

Preliminary Arboricultural Impact Assessment



Land at Gate Farm, High Street, Sutton Benger,
Tyler
Grange Wiltshire
17th November 2025

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Contents:

Overview & Summary	2
Section 1: Arboricultural Baseline	2
Section 2: Preliminary Arboricultural Impact Assessment	6

Appendices:

Appendix 1: Planning Policy Relating to Trees
Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment
Appendix 3: Tree Survey Schedule
Appendix 4: Report Limitations

Plans:

Tree Constraints Plan
Preliminary Tree Retention and Removal Plan



Overview & Summary

Table 1. Overview and Summary

Purpose of report	
This report includes the necessary arboricultural information to support an outline planning application in line with the recommendations of the British Standard ¹ . It identifies the potential arboricultural impact of the proposed development parameters and where further work may be required under matters of detail.	
Application type and description	Outline planning application for the construction of a residential development with associated infrastructure.
Report prepared on behalf of	Gleesons Strategic Land
Local Planning Authority (LPA)	Wiltshire Council
Site Location	Grid ref: ST 94006 78507 Address: Land at Gate Farm, High Street, Sutton Benger, Wiltshire, England, SN15 4RD, United Kingdom,
Planning policies relating to arboricultural features	Wiltshire Core Strategy Adopted January 2015. Planning policy is further detailed at Appendix 1.
Report Summary	
The survey found trees of varying quality and value all of which were identified as being located at the boundary of the site or beyond it. A veteran tree was identified offsite to the west and an ancient woodland to the north. While many of the trees were identified as high value all were common to the area and fitting within the landscape. Two partial hedgerow removals are required to provide footpath access to the site. These hedgerows are low value with bramble scrub mixed within. Extensive tree planting is proposed throughout the site totalling 190 additional trees planted within the streetscape, gardens and in greenspaces around the site. A proposed footpath runs around the circumference of the site with trees planted alongside providing good amenity greenspace. However, an incursion into the RPA of four trees on the west of the site is currently shown within the proposed masterplan. This incursion can be mitigated through the use of cellular confinement technology during surfacing operations. Further work is recommended to include an Arboricultural Method Statement to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions should consent be granted. Should the proposed planting go ahead and construction mitigation measures be adhered to, the site is considered consistent with local planning policy as it retains current tree cover wherever possible and has extensive new planting.	

¹BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



Section 1: Arboricultural Baseline

- 1.1. The site is located to the west of the village Sutton Benger. The site currently comprises of an agricultural field with trees on the field boundary that are typical of the setting. A mature woodland is located to the north of the site with a replanted parcel of ancient woodland to the east of that, separated by a small water course. The site is not directly connected to any of the surrounding properties which are either separated by a road or by a parcel of greenspace.



Figure 1:- Site Location with Approximate Boundary (Google Earth ©).



Table 2. Survey Methodology and Findings

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in June 2025. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together with details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ . The TCP also shows buffers plotted from the Ancient Woodland and Veteran Trees located on / adjacent to the site in accordance with Standing Advice relating to these features ⁶ .

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ 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 the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ Natural England and Forestry Commission 'standing advice' for ancient woodland, ancient trees and veteran trees (14th January 2022). It is a material planning consideration for local planning authorities. Standing advice stipulates that a buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. A minimum 15m buffer is required from ancient woodland. The extent of the buffer should be informed by the nature and scale of the development.



Survey Summary:	Six individual trees, and two woodlands were identified as category A during the survey, such as T15, a mature beech <i>Fagus sylvatica</i> located on the edge of the category A woodland W2 to the north. A veteran tree was identified to the west of the site (T27), however, neither its RPA or the veteran buffer falls within the site boundary. Woodland identified as W1 during the survey is categorised as an ancient woodland named Weir Wood. 12 individual trees and four groups were identified as category B on the survey. Such as T32, a sycamore <i>Acer pseudoplatanus</i> located at the south west of the site and G3, a linear group of hazel <i>Corylus avellana</i> running down the north west edge of the site. The remaining trees on site were all category C including 18 individual trees and seven hedgerows, all of which are typical examples of the trees within the area. All of these trees are located either on the site boundary or outside of it.
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Table 3. Designations relating to trees

