



Arboricultural Impact Assessment for: Fives Court, Mere

Inspected and prepared by

Stuart Roberts
DipArb(RFS), MICFor, RCarbor A

Prepared for

Kate Stethridge
Estates and Development
Wiltshire Council

Report date

27th November 2025

Site address

Fives Court
Angel Lane
Mere
Warminster
BA12 6DH

Report reference

FivesCourt_AIA_112025_RevA

Planning ref:

TBC

Executive summary

This Arboricultural Impact Assessment has been prepared to provide Wiltshire Council with arboricultural information in support of a planning application for the redevelopment of the Fives Court former care home in Mere.

The information within is compliant with *BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations* and contains details of the direct and indirect impacts of the proposals on trees on the site, along with impact mitigation and proposed tree protection measures as far as can be determined from construction information available at this stage in the application process.

There are fourteen trees, one tree group and four hedges on the site including a mature high value Yew tree to the north of the site and there is a large off-site Eucalyptus adjacent to the west site boundary.

Four small trees, a formal hedge and one tree group containing two small cypress trees are proposed for removal to facilitate the proposals along with various shrub masses and one tree is proposed for removal due to being dead. The removals will have a minor impact on public visual amenity.

Mitigation for tree removals will be provided by the planting of fifteen new trees on the site.

Works have the potential to impact the root protection area (**RPA**) of a mature Yew including the demolition of a garage, the resurfacing of a section of an existing car park, the removal of a small section of carpark to create additional soft landscape and the construction of a footpath in an area of soft landscape.

Mitigation for the impact on the RPA of the Yew will be achieved by retaining the below ground foundation of the south elevation of the garage, by removing the existing surface within RPA using hand tools to be able to resurface the section of car park and create the additional area of soft landscape and by constructing the section of footpath within the RPA using NO DIG methods.

A timber panel bin store is proposed in close proximity to a retained hedge, to prevent damage to the hedge the south face will be trimmed back as far as feasible to provide construction access and the bin store will be assembled away from the hedge then carried into place.

All retained trees and hedges will be protected from construction activity by robust physical barriers erected to create Construction Exclusion Zones.

The site lies within the limits of a Conservation Area and one Yew tree (T11) to the north of the site is the subject of a Tree Preservation Order (**TPO**).

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A	Arboricultural Method Statement (AMS)
B	Tree Protection Plan (TPP)
C	Tree survey schedule and key
D	Tree survey methodology

1.0 Instructions

- 1.1 Assured Trees are instructed by Kate Stethridge of Wiltshire Council to carry out a tree survey at Fives Court in Mere in accordance with British Standard BS5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* (**BS5837: 2012** hereafter), and to produce an arboricultural impact assessment report to support a planning application to Wiltshire Council for the redevelopment of the site.
- 1.2 This report has been prepared by a qualified arboriculturalist in accordance with BS5837: 2012 and contains the components listed in Table 1. The aim of this report is to identify and assess potential impacts on trees on the site as a result of proposed development works, identify tree works or tree removals that are necessary to facilitate the proposals and outline suitable mitigation measures for any identified adverse impacts on retained trees.

Component	Description
Tree survey and tree work schedule	Including all trees that could potentially be impacted by the proposals and containing details of trees to be removed and any proposed tree works.
Arboricultural Impact Assessment (AIA)	Containing details of the potential impacts of development proposals on trees on and adjacent to the site.
Arboricultural Method Statement (AMS)	Preliminary report presented at Appendix A as a standalone document containing a clear specification for protective measures for retained trees throughout the development process.
Tree Protection Plan (TPP)	Illustrating the extent and location of required tree protection measures.

