

Arboricultural Impact Assessment & Tree Protection Plan For trees on land adjacent to Birdbush Park near Shaftesbury



Instructed by Lone Wolf Planning Ltd

On behalf of Mr. Thomas Light
c/o Fraser Deans
Going Group Ltd and Butler Hall Ltd
Unit 1 Melbury Business Park
Shaftesbury
Dorset
SP7 0AF

Inspected and Prepared by Nick Baxter BSc(Hons) MArborA
25th November 2025

Summary

A new dwelling is proposed	The trees considered in this report are located on land adjacent to Birdbush Park near Shaftesbury. This report identifies the arboricultural impact for a plan to create a new residential dwelling and double garage at the site.
One tree will be removed	One B-grade tree will need to be removed in order to construct the proposed development.
Four trees will be planted	The loss of a single tree will be compensated by planting four new trees in locations that have been carefully selected to ensure that they will have the chance to mature and make a long-term contribution to the local landscape.
Trees will be suitably protected during construction	Tree protection fencing will be installed in the locations identified on the tree protection plan and a specification for this fencing is provided in Section 4.2 of this report. It is crucial that fencing is installed before construction works begin and remains in place for the duration of the project.
A pre-commencement site visit from the project arboriculturist will be required	A site visit from the project arboriculturist will be required at the start of the project to check the tree protection measures. Further arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area of any of the trees on or near the site. The project arboriculturist should be informed of unforeseen works near trees as soon as they become apparent.
This report should be made available to all construction staff	The site manager must be made aware of the tree protection requirements at the site and provided with a copy of this report; this information must be passed on to all construction staff.

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Appendix 3	Tree Protection Plan (TPP-1)

1 Introduction

1.1 Background information

Mr Thomas Light proposes to construct a single detached 4no. bed dwelling and separate double garage on land at adjacent to Birdbush Park near Shaftesbury (SP7 9HH); this land is hereafter referred to as the 'site'.

I have been instructed by Lone Wolf Planning Ltd on behalf of Mr Thomas Light, to visit the site and survey the trees in accordance with BS 5837:2012¹ to prepare an arboricultural impact assessment, tree protection plan, and relevant method statements for works near retained trees.

Table 1: *The documents listed below have been reviewed to assist this report:*

Document Title	Originator	Document Number
Topographical Survey	Matthew Read	Birdbush_Topo_001
Site/Block Plan	-	2671/2

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that none of the trees at the site are protected by a Tree Preservation Order (TPO), and nor is the site situated in a conservation area.

1.3 Limitations

The assessment and works recommendations relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, storms, extreme climatic events or site works) will necessitate a reassessment of the trees.

It should be noted that this survey 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 works recommendations. A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within a tree. Changes in site use are likely to occur during, and result from, the proposed development. Considering these factors, regular tree risk assessments are advised.

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

² National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

2 Tree Survey Information

2.1 Site description

The site is currently a plot of grassed land beside the main drive to Birdbush Park. There are numerous mature trees located within the site which consist of silver birch, alder, willow and cherry.

2.2 The tree survey

I visited the site on 21st July 2025 to carry out the tree survey and weather conditions did not present any constraints to the assessments.

The survey considered all trees on and around the site. Inspections took place from ground level using the Visual Tree Assessment method³. In accordance with the system described in Table 1 of BS 5837, each tree has been classified into four retention categories: A, B, C or U. The stem diameter has been used to calculate the Root Protection Area (RPA⁴) required by each tree.

2.3 Existing tree stock

Information on each tree and hedgerow is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 2.

Table 2: *The site largely consists of C-grade trees.*

BS 5837 Category	Quality	Trees	Hedges
A	High	1	-
B	Moderate	4	-
C	Low	10	1
U	Very Poor	-	-
Total		15	1

2.4 Tree plans

Two A4 tree plans are presented at the rear of this report. The trees have been plotted using the supplied topographical survey and details of both plans are listed below:

Tree Removal Plan (TR-1)	A plan illustrating which trees require removal on the existing site layout.
Tree Protection Plan (TPP-1)	A plan illustrating the retained trees on the proposed site layout and where protective measures are required during construction activities.

³ Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

⁴ The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority.

