

Arboricultural Impact Assessment

New Road Farm, Melksham, Wiltshire

05 November 2025

Ecology
Arboriculture
Land Management



Quality Assurance

Report Title	Arboricultural Impact Assessment
Report Reference	1795B-OUT-AIA-MU

Revision Record

Revision	Date	Author	Checked By	Approver	Summary of Changes
Final	31 October 2024	Matt Underwood BSc MArborA	Adam Earl BSc MArborA MCIEEM	Adam Earl BSc MArborA MCIEEM	N/A
1	1 June 2025	Matt Underwood BSc MArborA	Adam Earl BSc MArborA MCIEEM	Adam Earl BSc MArborA MCIEEM	Updated to reflect SW164-PD-1001J Planning Layout
2	05 November 2025	Matt Underwood BSc MArborA	Adam Earl BSc MArborA MCIEEM	Adam Earl BSc MArborA MCIEEM	Updated to reflect SW164-PD-1001P Planning Layout

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Site Details

Site Name and Location	New Road Farm, Melksham, Wiltshire
Central OS Grid Reference	ST 919 644
Client	Bloor Homes South West
Boundary	



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1 Introduction

This report presents the results of an Arboricultural Impact Assessment at New Road Farm, Melksham, Wiltshire in relation to an outline planning application. The surveys were commissioned by Bloor Homes South West. The area within the application boundary is hereafter referred to as the 'Site'.

The Site is located to the north of the A3102 and west of New Road, on the northeastern outskirts of Melksham. The Site is approximately 14.95 hectares (ha) and comprised agricultural fields subdivided by mature hedgerows and bordered by early mature and mature trees.

This arboricultural survey report has been prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. All trees located within the Site boundary have been surveyed as part of this assessment. Additionally, those trees located immediately adjacent to the Site boundary and that have the potential to constrain the development (either through above or below portions of the tree) have also been surveyed as part of this assessment.

An Arboricultural Constraints and Opportunities Plan (ACOP) including a tree survey schedule and tree constraints plan was prepared during the design stage to inform the scheme design.

In order to undertake the assessment, the following documentation was provided by the client:

-  25297-200-01 Rev C Topographical Survey
-  027.5011 S3D Drainage Layout
-  SW164-PD-1001P Planning Layout

2 Statutory Protection

2.1 Legislation

Some trees receive legal protection within England through the following:

-  Tree Preservation Orders (TPOs);
-  Conservation Areas;
-  Planning Conditions;
-  Forestry Act 1967.

As part of this assessment, the relevant Local Planning Authority (LPA) has been contacted or online mapping systems accessed to establish if any arboricultural features surveyed as part of this report are subject to any legal protection.

Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record.

2.2 Planning Policy

2.2.1 National Planning Policy Framework (NPPF)

Chapter 186c - *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.'*

Chapter 186d - *'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be*

integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

2.2.2 Wiltshire Core Strategy, adopted January 2015

Core Policy 51 Landscape – *'Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures... In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland...'

Core Policy 57 Ensuring high quality design and place shaping – *'Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through...*

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.'

2.2.3 Joint Melksham Neighbourhood Plan 2020 – 2026

Policy 16: Trees and Hedgerows – *'Ancient and Veteran Trees: To be supported, development proposals should ensure that there will be no loss or deterioration of the irreplaceable habitats of ancient woodlands and ancient or veteran trees found outside ancient woodland, unless the need for and benefits of the development in that location clearly outweigh the loss. In accordance with current guidance a minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary. A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree.*

Other Existing Trees and Hedgerows: To be supported, development proposals should ensure that there is no damage to or loss of trees of good arboricultural and amenity value. Existing trees and hedgerows on development sites should be retained where possible and incorporated as placemaking features in new development. Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of trees lost. Integration of existing hedgerows into private curtilage must be avoided where possible.

New Trees: New tree planting in development proposals and throughout the built and natural environments of the Plan area will be supported in principle.'