Table 1: Report components

- 1.3 This report has been informed by the following documents:

Document	Reference	Supplied by
Topographical site survey	Fives_Court_Mere_Topographical Survey	Geosight
Proposed site plan	WCMRFC-O50-00-00-DR-A-0003-P07	One 50 Studio

Table 2: Documents provided

2.0 Introduction

- 2.1 The application site is comprised of a former care home in Mere (figures 1 and 2), the site is accessed from an entrance on Angel Lane to the west which leads to a parking area and garage to the north of the site. The main buildings complex is located to the south of the site and there are sporadic trees, shrubs and hedges throughout the site.

Site location:

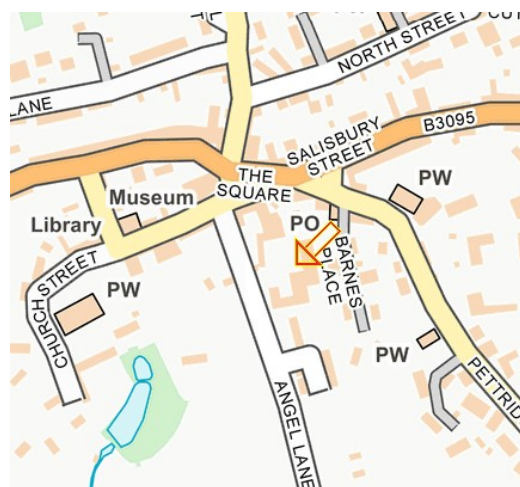


Figure 1: Site Location indicated by orange arrow
<https://www.streetmap.co.uk/>



Figure 2: Red line indicates approximate limits of site survey
<https://www.bing.com/maps>

3.0 Report limitations

- 3.1 The tree survey was carried out from ground level, observations were made in the context of planning and development in accordance with BS5837:2012 and specifically relate to the conditions found at the time of the survey. The survey does not constitute a detailed hazard assessment, no decay detection equipment has been used in assessing trunk condition and no samples of any kind have been taken for analysis.

4.0 Trees included in the survey

- 4.1 Fourteen trees, one tree group and four hedges were identified in the survey and have been awarded category ratings in accordance with the BS5837:2012 cascade chart for tree quality assessment (table 1), whereby a rating of **A**, **B**, **C** or **U** is allocated based on the condition of a tree or group of trees in its/their current surroundings, with **A** representing the highest quality trees, **B** the moderate to high quality trees, **C** the low to moderate quality trees and **U** the low quality trees that should be removed for arboricultural reasons. A full account of the tree survey methodology including the categorisation criteria for surveyed trees is presented at appendix D.

	BS5837:2012 Category rating			
	A	B	C	U
Trees	2	2	8	2
Groups	0	0	1	0
Hedges	0	0	4	0

Table 3: Tree categorisation quantities

5.0 Root Protection Areas

- 5.1 Below ground constraints or Root Protection Areas (**RPAs**) for all trees on site have been calculated in accordance with BS5837:2012. The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure must be treated as a priority. The default position should be that structures are located outside the RPA's of retained trees however, where there is an overriding justification for construction within the RPA, technical solutions must be used that prevent damage to the tree. The RPAs have been plotted onto the Tree Constraints Plan as a circle centred on the base of each tree stem with a radius of 12 times the trees stem diameter measured at 1.5 metres above ground level.
- 5.2 BS5837:2012 requires that where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically the RPA should be modified to produce a polygon of an equivalent area. Table 4 contains details of all trees on site for which the RPA has been modified.

Tree No.	Reason for modification
T11	A mature yew with a garage building within the periphery of the RPA to the north, the foundations of which are likely to have acted as a barrier to root growth.
16 and 17	Two holly trees growing on a bank to the south of a substantial retaining wall that will have prevented root growth to the north.

