
**42 OXFORD STREET, RAMSBURY,
MARLBOROUGH, WILTSHIRE, SN8 2PG**

**TREE SURVEY, ARBORICULTURAL IMPACT
ASSESSMENT & TREE CONSTRAINTS PLAN**

FOR

PROPOSED DETACHED GARAGE

Prepared by:

WHLandscape

On behalf of:

Mr A Fitton

Project Reference: 25.2075

Revision: B

DECEMBER 2025

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mr A Fitton to undertake a Tree Survey and to prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support the proposed construction of a detached garage on land to the rear of 42 Oxford Street, Ramsbury, Marlborough, Wiltshire, SN8 2PG.

WHLandscape has an established track record of carrying out Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

This report has been undertaken by: Seb Macleod NC Hort/Arb. L6 Dip Arb. (Lantra Professional Tree Inspection)

Checked by: Will Harley BSc (Hons) CMLI

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1. INTRODUCTION

1.1. WHLandscape has been instructed by Mr A Fitton to conduct a Tree Survey, an AIA and to provide a TCP. These will support an application for the construction of a new detached garage structure with hardstanding apron on land to the rear of 42 Oxford Street, Ramsbury. The survey is to outline any constraints that the trees on the site pose to such a development, and indicate measures required to protect those trees to be retained during any construction process. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.2 This initial arboricultural report includes a survey of the significant trees (those with stem diameter 150mm, measured at 1.50m above ground level), hedges or groups of trees currently found on the site (outlined by the plan provided. The quality and condition of these trees is to be assessed and categorised. Any management recommendations deemed necessary are to be put forward.

1.3 The trees surveyed are to be categorised A, B or C, for those to be considered for retention, or U for those unsuitable for retention. Further sub-categories of 1, 2 or 3 are given for those to be considered for retention (see Cascade chart for tree quality assessment in Appendix 1). Categorisation will be made in accordance with BS 5837:2012.

1.4 A TCP guided by the above and the below ground constraints that the surveyed trees on site may pose to the development proposal, is provided in Illustrative material at plan ARB-2075-01 and is based on the drawing of the site provided by the applicant. The key constraints to be considered will include the Root Protection Areas (RPA) and potential Construction Exclusion Zones (CEZ) that trees may require during construction if they are to be retained, as well as the current ground clearance and spread, that may affect construction activity/access.

1.5 The report includes an AIA to outline and mitigate the potentially adverse tree related impacts that the design proposal poses and to suggest any changes that may benefit the scheme.

1.6 The area proposed to be developed consists of an area of grass sward and scrubby vegetation to the south and rear of 42 Oxford Street. The area is accessed from the highway along the eastern side of the site where hardstanding ground of compacted gravel couples as the vehicle access for both 42 and 44 Oxford Street (also under the control of the applicant) which stands directly to the west of the proposed development area. A small horse chestnut stands at the south-western corner of the square

of scrubby ground proposed to be developed, abutted by hardstanding ground of paving and loose stone to the west and south. A smaller horse chestnut stands to the south of the proposed development area proposed, along with a mature silver birch within a small orchard area beyond fencing, also to the south.

1.7 The proposal is to construct a three-bay wooden garage structure at the western side of the derelict area of ground, with an apron of hardstanding ground of loose stone to extend from the eastern side of the structure connected to the existing vehicle access to the east. A retaining wall is to be constructed directly to the north of the new structure. A plan of the proposed scheme has been provided by Tuttle Architectural Services (drawing no. 42 Oxford Street – 11 Rev C) and has been overlaid onto the TCP provided in Illustrative Material at plan ARB-2075-02 (Design Overlaid).

1.8 The proposed development area sits within a Conservation Area. No trees on or adjacent to the site are subject to Tree Preservation Orders (TPO)

1.9 The soil type for the site is described as 'Freely draining slightly acid but base-rich soils. Therefore, the site is unlikely be on a shrinkable clay with the potential for subsidence damage to be caused, by trees, to new or existing structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type and the implications this may have on suitable construction specifications.

