



The Cabin – Downton



BS5837:2012 Arboricultural Impact Assessment Survey

November 2025

Produced by: Adam Young DipArb L4, TechArbor A
Checked by: Liz Young

58 High Street, Chapmanslade, Westbury, BA13 4AN
Email: [REDACTED]

Copyright © 2022 Adam Young (Origin Arb Ltd) All rights reserved.

All rights reserved. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of the author, except in the case of brief quotations embodied in critical reviews and certain other non-commercial uses permitted by copyright law.

Non-Technical Summary

This document is an Arboricultural Impact Assessment Report prepared by Origin Arb Ltd in May 2025, in compliance with BS5837:2012 - Trees in Relation to Design, Demolition, and Construction Recommendations. It evaluates the impact of the proposed construction of a replacement single story property, focusing on the preservation and management of the trees in the area which may be directly or indirectly impacted.

Surveyor Information

Adam Young has worked within the arboricultural industry since 2002 during which time he has undertaken roles within all elements of arboriculture, from tree work operations, tree planting, machine operation and data collection. Adam has also been a licensed bat ecologist since 2008, which has permitted him to undertake a range of ecologically sensitive work from aerial tree inspections and habitat creation to hibernation surveys within underground structures. Adam currently holds a level 4 diploma in arboriculture along with Professional Tree Inspection, Quantified Tree Risk Assessment and VALID certification. Adam is also a technician member of the Arboricultural Association.



Quantified Tree Risk Assessment
Simply Balancing Risks With Benefits



CONTENTS

Contents

CONTENTS.....	3
1 Introduction	4
2 Methods.....	5
3 Limitations.....	6
4 Results.....	7
5 Habitats and Conservation	9
6 Conclusion.....	10
7 Arboricultural Impact Assessment (AIA)	11
8 Tree Protection and Recommendations.....	14
9 Statutory Obligations and Guidance.....	14
10 The Value of Trees	15
REFERENCES.....	15

Appendix A: Tree Schedule

Appendix B: Tree Constraints Plan

Appendix C: Proposal Plans

Appendix D: Tree Categorisation

Appendix E: Site Photos

1 Introduction

- 1.1 Origin Arb Ltd was commissioned by Mr. D. Durrington (client hereafter), in May 2025 to undertake a tree survey in accordance with British Standard BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837 hereafter) an area of approximately 972m² was surveyed; located 110m to the West of the Headlands Road traffic lights. The purpose of the survey was to gather data on trees present, cataloging the species, size, crown spread and condition of each tree or group.
- 1.2 The purpose of the survey data is to provide information on the trees present which may be impacted by the proposed construction of a new dwelling. (Appendix C).
- 1.3 The reason for a BS5837 survey is to comply with The Town and Country Act 1990 legislation, requiring consultation on trees that will or may be affected by construction processes.
- 1.4 This report provides information and recommendations based on the information provided by the client. Any alterations in the site layout, conditions, proposal, and any other changes that may cause an impact to trees present on site, may cause this report to become void. Additional surveys post alterations may be required to ascertain the potential impacts to trees, both direct and indirect.
- 1.5 The weather conditions during the survey was wet. During wet weather conditions where precipitation is deemed as being moderate-heavy (2.5-7.6mm per hour), the survey data may not be accurate. This is due to the rainfall causing certain limbs to droop lower than average. The water logged ground conditions may also prevent certain defects from being identified such as heaving and root plate lift.
- 1.6 The requirement of the survey:
 - To record relevant information about the trees on the topographical plan survey.
 - Include any trees or groups not included on the plan.
 - To recommend any trees that require pre-construction management or removal.

Site Description and Development Proposals

- 1.7 The site address - The Cabin, Hyde Lane, Downton, Salisbury, SP5 3NE. The site is located approximately 220m north-west of The Trafalgar School, with a central grid reference of SU169213. The proposed location of the new dwelling is to replace the existing bungalow located within the center of the site. The carports proposed location is to the South, positioned adjacent to H1 and H2, see appendix C.
- 1.8 The proposal is listed under planning application number PL/2025/01334.
- 1.9 The site is surrounded by domestic properties which are bordered by mixed hedgerows to the south and west and a tree line to the east. The site itself does not contain any trees, however, the crown spread of the eastern tree line extends over the site. There are 400v distribution powerlines which run along the western aspect of the site, which change direction to allow for clearance over the central bungalow.

2 Methods

- 2.1 The site survey was carried out by arboricultural consultant, Adam Young, on the 20th May 2025 with the use of Pear GIS software to plot all tree data. Information regarding the tree species, stem diameter, tree height, crown spread and condition along with tree location.
- 2.2 The survey relates to trees that are over 175mm diameter at 1.5m height. Groups and hedges may include trees with a smaller diameter. Variations in the measurement height are implemented when measuring trees with low branching, irregular stem swelling or trees located on a slope. Measurements were acquired with the use of a diameter tape and a Haglof Laser Geo. The laser measurement equipment is accurate to the nearest centimetre, however, conditions such as dense vegetation and terrain may impede an accurate log of a measuring point.
- 2.3 A Root Protection Area (RPA) has been assigned to each tree, which is calculated as 12 times the diameter of the tree trunk measured at 1.5 metres above ground level. The RPA of all trees, groups and woods have been plotted on the Tree Constraints Plan in addition to stem locations, canopy spreads and quality categories (see Appendix B).
- 2.4 Although the RPA provides an indication of the area of each tree's root system which should be protected, the simplistic circles do not take into account the constraints of structures or roads, or factors such as topography, soil structure, and tree health, which may have restricted or influenced root development. The circular RPAs are considered to provide a guide to the extent of the likely rooting areas which should ideally be protected.