Table 4: RPA modifications

6.0 Statutory constraints

- 6.1 A review of Wiltshire Council on-line resources¹ reveals the site lies within the limits of a Conservation Area and that one Yew tree (T11) to the north of the site is the subject of a Tree Preservation Order (**TPO** 2021/00003/IND). Currently a notification of intent must be made to Wiltshire Council to carry out works to any tree on the site with a stem diameter greater than 75mm @ 1.5m above ground level. Works to T11 must be the subject of a TPO application. Tree works that are proposed within information supporting a consented planning application, and are necessary to facilitate development, are deemed to have consent and a separate Conservation Area notification/TPO application is not necessary.
- 6.2 The Wildlife and Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000, and The Conservation of Habitats and Species Regulations 2017, afford statutory protection for listed species of flora and fauna including birds and bats which are likely to use trees for nests and roosts. It is essential that any tree works do not disturb a nesting bird, bat or bat roost. If there is potential for nesting birds or roosting bats to be using a tree scheduled for works then a qualified ecologist should be consulted and tree works timed and planned to avoid disturbance.

¹ <https://experience.arcgis.com/>

7.0 Soil

- 7.1 Tree growth can cause differential movement in structures on shrinkable clay soils as moisture is removed from the soil below foundation depth during the growing season. A broad indication of soil type has been obtained using the British Geological Survey Data² which indicates the site has a bedrock geology of *West Melbury Marly Chalk Formation* and does not indicate there is an underlying shrinkable clay soil however, as a precaution, soil type should be confirmed by laboratory analysis and foundations near trees should be constructed in accordance with *NHBC chapter 4.2 building near trees*³ which provides details of technical requirements when building near trees on shrinkable clay soils.

8.0 Planning policy

- 8.1 **National Planning Policy Framework** (NPPF 12 December 2024)⁴ states 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 compensation strategy exists.

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.

- 8.2 **Local planning policy** includes Wiltshire Core Strategy - adopted 2015⁵:

Core Policy 52- Green infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. retain and enhance existing on site green infrastructure*
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.*

² <https://geologyviewer.bgs.ac.uk/>

³ <https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/>

⁴ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵ <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

9.0 Tree removals and arboricultural works

- 9.1 Four trees, two formal hedges and one tree group containing two small cypress trees are proposed for removal to facilitate the proposals along with various shrub masses and one tree is proposed for removal due to being dead, as detailed in Table 5.

Number	Species	Age class	Retention category
T01	Cherry	Semi-mature	C1
H05	Beech	Young	C2
T06	Rowan	Young	C1
T07	Cherry	Young	C1
G08	Cypress x 2	Young	C1
T09	Lilac (dead tree)	Semi-mature	U
T12	Cherry	Young	C1

Table 5: Trees proposed for removal.

- 9.2 T01 is a small cherry that is visible from the public realm (image 1), the loss of the cherry will have a minor impact on public visual amenity. The remainder of the trees and hedges proposed for removal are internal to the site with limited visibility, their loss will have a negligible impact on public visual amenity.



Image 1: T01 in centre with H02 on the left and H03 in the background.



Image 2: Trees G06-08 proposed for removal with T10 visible in the background.

- 9.3 **Mitigation:** Tree removals will be mitigated by the planting of fifteen new trees on the site as part of a high-quality landscape scheme produced by Greenhalgh Landscape architecture. Planting plan including tree species, location and planting stock size to be submitted separately to this report for approval.

10.0 General impacts of development

- 10.1 Trees are commonly damaged during development through root severance to construct foundations or install services or through soil compaction within the rooting area of a tree which adversely affects drainage, gas exchange, nutrient uptake and organic content, and will seriously impede or restrict root growth potentially causing the decline or death of the tree.
- 10.2 Further damage can be caused by direct contact damage to parts of a tree from plant and equipment. To avoid damage to trees, construction activity must be excluded from Root Protection Areas (**RPAs**) by robust physical barriers creating a Construction Exclusion Zone (**CEZ**). If construction access is required within RPAs, barriers need to be set back and ground protection used over the exposed areas of RPA to prevent soil compaction, existing hard surfacing such as tarmac can be used as ground protection.
- 10.3 The default position should be that structures, including roads and hard landscape features, are designed to avoid encroachment into the RPA of retained trees. If there is an overriding justification for construction to encroach on the RPA, technical solutions must be used that prevent damage to the tree and ensure the tree remains viable.