3 Methodology

3.1 Site Survey

The arboricultural survey was undertaken on 10 January 2023 by Matt Underwood BSc MArborA. The visibility at the time of survey was adequate to undertake a thorough assessment of the trees from ground level. The trees were surveyed in the context of the existing land use.

The trees were surveyed in accordance with BS5837:2012. The key information for each arboricultural feature can be found in the tree survey schedule in **Appendix 2**.

The key information for each arboricultural feature is used to calculate the root protection area, radius and to categorise the tree using an alphanumeric system. **Table 1** below provides a brief overview of how each feature is categorised.

Table 1: Overview of Tree Categorisation Process

	1 – Mainly arboricultural qualities	2 – Mainly landscape qualities	3 – Mainly cultural/ conservation values
Category A (Life expectancy of 40+ years)	Features which are good examples of their species; or those that form an essential component to a wider feature.	Feature of particular visual importance as arboricultural and/or landscape feature.	Feature of significant conservation, historical, commemorative or other value (e.g. veteran trees).
Category B (Life expectancy of 20+ years)	Features that may be included in category A but have been downgraded due to impaired condition such that they have a predicted lifespan of < 40 years.	Tree groups or woodland which collectively have a higher rating than the component individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.
Category C (Life expectancy of 10+ years)	Unremarkable tree of limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them greater collective landscape value; and/or trees offering low or only temporary landscape benefits.	Trees with no material conservation or other cultural value.
Category U (Life expectancy of <10 years)	Features that are dead or show signs of significant, immediate decline or have serious, irremediable structural defects which could result in collapse.		

3.2 Survey Limitations

The survey was limited to a visual inspection from ground level. Where existing constraints were present e.g. dense vegetation around tree stems or where the tree is located on third party property, the dimensions were estimated on site to the best of the surveyor's ability. Where an arboricultural feature has not been accurately plotted on the topographical survey or within the plans provided, the feature reference has been suffixed with PA to highlight its position as being approximate.

Due to the dynamism of living organisms and the potential for Site conditions to change, the recommendations provided in this report are only considered valid for two years of the date of the survey. Furthermore, the recommendations provided in this report cannot account for detrimental impacts to trees through climatic extremes and/or physical damage.

Whilst every effort has been made to identify any physiological and structural defects of the trees surveyed, this report should not be considered a tree risk assessment. No tree can be considered absolutely safe with even 'sound' trees known to fail.

No invasive soil investigation works have been undertaken as part of this assessment and as such this report does not address issues with regards to soil heave and shrinkage. This report cannot be used to assess risks with regards to subsidence, in relation to the existing trees or as a result of the recommendations provided in this report.

A structural engineer should be consulted in all matters relating to the design and construction of foundations near trees. NHBC provides guidance for 'Building near trees'.

4 Results

4.1 Categorisation Summary

A summary of the arboricultural features within the redline boundary and their categorisation can be found in **Table 2** below. Full details of each arboricultural feature, including those outside the redline boundary, can be found in the tree survey schedule in **Appendix 2**.

Table 2: Summary of Arboricultural Feature Categorisation

Categorisation	Arboricultural Feature		
	Tree	Tree Group	Hedgerow
A	-	-	-
B	2	3	-
C	-	2	4
U	-	-	-

4.2 Site Appraisal

4.2.1 Soils

The soil type has been assessed using the British Geological Survey Maps as ‘slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils’.

4.2.2 Trees

The tree stock on Site is considered to have moderate arboricultural merit. The site contains two category B trees (T2, T8), and several category C hedgerows. All other trees recorded sit outside the Site boundary and are owned by third parties.

Tree groups G4, G6, and G7 are category B trees in a residential garden abutting the Site boundary. Although outside of the ownership, these trees are visible from the Site and provide moderate amenity value.

Tree T17 is a category A veteran oak tree. Veteran trees are considered ‘irreplaceable’ in National Planning Policy Framework and are subject to a larger, uncapped root protection area. Tree T17 is outside the Site boundary but provides high amenity value to the Site.

