



## **Land at First Lane, Whitley, SN12 8RL**

### **Arboricultural Report containing:**

- **Arboricultural constraints**
- **Arboricultural impact assessment (AIA)**
- **Tree protection**
- **Arboricultural method statement**



*On behalf of*  
**PlanningSphere Ltd.**

*Prepared by:*  
**Deb Randall BSc TechArborA**  
**Arboricultural Consultant**  
**November 2025**

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## 1.0 Instructions/Scope

Silverback Arboricultural Consultancy have been instructed to compile an arboricultural report containing tree survey, tree constraints plan, arboricultural impact assessment, tree protection plan, and arboricultural method statement regarding trees growing within and adjacent to land at First Lane, Whitley, Melksham, SN12 8RL. This report is intended to accompany a planning application relating to the construction of two new residential dwellings and water run-off ditch on the site. This document has been produced to demonstrate that the implications of the proposed development to the existing trees has been fully considered during the detailed design process.

1.1 Recommendations for the safeguarding of trees in close proximity to development are set out in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. We have therefore carried out the assessment of the trees in accordance with that document.

1.2 Specifically, this report and the accompanying information are supplied to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs), in a Tree Schedule and on a Tree Constraints Plan (TCP).
- Assess the impact of the proposed development on the trees on or adjacent to the site and the impact that retained trees will have on the site post development.
- Identify trees to be removed, trees to be retained, and specify measures necessary to protect retained trees during the construction phases of the development.
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the construction phases of the development.
- Present information regarding the location of protective barriers or fencing and ground protection on a Tree Protection Plan (TPP).
- Identify special engineering, excavation or protection measures intended to minimise the impact on retained trees where the site design layout requires a breach of the Root Protection area (RPA).

- Provide an Arboricultural Method Statement for the recommended works detailing measures which should be implemented to protect retained trees during the construction phases of the development.

1.3 This report is based on a ground level assessment of the trees. A site survey was undertaken by Deb Randall BSc (Hons) *TechArborA*, technical member of the Arboricultural Association and a Lantra certified Professional Tree Inspector with over five years' experience in the industry, and Chris Wright *M.Arbor.A* a professional member of the Arboricultural Association and Lantra certified Professional Tree Inspector with over thirty years' experience in the industry. The site was visited on Thursday 30<sup>th</sup> November 2025. The weather was bright with good visibility.

1.4 Documents Provided

- Topographic survey dwg N° 165/9670/1A
- Proposed site layout dwg N° WTY-023

## 2.0 Survey Methodology

The survey includes tree and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.1 All inspections were made from ground level with the use of binoculars, sounding hammer, and metal probe where necessary, using the Visual Tree Assessment method (Mattheck & Breloer, 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies, and any structural defects that could affect the structural integrity of the trees have been noted.

2.2 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

**Number:** an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where several trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single number, prefixed with a 'G'

**Species:** common name and botanical name in *italics*

**Tree Height:** approximate height in metres

**Stem Diameter:** diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012

(# estimated dimensions for off-site or inaccessible trees)

**Crown spread:** approximate spread in metres taken at the four main compass points N, E, S, W

**Crown clearance:** approximate height from ground to lowest part of canopy

**Age class:** Young, Semi Mature, Early Mature, Mature, Over-Mature, Veteran

**Structural condition:** Good, Fair, Poor, Collapsed

**Physiological condition:** Good, Fair, Poor, Diseased, Dead

**Observations:** observations noted during tree inspections

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

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

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

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

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

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

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

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

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

**RPA – Root Protection Area** - measured in metres from the centre of the tree stem.

## 2.3 Presentation of the Data Collected

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table (appendix 1) in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.
- The data significant to the proposed site layout is also presented on the Tree Constraints Plan (Drawing Number 251127-FL-TCP-DB (appendix 2) and Arboricultural Impact Assessment Plan (Drawing Number 251127-FL-AIA-DB (appendix 3).
- All other relevant data are presented within the main body of this report.

- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule sheets, and on all plans presented in the appendices of this report.

### 3.0 Report Limitations

Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

- 3.1 No internal decay devices or other invasive tools to assess tree condition were used. No soil excavation or root inspection was undertaken. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.
- 3.2 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.
- 3.3 The survey contained within this report is not a tree safety inspection. It has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the tree schedule sheets (appendix 1). A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.
- 3.4 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions regarding their retentive worth.
- 3.5 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. Any amendments to the design or position of the proposed development will invalidate this report.

## 4.0 Legal duty

- 4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the Occupiers Liability Act (1957 & 1984).
- 4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.
- 4.3 Searches of Wiltshire Council's online mapping system showed there are no Tree Preservation Orders or other statutory constraints covering the trees on the site.

## 5.0 Tree and Site Assessment (to be read in conjunction with the survey schedule sheets)

- 5.1 The proposed development is for the construction of two new residential dwellings on the site and a new water run-off ditch along the south and west border of the site. The area proposed for development currently comprises of an unused field containing a ditch running diagonally through the site. The site is accessed from First Lane to the north which is bordered by the lane and a Hawthorn hedgerow containing three mature trees. The eastern boundary is bordered by a row of Ash trees growing adjacent to Corsham Road. There are agricultural fields to the south and west of the site beyond a wooden fence. There are two Walnut trees growing in the neighbouring residential property to the west.
- 5.2 On inspection, it was found that all the surveyed Ash trees are infected by Ash dieback disease (*Hymenoscyphus fraxineus*). This was evident in the stress growth and few remaining leaves in the canopies of the trees and the leaf litter around the base of the trees.
- 5.3 Ash dieback disease destroys the tree's phloem and xylem, which results in the tree being unable to move water and nutrients around its structure. This lack of water and nutrient movement will cause the branches of the tree to fail and the tree to 'die back.' The ongoing loss of nutrition and water plus the depletion of energy reserves due to the lack of foliage, causes the tree to become brittle, lose branches and make it susceptible to other pathogens such as Honey Fungus (*Armillaria*). It is therefore considered that the Ash trees have a very short useful life expectancy and should not be considered as a constraint to any proposed development.

