



Land at Biddestone Lane, Yatton Keynell

Arboricultural Report containing:

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



On behalf of
Cotswold Homes Ltd.

Prepared by:
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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 an area of land at Biddestone Lane, Yatton Keynell, Chippenham, SN14 7BA. This report is intended to accompany a planning application relating to the construction of a new residential development and associated works 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
- 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
- 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 was compiled by Chris Wright *M.Arbor.A.* a professional member of the Arboricultural Association and Certified Lantra Professional Tree Inspector with over 30 years' experience in the industry.
- 1.4 The report is based on a ground level assessment of the trees. 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. An arboricultural consultant surveyed the site on Thursday 9th May 2024. The weather was bright with good visibility.
- 1.5 Documents Provided
- Topographic survey dwg N° COHbiddestoneTOPOrevA-Model
 - Proposed site layout dwg N° 948 100 Rev A

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 1995). 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, S, E, 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

Physiological condition: Good, Fair, Poor, 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 in 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 240516-YAT-TCP-DB (appendix 2) and Arboricultural Impact Assessment Plan (Drawing Number 251106-YAT-AIA-Rev B-DB&SD (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 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.
- 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 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
- 3.5 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.

4.0 Legal duty

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)*.

- 4.1 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.
- 4.2 Searches of Wiltshire Council online mapping system showed the site is not within a Conservation Area. We were not made aware of any Tree Preservation Orders covering the trees on the site.
- 5.0 Tree and Site Assessment (to be read in conjunction with the survey schedule sheets)**
- The proposed development is for the construction of a new residential development and associated works on the site. The area proposed for development currently comprises an agricultural field bordered by mixed species hedgerows on all sides.
- 5.1 G01, at the north end of the site, borders the adjacent playing fields and is considered to be a significant hedgerow for containing many species and high-quality trees. T16 was found to be an ancient Field Maple growing in the southwest corner of the site within a group of trees.
- 5.2 It was found that the majority of the trees are mature Ash trees growing out of the hedgerows, which are infected by Ash dieback disease (*Hymenoscyphus fraxineus*). This was evident by the density and condition of the foliage, and the dieback within the canopy. There are extensive epicormic shoots developing along branches within the crown which is a typical stress response to the disease.
- 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*).
- 5.4 It is currently estimated that Ash dieback has a mortality rate of 80% with few trees showing any signs of resistance. (ref: Tree Council Ash Dieback Action Plan Toolkit Summer 2019). The precise speed of decline of any individual tree is currently impossible to predict and will be influenced by other factors including soil type, soil moisture levels and topography.

- 5.5 The latest evidence nationwide and from local tree surgery teams, is that infected trees can decline rapidly becoming structurally unsound in a matter of months. It is generally accepted that once more than 50% of the tree's canopy is affected it is unlikely to recover and removal may be necessary if there is a risk of harm to people or damage to property. 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.
- 5.6 Seventeen trees, four groups of trees, and two hedgerows were surveyed. Of the trees surveyed, one tree and one group of trees was categorised **A**, five trees and two groups of trees were categorised **B**, nine trees were categorised **U**, the remaining trees, groups and hedgerows were categorised **C**. The trees were assessed and graded 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 600 mm 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), (appendix 2), shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m² which ideally, should be left undisturbed around each tree were it to be retained. Underground structures, services and other topographical feature, such as different ground levels, can influence root spread and potentially restrict extension growth.
- 6.3 The TCP 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.

6.4 Trees Identified for Retention and Removal.

It is proposed to remove a small section of H01 to form site access. The remaining trees will be retained and protected throughout the proposed development.

6.4.1 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 main development is outside the calculated Root Protection Area (RPA) of existing trees. 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.

Protective fencing will be erected to prevent any un-authorised access into the Root Protection Area (RPA) during the development works.

- 7.2 A small section of proposed footpath extends through the calculated Root Protection Area of T01. Any excavation or soil compaction in this area could potentially lead to root severance or damage.

Where new hard surfacing is to be installed within the Root Protection Areas of 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 Cellular Confinement System such as 'Cellweb'

- 7.3 Storage and mixing of construction materials could lead to soil compaction of 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.

- 7.4 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.

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

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.

- 7.6 **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.

- 7.7 **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.