1.10 A site visit was undertaken on the 29th of October 2025 by Seb Macleod in fair weather conditions.

2. CONSTRAINTS TO PROPOSED DEVELOPMENT

2.1 GENERAL

2.1.1 The trees surveyed represent above and below ground constraints to the proposed development. Above ground constraints include the size and nature of the branching canopy that can influence where structures/utilities can be placed, or that present barriers to access during or after construction. Shade cast by individual trees can be beneficial or a nuisance and needs to be considered. In addition, the potential ultimate height and spread of any younger trees on site, and the future impacts they may have, must also be a consideration.

2.1.2 Below ground constraints are principally concerned with the RPA, or the rooting area, of an individual tree that must be maintained in its current condition (i.e. not excavated, compacted or re-graded) to ensure the continuing health of the tree during and after development. Roots that are 25mm or over must not be damaged, in order to ensure the future structural and physiological function of the tree.

2.1.3 New buildings should not be positioned within the RPA of a tree to be retained. No ground should be disturbed, materials stored, or vehicle/pedestrian traffic undertaken within the RPA of a retained tree. It is also the default position that construction access must be outside the RPA of any tree to be retained on site. Above and below ground constraints can be mitigated by felling, or pruning, if justified in the impact assessment. Incursion of works into the RPA of a tree to be retained can be facilitated by special construction techniques, if justified in the impact assessment.

2.1.4 The RPAs are calculated as per Section 4.6 of BS 5837:2012 and, where applicable, are recorded as an area of a nominal circle or a radius of that circle. The British Standard states the following:

- For single-stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter.
- For trees with more than one stem, one of two calculation methods is to be used:
- For trees with two to five stems:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter } 1)^2 \times \text{number of stems}}$$

2.1.5 In all cases, the stem diameters are measured in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D. The RPA is capped at 707 metres (m) squared or a 15m radius.

2.1.6 Where trees are positioned close to adjacent areas of hardstanding, which are impervious to air and water, and where tree roots are unlikely to ingress, the RPA may be off set from the centre of the tree to reflect the areas where the roots are more likely to have established.

2.1.7 RPAs for hedges will normally be set at a distance from the central base of the hedge calculated as half its average height.

2.2 OTHER CONSTRAINTS

2.2.1 Potential constraints to the development of the site include the above ground area occupied by the crowns of the trees, potential shade and debris cast by the trees, working space during development and, if applicable, allowances for future growth of the trees. The extent of these constraints is determined by considering the suitability of the species and its characteristics within the context of the proposed development, plus the existing and future crown spread of the tree. A further consideration is that the crown could be modified by appropriate tree surgery. Site planning and development design must therefore give consideration to these issues in order to prevent future problems arising.

2.2.2 Any remedial works on trees to improve safety or to facilitate construction must be undertaken in accordance with BS 3998:2010 British Standard *Tree Work - Recommendations*. Work must be undertaken by qualified and experienced professionals.

2.2.3 All services should be directed outside the retained trees' RPAs. However, where it is agreed that services can be located within a RPA, they must be hand-dug in accordance with the principles contained within National Joint Utilities Group Guidelines Vol. 4, in a position no closer than four times the stem circumference of the tree and dug down to the required level. Small diameter roots should be neatly cut with clean secateurs, whilst roots over 25mm in diameter, and/or large root masses, must be retained undamaged. Alternatively, if underground services are to run through the RPAs of trees to be retained, specialist construction techniques, such as impact moling, could be employed to install any pipework at a depth greater than 600mm from ground level, where tree roots are unlikely to be found.

2.2.4 No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes storage of materials, unplanned routing of underground services or incursions by vehicles or site operatives unless specified and accompanied by specialist protection measures.

2.2.5 Mixing of cement or concrete, or the storage of fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to contamination of the RPA of any tree to be retained.

2.2.6 Fires must not be lit in a position where flames could extend to within 15m of the foliage, branch framework or trunk of any tree to be retained.

2.2.7 Landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.

2.2.8 Changes in soil level should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the Local Planning Authority (LPA). This is in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed or the roots and rooting zones are not compromised by compaction.

2.3 TREE PROTECTION MEASURES

2.3.1 Tree protection fencing may be required to form a CEZ, to prevent construction activity within the RPAs of trees to be retained, or to protect the crowns of retained trees. This must be constructed from weldmesh panels of at least 2m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS 5837:2012.