3 Arboricultural Impact Assessment & Proposed Mitigation

3.1 Tree removals

For this project one Category B tree (T12) will need to be removed.

The tree that will need to be removed is set back from the road, and as such its loss will not have a significant impact on the character or appearance of the local area.

3.2 New tree planting

A total of four new trees will be planted to complement the new site layout. The proposed locations for these trees are shown on the tree protection plan (TPP-1). The planting will take place during the first dormant season (during the months of November to March) after completion of the dwelling once the tree protection fencing has been taken down.

Table 3: A summary of tree species selected for planting.

Tree species	Size	No. of trees
Himalayan birch (<i>Betula utilis</i> 'Jacquemontii Snow Queen')	10–12cm girth	3
Conference pear (<i>Pyrus communis</i> 'Conference')	8–10cm girth	1
TOTAL		4

3.3 New service runs

Installation of underground services by typical 'open trench' methods near trees is likely to sever roots; this will harm the physiological condition of the trees, provide an opportunity for fungal infection, and could leave them prone to windthrow. Therefore, the locations for new underground services will be designed to avoid the root protection areas required by the retained trees.

If any additional underground services are required, I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate specification and method statement for their installation would need to be produced, and guidance provided in NJUG⁵ must be followed.

3.4 Tree protection fencing

Temporary fencing and/or barriers must be used during construction activities to protect retained trees. The location of necessary tree protection is indicated on the tree protection plan at the rear of the report (TPP-1). For effective tree protection it is crucial that the protective fencing is installed before any heavy plant machinery is used on the site. The tree protection fencing must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas will be construction exclusion zones.

A specification for suitable tree protection fencing is provided in Section 4.2 of this document.

⁵ NJUG (2007): Guidelines for the Planning, Installation, and Maintenance of Utility apparatus in the Proximity to Trees. National Joint Utilities Group Volume 4.

3.5 Tree works

All permitted and approved tree work must be undertaken in accordance with BS 3998:2010 – Recommendations for tree work⁶. It would be easiest if these works are carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

3.6 Legal restrictions to tree works

At present none of the trees at the site are protected. If this report is submitted to support a full planning application, and that application is subsequently approved, any tree works listed in the report may be carried out prior to the commencement of construction without the requirement for further permission from the planning authority. But, if any arboricultural works are intended before planning permission has been approved, then before works start, the local planning authority should be contacted again to confirm if any of the trees have subsequently become protected since the previous check. Also, if trees are owned by a third party, permission for any arboricultural management must be agreed with the owner in advance of the works.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

3.7 Gallery



Figure 1: The location of the proposed dwelling and silver birch to be removed.

⁶ British Standards Institution (2010). BS 3998 Recommendations for Tree Work. BSI, London.

4 Arboricultural Method Statement

4.1 Method statement timeline

Following the written approval of this document by the Local Planning Authority (LPA), the following sequence of operations will need to be carried out. Arboricultural supervision will be required for at least one task during this project.

Table 4: *Sequence of arboricultural operations for this project.*

Stage	Action
Pre-construction	Undertake permitted tree works to facilitate the construction of the development. Install tree protection fencing as specified in Section 4.2 of this document and as illustrated on the tree protection plan (TPP-1). A site visit from the project arboriculturist will be required at the start of the project to check the position of tree protection fencing and to discuss any potential conflicts with trees with the contractors.
During construction	Always follow the restrictions and protocol in Section 4.3. Further arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	Once all the construction activity has been completed, the tree protection fencing may then be removed. Soft landscaping to be carried out and new trees to be planted. It is crucial that root damage does not occur, so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only.

4.2 Specification for tree protection fencing

There are increased chances of damage to retained trees from construction activity. As a result, fencing will be required to protect the retained trees. The information below specifies suitable fencing requirements for this project.

Location

The location of necessary tree protection fencing is shown by the blue lines on the tree protection plan. The fenced-off areas will be construction exclusion zones and should be regarded as sacrosanct.

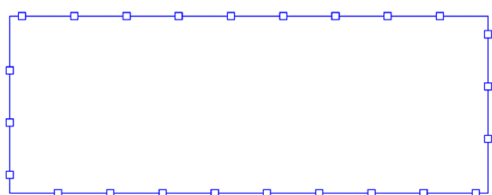


Figure A: An example of how tree protective fencing is shown on the tree protection plan.