4.3 Statutory Protection

There are no TPOs and the Site is not located within a conservation area (as confirmed using Wiltshire Council’s online mapping tool on 26th September 2024).

However, any persons proposing to undertake works to the trees on site should re-check the status of the trees with the LPA immediately prior to undertaking the works.

5 Arboricultural Impact Assessment

5.1 Description of Proposed Development

The development proposals to which the survey relates include an outline planning application for residential development; public open space including formal play space and allotments; sustainable

drainage systems and associated infrastructure; land safeguarded for a nursery and access points for pedestrians and cyclists. All matters are reserved except for access, the principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction and an emergency access onto the A3102, as shown in the SW164-PD-1001P Planning Layout.

The project design team were provided with an Arboricultural Constraints and Opportunities Plan (ACOP) which provides an overview of the existing tree stock and details any constraints they may pose to development on a tree constraints plan.

GE Consulting, as the project arboriculturalist, has been involved in the development of the scheme design, providing advice to the design team on arboricultural related matters and ensuring the existing arboricultural features are retained and protected where possible. Changes to the proposed development include rerouting the proposed drainage to avoid encroaching the RPA of tree T17.

5.2 Removal of Arboricultural Features

Those trees that require removal to facilitate the proposed development are shown on the Tree Retention Plan in **Appendix 1** and detailed in **Table 3**.

Table 3: Required Removal of Arboricultural Features

Arboricultural Feature	Species	Category	Quantity	Justification
H1	Blackthorn, Hawthorn, Hazel	C	Approx. 35m (two sections)	Low value hedgerow. Replacement planting.
H3	Blackthorn, Hawthorn, Hazel	C	Approx. 95m (one section)	
H5	Blackthorn, Hawthorn, Hazel	C	Approx. 65m (two sections)	
H9	Blackthorn, Hawthorn, Hazel	C	Approx. 140m (seven sections)	
H12	Blackthorn, Hawthorn, Hazel	C	Approx. 5m (one section)	

The removal of the above arboricultural features will have an impact on the amenity value of the Site. However, this will be compensated by the implementation of a tree planting strategy during the soft landscape phase of the development. Therefore, any impact on the amenity value is only likely to be short-term, whilst the replacement planting matures sufficiently to replace and enhance the value of the site.

When selecting new planting, consideration will be given to the future growth of the tree (including root systems, stem and canopy). Where possible, the tree will have sufficient space to reach maturity without causing physical contact with nearby structures or causing excessive shading.

The indicative location of potential replacement tree planting is shown on the SW164-PD-1001P Planning Layout.

5.3 Pruning of Arboricultural Features

No pruning of retained trees is required to facilitate access or construction.

5.4 Encroachment into the Root Protection Areas of Arboricultural Features

The proposed footpaths will encroach into the root protection areas of one retained tree group (G6) by 5 %, and one retained tree (T8) by up to 20 % of the trees total root protection area.

To ensure that the roots remain undisturbed and the rooting medium is not compacted, the hard surfacing within the root protection areas shall be constructed to a permeable, no-dig specification. The final specification for the permanent surfacing will be provided by a structural engineer but will adhere to the following principles:

-  The new surface should not require excavation or lowering of levels beyond that of removing the turf/vegetation layer which should only be undertaken using hand tools.
-  The new surfacing should avoid localised compaction of the rooting medium beneath by distributing weight evenly over its surface e.g. CellWeb TRP cellular confinement system or similar three dimensional support structure.
-  The surface should be permeable and incorporate a geotextile membrane capable of preventing potentially polluting contaminants reaching the rooting medium below.
-  The new surface should be resistant to deformation from tree roots and be no closer than 500mm to the tree stem and buttress to allow adequate room for future growth.
-  Traditional kerbing that requires excavation should be avoided. Non-invasive edge treatments e.g. pinned wooden sleepers or gabions should be used.

5.5 Routing of Services and Utilities

The drainage strategy has been designed to avoid the root protection area of retained trees.

Further details of the routing of services have not been provided at this stage. When details of the routing of services become available, they will be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG Vol. 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees' and BS5837: 2012.