- 2.5 The survey method is based around a 'Visual Tree Assessment system' (VTA) that is ratified by the Arboricultural Association and is based on the VTA by Matteck, C Breloer, H (1994), 'Visual Assessment of Trees'. The trees condition was ascertained via visual cues provided by the tree in the form of foliage shape and coloration along with the condition of the stem and limbs. To enable the non-invasive method of inspecting for hollows and/or cavities, the use of an acoustic hammer was implemented, although this equipment does have limitations which may prevent the precise identification of such features.
- 2.6 All trees surveyed have been inspected from ground level only. Although this survey was not a hazard survey, in the event of concern for the potential risk of harm to people or property due to a defect on a particular tree, these tree would be highlighted in the survey schedule. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 2.7 No soil samples were taken whilst undertaking the survey. The tree inspection was carried out from ground level. The tools used were a Haglof laser height measuring device, a rubber hammer, a steel probe, a diameter tape and the use of binoculars.
- 2.8 All the data recorded was in line with those required within BS5837. Some trees formed groups which were categorised as a group due to the close grouping or consistent growth habit. ¹ "The term "group" is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories"
- 2.9 All the tree species were recorded, and the trees were categorised in conjunction with the Cascade Chart within the BS5837 document.

3 Limitations

- 3.1 Due to all trees surveyed being located within third party land, it was not viable to take accurate measurements of the stem diameter and the eastern crown spread. This has resulted in these measurements being an estimate, however, every effort was made to ensure all measurements were as accurate as possible, with the use of the Haglof Geo laser.
- 3.2 Trees are living organisms which means their health and vitality can change over time and with climatic conditions. The assessment of risk because of unpredictable events, recognises that the tree surveyed can only be judged upon factors evident at that time of inspection by a suitably qualified arboricultural inspector. Certain Fungal Fruiting Bodies (FFB) are only present during certain climatic conditions, which can result in them not being present during the survey period. Every effort is made to identify evidence of FFB when conducting onsite inspections.

- 3.3 The survey was a preliminary assessment undertaken from ground level and observations have been made solely from visual inspections for the purposes of assessment in terms relevant to planning and development. Only binoculars, nylon mallet, a probe and other small hand tools have been used to aid tree assessment. No invasive or non-invasive internal decay detection devices have been used in assessing tree condition.
- 3.4 When conducting surveys within an environment where tree crowns merge and there is limited opportunity to identify the height and spread of the individual tree, a level of tolerance is to be adopted within such conditions.

4 Results

BS5837 site survey

- 4.1 In total there are 10 trees located outside the confines of the site which may be impacted by the proposal. These consist of species such as Lawson Cypress, Yew and Leyland Cypress.
- 4.2 There is a Privet hedge which borders the southern aspect that is separated towards the centre by a pedestrian gate (H1 & H2). The Privet hedge continues along the western boundary on third party land (H3), the addition of self-sown sycamore and elder are present throughout H3.
- 4.3 A group of Laurel is present on the eastern boundary (G1), which show signs of recent arboricultural operations to prune the stems/crowns back to the third party boundary.

Table 1: Species list

Tree Species	Number
Bay	1
Common Yew	2
Lawson Cypress	4
Leyland Cypress	1
Monterey Cypress	2
Grand Total	10

- 4.4 There is a single Tree Preservation Order (S/TPO333) which covers an area to the north of the metal hut which is located at the eastern aspect of the main entrance. However, no trees are present within this area. The TPO number covers additional areas off site, as part of a group TPO application. See figure 1.

Figure 1: TPO S/TPO333

- 4.5 Appendix A provides information on the tree data along with all recommendations where applicable.
- 4.6 As recommended in BS5837; each tree or group was inspected and allocated an identification number as indicated in the tree schedule (Appendix A). For each tree the following information was collected:
- 1 Species
 - 2 Height (m)
 - 3 Stem diameter (mm)
 - 4 Average radius of crown to 4 cardinal points (m)
 - 5 Crown height to 4 cardinal points (m)
 - 6 Bat roost potential
 - 7 Life stage
 - 8 Observations regarding condition
 - 9 Estimated remaining contribution
 - 10 Category of retention
- 4.7 A detailed list of trees can be found within the tree schedule (Appendix A), which states the above information. The cells are colour coded to assist with ease of observation of tree categories A being illustrated in blue, B category trees in blue and C category trees in grey and U category trees illustrated in brown. Appendix C provides further information with regards to the categorisation and criteria for each tree surveyed.
- 4.8 In total there were 5 category C trees identified these are T2, T4, T5, T6 & T7. 4 category B tree (T1, T3, T8 & T9) which is a semi-mature yew tree was identified on site. This has been categorized as a category B tree due to the species and potential future landscape and arboricultural benefits the tree may provide in the future.
- 4.9 1 category U tree was identified (T10) which is a mature Lawson Cypress which has undergone heavy pruning to the eastern, southern and western scaffolds, resulting in the total loss of crown on these cardinal points. The remaining crown is bias to the north with the two remaining limbs applying growth to compete for the apical leadership.
- 4.10 Measurements within the tree schedule (Appendix A) have been rounded to the nearest

decimal point. This has been provided to aid with onsite measurements of RPA's, TPF and other tree protection methods.

- 4.11 All trees within third party land located along the eastern boundary have crowns and Root Protection Areas (RPA's) that extend into the site. T1, T6, T8 and T9 extend into the site by approximately 3-7m from the boundary line.
- 4.12 Hyde Lane is the main access route to the site and is currently being used as access to a rank of properties along its route. Although Hyde Lane was not covered by the survey area, it was observed that the lane width is restricted by hedgerows that extend over boundary lines and onto Hyde Lane. The entrance to Hyde Lane is restricted by two thatched cottages which a maximum clearance of 2.7m and a height of 2.4m due to overhanging thatch.