Specification

Tree protection fencing must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. In most cases fencing should consist of a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m.

A specification for fencing suitable for most construction sites is illustrated in Figure C, but in some situations more lightweight stabilising systems for fencing may be sufficient; this is detailed in Figure D. Alternative methods of barrier could be appropriate for tree protection if they are sufficient to exclude construction activity, but any such methods must first be agreed by the Local Authority's arboricultural officer.

All-weather notices should be attached to the fencing with words such as: 'Construction Exclusion Zone - No Access.' Throughout the construction period, attention should be paid to ensure that barriers remain rigid and complete.

Installation

The tree protection fencing must be installed before any heavy plant machinery is used on the site and remain in place until the construction works have been completed.

The fencing should not be removed or altered without prior consultation with the project arboriculturist and, where necessary, approval from the local planning authority.



Figure B: An example of signs that should be attached to the fencing.

Removal

The tree protection fencing may only be removed once construction activity is completed.

Some landscaping works may be necessary at this stage, but it is crucial that root damage does not occur so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only.

Works inside a construction exclusion zone

Arboricultural supervision will be required whenever construction and development activity are to take place within a construction exclusion zone. This supervision must be carried out by a suitably qualified arboriculturist.

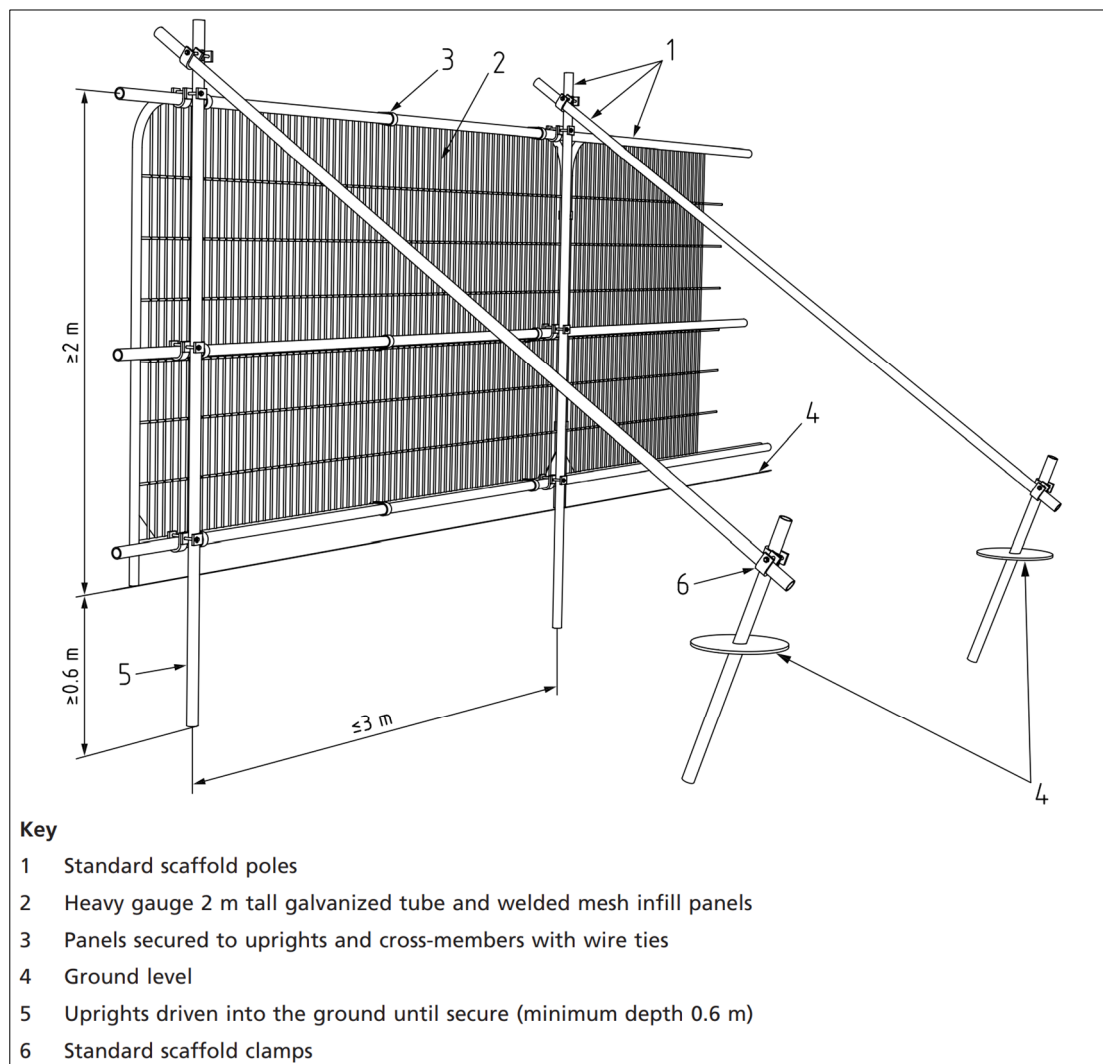


Figure C: Default specification for a tree protection fencing.

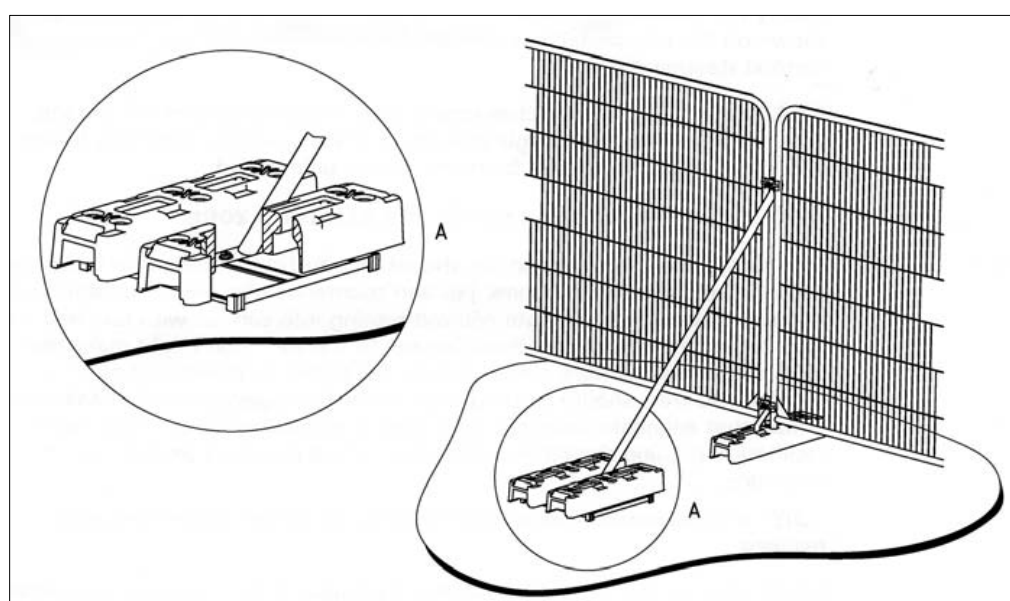


Figure D: Lightweight system using a stabiliser strut mounted on block tray.

4.3 Preventing tree damage during construction activities

It is essential to conserve tree health on construction sites, whether they are on or near the working areas. Guidance for the protection of trees during development projects is provided in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests, and diseases. Construction work often exerts pressures on existing trees, and a tree that has taken many decades to reach maturity can be damaged irreparably in a few minutes by unwitting or negligent actions.

For this project temporary fencing will be used during construction to protect the retained trees at the site (see Section 4.2 for further guidance). These protected areas will be construction exclusion zones.

Soil compaction quickly occurs if vehicles pass over an area of soil. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water, and reduced air and oxygen supply to roots. This leads to reduced root growth and as a result the health of the tree is impacted. Therefore, to ensure that soil compaction is avoided, it is very important that no vehicles enter the fenced-off areas during construction operations.