5.6 Shade Created by Arboricultural Features

The retained trees will cast over a number of proposed dwellings, as detailed in **Table 4** below. Shading is not considered significant as to affect the usage of the proposed dwellings and gardens.

Table 4: Shading Created by Arboricultural Features

Arboricultural Feature	Shading Constraint	Mitigation/Justification
G6	Southern elevation of Plots 167-170. Eastern elevation of Plot 178. Up to 100% of rear garden of Plot 178.	Lombardy poplar have fastigate form, meaning shading will be localised and majority of area will be shade free. Design should seek to ensure adequate fenestration on remaining elevations.
G10	Western elevations of Plots 1, 9, 10, 85, and 86. Up to 90% of rear gardens of Plots 9, 10, 23, and 26-27	

5.7 Seasonal Nuisance Caused by Arboricultural Features

The proposed dwellings, gardens, and parking bays on the western boundary will lie close to the canopy of retained trees (G10, G11). Therefore, residences should be provided with green waste collection bins to provide a means of disposal for the leaf litter during the autumn, and dwellings should be fitted with gutter guards to prevent leaf debris blocking guttering.

5.8 Future Pressure on Arboricultural Features as a Result of Development

The retained hedgerows will require on-going maintenance. Such cyclical pruning is considered to be beneficial as part of positive hedgerow management.