2.3.2 Other prospective measures may be instructed to be deployed during the development process based on the particular findings of the report and site assessment.

2.3.3 Services and drain runs must be kept outside the fenced RPA of the retained trees unless agreed in advance of construction.

2.4 ARBORICULTURAL SUPERVISION

2.4.1 A suitably qualified arboriculturist must be retained during the development period to carry out the following:

- To inspect tree protection measures prior to construction or ground works starting on site.
- To advise of any issues at the request of the LPA, the property owner or contractor as necessary.

2.4.2 The details of each visit are to be recorded in a site visit pro-forma, with copies circulated to the contractor, developer and the LPA Tree Officer.

3. TREE SURVEY

3.1 TREE SURVEY CRITERIA

3.1.1 This tree survey has been undertaken in accordance with BS 5837:2012 in order to establish and record:

- The principal attributes of those trees on site of stem diameter over 150mm measured at 1.50m from ground level (such as height, stem diameter, height of first branch break, crown spread, crown clearance).
- The Condition, Quality and Value of the trees on site.
- The retention value of those trees as categorised by BS 5837:2012.
- The outline and area of RPA required for those trees to be retained on site, and any other remedial works necessary to ensure a reasonable level of safety; or to facilitate the development in accordance with conditions set out in BS 5837:2012.

3.1.2 The findings of the survey highlight which trees are of particular merit and should be marked as a material constraint in the planning process.

3.1.3 The suitability of trees for inclusion in the proposed development is considered, with particular regard given to their safe, useful life expectancy, and suitability in the site after development is completed.

3.1.4 The Tree Survey was undertaken in accordance with Section 4 of BS 5837:2012, which grades trees into the following categories (See Appendix 3: Cascade chart for Tree Quality assessment):

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

- B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- U – Trees in such a condition that they cannot be realistically retained due to poor condition.

Further subcategories are given as follows:

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

3.2 SURVEY LIMITATIONS

3.2.1 This survey was undertaken from ground level using visual assessment techniques only. Physical assessment of suspected decay has been limited to probing with metal rods or sounding with a hammer. No specialist decay equipment or internal investigation tools have been employed during the assessment. No soil samples have been taken in the course of this assessment.

3.2.2 The observations and recommendations presented are based on the knowledge, qualifications and experience of the surveyor only.

3.2.3 All dimensions are measured as far as reasonably practicable, with the plotting of tree locations dependent on the topographical survey provided, or the available satellite coverage at the time of inspection. Stem diameter may have been estimated where trees are on third party land or where stems are inaccessible due to obstructions by undergrowth. Stem diameter may also have been estimated from best measurements available if the tree is ivy clad. The survey methodology follows that prescribed in BS 5837:2012.

3.2.4 Trees are dynamic evolving organisms subject to a range of external influencing factors (particularly the weather) the consequences of which may not always be foreseeable under the scope of this survey.

3.2.5 This survey will be valid for 12 months from the date of inspection and may become invalid within this period if any works are undertaken on or near to trees assessed in the survey. Such works include un-prescribed tree surgery, soil level changes, trenching etc.

3.2.6 Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert advice in this area prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

3.2.7 The nesting season for most birds runs from 1st March to 31st July. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.

3.2.8 Trees with a Tree Preservation Order or those sited in a conservation area are protected under section 198 and 211 (1) of the Town and Country Planning Act 1990. Consent from the LPA must be sought before any works are to be undertaken on such trees, unless the proposed works to protected trees are a necessary consequence of granted full planning consent.

4. TREE SURVEY FINDINGS

4.1 Three individual trees were assessed and appear in the survey schedule (Table 2). These trees were included in the survey schedule as they are considered to have the potential to be affected by the development proposals. Smaller trees adjacent to the proposed development area have not been included in the survey schedule as they were too small to be considered as arboricultural features that pose a constraint to the scheme or too far from the area proposed to be developed to potentially pose a constraint. The horse chestnut (T1) stand and birch (T3) stand within the red line area provided and are therefore under the control of the applicant. The horse chestnut (T2) appears to be outside the red line and blue line area provided and is not considered to be under the control or ownership of the applicant. T2 was included in the survey schedule as its RPA has the potential to pose a constraint to the design and development process.