All construction staff should be made aware of the following restrictions that apply to the construction exclusion zones:

No excavations	No excavations (including utility trenches) or raising of soil levels is permitted within the construction exclusion zones without written permission from the project arboriculturist.
No storage or mixing of materials	No materials of any kind are to be stored, dumped or discharged within the construction exclusion zones. Contaminants such as diesel oil, cement and bitumen must be stored at least 10m from any trees, with provision made for any spillage or run-off to be contained away from the protected area. Mixing of cement and concrete must also take place at least 10m from any trees, and over a suitable hard surface or bunded trap to prevent soil contamination from spillage or washing out.
No offices or welfare facilities	Site offices and staff welfare facilities must be located outside of the construction exclusion zones unless agreed with the local authority's arboricultural officer.
Avoid fires	Fires should be avoided; however, if permitted by the site manager, they must not be lit in a position where heat could affect foliage or branches (at least 15m from the base of a tree would normally be sufficient).
Tie branches back to prevent harm	Care must be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Branches may be tied back so that they are out of the way if necessary.

Appendix 1: Tree Schedule

Site: Land at Birdbush, Shaftesbury

Surveyor: Nick Baxter

Date of Survey: 21st July 2025



Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Cherry	3	1	35	6	5	4	2	2	M	G	10+	Crown leans towards the road. Located at the front of a neighbouring property. Surveyed from inside the site.	No action required at present.	C1
T2	Silver birch	9	1	12	1	3	2	3	3	SM	F	10+	No obvious significant defects.	No action required at present.	C2
T3	Silver birch	13	1	33	3	4.5	3.5	3.5	3	M	G	20+	No obvious significant defects.	No action required at present.	B1
T4	Silver birch	9	1	9.6	1	2	1	1	4	SM	F	10+	Suppressed crown.	No action required at present.	C2
T5	Weeping willow	13	3	63	6.5	6.5	6.5	7	4	M	G	20+	Past crown reduction but it has since regrown.	No action required at present.	B1
T6	Italian alder	17	1	63	5	5.5	5	5	2	M	G	40+	A tall prominent tree at the front of the site. Slight trunk lean to the north. No obvious significant defects.	No action required at present.	A2
T7	Silver birch	14	1	22	2	2	3	1	4	EM	F	10+	Suppressed crown.	No action required at present.	C2
T8	Silver birch	9	1	16	4	0	4.5	0	4	EM	F	10+	Suppressed crown.	No action required at present.	C2
T9	Silver birch	14	1	21	3	3	3	3	3	EM	G	20+	Symmetrical crown. No obvious significant defects.	No action required at present.	B1
T10	Silver birch	11	1	15	3	3	2	3	3	EM	F	20+	Suppressed crown.	No action required at present.	C1
T11	Cherry	5	MS	32	5	5	5.5	3.5	2	M	G	10+	Multi-stemmed from 1.5m. Wide spreading canopy.	No action required at present.	C1
T12	Silver birch	14	1	31	4.5	4	4	3.5	2	M	G	20+	Symmetrical crown. No obvious significant defects.	Fell and remove the stump.	B1
T13	Apple	6	1	25	3	3	3	3	2	EM	G	10+	Past crown lift over the site. Located at the front of a neighbouring property. Surveyed from inside the site.	No action required at present.	C1
T14	Variegated holly	6	1	10	1.5	1.5	1.5	1.5	1	EM	G	10+	No obvious significant defects. Located at the front of a neighbouring property. Surveyed from inside the site.	No action required at present.	C1
T15	Rowan	6	1	18	3	3	3	3	3	EM	G	10+	Past crown lift over the site. Located at the front of a neighbouring property. Surveyed from inside the site.	No action required at present.	C1

