



ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION

Land North of Swindon Road
Royal Wootton Bassett

ISSUE DATE

24th November 2025

SEED REF

1989-AIA-V1-B

CLIENT

Gleeson Land

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
24.11.2025	Sebastian Onslow <i>FdSc Arb. MArborA. MICFor (Chartered Arboriculturist)</i>	SH	Rev B
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Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.



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Plans

Tree Constraints Plan

Ref: 1989-TCP-001-A Revision: A

Arboricultural Impact Plan

Ref: 1989-AIP-002-A Revision: A

Draft Tree Protection Plan

Ref: 1989-TPP-003-A Revision: A

1. Introduction

Background & Instruction

- 1.1.1. This report has been prepared by Sebastian Onslow *FdSc Arb. MArborA. MICFor (Chartered Arboriculturist)*, Principal Arboricultural Consultant at SEED Arboriculture Ltd. Sebastian is a Professional member of the Institute of Chartered Foresters (Chartered Arboriculturist) and a Professional Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the ICF and AA Codes of Conduct. Sebastian holds the LANTRA certificate in Professional Tree Inspection.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Gleeson Land in support of an outline planning application at Land North of Swindon Road, Royal Wootton Bassett (hereafter referred to as the 'site').
- 1.1.3. Planning permission is sought for the development of up to 135no. residential units, access, open space including play, SuDS as well as blocks of native woodland species planting. The development allows for a 50m buffer of undeveloped land surrounding the Scheduled Monument.
- 1.1.4. Permission is sought in outline, with all matters reserved excepts means of access. Details of scale, landscaping, layout and appearance would be determined later, through a separate application for these reserved matters.
- 1.1.5. The outline planning application shall be submitted to Wiltshire Council (the Council).

Purpose

- 1.1.6. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 1.1.7. This AIA report:
- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Evaluates the direct and indirect impacts of the proposed development upon the existing trees.
 - Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan.

Site Description

- 1.1.8. The site is centred at UK National Grid Reference (SU 08150 83183) and comprises of approx. 6.5 hectares of arable land. The site is located on the northern settlement edge of Royal Wootton Bassett, Wiltshire. Existing hedgerows and scattered trees frame the site boundaries with access from the south, directly off Swindon Road. A residential property: Elmcroft House is positioned further west. Within the site is a Scheduled Monument, the site of a former Post Mill. The rural landscape beyond the site is a mix of arable and grazed pasture.
- 1.1.9. The application boundary is illustrated on the Site Location Plan (**Appendix 1**).



Reference Documents

1.1.11. **Table 1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
General Arrangement Plan	BMD.22.0071.DR.001 02	Bradley Murphy Design Ltd	October 2025
Site Boundary Plan	STN-GEN-SW-DR-MP-01A	Stantec	May 2025
Topographical Survey	GSTL/2106085	CD Surveys Ltd	August 2021

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 136**

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. **Paragraph 187 (b & d)**

Planning policies and decisions should contribute to and enhance the natural and local environment by:

Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. **Paragraph 193**

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be

integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

2.1.5. This AIA has considered the relevant Local Planning Policy, which includes:

- **Wiltshire Core Strategy** (Adopted January 2015)

Delivering strategic objective 5: protecting and enhancing the natural, historic and built environment

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure

Statutory Tree Protection & Designations

2.1.6. A search using the online mapping services available from Wiltshire Council on 04.11.2025 confirmed that there are no trees on the site afforded statutory protection by either a Tree Preservation Order (TPO) or Conservation Area.