4.2 The early mature (tree in the second third of its life cycle) horse chestnuts T1 & T2 are both relatively homogenous in size and form, both having been subject to a pollarding (a pruning system involving the removal of the upper branches of a tree, which promotes the growth of a dense head of foliage and branches). Both have pruning points at 3-4m stem height and with 4-5m growth from those points forming the crowns of both trees. Both horse chestnuts are relatively compact as a result of the pruning regime they've been subject to. Both are assessed as in fair structural condition and fair physiological condition but do show leaf miner damage from horse chestnut leaf miner (*Cameraria ohridella*). Horse Chestnut Leaf Miner (HCLM) damage, evident from brown blotches on the leaves is caused by the mining activity of the larval stage of the life cycle of a small moth which causes this effect. The damage caused does not directly kill the host tree but does leave the trees in a weakened vulnerable state where they are more susceptible to diseases like horse chestnut bleeding canker. HCLM damage has a negative impact aesthetically from mid to late summer. There are currently no effective control measures to combat this pest although the removal or burning of leaf litter from the trees in late autumn may reduce the severity of the following years infestation.

4.3 Both horse chestnuts are not of significant stature due to the pollarding regime they are subject to and, due to the impact of HCLM, are considered to have limited amenity values and are assessed as lower quality C grade retention category. C grade trees represent those that would be considered as more suitable for consideration for removal to facilitate a development proposal than higher quality B or A grade features.

4.4 The birch T3, which stands within a small fenced off orchard area within grass sward to the south of the access driveway, is a conspicuous amenity feature within the context of its surroundings and assessed as good quality B grade retention category. B grade features are considered highly worthy of retention within any development proposal.

4.5 The RPAs of trees T2 & T3 to the south extend close to the proposed development area but do not conflict directly with it. The ground between these trees and the development area consists of compacted gravel and an existing fence line stands between these trees and the gravel driveway to their north.

4.6 The stem position of the horse chestnut T1, proposed to be retained, stands close to the proposed garage structure beyond a proposed 1-1.5m access strip between its elevations and the trunk of the horse chestnut. The RPA of T1 extends several metres below the footprint of the proposed garage and is therefore in conflict with the new surfacing for the garage flooring as well as upright supporting posts and the low brick wall proposed at the base on its southern and western elevations. Ground to the south and west of the tree already consists of hardstanding compacted gravel or paving.

4.7 The shading profiles of the trees assessed will cast shade over much of the area proposed to be developed during the majority of the daylight hours.

5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 The trees assessed, with the exception of the birch (T3), are not considered to be of particularly high amenity value but are suitable for retention within the scheme proposed. The horse chestnut T2 and birch T3 are not considered to be significantly threatened by the development proposals, although their RPAs extend close to the development area and could be considered potentially threatened by inadvertent damage during the construction process. This threat is however averted by the presence of the compacted gravel driveway between their stems and the site, which will offer protection from potential damage by ground compaction via the passage of vehicles, plant or site operatives.

5.2 The retention and protection of the key features (specifically RPA) of the horse chestnut T1 through and beyond the development process is feasible if specialist construction methodology were applied throughout the development process. However, considering the limited stature and relatively low amenity value the tree offers, its proposed removal and compensation with post development mitigation planting is considered to be the more practicable option to pursue. Therefore, T1 is marked for removal on the TCP at plan ARB-2075-02.

5.3 The shading profiles of those trees assessed will cast shade over the site for much of the day, but this is not considered a negative constraint within the context of the proposed future use of the area.

5.4 Following the removal of the horse chestnut T1 along with its conflicts with the design proposal, trees T2 & T3 do not appear to be particularly threatened by inadvertent damage during the remaining development process. This is as the existing fencing to the north of the vegetated ground in which they stand is fenced from the ground to its north which discourages development activity straying onto that vegetated ground. Then the existing surfacing of compacted gravel beyond the fence line will allow for construction access without a high potential for ground compaction to negatively impact the trees via the passage of vehicles or plant. It is also assumed that vehicle access would need to be maintained along the existing gravel driveway which would render the areas within the adjacent tree RPAs unsuitable for the storage/mixing of materials which can also lead to root damage. Therefore, the provision of fenced construction exclusion zone and other tree protection measures during development is not considered necessary.