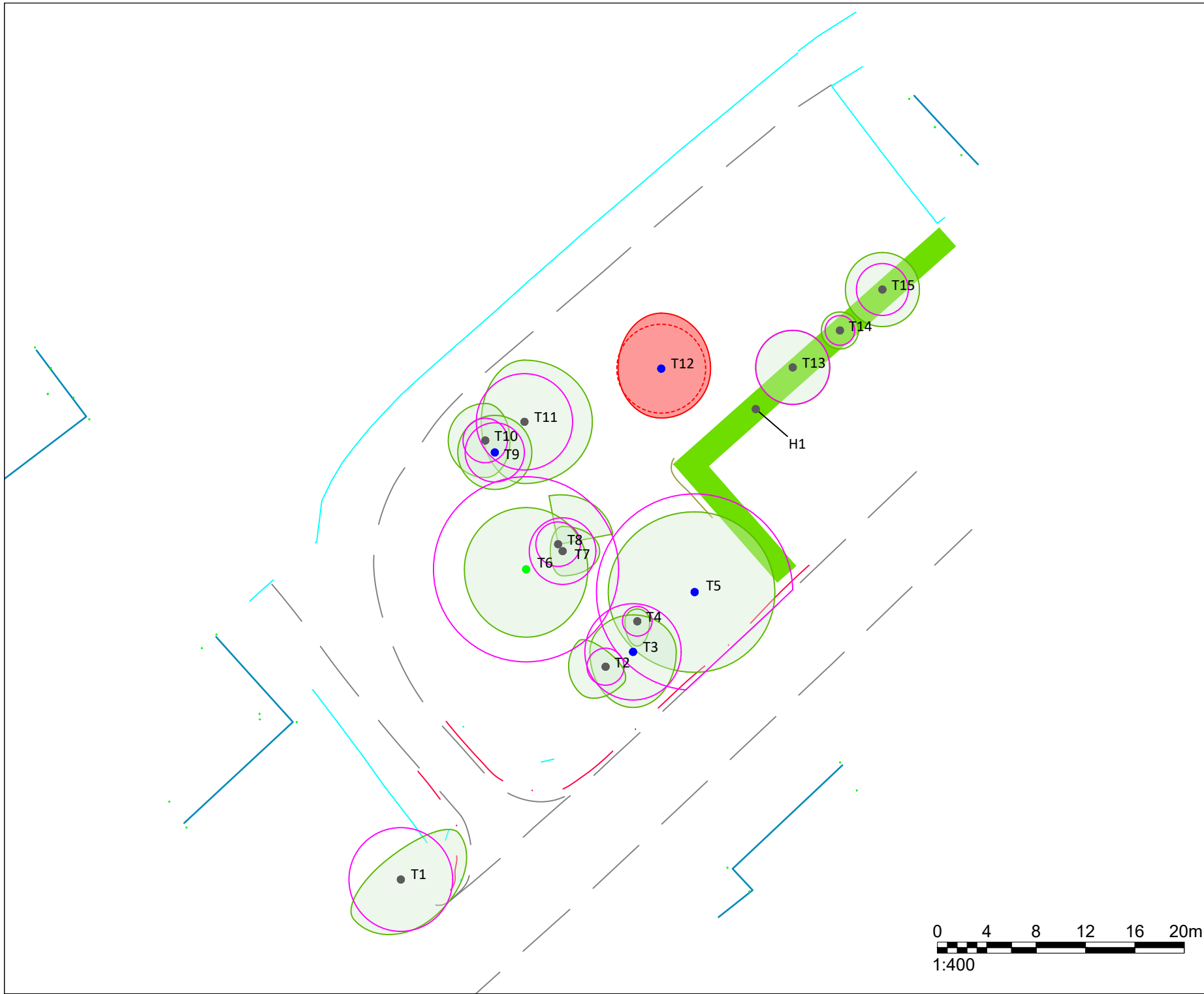
A key explaining each category is provided at the rear of the schedule

Appendix 1: Hedge Schedule**Site:** Land at Birdbush, Shaftesbury**Surveyor:** Nick Baxter**Date of Survey:** 21st July 2025

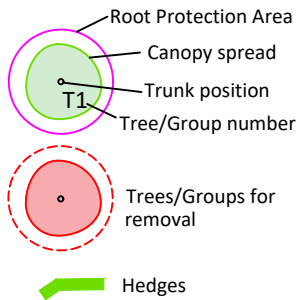
Hedge Number	Tree Species	Height (m)	No. of Stems	Stem Ø (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Site Notes	Recommended Management	Category
H1	Cotoneaster, Grisolinea, holly, western red cedar and Viburnum	2	MS	80	1	30	EM	F	10+	A garden boundary hedgerow with a few gaps.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