- 5.4 No other significant defects were found at the time of inspection. Overall, it is considered that the majority of trees were of low quality and value, and in fair structural and physiological condition.
- 5.5 Sixteen trees, one group of trees and one hedgerow were surveyed. Of the trees surveyed, two trees were categorised **A**, one tree was categorised **B**, one tree was categorised **U**, the remaining trees, groups and hedgerow were categorised **C**. The trees were assessed and categorised in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

## 6.0 Arboricultural Constraints

Trees have a widely spreading, shallow root system. In most cases, the majority of tree roots are situated within the top 600mm of soil although some roots may extend down to 2m. Small feeder roots can also be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.

- 6.1 Constraints on the design of the development are presented in the Tree Schedule Sheets (appendix 1), Tree Constraints Plan (appendix 2) and the Arboricultural Impact Assessment Plan (appendix 3). These constraints are also considered in the main body of the report below and recommended remedial works and mitigating measures.
- 6.2 The Tree Constraints Plan (TCP) shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m<sup>2</sup> which ideally should be left undisturbed around each tree were it to be retained. The TCP/ AIA also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

## 6.3 Trees Identified for Retention and Removal.

It is proposed to retain and protect all existing trees throughout the proposed development.

## 6.4 Trees Outside Site Boundary

There are no trees outside of the site boundary which are impacted by the proposed development.

## 7.0 Arboricultural Impact Assessment

- 7.1 The position of the proposed access driveway is within the calculated Root Protection Area (RPA) of T01. Any excavation or soil compaction in this area could potentially lead to root severance or damage. This could subsequently lead to a reduction in the trees ability to take up water and nutrients, which may lead to a deterioration in the tree's health.

**Where new hard surfacing is to be installed within the Root Protection Areas of retained trees T01, construction will be undertaken in accordance with Arboricultural Guidance Note 12 'The use of Cellular Confinement Systems near Trees. A Guide to Good Practice' using a 100mm deep Cellular Confinement System such as 'Cellweb'.**

**Protective fencing, in accordance with BS5837:2012, will be erected to prevent any unauthorised access into the remainder of the Root Protection Area (RPA) during the development works.**

- 7.2 Storage and mixing of construction materials could lead to soil compaction and ground contamination through spillage.

**All storage and mixing of materials will be undertaken outside the Root Protection Area (RPA) of the retained trees. If considered necessary, due to ground levels, a suitable waterproof ground covering with bunds at the edges to prevent leakage will be laid over the storage, mixing area.**

- 7.3 Overhanging and low branches could potentially be damaged during the erection of scaffolding or during the delivery of materials to site.

**The protective fencing will enclose the branch spreads of the retained trees preventing any potential damage to the tree canopies.**

- 7.4 Drainage and service routes in association with the proposed development have been planned outside the calculated Root Protection Area of any trees proposed for retention.

**Should this change, installation of drainage or services runs will be in accordance with Section 7.7 (Underground and above-ground utility apparatus) of BS5837:2012.**

- 7.5 **Shading:** - Potential shading of buildings by retained trees can lead to pressure for the pruning or removal of the trees. *BS5837: 2012 par 5.3* states that proposed buildings should be designed to take account existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

**There are no shading issues associated with the proposed development.**

- 7.6 **Future growth:** - Future extension growth of branches can result in the continuous whipping of branches against the fabric of a building or damage to the roof tiles. Structures should therefore be located with due consideration for a tree's ultimate growth.

**It is considered that the trees are at a sufficient distance from the proposed layout for there to be no issues.**

## 8.0 Tree Protection

The trees to be retained on site during and after development as listed in Section 6.3 will require both above and below ground protection. Above ground protection may involve remedial tree surgery works. These works, where applicable, are presented in the Tree Schedule Sheets (appendix 1) and are discussed in Section 8.1 below.

- 8.0.1 Below ground protection measures, based on the root protection areas (RPA), indicated in the Tree Constraints Plan, will involve the erection of tree protection barriers as discussed in Section 8.2. Where the proposed site layout encroaches into the RPAs of retained trees, measures are recommended to minimise the potential damage to the roots and the root environment of the trees in question. The tree protection fencing is illustrated in Tree Protection Plan (Drawing Number 251127-FL-TPP-DB&AM) (appendix 4).
- 8.0.2 The potential position of tree roots as indicated in the Arboricultural Impact Assessment Plan and Tree Protection Plan are only guidelines based on calculations shown in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

## 8.1 Recommended Remedial Tree Surgery Works

No remedial tree works are considered necessary to facilitate the proposed development.

## 8.2 Tree Protection Fencing

The Tree Protection Plan indicates the location of the proposed tree protection barriers where appropriate. These barriers will create a Construction Exclusions Zone (CEZ) around the retained trees.