Designation Type	TG Tree Reference Number(s)
Tree Preservation Orders ⁷	None
Conservation Area ⁸	Site on periphery of conservation area: SUTTON BENDER – approx.. 5m from edge of site boundary.
Ancient Woodland ⁹	Replanted Ancient Woodland: WEIR WOOD TG No. W1
Woodland Habitat ¹⁰	None

⁷ Identified following a desktop search of available mapping at the time of writing the report, or via known sources provided to TG such as client supplied order documents / correspondence. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Identified following a desktop search of available mapping at the time of writing the report. Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁹ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to identify ancient woodland designations on or adjacent to a site.

¹⁰ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 2: Preliminary Arboricultural Impact Assessment

- 2.1. This Preliminary Arboricultural Impact Assessment has been undertaken to address the outline development proposals in relation to existing trees.
- 2.2. The proposed development is presented in outline ahead of preparing fully detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given the indicative nature of the proposed scheme layout. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboricultural impacts based on proposals presented in detail.

Tree Retention and Removal

- 2.3. Trees anticipated to be retained or removed for the development are shown on the Tree Retention and Removal Plan (See Plan 2) and are further detailed in Table 4 below. These have been identified by an overlay of the tree survey the proposed development parameters.

Table 4. Summary of potential removal of arboricultural features

Tree Number	Tree Category Grading	Description of Loss
H6	Category C	Removal of approx. 4.5m of hedgerow (and bramble scrub) to accommodate a footpath access to the site as well as a car parking space.
H7	Category C	Removal of approx. 3m of hedgerow (and bramble scrub) to accommodate a footpath access to the site.

Tree Planting Opportunities

- 2.4. Tree planting has been included within the proposed masterplan. It shows that 190 new trees are proposed throughout the site that include trees within the street scene and within gardens. This is considered sufficient to compensate for the likely tree losses. Further assessment will be required as part of detailed design to ensure that new planting is suitable in terms of spatial constraints, species and planting specification.



Development Parameters and Retained Trees

- 2.5. The proposed development parameters illustrate that existing trees will be retained around the border of the site due to appropriate development offsets from the trees. The hedgerows that border the site are able to be retained, aside from access points, they will provide good screening from the road to the south given they are allowed to mature.
- 2.6. W1, the ancient woodland to the north has been afforded a development offset of approx. 70m to prevent any impacts on the woodland from the development. No development offset from the veteran tree (T27) is required as the development boundary is already located approx. 23m from the edge of its veteran buffer. This offset offers additional opportunity for tree planting or other semi-natural greenspace.
- 2.7. The footpath that runs around the circumference of the site encroaches into the RPAs of trees T28 – T31 which are all mature hazel coppices. The RPA incursions can be mitigated through the use of cellular confinement technology to prevent compaction from both the installation and subsequent footfall.

Construction Mitigation

- 2.8. A detailed methodology for tree protection will be required as part of future detailed design. It is recommended that an Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning conditions should consent be granted.
- 2.9. An AMS will set out a practical methodology for the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:
 - A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs (if required)
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 2.10. The proposal does not involve the loss of trees that are considered integral to the character or visual amenity of the area. The removals required are partial removals of hedgerows of low quality to allow access to the site. The design has been curated with suitable offsets from trees allowing for a high level of tree retention throughout the site. Extensive tree planting is proposed as part of the development which will enhance the tree cover over much of the site. Any likely RPA incursions from the development are minor and are able to be mitigated through construction methods that are considerate to retained trees such as the use of cellular confinement during surfacing operations. Due to the proposed tree planting and mitigation methods the development is considered to be aligned with the local planning policy.



- 2.11. Further work is recommended to include an Arboricultural Method Statement to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions should consent be granted.