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1 The calculated RPAs of trees that are marked for retention are highly sensitive. The ground within the RPAs can be easily damaged by construction activity, with potentially negative impacts for those trees concerned. The severance of roots within the RPA of a tree has the impact of reducing its physiological function in terms of its ability to store energy, as well as draw water and nutrients from the soil to the effect that severe dysfunction or death of the tree can result. The removal of larger roots within the RPA can have the impact of reducing the structural integrity of the tree, leaving it exposed to failure during adverse weather conditions. The wounding resulting from the severance of roots can offer tree pathogens entry points for infection, which can cause dysfunction, loss of structural integrity or death.

6.2 Roots require access to oxygen and water in order to respire, as well as providing the rest of the tree with water and nutrients. Compaction of the soil will reduce this function to the effect that severe dysfunction or premature death of the tree can result. Installation of a non-porous hard-standing area within the RPA of a tree will have the same impact as compaction of the soil. Contamination of the soil from substances such as cement, fuel or chemicals, can have severe negative impacts on the physiological function of the root system in terms of its ability to store energy. It can also affect the drawing of water and nutrients from the soil, which can lead to physiological dysfunction, loss of structural integrity or premature death of the tree.

6.3 The stems and branching structure of trees are important to their physiological and structural function. The pruning of trees has the impact of reducing their ability to store energy, maintain their physiological system, and photosynthesise, which requires energy from the sun. This can lead to a loss of physiological function, expose the tree to pathogens and potentially lead to decline or premature death. The wounding resulting from the removal of branches can offer tree pathogens entry points of infection. A tree can be unbalanced by excessive pruning on one side, which can leave it exposed to new stresses and lead to failure during adverse weather (the removal of adjacent trees can have the same effect). The inadvertent damage of the stem and branching structure that may be a consequence of construction activity, has similar potentially negative impacts to pruning.

6.4 The negative arboricultural impacts of the scheme proposed are limited to the proposed removal of the C grade horse chestnut T1. This tree is not considered to have any meaningful amenity value due to its limited stature and the negative aesthetic impact of the pollarding regime it has been subject to, but also the aesthetic impacts of HCLM which has a profound detrimental effect on its appearance

through much of the growing season. Therefore, the proposed loss of T1 is not considered to represent a significant negative arboricultural impact.

6.5 New tree planting to mitigate the loss of the horse chestnut is proposed by the applicant to include provision of 2-3 Himalayan birch planted at the peripheries of the area proposed to be developed.

6.6 The current or ultimate shading profile of those trees assessed are not considered to be a constraint to the proposed use of the site by excessive shading due to the context of its proposed future use.

6.7 Overall, the negative arboricultural impacts of the proposed scheme are considered to be low and can easily be mitigated by replacement planting. Trees T2 & T3 are not considered to be subject to any significant threat of inadvertent damage during development.

7. REFERENCES

British Standards Institute, 2012. *BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations*. Online: BSI.

British Standards Institute, 2010. *BS 3998:2010 – Trees work. Recommendations*. Online: BSI.

Ben Rose – Arboricultural Association, 2020. *Arboricultural Guidance Note 12 – The use of cellular confinement systems near trees: A guide to good practice*. Available at:

<https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Misc%20images/Bookshop/AA_GuidanceNote12_CellularConfinementSystems-Web.pdf>

National Joint Utilities Group, 2007. NJUG vol.4 *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Available at: <<http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>>

Soilscapes, 2025. Soilscapes Map. Available at: <<http://www.landis.org.uk/soilscapes/>>

TABLES

Table 1 Tree Survey Key and Schedule

Tree/Tag No: Individual trees will be denoted as T1, T2 etc. on plans or diagrams. Groups of trees too numerous to individually survey or groups comprising of mainly trees of a stem diameter less than 150mm will be denoted as G1, G2 or W1, W2, etc. Hedgerows will also be shown as groups denoted as H1, H2, etc. Tree stumps denoted by S. Individual trees located in a group or hedgerow can still be assessed individually.