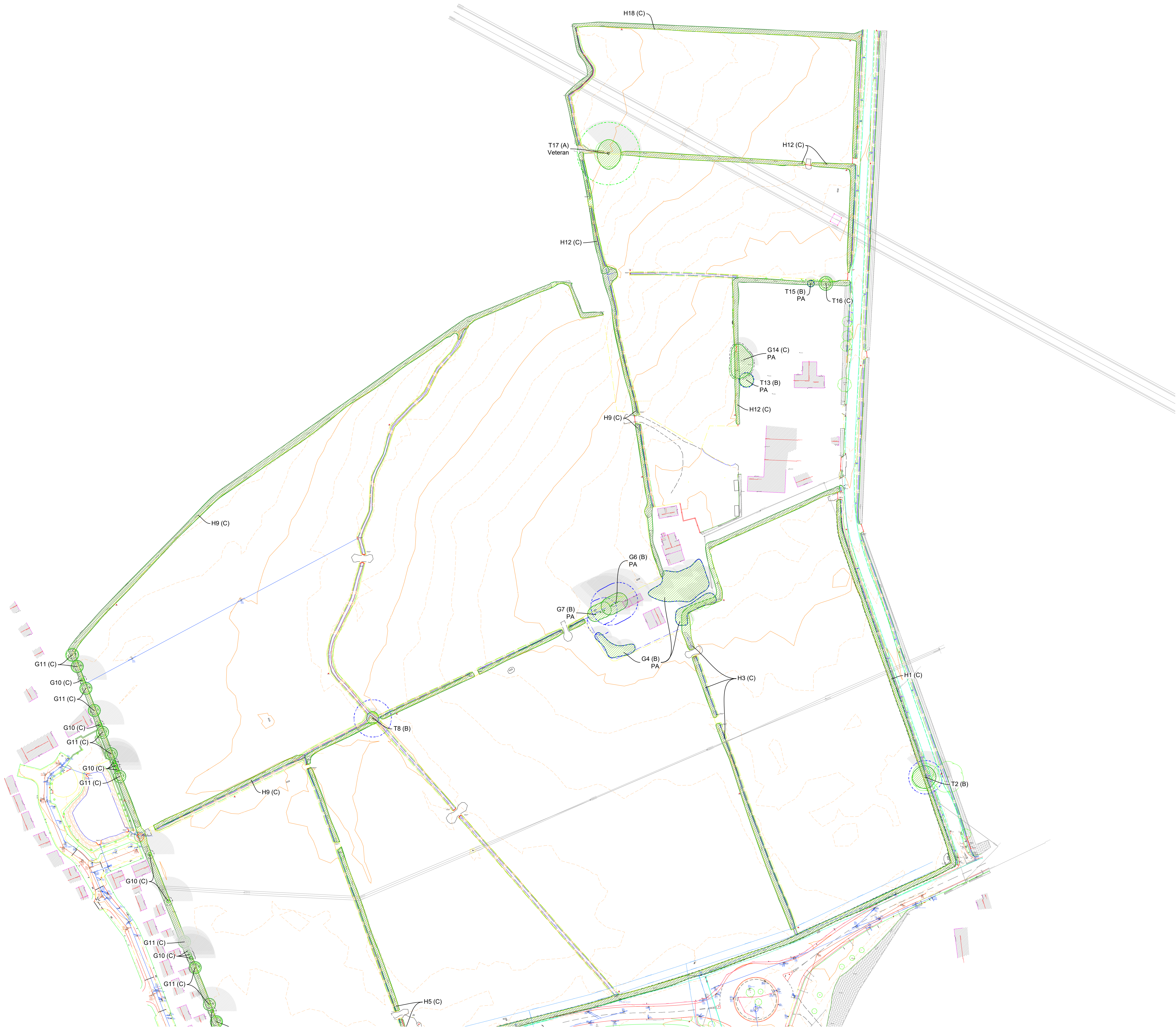
6 Further Considerations

6.1 Protected Species

All trees should be checked for protected species e.g. roosting bats and nesting birds prior to any works being undertaken. Failure to undertake adequate inspections that result in the disturbance of protected species may result in the contravention of wildlife legislation and the committing of a criminal offence.



Appendix 1 – Tree Constraints Plan and Tree Retention Plan



Key:

Indicative Tree Shadow Extent

Tree Canopy

Root Protection Area
(colour coded to indicate tree category)

Category A

Category B

Category C



Scale @ A1: 1:1000

Drawing should be viewed in colour.
Location of trees suffixed with PA (position approximate) have been estimated on site.

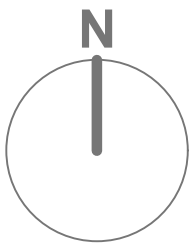
Drawing Title:
Tree Constraints Plan 1 of 2

Project:
New Farm Melksham

Client:
Bloor Homes

Date:
02/08/2024
Drawing Number:
1795B-TCP-MU

Drawn:
MU
Revision:
1





Key:

Indicative Tree Shadow Extent

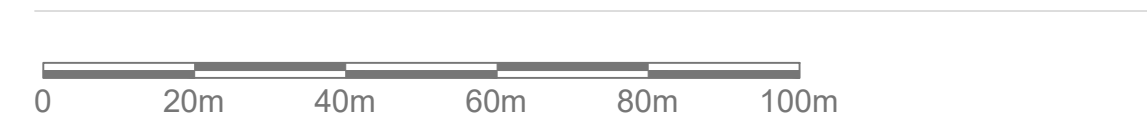
Tree Canopy

Root Protection Area
(colour coded to indicate tree category)

Category A

Category B

Category C



Scale @ A1: 1:1000

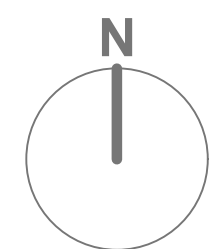
Drawing should be viewed in colour.
Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Constraints Plan 2 of 2