Felling Licence

- 2.1.7. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.1.8. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.
- 2.1.9. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

3. Baseline Tree Survey

- 3.1.1. The tree survey was undertaken on 4th June 2025, by Sebastian Onslow *FdSc Arb. MArborA. MICFor (Chartered Arboriculturist)*, Principal Arboricultural Consultant at SEED Arboriculture Ltd.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The categories of tree retention are defined within the Cascade Chart for Tree Quality Assessment at **Appendix 1** and summarised as category A (trees of high quality), category B (trees of moderate quality), category C (trees of low quality) and category U (trees of poor quality).
- 3.1.4. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:
- Tree Retention Category (A, B, C and U)
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.5. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including; reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

- 3.1.6. The survey recorded 8no. individual trees including 6no. category C and 2no. category U retention value. There are predominantly semi-mature common ash and common hawthorn establishing from the boundary hedgerows. 2no. silver birch were recorded immediately beyond the western boundary. T1 and T8 display extensive canopy decline consistent with ash dieback infection.

Groups

- 3.1.7. The survey recorded 2no. groups of trees, both of category C retention value. Both the southern boundary groups comprise of scrub-like trees and outgrown vegetation.

Hedgerows

- 3.1.8. The survey recorded 6no. hedgerows which were not assigned a BS5837 retention value. The hedgerows are of both good and fair condition comprising of a native species mix. These provide important low-level screening as well as boundary containment and habitat corridors.

Woodlands

- 3.1.9. The survey recorded 1no. woodland of category B retention value. W1 is a young woodland located off-site beyond the northwest boundary. This mixed species woodland shows good initial establishment and potential long-term value.

Figure 1 – View of site from east looking west along the northern boundary, shows T1 (ash)



Figure 2 – View of site from north looking south shows farm building close to field access



Figure 3 – View of T5 (ash) along northern boundary adjacent to the Scheduled Monument



Figure 4 – View of site from east looking west towards neighbouring property and woodland



4. Impact Assessment

- 4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plan (AIP) (**Appendix 3**).
- 4.1.2. The design has sought to incorporate the existing trees and minimise the requirement for tree removal. However, due to access and visibility requirements there is conflict with trees, which is considered unavoidable.
- 4.1.3. The proposed development will require the partial loss of 1no. tree group of C category retention value. There will also be a partial loss of 1no. hedgerow.
- 4.1.4. G2 (mixed species) will be cut back on the southern side to allow clearance for the new footpath and access visibility splays. The partial loss of this scrub-like group will be of a negligible impact to the site or the wider setting.
- 4.1.5. H1 (mixed hedgerow) will be partially removed in 4no. small sections to accommodate vehicular and pedestrian access from Swindon Road. The combined area of hedgerow removal totals approx. 20metres. The sections of hedgerow removal will not be of a harmful impact to the character and appearance of the area.
- 4.1.6. The landscape proposals will compensate for the removals and offer a significant improvement to the existing canopy cover across the site.
- 4.1.7. None of the trees proposed for removal are afforded statutory protection by a TPO or Conservation Area. The trees are not considered aged or veteran and therefore the principles for refusal of development proposals on such grounds within the NPPF (para. 193(c)) would not be considered applicable.

Root Protection Areas (RPAs)

- 4.1.8. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.1.9. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability.
- 4.1.10. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the proposed development on the Arboricultural Impact Plan at **Appendix 3**.

New Footpath within the RPA

- 4.1.11. The development will require construction of a self-binding gravel footpath within the RPA of T1 (common ash). The incursion totals 12% of the RPA and is illustrated with a cream hatch on the Arboricultural Impact Plan at **Appendix 3**. Construction of the proposed footpath is considered achievable without representing an additional impact to the tree, subject to a sensitive working methodology.
- 4.1.12. It will be necessary for the footpath to be built up above existing ground level using timber edging boards. This is a 'no-dig' approach to avoid root damage. Topsoil can be used to conceal the side boards and carefully grade back into existing ground levels before finally turfing or seeding. The final top surface will be self-binding gravel, therefore a semi-porous material. This will allow for rainwater filtration to the root system of the tree.
- 4.1.13. Removal of any existing surfacing/vegetation within the RPAs must be undertaken using hand-tools only and under the direct supervision of the PA. This will ensure that foreseeable damage does not occur during this phase of development.
- 4.1.14. Any large roots (>25mm diameter) identified during ground works should be retained as such roots may be essential to the tree's health and stability. Any minor/fibrous roots identified during ground works (<25mm diameter) can be pruned back to an appropriate growth point using sharp bypass secateurs or a root-pruning handsaw.