Species: using common and scientific name.

Measurement Conventions:

1. Height, crown spread, and crown clearance is recorded to the nearest half metre (crown spread is rounded up) for measurements up to 10m and to the nearest whole metre if over 10m.
2. Stem diameter is recorded in millimetres rounded to the nearest 10mm.
3. Any estimated dimensions (e.g. for inaccessible trees or those located on adjacent land) are suffixed by "#".

Tree height measured using an electronic clinometer. Site conditions may render this technique impractical in which case an estimated height will be suffixed by "#".

Stem Diameter: normally measured at 1.5m from ground level or using techniques as stated in Annex C of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. If estimated denoted by #.

Ivy clad trees will be noted as without removing the ivy a stem diameter will have to be estimated from best measurement available.

Age Class: Y - a young tree in first third of life cycle.

EM - an early mature tree in second third of life cycle.

M - a mature tree in the last third of its life cycle.

OM - an over-mature tree in decline due to age.

Physiological Condition:

Good (G) - tree appears to be in a satisfactory physiological condition showing no signs of poor health.

Fair (F) - may be showing some minor signs of stress.

Poor (P) - slightly compromised showing significant signs of stress i.e. crown retrenchment.

V. Poor (VP) - significantly compromised e.g. advanced retrenchment.

D - dead.

Structural Condition: (Crown, stem and base of tree each given a value)

Good (G) - tree appears to be in a satisfactory structural condition with no significant defects found.

Fair (F) - some defects, but of low significance.

Poor (P) - slightly compromised e.g. poor branch unions found or evidence of decay.

V. Poor (VP) - profoundly compromised and imminent failure likely.

- cannot be assessed due to ivy/vegetation cover.

D/W - deadwood.

Estimated Remaining Contribution: Measured in years: <10 (under 10 years), >10 (over 10 years), >20, >40.

Retention Category: Denoted as U, A, B, C with sub-categories 1, 2, 3. as defined in Table 1 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Root Protection Area (RPA): Radius given in m. Area given in m².