5 Habitats and Conservation

- 5.1 Under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 it is illegal to:
 - Deliberately capture, injure, or kill any wild animal of a European Protected Species (EPS) deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
 - Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
 - Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
 - Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
 - Damage or destroy a breeding site or resting place of a wild animal an EPS.
- 5.2 Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:
 - Recklessly or intentionally kill, injures, or take any wild animals included in Schedule 5.
 - Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,
 - Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.
- 5.3 A number of UK bat species are also included on the list of habitats and species which are of principal importance for the conservation of biodiversity in England as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act. The S41 list is used to guide decision-makers, including local planning authorities, in implementing their duty under section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

- 5.4 PRF's are categorised into four categories; ³Confirmed, PRF-M, PRF-I and Negligible.
- **Confirmed** - PRF's that either have bats in residence or evidence such as droppings present within the feature or around the ingress point.
 - **PRF-M** - Features that have internal dimensions large enough to contain multiple bats (2+) which can be used by maternity colonies. Features such as woodpecker holes, knot holes and hazard beams can all support a PRF-M feature.
 - **PRF-I** – PRF's that have internal dimensions that are only large enough to support individual or very small numbers of bats. Features such as delaminating bark, tear outs and shear cracks can support a PRF-I feature.
 - **Negligible** – PRF's that do not provide sufficient shelter for a PRF, however, they may develop in time.
- 5.5 No PRF's within trees were identified during the survey, however, due to the dense foliage and the limited access to enable the full assessment of each tree, it is not possible to ascertain the presence of any PRF's. Species such as Lawson Cypress and Leyland Cypress can support features such as hazard beams, woodpecker holes and welds, which would be sufficient to support both PRF-M and PRF-I roosts.
- 5.6 During the survey there was an active wood pigeon nest identified within G1. No other nesting sites were confirmed, however, due to the evergreen species present, there is a high potential of other nests being present.

6 Conclusion

- 6.1 The tree survey conducted for the proposed construction of a replacement building, in accordance with BS5837:2012 standards, has provided a comprehensive overview of the tree stock within the surveyed area. The assessment cataloged 10 individual trees, 1 group, and 3 hedges, identifying their species, dimensions, conditions, and potential impact on biodiversity and construction plans. Key findings include the identification of 4 Category B tree to be retained and protected, 5 category C trees and 1 Category U tree which is unsuitable for retention.
- 6.2 There is the requirement to undertake arboricultural operations prior to any construction works commencing, in the form of crown raising. This is to be carried out on trees T1, T6, T8 & T9. This is to be conducted following British Standard BS:3998 Tree Work Recommendations 2010.

- 6.3 The data in this report will assist in the creation of tree management strategies and ensure that the development is conducted responsibly, minimising environmental impacts while adhering to legislative requirements. Any tree work is to be undertaken outside the nesting season which is between March and September. Every effort must be made to ensure that no active nesting sites are present when undertaking tree works outside of nesting season, as the presence of ivy and the mild weather conditions may permit the nesting season to commence early or terminate later than legal period of nesting.
- 6.4 Trees can provide a range of nesting and roosting habitats for bats and birds along with small mammals such as Dormice. Although every effort was made to identify PRF's it was not possible to undertake a full ground level assessment of each tree surveyed.

7 Arboricultural Impact Assessment (AIA)

- 7.1 An Arboricultural Method Statement (AMS) is required where construction activities are proposed within the Root Protection Area (RPA) of retained trees or groups. This will be controlled by a standard planning condition, requiring mitigation to be agreed prior to the implementation of site tree work and the demolition and construction phase.
- 7.2 The purpose of the AMS will be to ensure that proposed construction operations are undertaken to ensure that minimal risk of damage to the trees being retained. It will therefore detail the specific methods for construction activities, alignment and phasing of protection fencing and make the provision for on-site supervision during the works by the Project Arboriculturist.
- 7.3 Construction methods presented in the AMS will be the result of further collaboration between the Project Arboriculturist and other project specialists - in particular the architect, the design engineer, the landscape architect, the construction team and the site contract manager.
- 7.4 The AMS will require review at regular intervals in consultation with the construction team and the Project Arboriculturist, to ensure any changes in approach to construction implementation still mitigate adequately against damage to retained trees.
- 7.5 A detailed tree works schedule for all approved site tree works and access pruning will be produced as part of the AMS. All tree works must be carried out by suitably qualified, insured and experienced contractors, and will conform to guidelines set out in British Standard 3998: 2010 'Tree work – Recommendations'.
- 7.6 The construction of the single story building is located outside the RPA's of all trees surveyed, and therefore has no impact on the root systems of the retained trees. However, storage of material and equipment is not permitted within the RPA's.
- 7.7 The crown raising of T1, T6, T8 & T9 will remove the opportunity for plant and machinery striking the crowns, resulting in possible damage, however, additional protection is required to ensure soil compaction within the RPA's doesn't occur.

Root Exposure during Ground Excavations

- 7.8 Roots, over 25mm in diameter whilst exposed, will immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. The wrapping will be in the form of dampened hessian or other breathable material ensuring all exposed sections of the root is covered. Any wrapping will be removed prior to backfilling, which should take place as soon as possible.
- 7.9 Where there is unavoidable excavation into tree RPAs during construction, exposed roots of trees to be retained will be treated in the following way.
- 7.10 Roots less than 25mm diameter will be pruned making a clean cut with a suitable sharp tool (e.g. by secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps of 25mm diameter and over will be severed only following consultation with an arboriculturist, as such roots might be essential to the tree's health and stability.
- 7.11 Prior to backfilling, retained roots will be surrounded with topsoil or uncompacted sharp sand. Builders' sand should not be used because of its high salt content, which is toxic to tree roots. Other loose inert granular fill can also be used, before soil or other suitable material is replaced. This material will be free of contaminants and other foreign objects potentially injurious to tree roots.

Services, Drainage and Lighting Installation

- 7.12 All services and associated structures including lighting, water supply and drainage, and associated underground services will be installed in accordance with National Joint Utilities Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity of Trees (NJUG V.4). It is therefore essential to avoid the RPAs of all trees being retained when installing underground services wherever possible, and avoid canopy intrusion in designing and constructing the above ground installations.
- 7.13 If intrusion into RPAs of retained trees is unavoidable, the excavation will be completed in a controlled and sensitive manner using a combination of hang-dig, compressed air soil displacement, and mechanical techniques. This is to be conducted under the supervision of an Arboricultural Clerk of Works (ACoW).