Appendix 1: Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".
	Section 15, paragraph 187	This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
	Section 15, paragraph 188	This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 193	This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".
	Section 15, paragraph 193 (c)	This paragraph also adds that "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 compensatory strategy exists".
Wiltshire Core Strategy Adopted January 2015	Core Policy 57 Ensuring high quality design and place shaping	The Policy States: "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"



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those 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	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as 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 benefits.	MID BLUE
Category 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	Unremarkable trees of very 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 significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Goat Willow (<i>Salix caprea</i>)	11m	500(1)	6.00	5.00	5.00	6.00	2.00	Mature	Fair	Fair	B2	Offsite tree in private garden. Not plotted on topographical plan. Off-site and inaccessible: diameter estimated.	6.0	113
T2	Ash (<i>Fraxinus excelsior</i>)	8m	350(1)	3.00	1.00	3.00	3.00	2.00	Early Mature	Fair	Fair	C2	Offsite tree in private garden. Closely grown to T3 with stems in contact. Not plotted on topographical plan. Off-site and inaccessible: diameter estimated.	4.2	55
T3	Field Maple (<i>Acer campestre</i>)	8m	400(1)	3.00	3.00	3.00	3.00	2.00	Early Mature	Fair	Fair	C2	Offsite tree in private garden. Closely grown to T2 with stems in contact. Not plotted on topographical plan. Off-site and inaccessible: diameter estimated.	4.8	72
T4	Hawthorn (<i>Crataegus monogyna</i>)	4m	160,180,180(3)	2.00	2.00	2.00	1.00	2.00	Early Mature	Fair	Fair	C2	Tree on field boundary. Dense ivy cover on stem and in crown.	3.6	41
T5	Ash (<i>Fraxinus excelsior</i>)	10m	350,380(2)	3.00	3.00	3.00	3.00	2.00	Early Mature	Fair	Fair	B2	Offsite tree in private garden. Dense ivy cover on stem. Not plotted on topographical plan. Diameter estimated.	6.2	121
T6	Hawthorn (<i>Crataegus monogyna</i>)	4m	200(1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on field boundary. Not plotted on topographical plan. Diameter estimated.	2.4	18
T7	Common Alder (<i>Alnus glutinosa</i>)	5m	180,150,150,150,150,150,150(7)	3.00	3.00	3.00	3.00	2.00	Early Mature	Fair	Fair	C2	Tree located on boundary of woodland. Regrowth from felled tree. Diameter estimated.	4.9	76
T8	Willow (<i>Salix</i> sp.)	6m	200,200,150,150,150(5)	4.00	3.00	3.00	3.00	2.00	Early Mature	Fair	Fair	C2	Tree located on boundary of woodland. Regrowth from felled tree. Diameter estimated.	4.6	67
T9	Ash (<i>Fraxinus excelsior</i>)	12m	480(1)	4.00	5.00	5.00	5.00	2.00	Mature	Fair	Fair	C2	Indication signs of decline, Minor deadwood with slight decrease in leaf coverage.	5.8	104

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T10	Field Maple (Acer campestre)	7m	350,200,200(3)	3.00	4.00	3.00	3.00	2.00	Mature	Good	Good	B12	Tree on field boundary. Tight union at base may eventually result in small stem failure. Diameter estimated.	5.4	92
T11	Ash (Fraxinus excelsior)	9m	420(1)	0.00	5.00	5.00	3.00	2.00	Mature	Fair	Fair	C2	On woodland edge Biased crown towards the south. Bifurcated stem at 2m. Dense ivy cover.	5.0	80
T12	Ash (Fraxinus excelsior)	10m	290(1)	1.00	5.00	5.00	3.00	2.00	Early Mature	Fair	Fair	C2	On woodland edge Biased crown towards the south. Bifurcated stem at 3m. Dense ivy cover. Dead stem from same base.	3.5	38
T13	Hawthorn (Crataegus monogyna)	5m	200(1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree in understory of T14. On woodland edge. Dense ivy cover on stem. Diameter estimated.	2.4	18
T14	Beech (Fagus sylvatica)	18m	750(1)	8.00	8.00	8.00	8.00	4.00	Mature	Fair	Fair	A12	Tree outside of ownership boundary. Located on woodland edge. Diameter estimated.	9.0	255
T15	Beech (Fagus sylvatica)	18m	750(1)	8.00	8.00	8.00	8.00	4.00	Mature	Fair	Fair	A12	Tree outside of ownership boundary. Located on woodland edge. No access and poor visibility. Diameter estimated.	9.0	255
T16	Hawthorn (Crataegus monogyna)	4m	200(1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on field boundary. Dense ivy cover throughout. Diameter estimated.	2.4	18
T17	Field Maple (Acer campestre)	14m	500(1)	6.00	6.00	6.00	6.00	4.00	Mature	Fair	Fair	A12	Tree outside of ownership boundary. Located on woodland edge. No access and poor visibility. Diameter estimated.	6.0	113
T18	Horse Chestnut (Aesculus hippocastanum)	18m	800(1)	8.00	8.00	8.00	8.00	4.00	Mature	Fair	Fair	A12	Tree outside of ownership boundary. Located on woodland edge. No access and poor visibility. Diameter estimated.	9.6	290