Table 2 BS5837 Survey Schedule

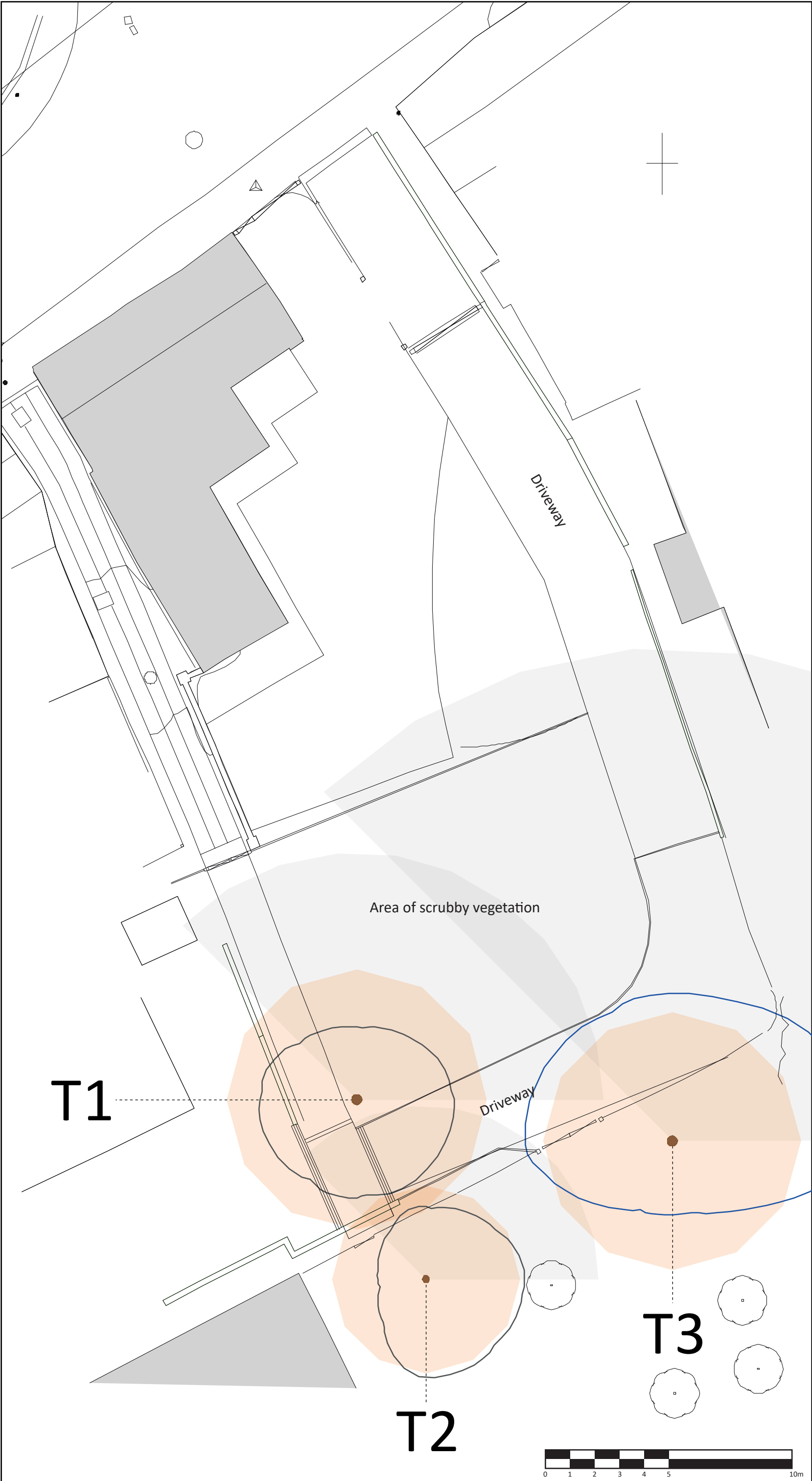
Site: 42 Oxford Street, Ramsbury

Client: Mr A Fitton

Date: 29th November 2025

Tree/Tag. No	Species	Tree Height (m)	Stem Diameter (mm)	Crown spread (m)				Height & Direction of 1 st Branch	Min. Crown Clearance (m)				Life Stage	Physiological Condition	Structural Condition: CROWN/STEM/BASE General Observations: Preliminary Management Recommendations	Estimated Remaining Contribution	Retention Category	RPA R (m)	RPA A (m²)
				N	E	S	W		N	E	S	W							
T1	Horse chestnut <i>Aesculus hippocastanum</i>	9	430	3	4	4	4	2n	4	5	5	4.5	EM	F	F/F/G Subject to pollarding regime, pruning points at 4m stem height Codominant break of stems at 2m Showing leaf miner damage in foliage Basal stems on west side removed at base Existing hardstanding ground directly to south & west	>10	C1	5.1	81
T2	Horse chestnut <i>Aesculus hippocastanum</i>	7	310	3	4	4	2	3s	3	3	4	2	EM	F	F/F/G Subject to pollarding regime, pruning points at 3m stem height Showing leaf miner damage in foliage Outside site	>10	C1	3.6	41
T3	Silver birch <i>Betula pendula</i>	20	320 280	6	8	3	6	3e	3	2	4	4	M	G	G/G/G Codominant stems from near base	>20	B1	5.1	81

ILLUSTRATIVE MATERIAL



KEY:

- 'A' Category

- 'B' Category

- 'C' Category

- 'U' Category

Tree stem

Shading arc

Crown spread
(in colour of retention category)

Root Protection
Area (RPA)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Unsurveyed tree