Landscape Operations within the RPAs

- 4.1.15. There will be a requirement to undertake landscaping works including soft / hard surface alterations within the RPA of retained boundary trees at the site. Landscaping works will include fencing, paving, planting, seeding / turfing.
- 4.1.16. The minor surface works proposed within RPAs will not be of a detrimental impact to the health and vitality of trees. The removal of existing surfacing/vegetation within the RPAs will be undertaken using hand-tools/under arboricultural supervision. This will ensure that foreseeable damage does not occur during this phase of the development.

Utilities and Services within the RPAs

- 4.1.17. Excavation to install below ground services has the potential to result in unacceptable root severance which could be detrimental to tree health, vitality and structural integrity.



- 4.1.18. Traditional trench excavated utilities should principally be routed outside of tree RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts or apply trenchless insertion methods within RPAs. In all cases, working shall be drawn up in conjunction with the project arboriculturist and comply with The National Joint Utilities Group (NJUG) Publication (NJUG 10, Volume 4, 2007).
- 4.1.19. Where existing services become redundant within the RPAs of retained trees, the default position is that they are decommissioned and left in situ. Where this is not possible, services are to be removed by winching out from an access/inspection chamber located outside of tree RPAs.
- 4.1.20. A precautionary approach should be adopted when installing below ground services near retained trees. Prior to ground excavations for the service runs, the tree protective fencing will be installed to prevent any foreseeable damage occurring to trees positioned adjacent to the route of proposed services. Works within RPAs will be carried out using hand tools only. The PA shall be on-site throughout the installation process.

Tree Canopies & Shade

- 4.1.21. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 3**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.
- 4.1.22. The principal tree shadow constraints are shown on the AIP and are plotted in accordance with BS5837 using the current height of surveyed trees.
- 4.1.23. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that “shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits”.
- 4.1.24. Due to the minimal tree cover and green buffer framing the majority of the built form, the impact of shading is not considered to be significant or negative.

Future growth

- 4.1.25. Due to the location of retained trees, future growth of trees is not considered to be an issue to the proposed development.
- 4.1.26. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings, access and parking.

5. Tree Protection

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A draft Tree Protection Plan (TPP) is provided at **Appendix 3**.
- 5.1.2. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed PA.

Tree Protection Fencing

- 5.1.3. The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.
- 5.1.4. The indicative location of TPF is illustrated on the Draft TPP at **Appendix 3**.
- 5.1.5. The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the PA and, where necessary, approval from the Local Planning Authority.
- 5.1.6. The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.
- 5.1.7. The most common specification as illustrated in BS5837:2012 Figure 3b (**Appendix 4**) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 5.1.8. Weatherproof signage (Foamex foamboard or rigid plastic) will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access' (signage example at **Appendix 4**).
- 5.1.9. At the end of the project the fence will be removed only after confirmation by the PA and / or the Council that this is appropriate.

6. References

- 6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 6.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.1.4. National Planning Policy Framework (NPPF) 2025
- 6.1.5. The Forestry Act 1967
- 6.1.6. The Town and Country Planning Act 1990
- 6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.



Appendix 1 – Site Location Plan



Appendix 2 – Tree Schedule



BS5837:2012 Cascade Chart for Tree Quality Assessment

Category and Definition	Criteria (including subcategories where appropriate)			ID Colour 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; and/or • 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; see 4.5.7.			Dark Red (127-000-000)
Trees to be considered for retention (see Note)				
	1 - Mainly arboricultural qualities	2 - Mainly landscape qualities	3 - Mainly cultural values, including conservation	
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 forma l 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).	Light Green (000-255-000)
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.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	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.	Grey (091-091-091)