11.0 Site specific potential impacts

- 11.1 The principal tree on the site is a mature Yew to the north of the site (T11), a significant amount of the RPA is a tarmac surfaced carpark that will be serve as ground protection during the development of the site.
- 11.2 **Demolition:** The garage to the north of the RPA of T11 will be demolished and the area turned to additional parking (image 3). As the foundations of the garage will have prevented root growth below, the demolition will not impact roots however there are likely to be roots growing along the south side of the south building foundation that could be damaged if the foundation is removed. To prevent root damage the south foundation of the garage must only be demolished to the minimum depth necessary to lay the new carpark surface.
- 11.3 A section of the tarmac surface to the east of the existing car park, which includes a minor area of the eastern RPA of T11, will be removed and permeable paving will be laid. There are likely to be roots growing below the carpark subbase so it is essential that the minimum possible amount of existing surface depth is removed to allow the laying of the block paving. If any minor roots are encountered in the upper horizon below the tarmac surface they must be pruned correctly.

- 11.4 A small section of the existing carpark surface at the base of T11 will be removed and reinstated to soft landscape (image 3), as there will be roots below the existing surface it is essential that works take place using hand tools taking great care to avoid damaging the underlying roots, that any roots exposed during the works are covered to prevent drying out and that the area is backfilled with good quality topsoil as soon as practicable.
- 11.5 A small section of footpath is proposed in an area of existing soft landscape within the RPA to the south of T11 (image 3). If the footpath is constructed using conventional methods, excavating into ground level to establish a compacted subbase, then underlying roots could be severed or suffer compaction damage. To prevent root damage the footpath must be a NO DIG installation using a load bearing product as a subbase that prevents ground compaction such as Cellweb⁶.



***Image 3:** T11 with parking area within RPA, garage due for demolition on the right and the soft verge proposed for a NO DIG footpath on the left.*

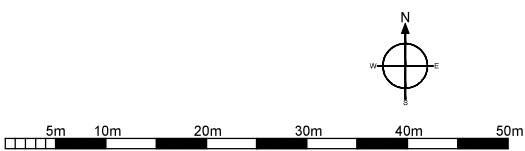
- 11.6 **Bin store:** A bin store is proposed in close proximity to the south face of H03 which has the potential to cause damage to the hedge during installation works. To provide space for construction the south face of H03 must be trimmed back as far as feasible. The bin store must be constructed using timber panels which must be assembled away from H03 and carried into place. The temporary protective barriers to the south of H03 will need to be removed at the point of installation and the bin store will serve as a protective barrier for the remainder of the development.

⁶ <https://www.geosyn.co.uk/product/cellweb-tree-root-protection>

- 11.7 **Construction activity** such as plant/vehicle movements, materials storage, construction compounds, contractor car parking and hard landscape works have the potential to cause ground compaction within the RPAs of retained trees in areas of soft landscape. To prevent an adverse impact on retained trees robust physical barriers must be erected to prevent access to unprotected RPAs that are vulnerable to compaction and create Construction Exclusion Zones (**CEZ**). The barriers must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the trees and must be maintained throughout the development process to ensure that they remain rigid and complete.
- 11.8 **Buried services:** Buried services, including soakaways, will be routed so that they do not encroach on the RPA of a retained tree.
- 11.9 **Shading and leaf fall:** Retained trees are not in a position where they can cause significant shading or leaf fall issues post development.
- 11.10 **Future pressure to prune trees:** It is not considered that the proposals will result in future pressure to prune or remove trees on the site. It is likely that T11 will require regular minor crown pruning to maintain clearance over the car park resulting in TPO applications. It should be noted that this is currently the case and not an issue exacerbated by the proposals.

12.0 Conclusions

- 12.1 The proposals require the removal of small trees and hedges that will have a minor impact on the visual amenity of the area and which will be mitigated through the planting of new trees on the site. The potential impacts on retained trees have been identified and mitigation has been proposed to ensure that trees are not adversely impacted by the proposals. Retained trees will be protected from demolition and development activity by robust physical barriers erected in accordance with the supplied Arboricultural Method Statement. It is considered that this application is in accordance with national and local planning policy as it relates to trees.



1:500 @ A3

Appendix A: Arboricultural Method Statement





Arboricultural Method Statement for: Fives Court, Mere

Inspected and prepared by

Stuart Roberts
DipArb(RFS), MICFor, RCarbor A

Prepared for

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Estates and Development
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Paragraph number	Content	Page number
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1.0 Introduction

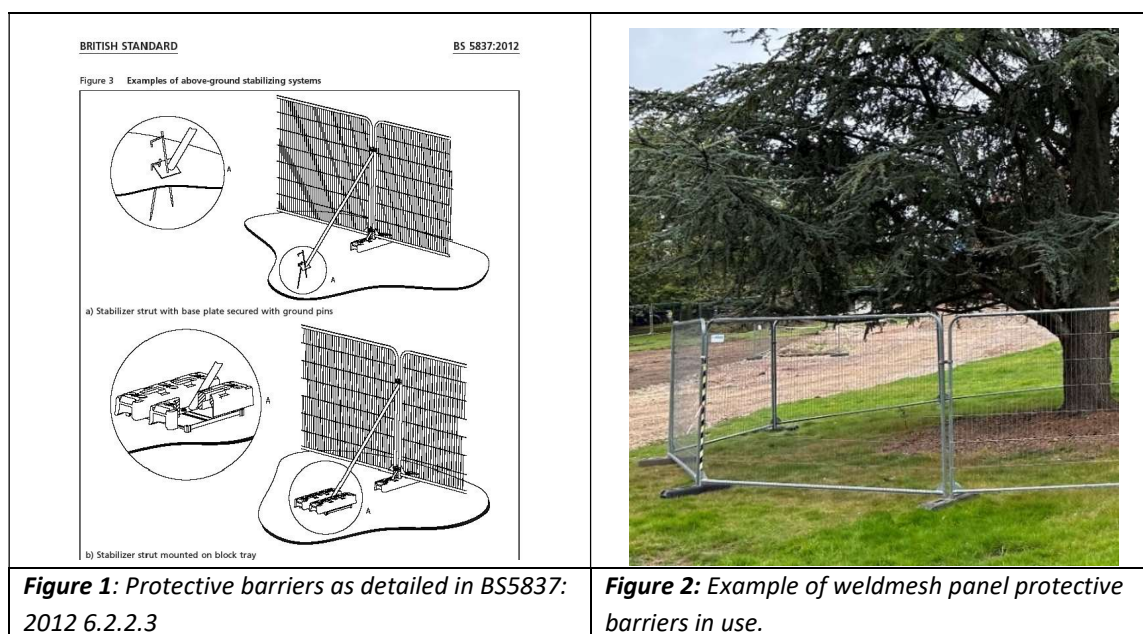
- 1.1 This preliminary arboricultural method statement (**AMS**) is intended to provide initial details and specifications for all tree protection measures and arboricultural related operations necessary during the redevelopment of Fives Court in Mere and will form the basis of a detailed arboricultural method statement if required through planning condition should the scheme achieve consent and if further arboricultural detail is considered necessary by Wiltshire Council. This AMS has been informed by Assured Trees Arboricultural Impact Assessment ref: *FivesCourt_AIA_112025_RevA*.
- 1.2 Copies of this AMS will be kept on site and the site manager will communicate the content to all staff and contractors with duties that involve working near trees or have the potential to impact retained trees.

2.0 Arboricultural works

- 2.1 Prior to any demolition or construction works T01, H05, T06, T07, G08, T09 and T12 will be removed and the south face of H03 will be trimmed back as far as feasible. Tree works will be carried out in accordance with *BS3998:2010 Tree work – Recommendations*.

3.0 Tree protection

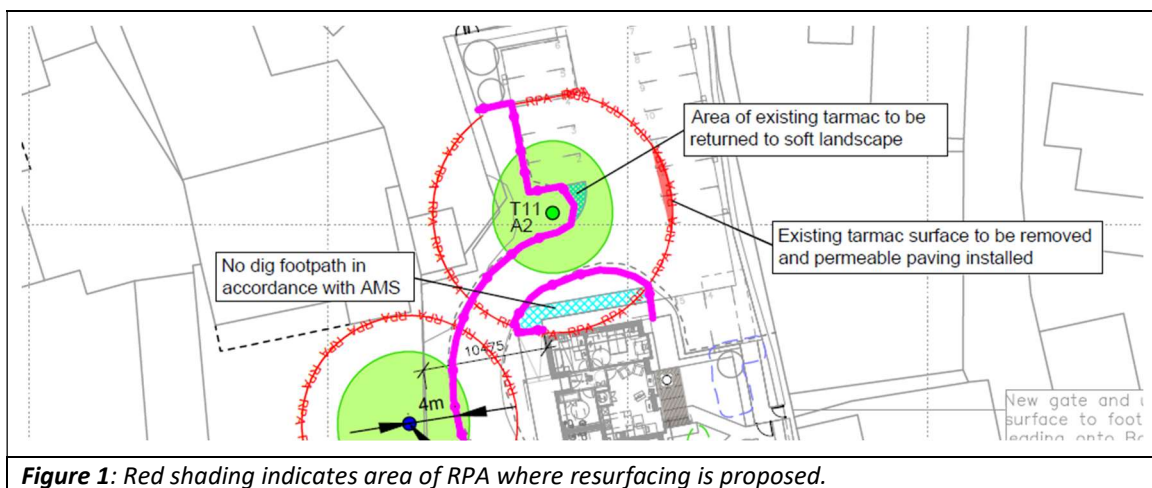
- 3.1 **Barriers:** Following tree removals and before the commencement of any demolition or construction works on site, protective barriers will be installed in the positions indicated on the Tree Protection Plan in accordance with BS5837: 2012 6.2.2.3. The barriers will consist of 2 metre tall welded mesh panels on rubber feet and will be well braced to resist impact as illustrated in figures 1 and 2.



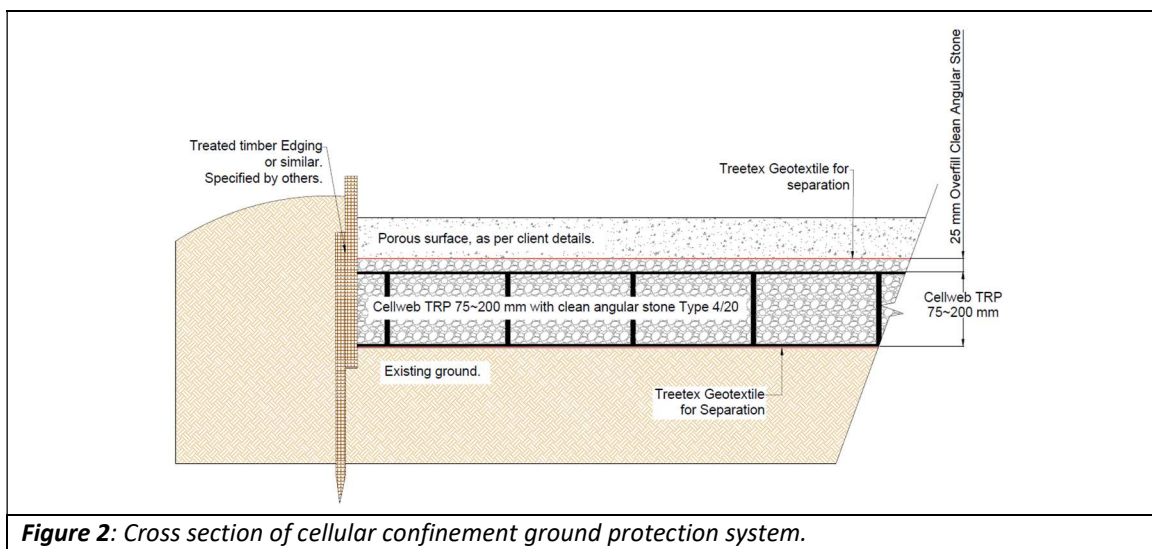
- 3.2 The protective barriers will create Construction Exclusion Zones (**CEZ**) in order to prevent construction activity of any kind, including the storage of materials, within the unprotected RPA of retained trees. The barriers will remain in place until the completion of all adjacent development works unless otherwise stated within this AMS. ***The barriers must not otherwise be moved or altered in any way without the written consent of Wiltshire Council.*** If site constraints require the alteration of the barriers then the project arboriculturalist will first be consulted who will take the necessary steps to obtain appropriate consent.