- 8.2.1 The Construction Exclusion Zones will be erected in accordance with the recommendations in Section 6.2 of BS5837:2012. The specifications for the barriers are presented in Figure 3 from BS5837:2012 (appendix 5).
- 8.2.2 It is *essential* that tree protection fencing barriers are erected before any site preparation or construction work be commenced. Once erected, the protective fencing will be retained and maintained in position for the duration of the development.
- 8.2.3 Should any construction activity require the repositioning of the tree protection barriers, advice will be sought from Silverback Arboricultural Consultancy and approval requested from the Local Authority Tree Officer before any of the fencing is altered.

## 8.3 Damage Limitation-Special Measures

Areas are identified on the Tree Protection Plan where special measures will be required to minimise the impact of the proposed site layout on the retained trees where the construction works breach the RPAs.

- 8.3.1 Where new hard surfacing is to be installed within the Root Protection Areas of T01, construction will be in accordance with Arboricultural Guidance Note 12 'The use of Cellular Confinement Systems near Trees. A Guide to Good Practice' using a 100mm deep Cellular Confinement System such as 'Cellweb' (appendix 6).
- 8.3.2 In the event of any unforeseen circumstances the project arboriculturist will be informed immediately and will advise on suitable precautionary measures.

## 9.0 Arboricultural Method Statement

This section sets out the basis of the methodology for all works in relation to the proposed development in proximity to trees located within the site boundary.

- 9.0.1 Copies of the Arboricultural Method Statement document will be available for inspection on site and will form the basis of the management of all works relating to the trees on the site for the Site Agent/Manager following commencement of the project.

## 9.1 Programme of Works

- Erection of protective barriers
- Installation of no-dig surfacing
- Construction of proposed development

## 9.2 Tree Protection Fencing

BS5837:2012 recommends the erection of protective fencing around retained trees before development commences. The position of the fencing is calculated using the tree's diameter (DBH) measured at 1.5m up the stem. The area within the fencing is called the Root Protection Area (RPA).

- 9.2.1 To facilitate the construction it will not be possible to erect the protective fences at recommended distance contained with BS5837:2012. It is proposed to erect the protective fencing as indicated on the Tree Protection Plan (TPP). This will create a Construction Exclusion Zone (CEZ).
- 9.2.2 The protective fencing will be constructed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. This will consist of weld mesh panels positioned in rubber feet braced with stabilizer struts secured with ground pins, in accordance with Figure 3 of BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (appendix 5).

9.2.3 Once erected, the protective fencing will be retained and maintained in position for the duration of the development. If it is necessary to move the protective fencing advice will be sought from Silverback Arboricultural Consultancy and approval requested from the Wiltshire Council Tree Officer before any of the fencing is altered.

9.2.4 Weatherproof signage will be attached to the fencing indicating its function as illustrated (appendix 6).

9.2.5 In the CEZ (construction exclusion zone):

- There must be no alteration of ground levels, including soil stripping other than those detailed within this report
- Any installation of drainage or services will be in accordance with Section 7.7 (Underground and above-ground utility apparatus) of BS5837:2012.
- Oil, bitumen, cement or other harmful materials will not be stored, mixed or discharged within 10m of any retained trees
- Fires will not be lit beneath or within 10m upwind of tree canopies

### **9.3 Construction of access driveway**

9.3.1 The access driveway will be constructed using a 100mm deep three dimensional 'Cellular Confinement System' (CCS) such as "Cellweb" to prevent any ground compaction or potential impact on the health of the tree roots (appendix 6).

9.3.2 The position of the new driveway layout will be marked out. This area will then be cleared of vegetation and a general level created using hand tools and clean sand where necessary. A geo textile membrane will then be laid across the surface.

9.3.3 The 'Cellular Confinement System' (CCS) will then be laid across the area. This will provide a load-bearing and permeable structure. The cellular design and perforated cell walls reduce the vertical load pressure on sub soils to tree roots and prevents damage.

- 9.3.4 Once the CCS is in place it will be backfilled with clean angular stone which will enable air and moisture to reach the roots and encourage healthy growth. A porous wearing course will then be applied to a depth of 30-40mm as the finished surface. The edges of the driveway will be retained using tandalised wooden retaining boards staked into the ground tapering down to the existing ground level with topsoil.

## 9.4 Supervision and Monitoring

The project arboricultural consultant will be employed to oversee operations relating to works close to or within Root Protection Areas of retained trees and to issue a site inspection report of practical completion for the following operations:

- The erection of protective barriers around the retained trees in accordance with TPP (appendix 4)
- Installation of no-dig surfacing

- 9.4.1 A record of site visits completed by the project arboriculturist will be maintained for inspection on site and copies are forwarded to the Local Planning Authority Tree Officer.

- 9.4.2 This development will be overseen Silverback Arboricultural Consultancy. If there are any alterations to the proposed working methodology necessary, works will be stopped until the arboricultural consultant has been notified and agreement reached with the Local Planning Authority Tree Officer.

## 10.0 Contact Details

### 10.1 Arboricultural Consultant

Chris Wright

Silverback Arboricultural Consultancy

E-mail: [chris@silverbackarb.co.uk](mailto:chris@silverbackarb.co.uk)

### 10.2 Local Authority Tree Officer

Kate Tate

Arboricultural and Landscape Officer

Wiltshire Council

email: [Kate.Tate@wiltshire.gov.uk](mailto:Kate.Tate@wiltshire.gov.uk)

## 11.0 References

Mattheck, C. and Breloer, H. (1994). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

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

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

## 12.0 Appendices

- Tree schedule sheets
- Tree constraints plan
- Arboricultural impact assessment (AIA)
- Tree protection plan
- BS5837:2012 Trees in relation to construction: Recommendations Protective Fencing Detail
- Protective fencing sign
- Cellular Confinement System detail

### Deb Randall BSc TechArborA

Arboricultural Consultant

Silverback Arboricultural Consultancy

28<sup>th</sup> November 2025

## Arboricultural Survey Land at First Lane, Whitley

| Tree Number | Common name     | Botanical name                | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |   |   |   | Crown Clearance (m) | Life Stage | Structural Condition | Physiological Condition | Observations                                                                                                                                                                | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m2 |
|-------------|-----------------|-------------------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|------------|----------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |                 |                               |            |                 |                               | N                | E | S | W |                     |            |                      |                         |                                                                                                                                                                             |                                               |                              |             |                                            |
| H01         | Common hawthorn | <i>Crataegus monogyna</i>     | 4          | 1               | 150                           | 1                | 1 | 1 | 1 | 1                   | Mature     | Fair                 | Good                    | Mixed species boundary hedge<br>Predominantly Hawthorn with Elm                                                                                                             | No action required at the time of inspection. | 20-40 Years                  | C2          | Radius: 1.8m.<br>Area: 10 sq m.            |
| T01         | Horse chestnut  | <i>Aesculus hippocastanum</i> | 10         | 1               | 860                           | 3                | 5 | 4 | 4 | 2                   | Mature     | Fair                 | Good                    | Growing in hedgerow<br>Multi- stemmed from 1m<br>Included bark at stem union<br>Previously cut back from overhead cables north side<br>Signs of bleeding canker infestation | No action required at the time of inspection. | 20-40 Years                  | B2          | Radius: 10.3m.<br>Area: 333 sq m.          |
| T02         | Common ash      | <i>Fraxinus excelsior</i>     | 10         | 3               | 380                           | 3                | 5 | 5 | 5 | 2                   | Mature     | Fair                 | Diseased                | Multi- stemmed from base<br>Included bark at stem union<br>Prolific ivy throughout canopy<br>Overhead cables through canopy<br>Evidence of Ash dieback disease in canopy    | No action required at the time of inspection. | 10+ Years                    | C2          | Radius: 4.6m.<br>Area: 66 sq m.            |
| T03         | Common ash      | <i>Fraxinus excelsior</i>     | 10         | 3               | 340                           | 2                | 4 | 4 | 4 | 2                   | Mature     | Fair                 | Diseased                | Multi- stemmed from base<br>Included bark at stem union<br>Overhead cables through canopy<br>Evidence of Ash dieback disease in canopy                                      | No action required at the time of inspection. | 10+ Years                    | C2          | Radius: 4.2m.<br>Area: 55 sq m.            |
| T04         | Apple           | <i>Malus sp.</i>              | 5          | 1               | 380                           | 2                | 2 | 2 | 2 | 2                   | Mature     | Fair                 | Fair                    | Growing in neighbouring land<br>Previously crown reduced                                                                                                                    | No action required at the time of inspection. | 20-40 Years                  | C2          | Radius: 4.6m.<br>Area: 66 sq m.            |

## Arboricultural Survey Land at First Lane, Whitley

| Tree Number | Common name  | Botanical name            | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |   |   |   | Crown Clearance (m) | Life Stage   | Structural Condition | Physiological Condition | Observations                                                                                                                                                                                                           | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m2 |
|-------------|--------------|---------------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|--------------|----------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |              |                           |            |                 |                               | N                | E | S | W |                     |              |                      |                         |                                                                                                                                                                                                                        |                                               |                              |             |                                            |
| G05         | Common ash   | <i>Fraxinus excelsior</i> | 8          | 1               | 180                           | 2                | 2 | 2 | 2 | 4                   | Early Mature | Fair                 | Disease                 | Linear group growing along site boundary and road forming single canopy<br>Suppressed by neighbouring trees<br>Major deadwood in canopy<br>Prolific ivy throughout canopy<br>Evidence of Ash dieback disease in canopy | No action required at the time of inspection. | 10+ Years                    | C2          | Radius: 2.2m.<br>Area: 15 sq m.            |
| T06         | Common ash   | <i>Fraxinus excelsior</i> | 8          | 1               | 320                           | 4                | 2 | 0 | 2 | 1                   | Early Mature | Poor                 | Diseased                | Heavy lean to north<br>Suppressed by neighbouring trees<br>Major deadwood in canopy<br>Evidence of Ash dieback disease in canopy                                                                                       | No action required at the time of inspection. | <10 years                    | U           | None - due to Retention Category of U.     |
| T07         | Crack willow | <i>Salix fragilis</i>     | 12         | 3               | 730                           | 2                | 3 | 4 | 5 | 2                   | Mature       | Fair                 | Fair                    | Three stems from base<br>Suppressed by neighbouring trees                                                                                                                                                              | No action required at the time of inspection. | 20+ Years                    | C2          | Radius: 8.8m.<br>Area: 243 sq m.           |
| T08         | Plum         | <i>Prunus domestica</i>   | 4          | 1               | 180                           | 0                | 1 | 1 | 2 | 2                   | Early Mature | Fair                 | Fair                    | Growing in hedgerow<br>Suppressed by neighbouring trees<br>Prolific ivy throughout canopy                                                                                                                              | No action required at the time of inspection. | 20+ Years                    | C2          | Radius: 2.2m.<br>Area: 15 sq m.            |
| T09         | Hazel        | <i>Corylus avellana</i>   | 4          | 1               | 120                           | 1                | 1 | 1 | 1 | 0                   | Mature       | Fair                 | Good                    | Twin stemmed from base<br>Previously coppiced<br>Suppressed by neighbouring trees                                                                                                                                      | No action required at the time of inspection. | 20+ Years                    | C2          | Radius: 1.4m.<br>Area: 6 sq m.             |

## Arboricultural Survey Land at First Lane, Whitley

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|-------------|-----------------|---------------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|------------|----------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |                 |                           |            |                 |                               | N                | E | S | W |                     |            |                      |                         |                                                                                                                                                        |                                               |                              |             |                                            |
| T10         | Common hawthorn | <i>Crataegus monogyna</i> | 5          | 1               | 220                           | 2                | 2 | 2 | 2 | 1                   | Mature     | Fair                 | Poor                    | Prolific ivy throughout canopy<br>Ivy growing up main stem                                                                                             | No action required at the time of inspection. | 20+ Years                    | C2          | Radius: 2.6m.<br>Area: 21 sq m.            |
| T11         | Common ash      | <i>Fraxinus excelsior</i> | 10         | 1               | 420#                          | 1                | 4 | 4 | 4 | 2                   | Mature     | Fair                 | Diseased                | Cut back from overhead cables north side<br>Ivy growing up main stem<br>Evidence of Ash dieback disease in canopy                                      | No action required at the time of inspection. | 10+ Years                    | C2          | Radius: 5.0m.<br>Area: 79 sq m.            |
| T12         | Common hawthorn | <i>Crataegus monogyna</i> | 3          | 1               | 160                           | 1                | 2 | 1 | 2 | 0                   | Mature     | Fair                 | Fair                    | Growing on edge of drainage ditch to south<br>Included bark at stem union<br>Prolific ivy throughout canopy                                            | No action required at the time of inspection. | 20+ Years                    | C2          | Radius: 1.9m.<br>Area: 11 sq m.            |
| T13         | Common ash      | <i>Fraxinus excelsior</i> | 12         | 2               | 670                           | 4                | 4 | 4 | 4 | 1                   | Mature     | Fair                 | Diseased                | Twin stemmed from base<br>Southern canopy cut back from overhead cables<br>Evidence of Ash dieback disease in canopy<br>Prolific ivy throughout canopy | No action required at the time of inspection. | 10+ Years                    | C2          | Radius: 8.1m.<br>Area: 206 sq m.           |
| T14         | Elder           | <i>Sambucus nigra</i>     | 3          | 1               | 180#                          | 1                | 1 | 1 | 1 | 0                   | Mature     | Fair                 | Fair                    | Growing in neighbouring property<br>No significant defects visible at time of inspection                                                               | No action required at the time of inspection. | 20-40 Years                  | C2          | Radius: 2.2m.<br>Area: 15 sq m.            |
| T15         | Common walnut   | <i>Juglans regia</i>      | 10         | 1               | 600#                          | 5                | 5 | 5 | 5 | 2                   | Mature     | Good                 | Good                    | Growing in neighbouring property<br>No significant defects visible at time of inspection                                                               | No action required at the time of inspection. | 40+ Years                    | A1,2        | Radius: 7.2m.<br>Area: 163 sq m.           |

## Arboricultural Survey Land at First Lane, Whitley

| Tree Number | Common name   | Botanical name       | Height (m) | Number of stems | Calculated stem diameter (mm) | Crown Spread (m) |   |   |   | Crown Clearance (m) | Life Stage | Structural Condition | Physiological Condition | Observations                                                                                 | Preliminary Recommendations                   | Remaining contribution (yrs) | BS Category | Root Protection Area Radius (m)<br>Area m2 |
|-------------|---------------|----------------------|------------|-----------------|-------------------------------|------------------|---|---|---|---------------------|------------|----------------------|-------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------|-------------|--------------------------------------------|
|             |               |                      |            |                 |                               | N                | E | S | W |                     |            |                      |                         |                                                                                              |                                               |                              |             |                                            |
| T16         | Apple         | <i>Malus sp.</i>     | 6          | 1               | 230                           | 0                | 2 | 4 | 1 | 1                   | Mature     | Poor                 | Fair                    | Growing in neighbouring property<br>Heavy lean southeast<br>Suppressed by neighbouring trees | No action required at the time of inspection. | 20+ Years                    | C2          | Radius: 2.8m.<br>Area: 25 sq m.            |
| T17         | Common walnut | <i>Juglans regia</i> | 9          | 1               | 460                           | 4                | 4 | 4 | 4 | 1                   | Mature     | Good                 | Good                    | Growing in neighbouring property<br>No significant defects visible at time of inspection     | No action required at the time of inspection. | 40+ Years                    | A1,2        | Radius: 5.5m.<br>Area: 95 sq m.            |



01454 227458 / 07775 576738 / chris@silverbackarb.co.uk

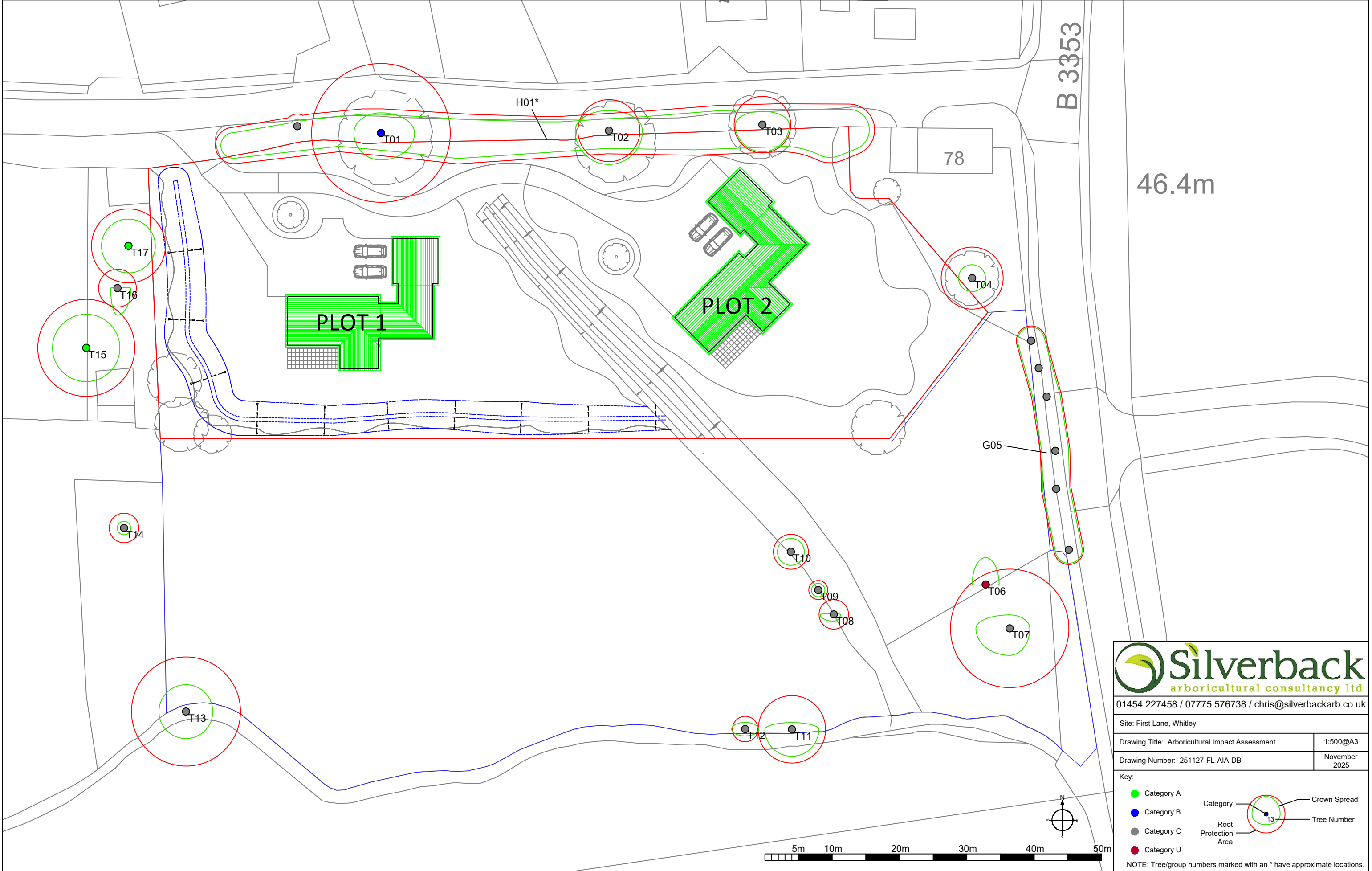
Site: First Lane, Whitley

|                                      |          |
|--------------------------------------|----------|
| Drawing Title: Tree Constraints Plan | 1:500@A3 |
|--------------------------------------|----------|

|                                  |               |
|----------------------------------|---------------|
| Drawing Number: 251127-FL-TCP-DB | November 2025 |
|----------------------------------|---------------|

- Key:
- Category A
  - Category B
  - Category C
  - Category U
- Category 13
- Crown Spread
- Tree Number
- Root Protection Area

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



B 3353

78

46.4m

H01\*

PLOT 1

PLOT 2

G05



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Site: First Lane, Whitley

|                                                 |          |
|-------------------------------------------------|----------|
| Drawing Title: Arboricultural Impact Assessment | 1:500@A3 |
|-------------------------------------------------|----------|

|                                  |               |
|----------------------------------|---------------|
| Drawing Number: 251127-FL-AIA-DB | November 2025 |
|----------------------------------|---------------|

Key:

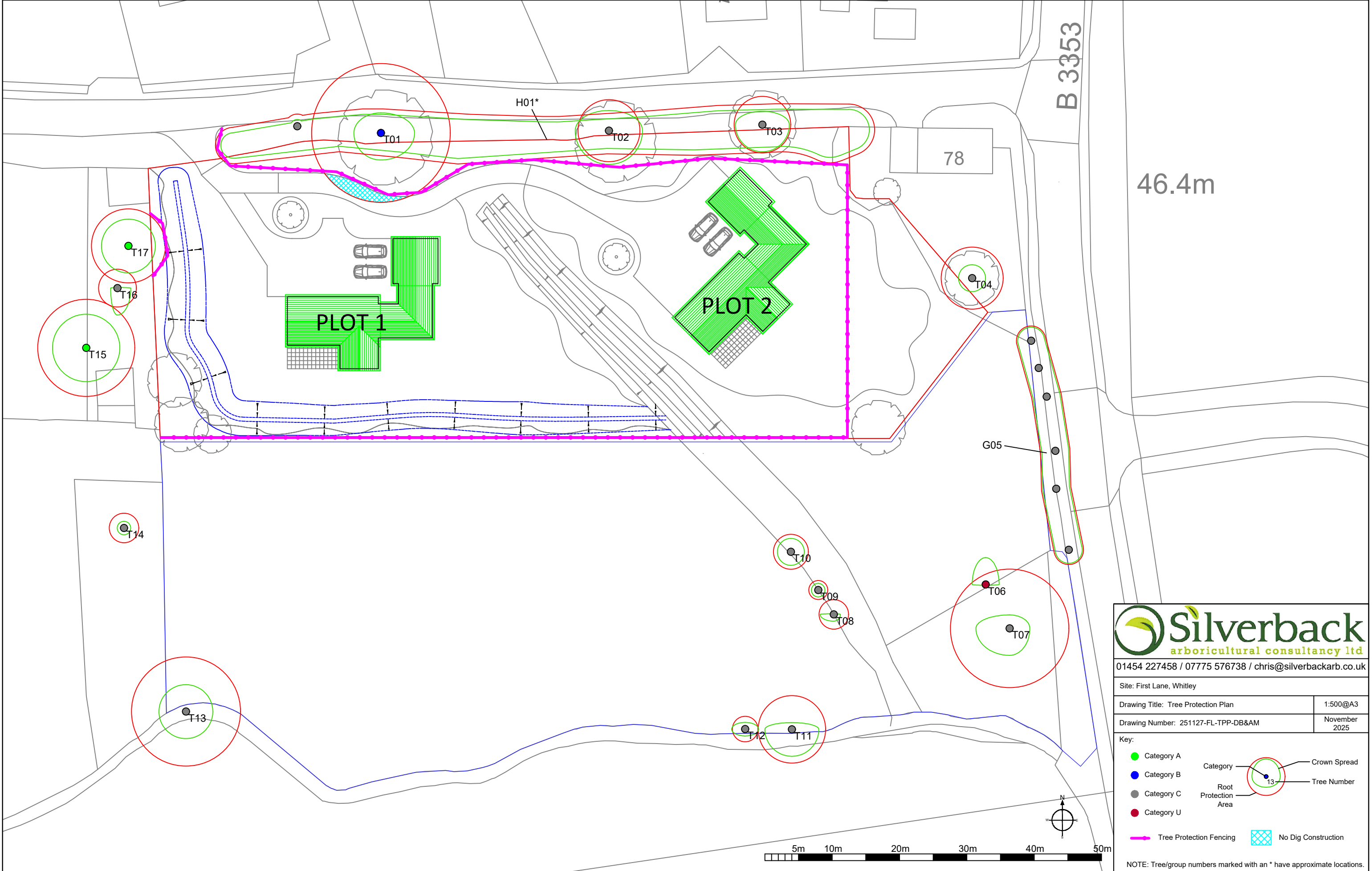
- Category A (Green dot)
- Category B (Blue dot)
- Category C (Grey dot)
- Category U (Red dot)

Category 13 (Red dot) — Crown Spread

Root Protection Area (Red circle)

Tree Number (13)

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





01454 227458 / 07775 576738 / [chris@silverbackarb.co.uk](mailto:chris@silverbackarb.co.uk)

Site: First Lane, Whitley

|                                     |               |
|-------------------------------------|---------------|
| Drawing Title: Tree Protection Plan | 1:500@A3      |
| Drawing Number: 251127-FL-TPP-DB&AM | November 2025 |

Key:

● Category A

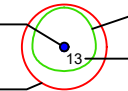
● Category B

● Category C

● Category U

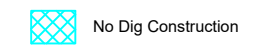
Category

Root Protection Area

 Crown Spread

 Tree Number

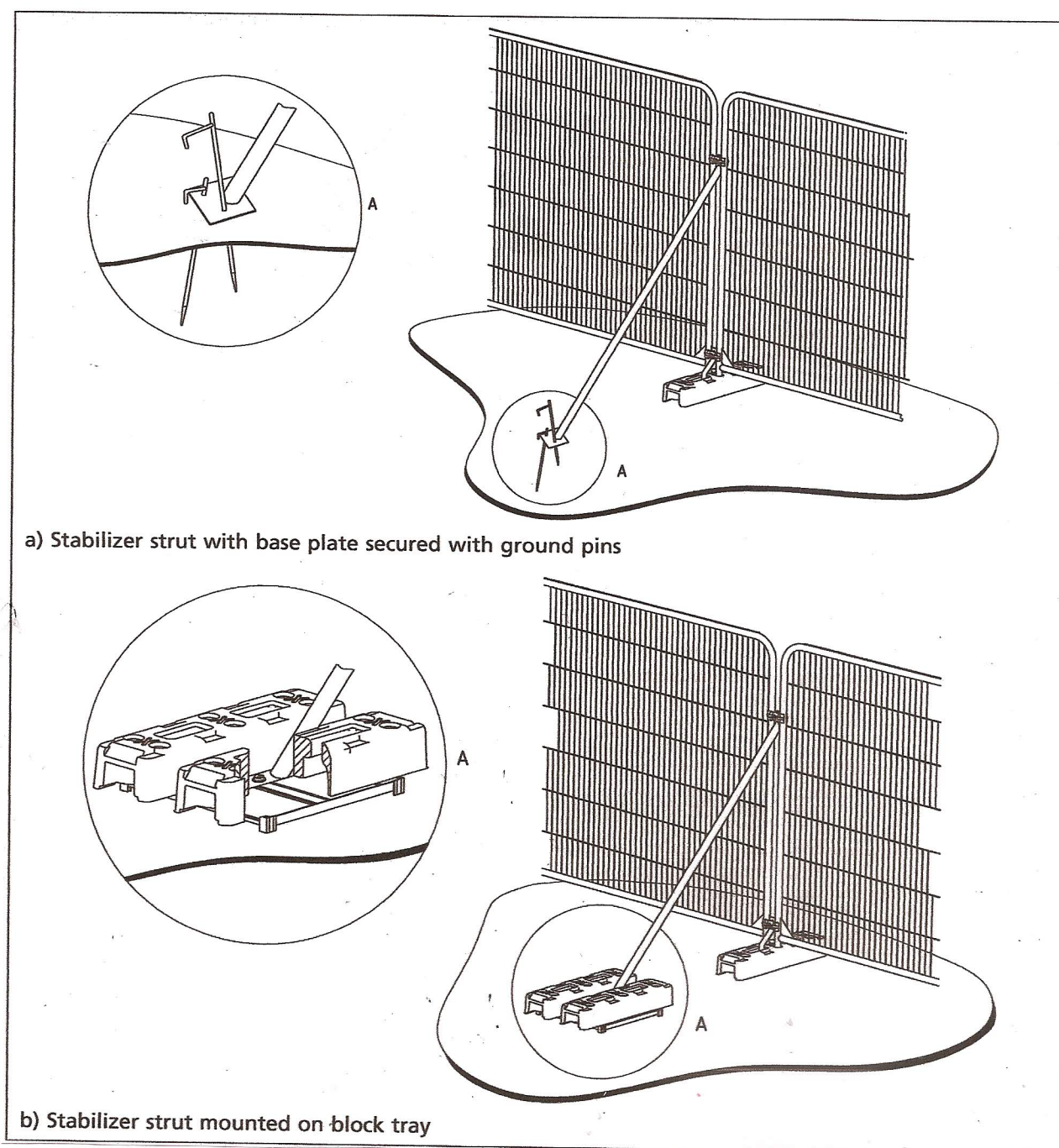
 Tree Protection Fencing

 No Dig Construction

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

**BS 5837:2012 – TREES IN RELATION TO DESIGN, DEMOLITION AND  
CONSTRUCTION – RECOMMENDATIONS**

**EXAMPLES OF ABOVE-GROUND STABILIZING SYSTEMS**



**Figure 3 Examples of above-ground stabilizing systems**



**PROTECTIVE FENCING. THIS  
FENCING MUST BE  
MAINTAINED IN ACCORDANCE  
WITH THE APPROVED PLANS  
AND DRAWINGS FOR THIS  
DEVELOPMENT.**



**TREE PROTECTION AREA  
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)  
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A  
TREE PRESERVATION ORDER.  
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY**

# Cellweb® TRP

## Tree Root Protection

Cellweb® TRP is a 3D cellular confinement tree root protection system. The system provides a 'no dig' solution for the construction of new hard surfaces within root protection areas (RPAs). Cellweb® TRP has been designed and independently tested to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction.



### Cellweb® TRP Key Functions

Cellweb® is a 'no dig' solution which is constructed directly on the existing ground surface. This eliminates the requirement for excavation, preventing root severance.

Cellweb® is a completely porous system allowing continued water permeation and gas exchange between the rooting environment and atmosphere.

Cellweb® spreads point loads, minimising increases in soil compaction within the rooting environment. This maintains an open graded soil structure allowing continued root growth, water, gas and nutrient migration.

### The Cellweb® TRP system comprises the following three components

Treetex™ Geotextile. Following minimal ground preparation the Treetex™ is laid onto the existing ground and top soil. This acts as a separation layer, separating the system above from the soil and rooting environment below. Treetex™ performs as a hydrocarbon pollution control measure in accordance with BS5837, holding 1.7lt of oil per square meter.

Cellweb® 3D Cellular Confinement. The Cellweb® is installed on top of the Treetex™ layer. This is fixed to the ground using ten steel J pins per panel. The panels can be cut to the required shape and adjoining panels can be connected using heavy duty staples or cell ties.

4-20mm Clean Angular Stone. The expanded Cellweb® is infilled with a 4-20mm clean angular stone. The confined angular stone locks together to produce a rigid stone mattress, while maintaining air pockets for continued water permeation and gas exchange. The low fines content of the stone prevents the Treetex™ layer from becoming blocked over time.

### Which depth of Cellweb® TRP?

The Cellweb® System is provided in four different depths; 200mm, 150mm, 100mm and 75mm. The depth required is determined by the proposed traffic loadings and the site ground conditions. Geosynthetics in house engineering department can provide a free site specific technical recommendation. For free technical and engineering support please contact Geosynthetics Ltd 01455 617139 or the full installation guide can be found on our website [www.geosyn.co.uk](http://www.geosyn.co.uk).

### Indicative Cellweb with overfill