Protective Fencing and Construction Exclusion Zone (CEZ)

- 7.14 Tree protection fencing in accordance with BS 5737:2012 will be erected around retained trees and outside the working area prior to any works commencing. The TPF is to be erected once the aforementioned tree work is completed and prior to any construction works commencing. The TPF will act as a physical barrier to prevent entry, excavations and storage of materials within the RPA, therefore, ensuring the health of the retained trees is maintained. The TPF is to be erected prior to bringing any demolition/construction vehicles or materials onto site; it must not be removed until construction has been completed, and all machinery has been removed from site. This fencing will form the boundary for the CEZ for the duration of the construction phase of the development. Section 8 provides additional information for the TPF. See Appendix B for TPF location.
- 7.15 The TPF measurements are taken from the Eastern boundary fence line and are to be used as a guide to assist with the correct positioning of the TPF. The hashed orange line indicates the measurement point. For example, the TPF is to be installed 6m to the West of the Eastern fence line measured perpendicular to the stem of T1.
- 7.16 The TPF which is to be installed at the Southern corner of the site will need to be installed upon completion of the demolition of the metal hut. This is because the TPF will encompass the hut and prevent future entry upon erection. The demolition of the hut is to be carried out without breaking ground. Any machinery is to be positioned outside the RPA to avoid soil compaction.
- 7.17 Suitable ground protection measures will also be applied to supplement the TPF measures where there is unavoidable intrusion into the RPAs of retained trees for construction purposes. These ground protection measures will involve the use of proprietary track board systems, e.g. Greentek Ground Guards/Terraforme Dura-Base matting, to distribute the weight of vehicles, minimising compaction of the underlying soil and therefore protecting roots from damage. Ground protection will be installed above the existing surface level, and prior to bringing any construction vehicles or materials onto site. Additional ground protection boards will be required within passing places or turning circles, to ensure all plant and machinery remains positioned upon the protection system.
- 7.18 The access via Hyde Lane would require widening in the form of hedge pruning of hedgerows which are extending over the boundary lines and onto Hyde Lane. The maximum vehicle size for Hyde Lane is 2.7m wide and 2.4m high, due to the two thatched properties at the entrance to the lane providing the narrowest point. This would be required along the entire length of Hyde Lane to enable deliveries along with plant and machinery access.

8 Tree Protection and Recommendations

- 8.1 All trees selected for retention will be suitably protected with appropriate temporary tree protection fencing for the duration of the construction phase of the development. This includes trees located on third party land.
- 8.2 The Root Protection Area (RPA) represents the minimum area around each tree that should be left undisturbed to ensure their natural vitality is maintained. The RPA and/or crown spread of individual trees and groups generally form a Construction Exclusion Zone (CEZ). Where construction is necessary within the CEZ of trees selected for retention, sensitive and controlled working procedures will be implemented. This may involve the use of hand dig or compressed air excavations.
- 8.3 All trees that have been selected for retention will be suitably protected with appropriate fencing for the duration of the demolition and construction phase of the development. Suitable protective fencing will comprise 2-metre high Heras® type galvanized weldmesh panels, which will be secured to the ground and appropriately braced to prevent lateral movement. This is to ensure the TPF remains within the designated position for the duration of the demolition and constructions process.
- 8.4 A more detailed design and construction information may be required to accurately determine its specification, phasing and alignment. A detailed TPP will be produced as part of the Arboricultural Method Statement, which can be controlled by a standard planning condition.
- 8.5 Prior to the demolition and construction phases of the site redevelopment, a meeting will also be arranged between the Construction Contractor, the Project Arboriculturist, relevant project members and the Local Authority Arboricultural Officer, to check the tree protection measures are fit for purpose and to give them approval.

9 Statutory Obligations and Guidance

- 9.1 Works to trees which are covered by Tree Preservation Orders (TPOs) or are within a Conservation Area (CA) require permission or consent from the Local Planning Authority (LPA). It is necessary to follow the necessary application procedure if tree surgery or felling, is required in respect of the protected trees. Any works proposed as part of this Outline planning application will require a specific tree work application and subsequent approval. Full planning consent will, however, override the need for a separate application, providing that details of all tree works are included in the submission and subsequently approved by the local authority.
- 9.2 The Forestry Commission should be informed if more than 5 cubic metres of timber in any one calendar quarter is being felled, as this may require a felling license. However, a felling license is not required for felling to facilitate a development authorised by full planning permission, as the Forestry Commission is a statutory consultee. Pre-emptive or enabling works undertaken prior to obtaining planning permission may require a felling license.

- 9.3 Trees and woodland provide valuable habitat for nesting birds and roosting bats, and it is a criminal offence under normal circumstances to disturb or destroy – whether intentional or unintentional – the nesting or roost sites of bats. They are afforded protection under the ‘Wildlife & Countryside Act 1981’ and the ‘Conservation of Species and Habitats Regulations 2010’. Therefore, avoid carrying out significant tree works during the bird nesting season [1st March to 31st August], and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any tree work. Further advice should be sought from an Ecological Consultant or Natural England.

10 The Value of Trees

- 10.1 Trees provide an array of benefits to a site from aesthetics and landscape value to ecological importance. They are an essential part of our environment and therefore must be considered when proposing any form of development. Certain trees provide more benefits to the landscape than others such as ancient and veteran specimens. These trees offer ecological, environmental and heritage benefits to the landscape and must therefore be retained for future generations. Every effort must be made to ensure the health and vitality of such specimens is maintained, and where applicable improvements are to be implemented to further enhance the physiological condition of each tree.