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T19	Horse Chestnut (Aesculus hippocastanum)	13m	400,500,500,450(4)	5.00	5.00	5.00	5.00	4.00	Mature	Fair	Fair	B123	Tree outside of ownership boundary. Located on woodland edge. No access and poor visibility. Large base at trunk with multiple failed limbs and large cavities at base. One large stem still alive with good vigour. Veteran properties. Diameter estimated.	11.2	391
T20	Horse Chestnut (Aesculus hippocastanum)	17m	950(1)	8.00	8.00	8.00	8.00	4.00	Mature	Good	Good	A12	Tree outside of ownership boundary. Located on woodland edge. No access. Form of a park tree on woodland edge, reaching crown with large low down lateral limbs. Diameter estimated.	11.4	408
T21	Beech (Fagus sylvatica)	14m	450(1)	5.00	5.00	5.00	5.00	4.00	Mature	Fair	Fair	B12	Tree outside of ownership boundary. Located on woodland edge. Diameter estimated.	5.4	92
T22	Ash (Fraxinus excelsior)	14m	400(1)	5.00	5.00	5.00	5.00	4.00	Mature	Fair	Fair	B12	Tree outside of ownership boundary. Located on woodland edge. Signs of decline with minor deadwood and foliage loss. Diameter estimated.	4.8	72
T23	Sycamore (Acer pseudoplatanus)	6m	420(1)	2.00	2.00	2.00	2.00	2.00	Mature	Fair	Fair	C2	Tree outside of redline boundary. Located on field edge. Significant damage on south side of stem at base. Deadwood and limb failure throughout. Diameter estimated.	5.0	80
T24	Elder (Sambucus nigra)	2m	100(1)	1.00	1.00	1.00	1.00	2.00	Early Mature	Poor	Poor	C2	Tree located on field edge. Poor vigour. Diameter estimated.	1.2	5
T25	Hazel (Corylus avellana)	4m	300,190,150,150,150,150,100(7)	3.00	3.00	3.00	1.00	1.00	Mature	Fair	Fair	B2	Tree located on field edge. Lapsed coppice now larger diameter. Diameter estimated.	5.7	102
T26	Hazel (Corylus avellana)	4m	150,150,100,100,100,100(6)	3.00	3.00	3.00	1.00	1.00	Mature	Fair	Fair	C2	Tree located on field edge. Lapsed coppice. Diameter estimated.	3.5	38