Project:
New Farm Melksham

Client:
Bloor Homes

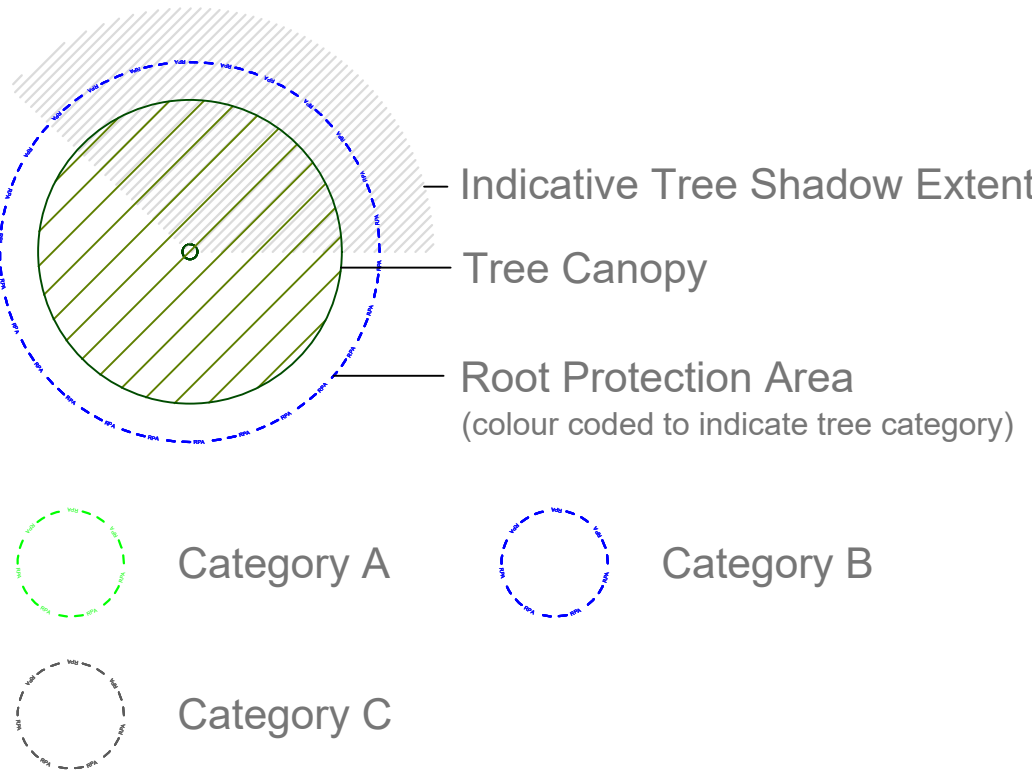
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Drawing Number: 1795B-TCP-MU	Revision: 1



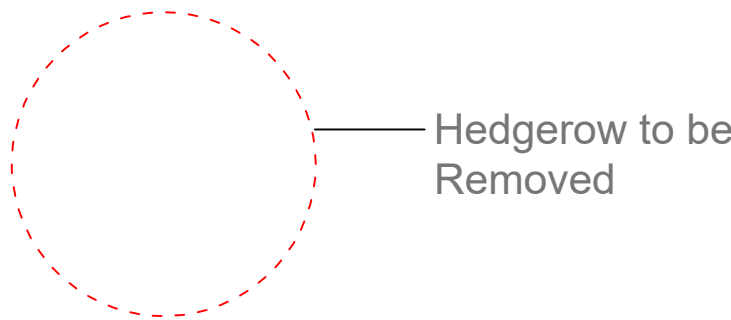


Key:

Trees To Be Retained



Hedgerows To Be Removed



Scale @ A1: 1:1000

Drawing should be viewed in colour.
Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Retention Plan