BS5837:2012 TREE SCHEDULE

SURVEY DATE: 04/06/2025
CLIENT: Gleeson Land
SITE: Land North of Swindon Road, Royal Wootton Bassett
REFERENCE: 1989-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Common ash	<i>Fraxinus excelsior</i>	9	565	6	3	3	4	3	Mat	Declining	Declining	Establishing from northern boundary hedge line. Mature ash. Single-stemmed. Extensive canopy decline and dead/dysfunctional branches consistent with advanced infection of ash dieback disease. Very limited future site contribution. Structural defects offer potential habitat value.	Consider removal and replacement from a site management perspective. Alternatively reduce to a low standing monolith for habitat value. Consult project ecologist.	U	150	6.90
T2	Common hawthorn	<i>Crataegus monogyna</i>	5	185	3	2	2	2	3	E/Mat	Fair	Fair	Establishing from northern boundary hedge line. Small hawthorn. Compact canopy shows thin foliage density. Low individual value.	No works required.	C1	14	2.10
T3	Common hawthorn	<i>Crataegus monogyna</i>	5	245	3	2	2	3	3	E/Mat	Good	Fair	Establishing from northern boundary hedge line. Small hawthorn. Compact, radial canopy. Low individual merit.	No works required.	C1	28	3.00
T4	Common hawthorn	<i>Crataegus monogyna</i>	5	230	3	3	2	3	3	E/Mat	Good	Fair	Establishing from northern boundary hedge line. Small hawthorn. Compact, radial canopy. Low individual merit.	No works required.	C1	23	2.70
T5	Common ash	<i>Fraxinus excelsior</i>	9	588	5	6	5	5	3.5	E/Mat	Declining	Fair	Establishing from northern boundary hedge line. Mature ash. Stems trifurcate near ground level. Sparse foliage density and many dead branches consistent with infection of ash dieback disease. Limited future longevity. Low quality ash.	No works required.	C1	163	7.20
T6	Silver birch	<i>Betula pendula</i>	11	185	3	3	3	3	1.8	S/Mat	Good	Good	Off-site birch stands within neighbouring garden within 1metre of northwest boundary fence. Forms part of wider birch group further off-site. Single-stemmed. Radial canopy. Good initial establishment.	No works required.	C1, 2	14	2.10
T7	Silver birch	<i>Betula pendula</i>	12	185	3	3	3	3	1.8	S/Mat	Good	Good	Off-site birch stands within neighbouring garden within 1metre of northwest boundary fence. Forms part of wider birch group further off-site. Single-stemmed. Radial canopy. Good initial establishment.	No works required.	C1, 2	14	2.10



BS5837:2012 TREE SCHEDULE

SURVEY DATE: 04/06/2025
CLIENT: Gleeson Land
SITE: Land North of Swindon Road, Royal Wootton Bassett
REFERENCE: 1989-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T8	Common ash	Fraxinus excelsior	8	230	3	3	3	3	1.8	S/Mat	Declining	Declining	Establishing from southern boundary hedge line. Semi-mature ash shows extensive canopy decline consistent with advanced infection of ash dieback disease. Very limited future site contribution.	Consider removal and replacement from a site management perspective. Alternatively reduce to a low standing monolith for habitat value. Consult project ecologist.	U	23	2.70
G1	Common hawthorn, Goat willow, Wych elm		Min. 4 - Max. 5	Min. 100 - Max. 175	See Associated Plans				0	S/Mat	Fair	Fair	Located to southern boundary bordering Swindon Road. Establishes from lower hedge line. Cluster of mixed deciduous, unmanaged trees. Includes one dead elm. Low collective value to site.	Fell standing dead elm.	C2	See Associated Plans	
G2	Common hawthorn, Common ash, Blackthorn, Wych elm, Dog rose		Min. 3 - Max. 8	Min. 100 - Max. 225	See Associated Plans				0	S/Mat	Fair	Fair	Located to southern site boundary. Unmanaged section of outgrown, overstorey hedge line. Dominated by elm, several dead elms within. Group extends to rear of brick outbuilding. Low collective value. Some vegetation close to overhead lines.	Part loss for development. Fell standing dead elms.	C2	See Associated Plans	
H1	Blackthorn, Common hawthorn, Wych elm, Dog rose		Min. 2 - Max. 5	Min. 50 - Max. 200	See Associated Plans				0	Mat	Good	Good	Linear roadside hedge line spans the entire southern boundary. Breaks for site access gateway. Native mix. Dominated by thorn and elm. Height differentiates. Dense composition. Large proportion is well-managed. Central section unmanaged on the roadside. Important green screen from the highway, boundary containment and habitat corridor.	Part loss for proposed development.	-	See Associated Plans	
H2	Blackthorn, Common hawthorn, Wych elm		Min. 2 - Max. 7	Min. 50 - Max. 240	See Associated Plans				0	Mat	Good	Fair	Mature outgrown hedge line follows eastern field boundary ditch network. Height differentiates. Standing dead elms to northern and southern ends, some appear to be off-site beyond fence line. Occasional larger thorn and elm. Native mix. Site face trimmed, height unmanaged. Relatively dense composition. Important habitat corridor and boundary containment.	Fell standing dead elms.	-	See Associated Plans	



BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
H3	Blackthorn, Common hawthorn, Dog rose, Wych elm		Min. 2 - Max. 2.5	Min. 50 - Max. 175	See Associated Plans				0	Mat	Good	Good	Linear northern boundary hedge line. Well-managed. Dense composition. Native mix. Breaks for site access gateway. Important green corridor and boundary containment.	No works required.	-	See Associated Plans	
H4	Blackthorn, Common hawthorn, Dog rose, Wych elm		Min. 2 - Max. 8	Min. 50 - Max. 225	See Associated Plans				0	Mat	Fair	Fair	Located to northeast boundary of field compartment. Outgrown hedge line. Height differentiates. Incomplete in part. Native mix. Several standing dead elms within. Fair overall condition.	Fell standing dead elms. Restock gaps with a native species mix.	-	See Associated Plans	
H5	Blackthorn, Common hawthorn, Dog rose, Wych elm		Min. 3 - Max. 4	Min. 50 - Max. 125	See Associated Plans				0	E/Mat	Good	Good	Off-site linear hedge line located immediately beyond northern boundary fence line. Borders margin of large off-site woodland. Dense composition. Southern side trimmed. Important habitat corridor.	No works required.	-	See Associated Plans	
H6	Field maple		Min. 7 - Max. 10	Min. 150 - Max. 260	See Associated Plans				0	S/Mat	Good	Good	Located off-site immediately beyond western boundary fence line. Linear field maple hedge to residential property boundary. Dense composition. Uniform appearance. Lower growth trimmed back to boundary line on the site side. Screening contribution.	No works required.	-	See Associated Plans	
W1	Field maple, Silver birch, Common hazel, Common hawthorn, Spindle, Common ash, Crab apple, Wild cherry, Blackthorn, Pedunculate oak, Small-leaved lime		Min. 5 - Max. 14	Min. 75 - Max. 250	See Associated Plans				0	Yng	Good	Fair	Large off-site mixed deciduous young woodland. Frames detached residential property and northern site boundary beyond H5. Google historical imagery indicates approx. 10-15 yrs old. Dense composition. Public footpath access. Important landscape and habitat feature. Future long-term potential.	No works required.	B2	See Associated Plans	

Appendix 3 – Plans



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)



Rev A	Issue to client	05.06.2025
Rev	Description	Date

SEED

SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT Land North of Swindon Road, Royal Wootton Bassett	
TITLE Tree Constraints Plan	
DRAWING REF 1989-TCP-001-A	DRAWING NO 001
SCALE 1:750 @ A1	REVISION Rev A



KEY.