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T27	Common Oak (Quercus robur)	17m	1900(1)	11.00	9.00	13.00	13.00	2.00	Veteran	Good	Good	A123	Tree located in centre of field. Veteran features. Multiple large limb failures, pockets of decay. Root hollowing. Stem hollowing. Large hanging deadwood. Diameter estimated.	15.0	707
T28	Hazel (Corylus avellana)	4m	300,190,150,150, 150,150,100(7)	3.00	3.00	3.00	1.00	1.00	Mature	Fair	Fair	B2	Tree located on field edge. Lapsed coppice now larger diameter. Diameter estimated.	5.7	102
T29	Hazel (Corylus avellana)	4m	300,190,150,150, 150,150,100(7)	3.00	3.00	3.00	1.00	1.00	Mature	Fair	Fair	B2	Tree located on field edge. Lapsed coppice now larger diameter. Diameter estimated.	5.7	102
T30	Hazel (Corylus avellana)	4m	300,190,150,150, 150,150,100(7)	3.00	3.00	3.00	1.00	1.00	Mature	Fair	Fair	B2	Tree located on field edge. Lapsed coppice now larger diameter. Diameter estimated.	5.7	102
T31	Hazel (Corylus avellana)	4m	300,190,150,150, 150,150,100(7)	3.00	3.00	3.00	1.00	1.00	Mature	Fair	Fair	B2	Tree located on field edge. Lapsed coppice now larger diameter. Diameter estimated.	5.7	102
T32	Sycamore (Acer pseudoplatanus)	11m	650(1)	5.00	6.00	4.00	6.00	1.00	Mature	Fair	Fair	B2	Tree located on field edge on verge next to road. Dense ivy cover on stem. Multiple tight bound stems. Diameter estimated.	7.8	191
T34	Hawthorn (Crataegus monogyna)	5m	350(1)	2.00	3.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on field boundary on verge next to road. Diameter estimated.	4.2	55
T35	Hawthorn (Crataegus monogyna)	4m	260(1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on field boundary on verge next to road. Diameter estimated.	3.1	31
T36	Hawthorn (Crataegus monogyna)	4m	260(1)	2.00	2.00	2.00	2.00	2.00	Early Mature	Fair	Fair	C2	Tree on field boundary on verge next to road. Single tree on topo but two trees unrelayed. Diameter estimated.	3.1	31

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T37	Elder (<i>Sambucus nigra</i>)	2m	100(1)	1.00	1.00	1.00	1.00	2.00	Early Mature	Good	Good	C2	Tree located on field edge within hedgerow. Not plotted on topographical plan. Diameter estimated.	1.2	5
G1	Ash (<i>Fraxinus excelsior</i>)	11m	400(1)	2.00	3.00	4.00	3.00	3.00	Mature	Fair	Fair	B2	Group of similar ash stems. No access poor visibility. Some show signs of decline with minor deadwood and loss of foliage.	4.8	72
G2	Ash (<i>Fraxinus excelsior</i>)	11m	500(1)	4.00	4.00	4.00	4.00	3.00	Mature	Fair	Fair	B2	Group of similar ash stems. No access poor visibility. Some show signs of decline with minor deadwood and loss of foliage.	6.0	113
G3	Hazel (<i>Corylus avellana</i>)	4m	350(1)	3.00	3.00	3.00	3.00	0.00	Mature	Fair	Fair	B12	Old field boundary hedgerow now turned to line of multistem trees. Large old coppiced trees running along field edge. Diameter is estimated average.	4.2	55
G4	Hazel (<i>Corylus avellana</i>), Field Maple (<i>Acer campestre</i>), Hawthorn (<i>Crataegus monogyna</i>)	4m	350(1)	3.00	3.00	3.00	3.00	0.00	Mature	Fair	Fair	B12	Group on field boundary. Lapsed coppices now an outgrown hedgerow. Diameter is estimated average.	4.2	55
W1	Aspen (<i>Populus tremula</i>), Ash (<i>Fraxinus excelsior</i>), Willow (<i>Salix</i> sp.), Hazel (<i>Corylus avellana</i>), Alder (<i>Alnus</i> sp.)	18m	500(1)	4.00	4.00	4.00	4.00	5.00	Mature	Fair	Fair	A12	Planted ancient woodland. Multistem Salix at forefront on woodland expanding into larger single stem trees within. No access due to outside of ownership.	6.0	113