Project:
New Road Farm, Melksham

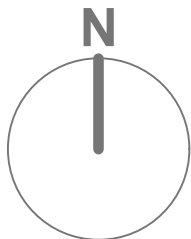
Client:
Bloor Homes South West

Date:
24/10/2025

Drawing Number:
1795B-TRP-MU

Drawn:
MU

Revision:
4





Appendix 2 – Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
H1	Blackthorn, Hawthorn, Hazel	3.5	100	1	1	1	1	0 Av	N/A	Mature	Good	Good	4.5	1.2	C 2	40+
Comments	Flail managed hedgerow.										Management	None at the time of survey.				
T2	Pedunculate oak	15	800 Est	6.5	6	6.5	7.5	2 W	3 W	Mature	Good	Good	289.4	9.6	B 1/2	40+
Comments	Hedgerow tree. Minor flail damage to west of lower crown.										Management	None at the time of survey.				
H3	Blackthorn, Hawthorn, Hazel	2	75	1	1	1	1	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	40+
Comments	Flail managed hedgerow.										Management	None at the time of survey.				
G4	Blue Atlas cedar, Silver fir, Common dogwood, Holly, Ash, Apple, Lawsons cypress	Up to 7	Up to 200	2.5	2.5	2.5	2.5	1 Av	1 Av	Semi mature to early mature	Good	Good	18.1	2.4	B 2	40+
Comments	Third party trees. Dimensions estimated. Ornamental specimen in private garden.										Management	None at the time of survey.				
H5	Blackthorn, Hawthorn, Hazel	2	75	1	1	1	1	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	40+
Comments	Flail managed hedgerow.										Management	None at the time of survey.				
G6	Lombardy poplar	20	380 400 500	5	4	4	4.5	2 N	10 N	Mature	Good	Fair	171.9	7.4	B 2	30+
Comments	Third party trees. Dimensions estimated. Three trees with coalescing crowns.										Management	None at the time of survey.				
G7	Monterey cypress	19	500 x 4 300 x 2	5	5	5	5	4 n	3.5 N	Mature	Good	Fair	373.1	10.9	B 2	40+
Comments	Third party trees. Dimensions estimated. Six trees with coalescing crowns.										Management	None at the time of survey.				
T8	Crack willow	6	400 x 4 550 450	4	3.5	3.5	3.5	1 Av	2 Av	Over mature	Fair	Fair	359.5	10.7	B 3	10+
Comments	Pollarded at 2m. Multi-stemmed from base. Stem decay present. Ditch restricted access. Dimensions estimated.										Management	None at the time of survey.				
H9	Blackthorn, Hawthorn, Hazel	2	75	1	1	1	1	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	40+
Comments	Flail managed hedgerow.										Management	None at the time of survey.				

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter

Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
G10	Lombardy poplar	14	200 Av	1	1	1	1	3 Av	2.5 Av	Semi mature	Good	Good	18.1	2.4	C 2	40+
Comments	Hedgerow trees.										Management	None at the time of survey.				
G11	Ash	4	180 Av	3.5	3.5	3.5	3.5	2 E	2 E	Semi mature	Good	Good	15.2	2.2	C 1	30+
Comments	Hedgerow trees.										Management	None at the time of survey.				
H12	Blackthorn, Hawthorn, Hazel	2	75	1	1	1	1	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	40+
Comments	Flail managed hedgerow.										Management	None at the time of survey.				
T13	Horse chestnut	8	250 x 3	4	4	4	4	4 W	4 W	Early mature	Good	Good	58.1	4.3	B 2	40+
Comments	Third party tree. Dimensions estimated. Ornamental specimen in private garden. Multi-stemmed from base.										Management	None at the time of survey.				
G14	Ash	9	Up to 400	4	4	4	4	4 W	4 W	Early mature	Good	Fair	72.3	4.8	C 2	30+
Comments	Third party trees in private garden. Dimensions estimated. Multi-stemmed from base.										Management	None at the time of survey.				
T15	Hawthorn	4	150 Est	2	2	2	2	2 N	2 Av	Mature	Good	Good	10.2	1.8	B 1	40+
Comments	Hedgerow tree.										Management	None at the time of survey.				
T16	Ash	6	220 Est	4	4	4	4	4 N	4 N	Semi mature	Good	Fair	21.2	2.6	C 1	30+
Comments	Hedgerow tree.										Management	None at the time of survey.				
T17	Pedunculate oak	19	1190	8	7	9	6.5	3 E	5 Av	Veteran	Fair	Fair	1000.5	17.9	A 1/3	30+
Comments	Wound from base to 2.5m south. Exposed heartwood. Basal and stem decay present. Bleeding cankers on stem. Senescent fungal bracket at base east. Crown retrenchment. Minor and major deadwood in crown.										Management	Condition and safety assessment required if retained in POS.				
H18	Blackthorn, Hawthorn, Hazel	2	75	1	1	1	1	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	40+
Comments	Flail managed hedgerow.										Management	None at the time of survey.				

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter

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