REFERENCES

1. British Standard 5837 Trees in relation to design, demolition and construction-Recommendations
2. HMSO (2010). *The Conservation of Habitats and Species Regulations 2017*.
3. Collins, J (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London.
4. Harris, S *et al.*, (1995) *A review of British mammals: population estimates and conservation status of British mammals other than cetaceans*
5. Wildlife and Countryside Act 1981 (as amended)
6. British Standard 3936-1 1992 Nursery stock —Part 1: Specification for trees and shrubs
7. British standard 3998:2010 Tree work-Recommendations
8. NJUG Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

Appendix A

							Stem Diameter (mm)		Crown Spread (m)				Crown Height (m)				Condition						
Tree ID	Common Name	Latin Name	Maturity	Height (m)	First significant branch (m)	Number of Stems	Stem 1 (mm)	Stem 2 (mm)	N	E	S	W	N	E	S	W	Crown	Stem	Basal Area	Category	Life Expectancy	Sub-categories	Phys Condition
T1	Lawson Cypress/Chamaecyparis	Chamaecyparis lawsoniana	Mature	16	SE 4	1	630		11	9	5.3	7.7	2	4	6	1	Fair	Fair	Good	B	20 to 40 yrs	1 Arboricultural Values	Fair
Comment: Multiple broken limbs throughout crown. Compression union at 2.5m with western weighted crown												Recommendation: End weight reduction of the western scaffolds and raise to 5m over site											
T2	Lawson Cypress/Chamaecyparis	Chamaecyparis lawsoniana	Semi-mature	13	E 3.5	1	310		2.5	3.3	2.5	2.5	2	2	2	2	Good	Good	Good	C	20 to 40 yrs	1 Arboricultural Values	Good
Comment: Minor historic pruning on western aspect to raise crown. Co-dominant stem with bifurcation at 3.5m with compression union.												Recommendation:											
T3	Yew	Taxus baccata	Semi-mature	6	S 1	1	230		3	4	2	2.3	0.5	0.3	1	1.5	Good	Good	Good	B	>40 yrs	1 Arboricultural Values	Good
Comment:												Recommendation:											
T4	Bay	Laurus nobilis	Semi-mature	5	N 0.1	5	75		1	2	2	2	0.3	0.3	0.3	1.3	Good	Good	Good	C	20 to 40 yrs	1 Arboricultural Values	Good
Comment:												Recommendation:											
T5	Lawson Cypress/Chamaecyparis	Chamaecyparis lawsoniana	Mature	14	W 2.4	1	350		2	3.5	3.5	3.2	1	1	1	2	Good	Good	Good	C	20 to 40 yrs	1 Arboricultural Values	Good
Comment:												Recommendation:											
T6	Leyland Cypress	X Cupressocyparis leylandii	Semi-mature	14	W 4	1	400		5.5	5	5	5	4.5	4.5	4.5	4.5	Good	Fair	Good	C	20 to 40 yrs	1 Arboricultural Values	Fair
Comment: Co-dominant stems with bifurcation at 2m. Severed ivy die back throughout stem.												Recommendation: Raise crown to 5m on Western aspect											
T7	Yew	Taxus baccata	Semi-mature	6	E 1	2	170	180	3	3	2	2.3	0.5	0.3	3	1.5	Good	Good	Good	C	>40 yrs	1 Arboricultural Values	Good
Comment:												Recommendation:											
T8	Cupressus	Cupressus macrocarpa	Mature	14	N 2	1	800		10	9	8.5	9	2	2	2	2	Fair	Good	Good	B	>40 yrs	2 Landscape Values	Fair
Comment: Die crown throughout crown. Large pruning wound on western aspect with dead stub remaining												Recommendation: Raise crown to 5m on Western aspect											
T9	Cupressus	Cupressus macrocarpa	Mature	14	E 4	1	650		8	8	5	8	3	3	3	3	Fair	Good	Fair	B	10 to 20 yrs	2 Landscape Values	Fair
Comment: Die crown within western aspect of crown. Lean to the East												Recommendation: Raise crown to 5m on Western aspect											
T10	Lawson Cypress/Chamaecyparis	Chamaecyparis lawsoniana	Mature	16	1.3	1	650		8	2	0	0	6	6			Poor	Poor	Fair	U	<10 yrs		Poor
Comment: Heavy pruning to remove the southern and western scaffolds has resulted an unbalanced down biasto the north. Two remaining limbs now competing for apical dominance.												Recommendation:											
H1	Privet Hedge	Ligustrum ovalifolium	Semi-mature	1.7	0.1		45		0.5	0.5	0.5	0.5	0.3	0.3	0.3	0.3	Good	Good	Good	C	20 to 40 yrs	2 Landscape Values	Good
Comment:												Recommendation:											

							Stem Diameter (mm)		Crown Spread (m)				Crown Height (m)				Condition						
Tree ID	Common Name	Latin Name	Maturity	Height (m)	First significant branch (m)	Number of Stems	Stem 1 (mm)	Stem 2 (mm)	N	E	S	W	N	E	S	W	Crown	Stem	Basal Area	Category	Life Expectancy	Sub-categories	Phys Condition
H2	Privet Hedge	Ligustrum ovalifolium	Semi-mature	1.7	0.1		45		0.5	0.5	0.5	0.5	0.3	0.3	0.3	0.3	Good	Good	Good	C	20 to 40 yrs	2 Landscape Values	Good
Comment:												Recommendation:											
H3	Privet Hedge	Ligustrum ovalifolium	Semi-mature	2.7	0.1		45		0.5	0.5	0.5	0.5	0.3	0.3	0.3	0.3	Good	Good	Good	C	20 to 40 yrs	2 Landscape Values	Good
Comment: Privet hedge with self sown sycamore and elder throughout												Recommendation:											
G1		Prunus laurocerasus	Semi-mature	5	N 1	10	170		1	1	1	1	1	1	1	1	Good	Fair	Good	C	20 to 40 yrs	2 Landscape Values	Fair
Comment: Group of laurel which has undergone heavy pruning back from boundary on the western aspect												Recommendation:											