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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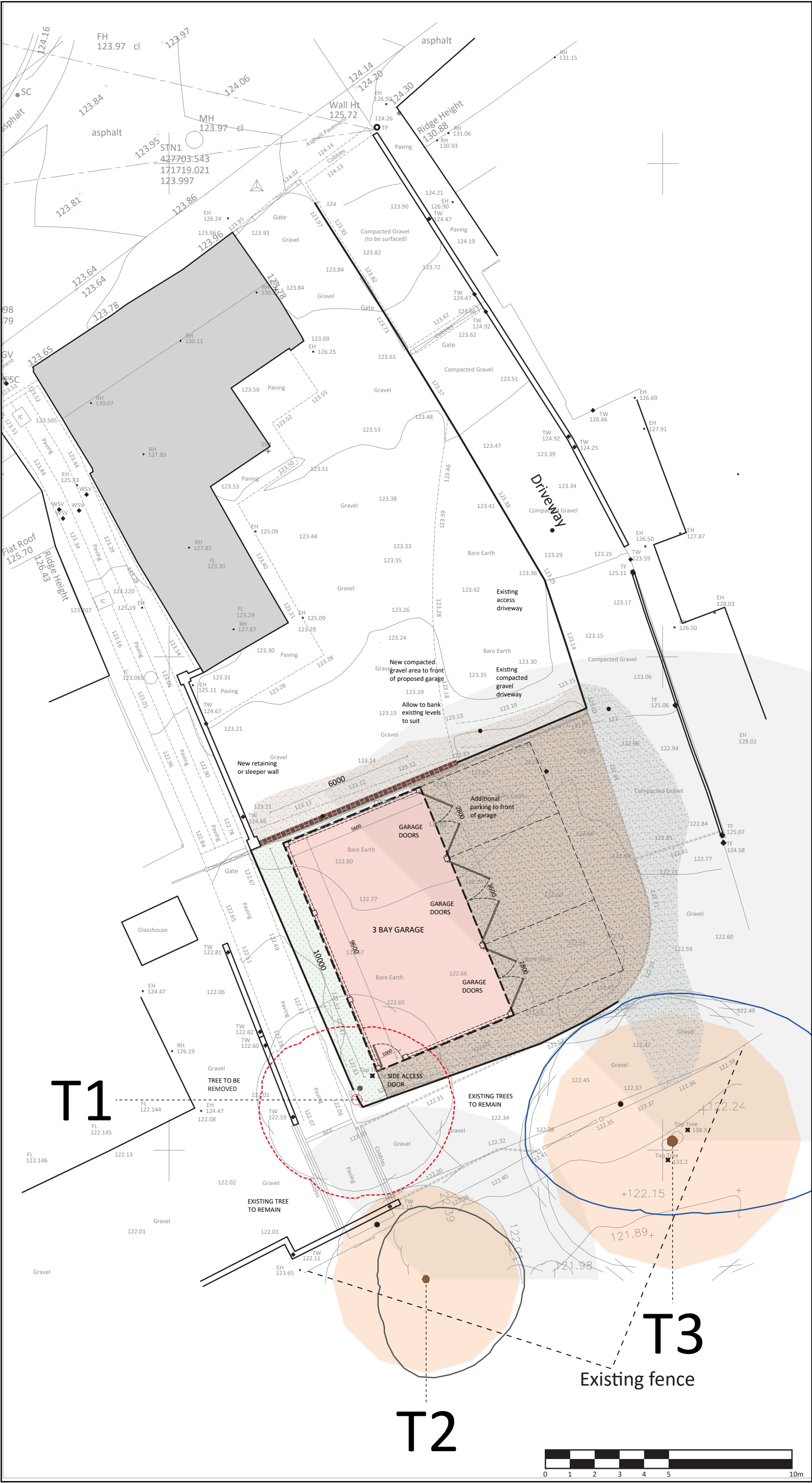
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Drawing title: Tree Constraints Plan		
Drawing number: ARB-2075-01	Rev:	Date: Nov 25
Scale: 1:150 @ A3	DB: SM	CB: GH



KEY:

- 'A' Category

- 'C' Category

- 'B' Category

- 'U' Category

Tree stem

Shading arc

Crown spread
(in colour of retention category)

Root Protection Area (RPA)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Unsurveyed tree

- Tree to be removed

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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42 Oxford St, Ramsbury

On behalf of:
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Drawing title:
Tree Constraints Plan (Design Overlaid)

Drawing number:
ARB-2075-02

Rev:

Date:
Nov 25

Scale:
1:150 @ A3

DB:
SM

CB:
GH

APPENDIX 1

BS 5837 (2012) CASCADE CHART FOR TREE QUALITY ASSESSEMENT

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention				
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>		
Trees to be considered for retention		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 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 so as 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