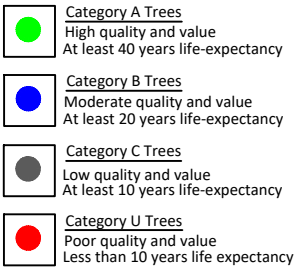
Key Headings	Definition	Key Headings	Definition
Tree, Group or Hedge Number	Reference number for tree as illustrated on the accompanying plan.	1st Branch	This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.
Species	Common name of the tree.	Tree Structural Condition & Site Notes	Observations of the trees structural integrity and notes of site features or property within falling distance.
Number in Group	Number of trees within a tree-group. The group may include more than one species of tree.	DBH	Diameter of the main trunk measured at 1.5m using diameter tape.
Height	Estimated tree height (m) from ground level.	Age Class	Y = Young, SM = Semi-Mature, EM = Early Mature, M = Mature, FM = Fully Mature, & V = Veteran
Stem/ Combined Stem Diameter	Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance. The stem diameters are measured in accordance with Figure C.1 of BS5837:2012.	Crown Spread Radius	The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Constraints Plan and Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.
Number of Stems	The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This influences how the root protection area is calculated.	ULE (Years)	Useful Life Expectancy. Anticipated future contribution to amenity, in years.
Overall health	A measure of physiological condition. G = Good, F = Fair, P = Poor and D = Dead.	Category	Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality), C (low quality) & U (very low quality).
Management Recommendations	Recommended works to be carried out prior to construction.		



Key



BS5837:2012 - Tree Category



NB TREEMANAGEMENT
Arboricultural Consultancy
www.nbtreetmanagement.co.uk
Tel: 07415 890038

Project Name:	
Land at Birdbush Shaftesbury	
Drawing Title:	
Tree Removal Plan	
Drawing Number:	Revision
TR-1	
Client:	
Mr Thomas Light	
Agent:	
Lone Wolf Planning Ltd	
Date:	
25-11-2025	
Scale:	
1:400 @ A4	



Arboricultural Supervision

A pre-commencement site visit from the project arboriculturist will be required to check the position of the tree protection measures and to discuss any potential conflicts to trees with the contractors

Further supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site.

Construction Exclusion Zones

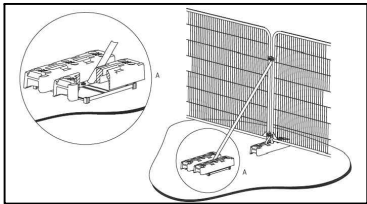
The areas beyond the tree protection fencing are designated as Construction Exclusion Zones.

The following restrictions apply to the Construction Exclusion Zones;

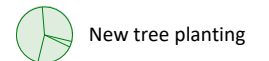
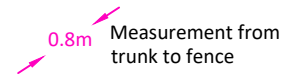
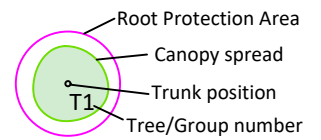
- No excavations (including utility trenches) without the supervision of the project arboriculturist.
- No mixing or storage of materials.
- No welfare facilities.
- No fires.

Further details are included in the arboricultural method statement.

Tree Protection Fencing



Key



NBTREEMANAGEMENT

Arboricultural Consultancy
www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name:

Land at Birdbush
Shaftesbury

Drawing Title:

Tree Protection Plan

Drawing Number:

TPP-1

Revision

Client:

Mr Thomas Light

Agent:

Lone Wolf Planning Ltd

Date:

25-11-2025

Scale:

1:400 @ A4

0 4 8 12 16 20m
1:400

Betula utilis 'Jacquemontii Snow Queen'

Pyrus communis 'Conference'



All trees to be planted with a double stake and cross beam or rubber ties. The area surrounding the stem will need to be mulched with a composted woodchip mulch.



A strimmer guard should be placed around the base of each tree, in this case the 'Arbortech Strimmer Guard' is advised.

New Tree Planting

The new tree planting must take place during the first dormant season (during the months of November to March) after completion of the dwelling and once tree protection fencing has been taken down.

Tree species	Size	No. of trees
Himalayan birch (<i>Betula utilis 'Jacquemontii Snow Queen'</i>)	10–12cm girth	3
Conference pear (<i>Pyrus communis 'Conference'</i>)	8–10cm girth	1
TOTAL		4