Appendix B



Origin Arb Ltd

Email: A.young@originarb.co.uk
Mob: 07896886077

The Cabin- Downton AIA

SCALE :
1 : 279

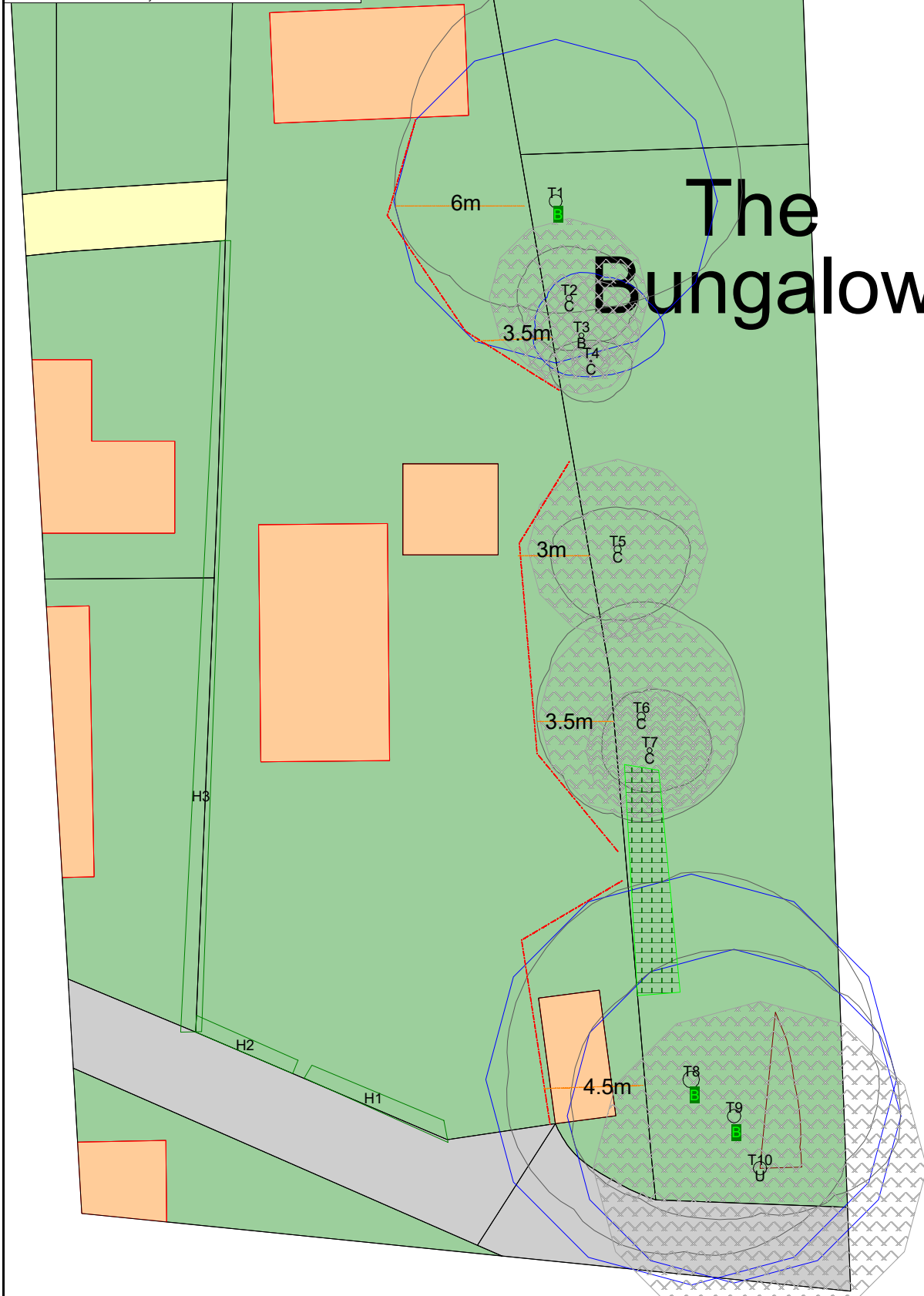
@ A4

DATE :
12/06/2025

The Cabin-Downton Vector Map.V1

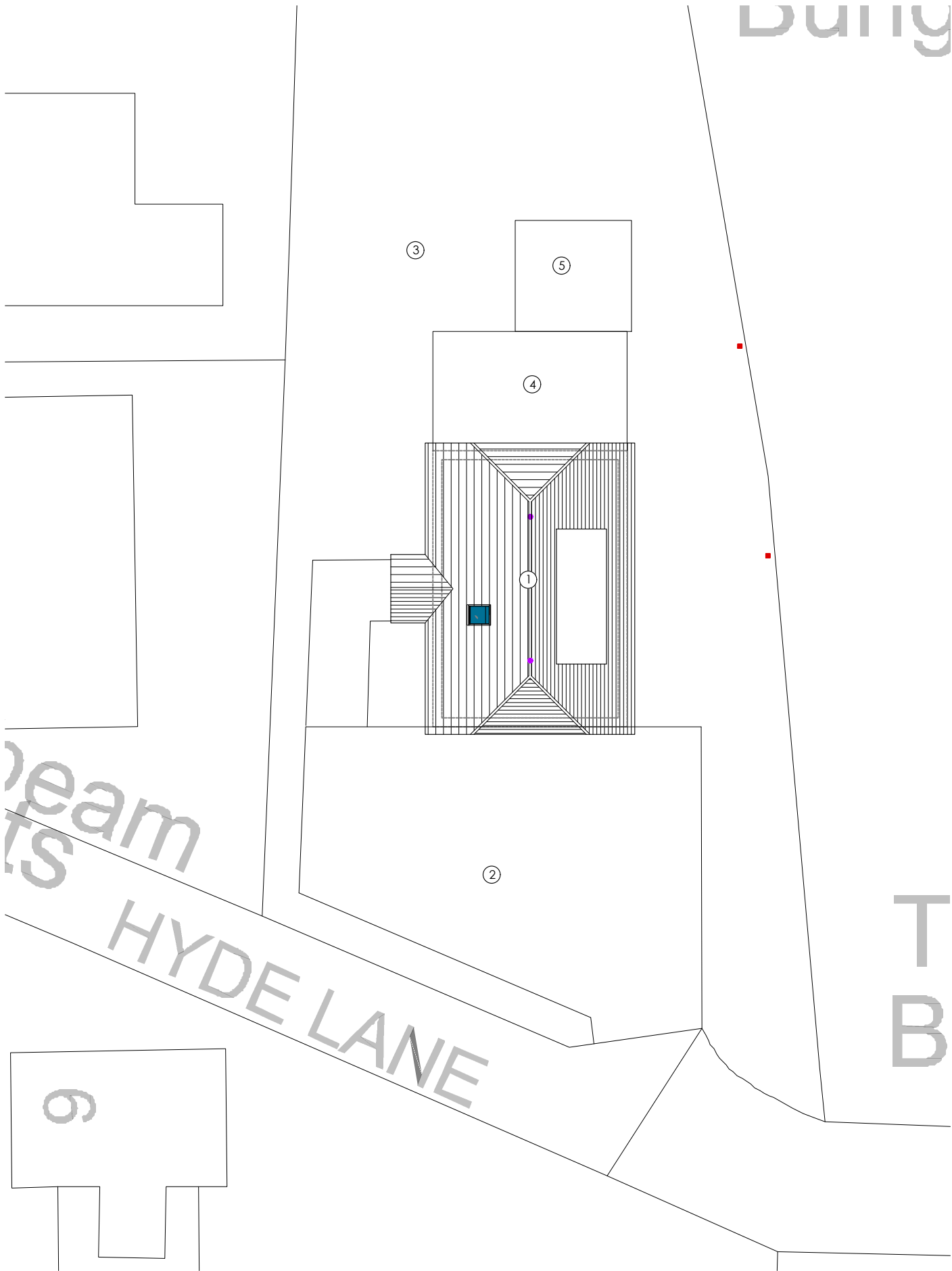


Map data shown may contain Ordnance Survey © products supplied by
Pear Technology Services Ltd; Email: info@peartechnology.co.uk
© Crown Copyright and database rights from date shown above
Ordnance Survey © licence number 100023148



Appendix C

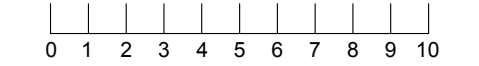
THE CABIN, HYDE LANE



1 PROPOSED SITE PLAN
scale 1:200

SITE PLAN KEY	
1.	Replacement house
2.	Drive
3.	Garden
4.	Patio
5.	Existing workshop