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
W2	Hsh (Fraxinus excelsior), Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), Rhododendron (Rhododendron), Field Maple (Acer campestre), Beech (Fagus sylvatica)	18m	500(1)	4.00	4.00	4.00	4.00	5.00	Mature	Fair	Fair	A12	Woodland outside of ownership no access with dense understory at edge restricting view. Good mix of large trees throughout with some large stems on woodland edge. Rhododendron has grown densely throughout woodland.	6.0	113
H1	Hawthorn (Crataegus monogyna), Elder (Sambucus nigra)	2m	100(1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Fair	Fair	C2	Field boundary hedgerow. Sparsely grown along fence line. Diameter is estimated average.	1.2	5
H2	Leyland Cypress (X Cupressocyparis leylandii)	3m	120(1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Garden hedgerow outside of red line boundary. Diameter is estimated average.	1.4	7
H3	Hawthorn (Crataegus monogyna), Elder (Sambucus nigra)	2m	100(1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Fair	Fair	C2	Field boundary hedgerow. Sparsely grown along fence line. Diameter is estimated average.	1.2	5
H4	Hawthorn (Crataegus monogyna), Elder (Sambucus nigra), Bramble (Rubus fruticosus)	2m	100(1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Fair	Fair	C2	Field boundary hedgerow. Sparsely grown along fence line. Diameter is estimated average.	1.2	5
H5	Hawthorn (Crataegus monogyna), Elder (Sambucus nigra), Bramble (Rubus fruticosus), Elm (Ulmus sp)	2m	100(1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Fair	Fair	C2	Field boundary hedgerow. Sparsely grown along fence line. Diameter is estimated average.	1.2	5

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
H6	Hawthorn (Crataegus monogyna), Bramble (Rubus fruticosus)	2m	100(1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Fair	Fair	C2	Field boundary hedgerow. Sparsely grown along fence line. Diameter is estimated average.	1.2	5
H7	Hawthorn (Crataegus monogyna), Bramble (Rubus fruticosus)	2m	100(1)	1.00	1.00	1.00	1.00	0.00	Early Mature	Fair	Fair	C2	Field boundary hedgerow. Sparsely grown along fence line. Diameter is estimated average.	1.2	5

Appendix 4: Report Limitations

Limitations

The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Plans

Tree Constraints Plan

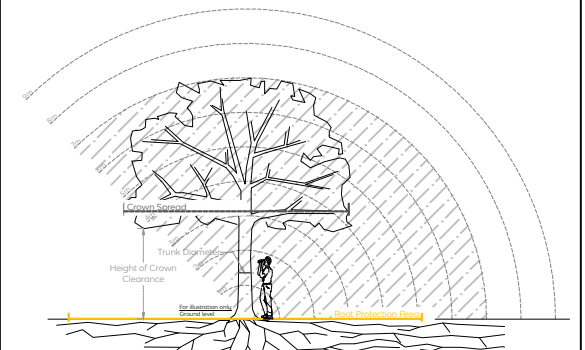
Preliminary Tree Retention and Removal Plan





-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Trees in Poor Condition
-  Root Protection Areas
-  Tree Shading Constraints
-  Veteran Tree Buffer
-  Ancient Woodland Buffer

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Rev	Description	Date
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Drawing title
Tree Constraints Plan