The proposed dwellings are at a sufficient distance from the retained trees 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 6.4 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 (appendix 2), will involve the erection of tree protection fencing as discussed in Section 8.2. The tree protection fencing is illustrated in Tree Protection Plan (Drawing Number 251106-YAT-TPP-Rev A-SD) (appendix 4)

8.0.2 The potential position of tree roots as indicated in the Arboricultural Impact Assessment Plan (appendix 3) and Tree Protection Plan (appendix 4) 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 (appendix 4) indicates the location of the proposed tree protection fencing where appropriate. The fencing 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 specification for the fencing is presented in section 9.3 and appendix 5 of this report.

8.2.2 It is *essential* that tree protection fencing is 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 fencing, 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 (appendix 4) 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 undertaken in accordance with Arboricultural Guidance Note 12 'The use of Cellular Confinement Systems near Trees. A Guide to Good Practice' using a Cellular Confinement System such as 'Cellweb'.

8.4 Underground Drainage and Service Installation

Drainage and service routes in association with the proposed development have been planned outside of any Root Protection Area of retained trees.

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

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

- Arboricultural works
- Erection of protective fencing
- Construction of new development
- Installation of no dig surfacing within RPA of T01

9.2 Arboricultural Works

The work recommendations presented in the Tree Schedule (appendix 1) and the recommendations discussed in Section 9.2.1 set out the proposed works to trees within the development site. These works will be carried out before commencement of other site operations including the erection of protective barriers.

- 9.2.1 The removal of a small section of H01 will be undertaken to facilitate the construction of the new development. The proposed tree works will be undertaken by a professional arborist in accordance with the recommendations contained in BS3998:2010. Tree work-recommendations.

9.3 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).

- 9.3.1 The protective fencing will be erected at the recommended distance contained with BS5837:2012, as indicated on the Tree Protection Plan (TPP) (appendix 4). This will create a Construction Exclusion Zone (CEZ)
- 9.3.2 The protective fencing will be constructed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. The protective fencing will be constructed using interlocking weld-mesh panels attached to scaffold pole uprights driven firmly into the ground. (appendix 5)
- 9.3.3 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.
- 9.3.4 Weatherproof signage will be attached to the fencing indicating its function as illustrated (appendix 6).
- 9.3.5 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.

9.4 Construction of footpath within RPA of T01

Following the completion of the construction of the new development the fencing will be removed to allow the construction of the new footpath within the RPA of T01. This will be constructed using a 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 7)

- 9.4.1 The position of the new footpath will be marked out, 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 overlaying the edges of the area by 300mm. Any joints will be overlap by a minimum of 300mm.
- 9.4.2 75mm ‘Cellular Confinement System’ (CCS) will then be laid across the area and secured with J pins in the corners and 10x J pins per panel. Adjacent panels will be stapled together. 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.
- 9.4.3 Once the CCS is in place it will be backfilled with Type 4/20 or Type 20/40mm clean angular stone which will enable air and moisture to reach the roots and encourage healthy growth. There will be a minimum overfill of clean angular stone.
- 9.4.4 A porous wearing course will then be applied to a depth of 30-40mm as the finished surface. The edges of the footpath will be retained using tamped wooden retaining boards staked into the ground tapering down to the existing ground level with topsoil.

9.5 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 3)
- Monthly site inspection visits
- Installation of no dig surfacing within RPA of T01

- 9.5.1 A record of site visits completed by the project arboriculturalist will be maintained for inspection on site and copies are forwarded to the Local Planning Authority Tree Officer.
- 9.5.2 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

10.2 Local Authority Tree Officer

Kate Tate

Arboricultural Officer

Wiltshire Council

email: Kate.Tate@wiltshire.gov.uk

11.0 References

Mattheck, C. and Breloer, H. (1995). 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
- Protective Fencing Detail
- Protective fencing sign
- Cellular Confinement System (CCS) detail

Chris Wright. *MArborA*.

Principal Consultant

Silverback Arboricultural Consultancy

10th November 2025

Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

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) Area m ²
						N	E	S	W									
H01	Mixed species	Mixed species	2	1	100	0.5	0.5	0.5	0.5	0	Mature	Fair	Fair	Mixed species boundary hedgerow predominantly Hawthorn with Blackthorn, Elm and Field Maple No significant defects visible at time of inspection	No action required at the time of inspection.	20-40 Years	C2	Radius: 1.2m. Area: 5 sq m.
H02	Mixed species	Mixed species	3	1	100	0.5	0.5	0.5	0.5	0	Mature	Fair	Fair	Mixed species boundary hedgerow predominantly Hawthorn with Blackthorn, Elm and Field Maple No significant defects visible at time of inspection	No action required at the time of inspection.	20-40 Years	C2	Radius: 1.2m. Area: 5 sq m.
G01	Mixed species	Mixed species	10	1	550	5	5	5	5	0	Early Mature	Good	Good	4m mixed species hedgerow containing Hawthorn, Blackthorn, Field Maple, Dogwood, Hazel, Elder, Sycamore, Gelder Rose, considered Important Hedgerow Heavy standard trees growing from hedgerow up to 10m containing Oak, Goat Willow, Field Maple, Cherry, Ash Growing beyond chainlink fence in neighbouring property No significant defects visible at time of inspection	No action required at the time of inspection.	40+ Years	A1,2	Radius: 6.6m. Area: 137 sq m.
G02	Field maple	<i>Acer campestre</i>	8	1	240	3	3	3	3	4	Early Mature	Fair	Fair	Group of Field Maple growing from hedgerow Flail damage at 3m north side Multi- stemmed from base	No action required at the time of inspection.	20-40 Years	B2	Radius: 2.9m. Area: 26 sq m.

Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

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) Area m2
						N	E	S	W									
G03	Blackthorn	<i>Prunus spinosa</i>	5	1	150	3	3	3	3	0	Mature	Fair	Fair	Blackthorn hedgerow spinney surrounding pond in centre of field Mature Ash growing inside on edge of pond showing evidence of Ash dieback disease	No action required at the time of inspection.	20-40 Years	C3	Radius: 1.8m. Area: 10 sq m.
G04	Field maple	<i>Acer campestre</i>	10	1	480	4	4	4	4	4	Mature	Good	Good	Group of Field Maple growing from hedgerow Multi- stemmed from base No significant defects visible at time of inspection	No action required at the time of inspection.	40+ Years	B2	Radius: 5.8m. Area: 106 sq m.
T01	Common ash	<i>Fraxinus excelsior</i>	10	3	320	4	5	5	4	3	Early Mature	Fair	Diseased	Growing in hedgerow Multi- stemmed from base Minor deadwood in canopy Dieback in the canopy chlorotic, sparse foliage Evidence of Ash Dieback Disease in canopy	No action required at the time of inspection.	10+ Years	C2	Radius: 3.9m. Area: 48 sq m.
T02	Field maple	<i>Acer campestre</i>	7	1	260	1	2	3	2	1	Early Mature	Fair	Good	Growing from hedgerow No significant defects visible at time of inspection	No action required at the time of inspection.	40+ Years	B2	Radius: 3.1m. Area: 30 sq m.
T03	Field maple	<i>Acer campestre</i>	8	1	450	3	5	4	3	3	Mature	Fair	Fair	Growing from hedgerow Flail damage to main stem at 3m north side	No action required at the time of inspection.	20-40 Years	B2	Radius: 5.4m. Area: 92 sq m.
T04	Field maple	<i>Acer campestre</i>	8	2	300	3	3	4	3	3	Mature	Fair	Fair	Growing from hedgerow Twin stemmed from 0.5m Flail damage to main stem at 3m north side	No action required at the time of inspection.	20-40 Years	B2	Radius: 3.6m. Area: 41 sq m.

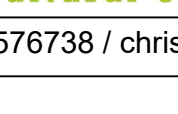
Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

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) Area m2
						N	E	S	W									
T05	Common ash	<i>Fraxinus excelsior</i>	7	1	750#	6	4	2	4	4	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Major deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T06	Common ash	<i>Fraxinus excelsior</i>	6	1	750#	6	3	4	4	3	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Major deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T07	Common ash	<i>Fraxinus excelsior</i>	8	1	750#	6	4	4	3	3	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Major deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T08	Common ash	<i>Fraxinus excelsior</i>	8	1	750#	4	4	4	4	3	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Major deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem Multi- stemmed from base	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T09	Field maple	<i>Acer campestre</i>	7	1	220	3	2	2	2	4	Early Mature	Fair	Good	Growing from hedgerow Suppressed by neighbouring trees	No action required at the time of inspection.	20-40 Years	B2	Radius: 2.6m. Area: 21 sq m.
T10	English elm	<i>Ulmus procera</i>	7	1	190	2	2	2	2	3	Early Mature	Fair	Diseased	Growing in hedgerow Indications of Dutch Elm Disease Minor deadwood in canopy	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.

Arboricultural Survey Land at Biddestone Lane, Yatton Keynell

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) Area m2
						N	E	S	W									
T11	Common ash	<i>Fraxinus excelsior</i>	9	1	750#	3	3	3	3	4	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Major deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T12	Common ash	<i>Fraxinus excelsior</i>	8	1	750#	4	4	4	4	3	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Minor deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T13	Common ash	<i>Fraxinus excelsior</i>	8	1	750#	5	5	5	5	3	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Minor deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem Twin stemmed from base	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T14	Common ash	<i>Fraxinus excelsior</i>	8	1	750#	5	5	5	5	3	Over Mature	Poor	Diseased	Tree appears to be in terminal decline Minor deadwood in canopy Evidence of Ash Dieback Disease in canopy Woodpecker holes in stem Twin stemmed from base	No action required at the time of inspection.	<10 years	U	No RPA due to Retention Category of U.
T16	Field maple	<i>Acer campestre</i>	10	1	850	5	5	5	5	0	Ancient	Fair	Good	Multi- stemmed from base Historic coppice	No action required at the time of inspection.	40+ Years	A3	Radius: 10.2m. Area: 327 sq m.
T17	Horse chestnut	<i>Aesculus hippocastanum</i>	9	1	650#	6	6	4	6	0	Mature	Fair	Good	Growing from hedgerow Multi- stemmed from base Previously pollarded	No action required at the time of inspection.	40+ Years	B2	Radius: 7.8m. Area: 191 sq m.



 Silverback arboricultural consultancy ltd	
01454 227458 / 07775 576738 / chris@silverbackarb.co.uk	
Site: Land at Yatton Keynell	
Drawing Title: Tree Constraints Plan	1:500@A1
Drawing Number: 240516-YAT-TCP-DB	May 2024
Key: ● Category A ● Category B ● Category C ● Category U  Category Root Protection Area Crown Spread Tree Number	
NOTE: Tree/group numbers marked with an * have approximate locations.	





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Site: Land at Yatton Keynell	
Drawing Title: Arboricultural Impact Assessment	1:500 at A1
Drawing Number: 251106-YAT-AIA-Rev B-DB	November 2025

Key:

● Category A

● Category B

● Category C

● Category U

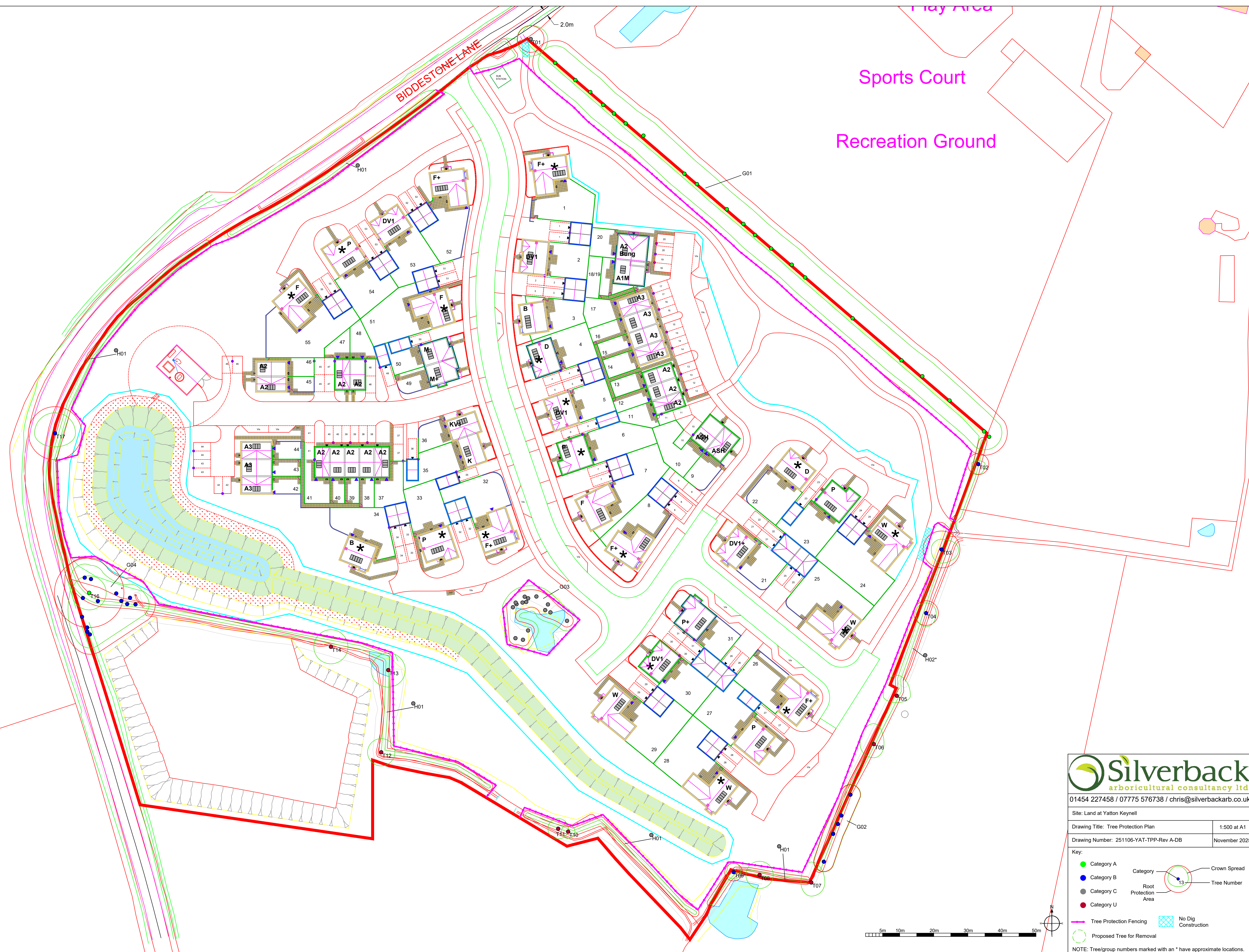
Category

Root Protection Area

Crown Spread

Tree Number

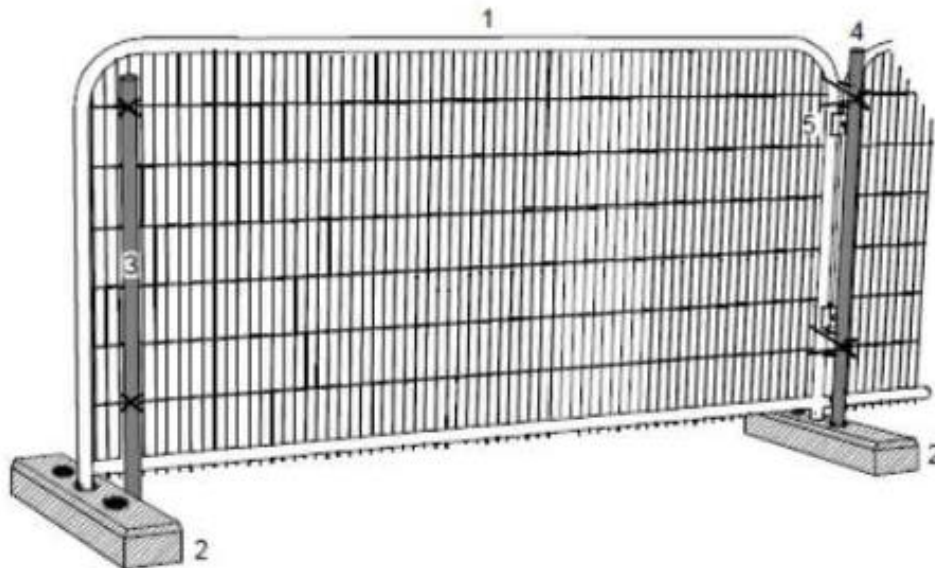
NOTE: Tree/group numbers marked with an * have approximate locations.



Protective Fencing

TREE PROTECTION FENCING

The TPF shall comprise of interlocking weld-mesh panels (e.g. Heras), well braced by attachment to scaffold pole uprights driven firmly into the ground. Should any alternative method of barrier construction be proposed, consultation with the project arboriculturist will be obtained to clarify the efficacy of the revised design prior to informing the local planning authority and obtaining their consent. Once the exclusion zone has been protected by barriers and/or ground protection, construction work can commence. All weather notices may be erected on the barriers



1: Weldmesh (e.g Heras) Panels. 2: Concrete or rubber ground blocks

3: Scaffold pole uprights, driven firmly into ground, then secured to panel

4: Uprights driven into ground through fixture in ground block, then secured to panel.

5: Panels to be interlinked using scaffold clamps



**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.

Indicative Cellweb with overfill