ECOLOGY KEY	
	Bird box
	Bat access tile
- Drawings to be read in conjunction with ecologists report and recommendations.	



DETAILS	DATE	REVISION

PLANNING

PROJECT

PROPOSED SITE PLAN

PROPOSED REPLACEMENT DWELLING AND CARPORT AT THE CABIN, HYDE LANE, DOWNTON, SALISBURY, WILTSHIRE SP5 3NE

DATE	CLIENT	
OCT 2025	MR D. DORRINGTON	
SCALE	DRAWING NO.	REVISION
1:200 @A3	2419/03/02/01	-

MINUTIAE
ARCHITECTURAL
DESIGNS

NOTES

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO

DO NOT SCALE FROM DRAWING, FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

THE CABIN, HYDE LANE

NOTES

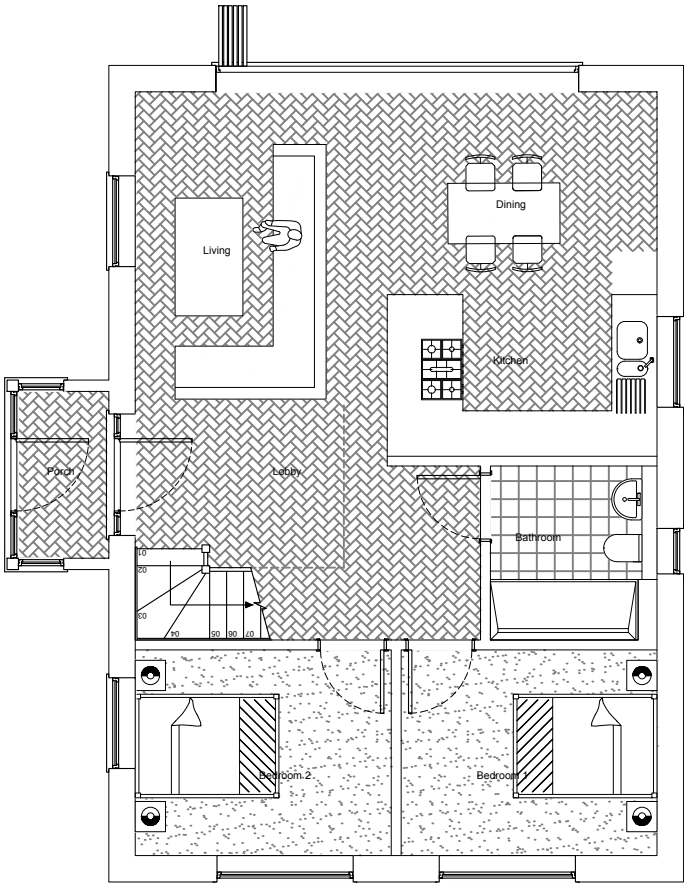
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS

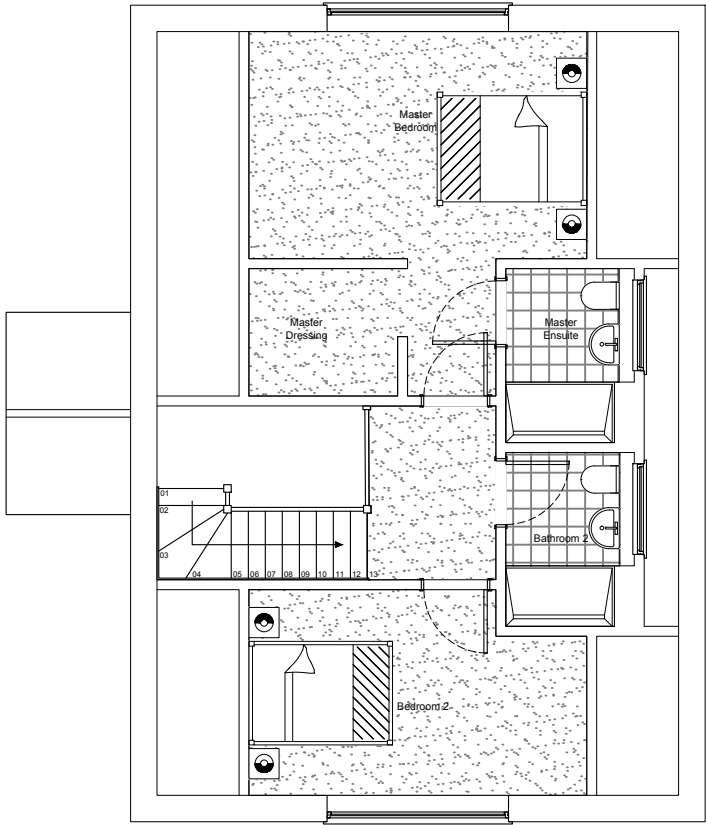
WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO

DO NOT SCALE FROM DRAWING, FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES

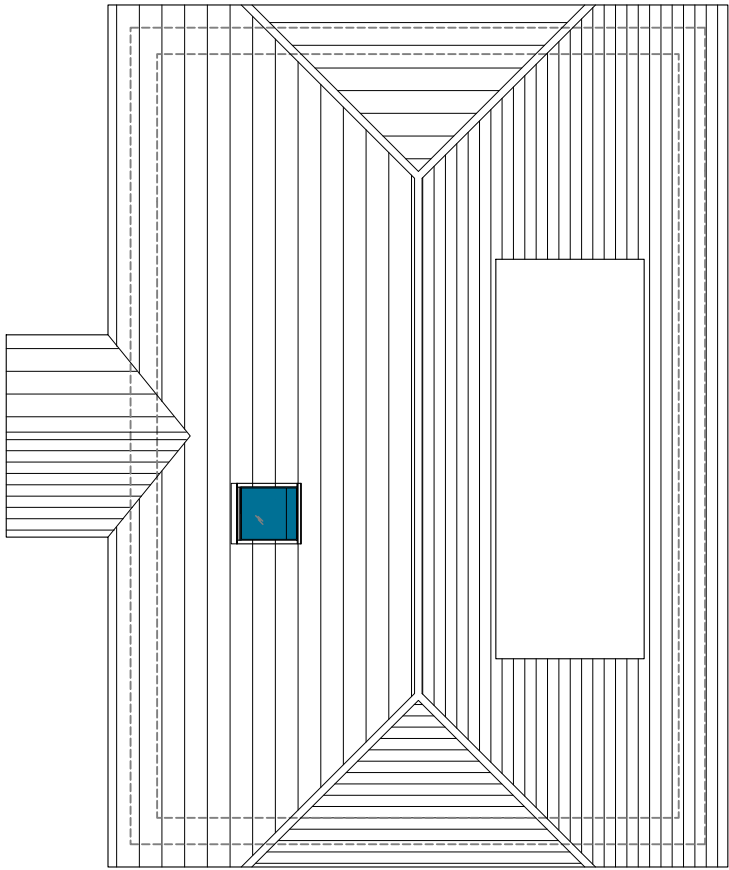
ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS



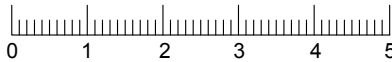
1 PROPOSED GROUND FLOOR - HOUSE
scale 1:100



2 PROPOSED FIRST FLOOR - HOUSE
scale 1:100



3 PROPOSED ROOF - HOUSE
scale 1:100



DETAILS	DATE	REVISION

PLANNING

PROJECT		
PROPOSED PLANS - HOUSE		
PROPOSED REPLACEMENT DWELLING AND CARPORT AT THE CABIN, HYDE LANE, DOWNTON, SALISBURY, WILTSHIRE SP5 3NE		
DATE		CLIENT
OCT 2025		MR D. DORRINGTON
SCALE	DRAWING NO.	REVISION
1:100 @A3	2419/03/03/01	-

MINUTIAE
ARCHITECTURAL
DESIGNS

Appendix D

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)

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 to make little visual contribution to the wider locality. Trees with material conservation or other cultural value.

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.

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

NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve;

Trees are also placed into sub-categories which considers certain qualities they may offer to the landscape, cultural values or arboricultural. These categories are listed below:

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

An assessment of a tree's physiological condition is defined as:

- **Good** – fully functioning biological system showing expectant vitality for the species i.e., normal bud growth, leaf size, crown density and wound closure.
- **Fair** – fully functioning biological system showing below average vitality i.e., reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.
- **Poor** – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e., limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

An assessment of a tree's structural condition is defined as:

- **Good** – no significant structural defects.
- **Fair** – structural defects which could be alleviated through remedial tree surgery or Arboricultural management practices.
- **Poor** – structural defects which cannot be alleviated through tree surgery or Arboricultural management practices.

Estimated Remaining Contribution (ERC) in Years

The Estimated Remaining Contribution (ERC) for each tree is based on species and existing and apparent physiological and structural condition of the tree. The ERC may affect the proposed development layout, since the longer the tree is likely to live the greater the contribution it will make and the greater the need for retention.

- **<10** - Unsuitable for retention
- **10 - 20** - Can be retained in the short term
- **20 – 40** - Will continue to offer benefits for the foreseeable future
- **40+** - Good longevity potential

Appendix E



To Be
Demolished











Hyde lane
Continued