Trees / Groups

Canopy Spread

Tree Stem

Root Protection Area (RPA)

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

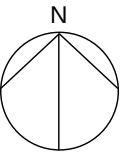
Hedgerows
(Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

Tree / Group to be REMOVED

Group / Hedgerow to be PART-REMOVED

New RPA Incursion for footpath (T1 ash)



Rev A	Issue to client	04.11.2025
Rev	Description	Date



SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Land North of Swindon Road, Royal Wootton Bassett

TITLE
Arboricultural Impact Plan

DRAWING REF
1989-AIP-002-A

DRAWING NO
002

SCALE
1:750 @ A1

REVISION
Rev A



Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

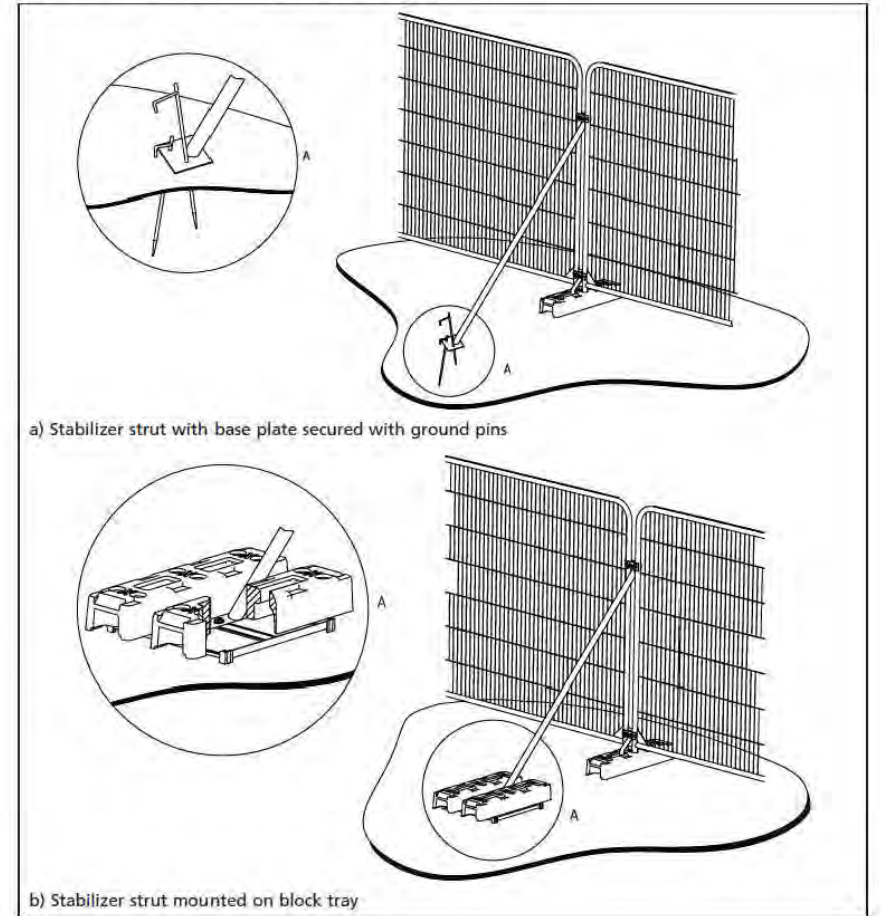
Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3

Figure 3 Examples of above-ground stabilizing systems



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area (RPA)

A Category Tree (High quality / retention value)

B Category Tree (Moderate quality / retention value)

C Category Tree (Low quality / retention value)

U Category Tree (No remaining retention value)

Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Tree / Group to be REMOVED
- Group / Hedgerow to be PART-REMOVED

New RPA Incursion for bound gravel footpath (T1 ash) 12% incursion. No-dig construction above ground level with timber edging boards recommended.

RPA incursions within tolerance limits of BS5837. Sensitive groundwork required.

TREE PROTECTION

- Tree Protection Fencing

Rev	Issue to client	Date
Rev A	Issue to client	04.11.2025
Rev	Description	Date



SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Land North of Swindon Road, Royal Wootton Bassett

TITLE
Draft Tree Protection Plan

DRAWING REF
1989-TPP-003-A

DRAWING NO
003

SCALE
1:750 @ A1

REVISION
Rev A

Appendix 4 – Tree Protective Fencing

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems

