

**BS 5837: 2012 ARBORICULTURAL IMPACT ASSESSMENT & METHOD
STATEMENT, LAND AT THE OLD VICARAGE, LITTLE LONDON, HEYTESBURY,
WARMINSTER, BA12.**

**Clients: CMS ARCHITECTS, Mr. Paul Rogers RIBA, Director/Senior
Architect.**

Issue Date: 22 June 2025.



Viewed facing west at The Old Vicarage from the gateway entrance off London Road. Note, T2 masks views of the similarly sized T1, and the smaller T3 grows just inside the boundary wall. T25 and T26 form one canopy as the easterly outskirts of the local group, altogether they are a prominent and important landscape feature that can be seen from the properties opposite and when approaching along the road.

UNDERTAKEN BY

Alan J Engley

**M.Arb. (R.F.S), F.Arbor.A. MCI.Hort. M.I.C.For. RCarborA
Registered Consultant of the Arboricultural Association and Chartered Forester
Telephone: 01225 851200
Guidott House, 205 Bailbrook Lane, Bath BA1 7AB**

**Email: alan@engleytrees.co.uk
www.engleytrees.co.uk**

CONTENTS

Page Number

Clients, Issue Date, Instructions and Limitations	3-4
Legal Duties	4
The Site, Visual Amenity Values	4-5
Mitigation Tree Planting	5
Tree Descriptions and Management Recommendations	6-8
Analysis and Conclusions	8-9
Appendix 2 Arboricultural Method Statement (AMS)	10-12
Appendix 1 Tree Constraints Plan (TCP)& (TPP) AJE/29706 (Separate cover)	

BS 5837: 2012 ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT, LAND AT THE OLD VICARAGE, LITTLE LONDON, HEYTESBURY, WARMINSTER, BA12.

Clients: CMS ARCHITECTS, Mr. Paul Rogers RIBA, Director/Senior Architect.

Issue Date: 22 June 2025.

Instructions/Limitations

- 1.1 The clients have requested that I provide arboricultural advice, a Standalone Arboricultural Method Statement (*AMS*), **Appendix 2** (AE/29707), a tree constraints plan (*TCP*) and tree protection plan (*TPP*) (*indicative*), (AE 29706) **Appendix 1**. An arboricultural impact assessment AIA, showing trees lost and retained, will be needed as the design progresses.
- 1.2 The proposal is for the refurbishment of the existing, circa 1894 building and construction of three detached four bed houses within the grounds, as shown on the CMS Indicative Site Layout plan 26/11/2024. It will require tree removals and surgery, sufficient to raise canopies needed to facilitate construction vehicles and building work close to tree root protection areas (*RPAs*). and on safety grounds.
- 1.3 We agreed the work will be carried out in accordance with ¹BS5832: 2012 (*BS*), the work must be in line with the AMS (**Appendix 2**) and agreed between the Clients.
- 1.4 To prevent harm to tree trunks and *RPAs*, they will be protected by barriers. It is a modest-scale operation, trunk protection will be robust and guided by BS: 5837 Fig 2, and Fig 3. Temporary ground protection mats will be installed to protect any exposed *RPAs*.
- 1.5 To avoid trenching, all services must be connected to those within the existing building. If needed for new foundations within *RPAs*, the insertion of sleeved piles supporting ground beams set at *existing ground* levels, is BS compliant. In addition, if needed, below ground probing would determine

the presence or absence of any roots, if they are encountered, further assessments and recommendations will be made at that time.

- 1.6 Foundations would be an engineer-led 'no-dig solution' with an arboricultural watching brief. The siting of building materials, welfare facilities and site movement will be the responsibility of the site agent. All arboricultural issues will be led by the appointed arborist.

Legal Duties

- 1.7 I have made recommendations regarding mitigation tree planting that should reflect the character of the locality. The proposals accord with the Wiltshire Council (WC) Core Strategy Plan 2015.
- 1.8 The trees grow within the Heytesbury Conservation Area 1986 and are protected by Section 2.11 of the conservation area status, as far as I am aware, there are no Tree Preservation Orders on this site. These facts must be agreed with WC. Any tree works should comply with BS 3998: 2010.
- 1.9 The Environment Act 2021 amends The Town and Country Planning Act, it seeks to strengthen the Bio-Diversity Net Gain (BNG), which includes 'the need to mitigate climate change through restoration and protection of nature, because trees capture CO2 from the atmosphere'.
- 1.10 It is an offence under the Wildlife and Countryside Act to disturb a nesting bird or roosting/breeding bat. Work to trees with the potential for roosting bats is best carried out from mid-September to late October. In addition, due account should be taken of nesting birds, which also (with few exceptions) enjoy statutory protection.

2. The site, visual amenity and arboricultural impact assessment

- 2.1 The Old Vicarage is setback on the southerly side of Little London, a narrow winding road within an established rural residential area. The development proposals are within its grounds, set amongst the established trees and lawns. The locality has a fair scattering of similarly sized mixed evergreen and deciduous trees that altogether provide good visual amenity values.
- 2.2 The building proposals are to be guided by the BS Categorisations and any tree losses will be mitigated by replanting that would provide long-term sustainable tree continuity and provide a positive BNG.

3. Mitigation Tree Planting

- 3.1 WC normally require mitigation planting, the project will have a landscape and tree planting scheme, the intention is to plant trees within the grounds, which will also achieve a biodiversity net gain (*BNG*) on this site. BNG calculations are to be dealt with by others.
- 3.2 Besides the landscape plans, where there is suitable space, I recommend planting x11 native trees, I have suggested planting native species, as a 'nod' to the Council's Policies.
- 3.3 The species and precise planting positions should be with the agreement of the clients.
- 3.4 For sustainable, long term tree cover, suitable trees for planting here could be native Silver Birch (*Betula pendula*), 'Small Leaved Lime' (*Tilia cordata*), and Yew (*Taxus baccata*). The species are a consideration of the present arboricultural features, character of the local landscape with links to other tree species, and as good wildlife habitats

- 3.5 Deciduous trees to be planted at light standard size, 1.8-2.4m heights, as bare root stock, Yew trees to be container grown. All trees to be good quality and pest and disease free; the planting must be to ³BS 8454 2014 'Trees: From Nursery to Independence in the Landscape: Recommendations.

Trees/hedges descriptions and management recommendations, Issue Date 9 June 2025.
The measurements are led by the topo survey and adjusted where appropriate.

Site Visit Date 9 June 2025

Weather-Fine, visibility good.

Abbreviations

**PHYSIOLOGICAL
CONDITION (CON)**
G – Good condition
F – Fair condition
P – Poor condition
MD – moribund or dead
Avg-Average
SAR- Shown as removed
 On the supplied plan

Life Stage (age)

OM - Over-mature
M – Mature
EM – Early mature
Y – Young
TD – Trunk Diameter

(M) – Measured using a Nikon Hypsometer
 and (or) tape/Distometer measurement

Note, all measurements are subject to the
 available access around each tree.

BS TREE CATEGORIES (CATS)

U – Unsuitable for retention
A – High quality and value (min 40 years contribution)
B – Moderate quality and value (min 20 years contribution)
C – Low quality and value (min 10 years contribution) Or young trees
 with a stem diameter below 150mm

Note, categories are for identifiable trees within the groups and
 hedges. DI, dense ivy, vegetation or obstruction prevent
 Full inspections.

SUB-CATEGORIES (SUB CAT):

1– Mainly arboricultural values, 2– Mainly landscape values, 3 -Mainly
 cultural values. Tree categories are made without the influence of the
 development proposals

ROOT PROTECTION AREA (RPA):

(Radius of a nominal circle) The RPA is 12 x the diameter of a single
 stemmed trunk. For multi-stems (MS) it is the resultant combined
 diameters taken at 1.5m above ground level.

Note – 'the RPA may change its shape...but not reduce its area...as
 assessed by an arboriculturist'.

Estimated remaining contribution in years (ERC)

1 <up to 10 years. 3- 20+ years

2 - 10+ years. 4 -40 years +

Note all crowns to be 'lifted' 4.5m above ground level to facilitate site traffic. NWR-No work
 required at this time, except the crown lifting

Tree Ref No	Species	Height (m)	Trunk Diameter (mm) RPA (m) RPA m ²	Crown radial spread (Avg) (m)	Age	Condition ERC	Structural Condition & Observations BS Category	Recommendations
T1	Robinia	11	800 RPA 9.60 290m ²	6 (4 across road)	M	F ERC 4	DI Fork at 3m supporting x4 principle leaders, westerly end of a roadside group. BS B2	Tree safety inspection advised. NWR
T2	Robinia	12	450 RPA 5.4 92m ²	6	M	F ERC 4	DI fork at 2.5m, interlocking crown with T1 BS B2	Tree safety inspection advised. NWR
T3	Sorbus Majestica	9	300 RPA 3.6 41m ²	3.6	M	F ERC 4	DI good form, internal group component BS B2	NWR
T4	Hawthorn	3.5	150 RPA 1.80 10m ²	1.8	OM	P ERC 1	DI poor deteriorating one-sided specimen BS C2	Fell and plant a replacement

Tree Ref No	Species	Height (m)	Trunk Diameter (mm) RPA (m) RPA m ²	Crown radial spread (Avg) (m)	Age	Condition ERC	Structural Condition & Observations BS Category	Recommendations
T5	Yew	10	500 RPA 6 113m ²	4	M	F ERC 4	DI Fine-looking long-term evergreen native tree BS B2	NWR
T6	Hazel (stump)	4	1000 RPA 12 452m ²	4	M	F ERC 4	DI Good part screen and wildlife habitat. Best coppiced to 25cm above ground level BS B2	Coppice on 5-year return visits at 20cm height
T7	Tulip	16	500 RPA 6 113m ²	4	EM	F ERC 4	Very good form BS B2	NWR
T8	Ginkgo	10	250 RPA 3 28m ²	3	EM	F ERC 4	Good form BS B2	NWR
T9	Yew	12	1000 RPA 12 452m ²	11 (Tape Measured)	M	F ERC 4	DI, A fine-looking important landscape feature. BS B2	NWR
T10	Catalpa	7	MS 250 RPA 3 28m ²	3	Y	P ERC 1	Poor deteriorating specimen BS U	NWR
T11	Smooth leaved Holly	6.5	250 RPA 3 28m ²	3	Y	F ERC 4	Fine form BS B2	NWR
T12	Sycamore (neighbouring property)	14	1000 RPA 12 452m ²	9	M	F ERC 4	DI Not inspected BS B2	I recommend the owner be informed of ownership responsibilities
T13	Sycamore (neighbouring property)	10	350 RPA 4.2 55m ²	6	EM	F ERC 4	DI Not inspected BS B2	I recommend the owner be informed of ownership responsibilities
H14	Beech hedge	3.5	150 RPA 1.8 28m ²	1.5	Y	F ERC 4	Fine form and condition BS B2	Clip annually
T15	Apple	5	250 RPA 3.30 34m ²	5	M	F ERC 3	DI The crown is heavily weighted towards the lawn. BS C1	NWR
T16	Gean	4	350 RPA 4.2 55m ²	5	M	F ERC 2	Wide spreading crown BS C1	NWR
G17	Group of Beech stumps	6	500 <1000 RPA 12 452m ²	1.5-2	M	F ERC 4	Resprouting stumps, low amenity value BS B2	NWR
T18	European Lime (neighbouring)	19	1000 RPA 12 452m ²	6	M	F ERC 4	DI Fine looking important landscape feature. BS B2	NWR

Tree Ref No	Species	Height (m)	Trunk Diameter (mm) RPA (m) RPA m ²	Crown radial spread (Avg) (m)	Age	Condition ERC	Structural Condition & Observations BS Category	Recommendations
T19	Goat willow	2	75 RPA 3 0.90m ²	1	M	F ERC 1	BS C1	NWR
T20	Laburnum	6	300 RPA 3.60 41m ²	2	M	P ERC 1	BS U	Fell and replant
T21	Elderberry	5	MS 300 RPA 3.60 41m ²	3	M	P ERC 1	DI, not inspected, dense undergrowth. BS C1	NWR
T22	Stag horn Sumach	4	200 RPA 2.40 18m ²	1	OM	F ERC 1	DI, not inspected, dense undergrowth. BS C1	Fell and replant
T23	Sallow	5	200 RPA 2.40 452m ²	1.3	Y	F ERC 1	DI, not inspected, dense undergrowth. BS C1	Fell and replant
T24	Lime (Resprouting stump)	2	1000 RPA 12 452m ²	1.3	M	G ERC 1	DI, not inspected, dense undergrowth. Low visual amenity value BS C1	Fell and replant
T25	Robinia Next to garage	15	1000 RPA 12 452m ²	7	M	F 4	DI. South-easterly end of group; it grows interlocking with T26. Forks at 1.6m, supporting a multi-stemmed upper crown. BS B2	NWR
T26	Robinia Overhanging the road	16	1000 RPA 12 452m ²	7	M	F 4	DI. Needs to be accurately plotted, branches spread circa 3.5m across road BS B2	NWR

5. Analysis and Conclusions

- 5.1 The proposed development and tree protection have been properly assessed by the Clients and appointed arborist. The AMS tree protection methodology must be strictly adhered to. There will be an initial 'toolbox meeting' with the site agent and appointed arborist, to agree the positions of tree protection barriers and timing of the periodic tree safety meetings.
- 5.2 Mitigation planting has been suggested to assist BNG, the landscape design, the planners, and will be the subject of agreement with the Clients.
- 5.3 I consider the proposals accord with The Wiltshire Core Strategy Plans that seeks to protect, conserve and enhance trees and wildlife.

References

¹BS 5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'.

²BS British Standard :3998 'Tree Works Recommendations 2010'

³BS 8454 2014 'Trees: From Nursery to Independence in the Landscape: Recommendations'

Issue Date 22 June 2025

Alan J Engley

**M.Arb. (R.F.S), F.Arbor.A. MCI.Hort. M.I.C.For. RCarborA
Registered Consultant of the Arboricultural Association and Chartered Forester
Telephone: 01225 851200
Guidott House, 205 Bailbrook Lane, Bath BA1 7AB**

**Email: alan@engleytrees.co.uk
www.engleytrees.co.uk**

APPENDIX 2

Standalone (AMS)

BS 5837: 2012 ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT, LAND AT THE OLD VICARAGE, LITTLE LONDON, HEYTESBURY, WARMINSTER, BA12.

Clients: CMS ARCHITECTS, Mr. Paul Rogers RIBA, Director/Senior Architect. Issue date: 22 June 2025

1. This brief AMS adopts a precautionary approach to tree protection and addresses all activities which have the potential to cause damage to the protected trees. The proposed work requires:
 - A 'toolbox meeting' with the site agent prior to any work being carried out on site, followed by fitting the tree barriers and a second visit to ensure they are sound. In addition, the timing of periodic arboricultural monitoring when construction is under way and/or monitored by pictures that can be emailed directly to the appointed arborist.
 - The protection is precautionary; it is to prevent accidental damage; barriers should be based on the ¹BS Fig 2 (see below) or Fig 3, or similar robust materials, as agreed with the arborist.
 - If working within the RPAs, operative's will use ground mats. **Ground-Guards Tel 0113267 6000** can supply the type of mats suitable for this site. They are mobile and can protect the soil surface from compaction, especially during very wet weather conditions. The load bearing weight is to be engineer led.
 - My contact details are Telephone: 01225 851200
 - Email: alan@engleytrees.co.uk
 - www.engleytrees.co.uk
2. The 'toolbox' meeting will be carried out with the site agent and appointed arborist, needed to establish tree protection methods, timing of site monitoring visits and where necessary, tree stump removals, by using a power stump cutter, to avoid damage to retained trees.
3. The site agent is responsible for providing the programme of work, the movement of people and site supervision.
4. All roots over 2.5cm diameters are to be retained unless otherwise agreed with the project arborist; in the *unlikely event* that roots over 2.5cm diameters need pruning, they must be assessed by the arborist prior to cutting and must be carried out to ²BS: 3998 standards.

