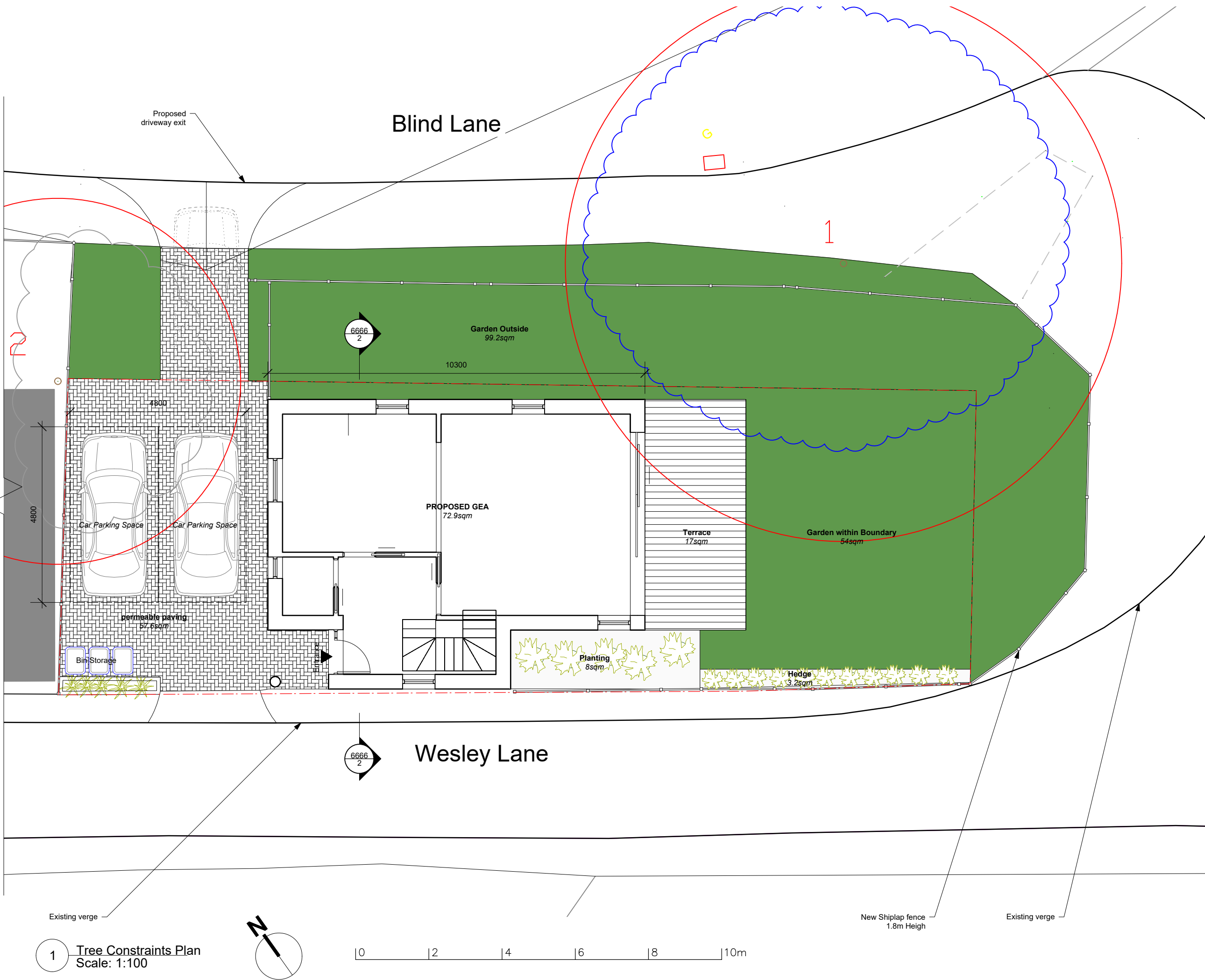
- **Measurements:** All dimensions are measured unless otherwise indicated. Measurements are taken with a tape or digital clinometer.
- **Tree Number:** All surveyed trees are numbered and their locations are mapped on the Tree Constraints Plan included as LM/TCP.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name in italics.
- **Height:** Height is measured with a digital clinometer and rounded to the nearest metre.
- **Dia @ 1.5m:** Diameter at 1.5m above ground level and is recorded in millimetres. Diameter is measured with a diameter tape. 'ms' indicates trees or shrubs with multiple stems at 1.5m, the number of stems and their corresponding diameters are recorded in the observations.
- **Crown Spread:** Crown spread is measured in metres and is a maximum radial measurement in the four cardinal points.
- **Crown Clearance:** The height in metres of crown clearance above adjacent ground level.
- **Maturity:**
 - Semi-mature = less than one third life expectancy
 - Early-mature = one third to two thirds life expectancy
 - Medium-mature = last one third of life expectancy
 - Over-mature = older than the average life expectancy for the species
- **Estimated Remaining Contribution:** The estimated number of years left that a tree can safely contribute to the amenity of the site.
- **BS5837 Category Grading:** The trees are categorised according to the cascade chart, Table 1 in the British Standard 5837 included as Appendix 2.
- **RPA Radius:** The radius in metres of the Root Protection Area as calculated by the table in Annex D of The British Standard 5837 2012.

APPENDIX 2

British Standard Cascade Chart

Table 1 Cascade chart for tree quality assessment

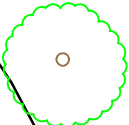
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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)	See Table 2
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	See Table 2
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 150 mm	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	See Table 2



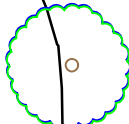
Tree Location and Number

2

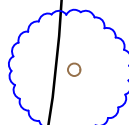
BS 5837 Category Grading



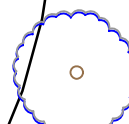
A



A/B



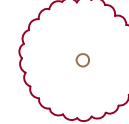
B



B/C

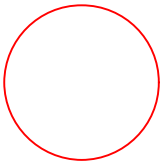


C



U

Root Protection Area



Issue Notes		Date	No.
Sheet No.			
LM/TCP			
Scale As Shown @ A3		Project No.	
Drawn By MJS		Date 07/07/2025	
Project ID			
DRAFT			
Sheet Title			
Tree Constraints Plan			
Project Title Land adjoining 1 Lamberts Marsh, Southwick, Trowbridge BA14 9NU			