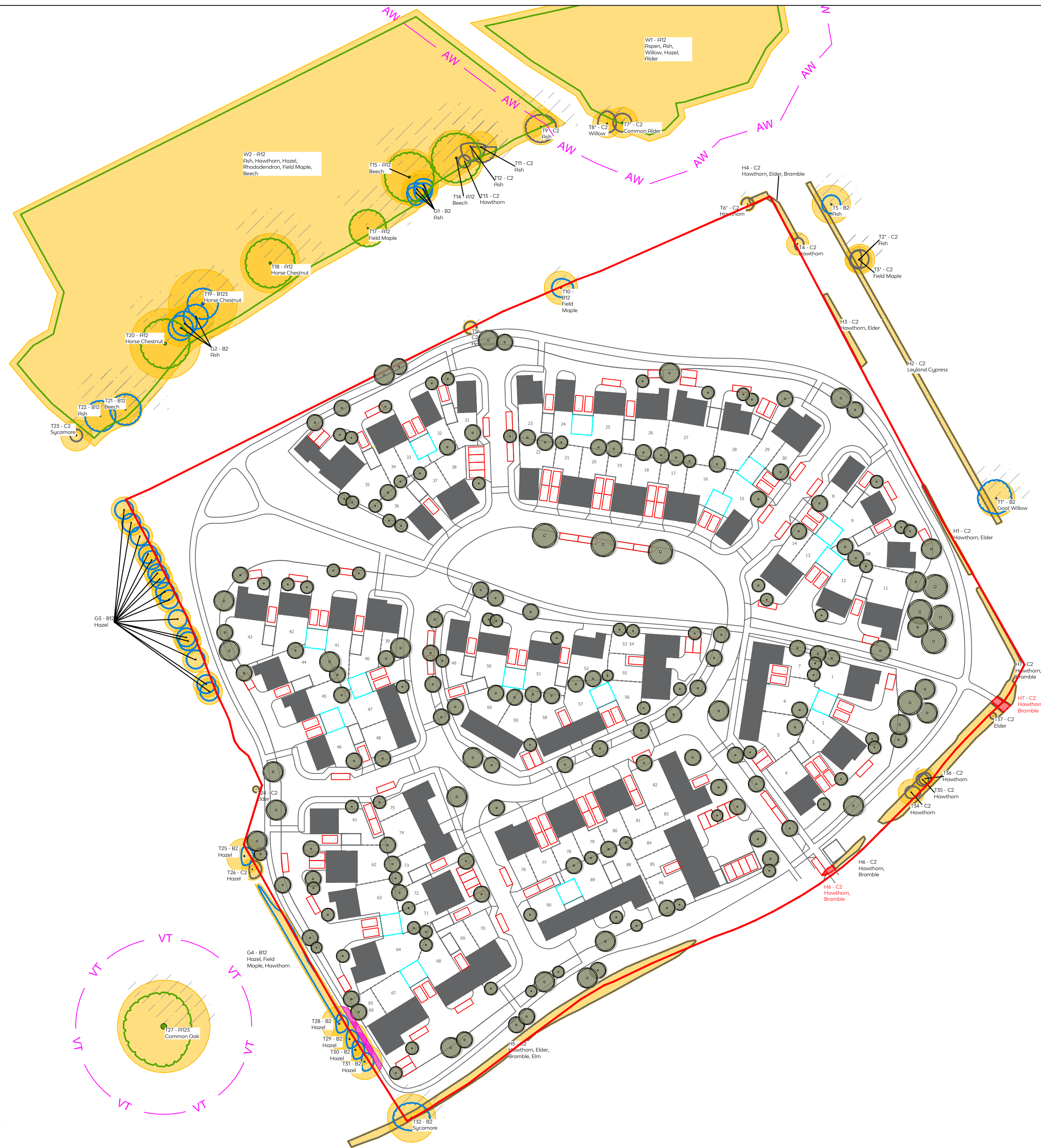
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Drawing number	Revision
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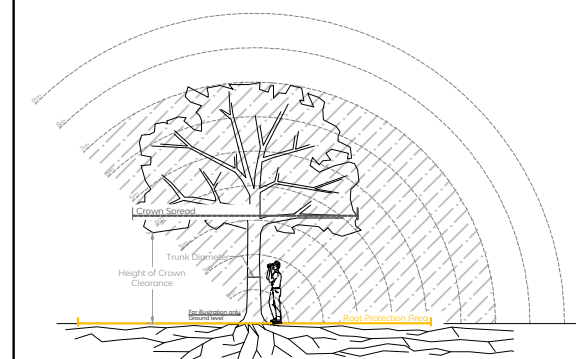
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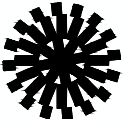


- Survey Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Tree Shading Constraints
- Veteran Tree Buffer
- Ancient Woodland Buffer
- Tree Removals
- RPA Incursions

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



Rev	Description	Date
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