5. All chemicals/mortar/cement mix, to be no closer than 10m from the RPAs. There will be no fires or storage of any other equipment within the RPAs. Storage of builders materials, welfare facilities and site cabin must be beyond the RPAs or on protected ground.
6. All construction work finished site levels and barrier materials must be agreed with the site agent and arborist. Unless otherwise agreed with the arborist, barriers will remain in situ until the final day of construction work.

¹British Standard 5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'.

²BS British Standard :3998 'Tree Works Recommendations 2010'

Alan J Engley

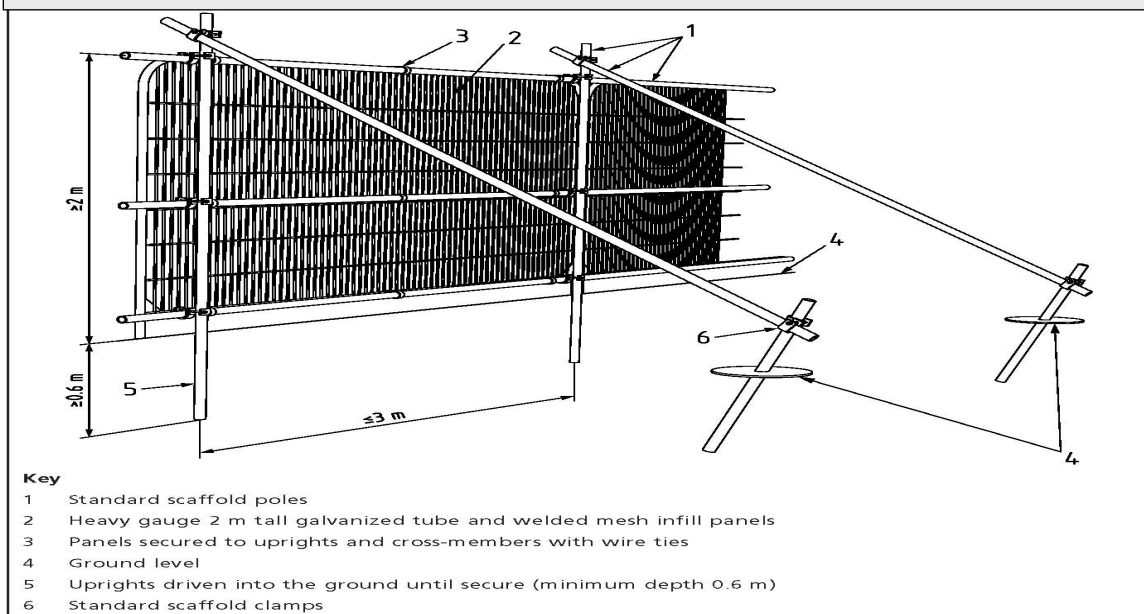
M.Arb. (R.F.S), F.Arbor.A. MCI.Hort. M.I.C.For. RCarborA
 Registered Consultant of the Arboricultural Association and Chartered Forester
 Telephone: 01225 851200
 Guidott House, 205 Bailbrook Lane, Bath BA1 7AB

Email: alan@engleytrees.co.uk
www.engleytrees.co.uk

AJE/29695 Rev1

22 June 2025

Fig 2 Default specification for protective barrier fence



Suitable signage to be attached to barrier fences on this site.