4.0 Works within Root Protection Areas (RPAs)

- 4.1 **Demolition:** The existing garage to the north of the site will be demolished but due to the likelihood of roots from T11 growing along the south side of the south building foundation, the south wall of the garage will only be demolished to 100mm below the level of the car park to the south to allow for surfacing. There will be no disturbance of existing ground level to the south of the garage.
- 4.2 **Car park works:** The existing surface to the east of the car park will be removed to allow the laying of block paving which includes a minor section of the RPA of T11 (figure 1). The tarmac within the RPA will be removed using hand tools taking great care not to damage any roots that may be growing below the tarmac surface. If absolutely necessary to remove the surface, roots with a diameter less than 25mm will be pruned using a sharp pruning tool. Any roots encountered with a diameter larger than 25mm will be retained undamaged. Excavations for the resurfacing within the RPA will be to the minimum possible depth to be able to lay the block paving.



- 4.3 A minor section of the tarmac at the base of T11 will be removed to provide an area of soft landscape for planting adjacent to the parking bay. The works will take place as part of the landscape phase of operations when all plant and machinery associated with the construction phase has been removed from site so that there is no risk of compaction damage following the works. The tarmac surface and subbase will be removed using hand tools taking care to retain all roots encountered, the underlying soil will be broken up using a fork and the excavation will be backfilled with good quality topsoil compliant with *BS3882:2015 - Specification for topsoil*.
- 4.4 **Footpath:** A section of footpath through the RPA of T11 will be a NO DIG construction laid directly onto existing ground level, using a 75mm deep cellular confinement ground protection system, similar to Cellweb¹, as a subbase, surfaced with a porous wearing course (figure 2).



- 4.5 The system will be installed in strict accordance with the manufacturer's instructions and with *Arboricultural Guidance Note 12 The use of cellular confinement systems near trees: A guide to good practice*². The system will be laid out by hand, no plant, heavy equipment or machinery will be used to layout the system. The Geotextile cells will then be filled with clean angular stone *Type 4/20* using equipment no larger than a non-mechanised wheelbarrow and the path will be surfaced with permeable PCC block paving.
- 4.6 **Bin store:** The proposed timber panel bin store to the south of H03 will be assembled away from the hedge and carried into place and set down in the correct position. At the point of installation the temporary protective barriers will be removed and the bin store will serve as a protective barrier for the remainder of the development.

¹ <http://www.geosyn.co.uk/product/cellweb-tree-root-protection>

² https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Misc%20images/Bookshop/AA_GuidanceNote12_CellularConfinementSystems-Web.pdf

- 4.7 **Buried services** are not required within the RPA of a retained tree. If services are required to run within the RPA of a retained tree for unforeseen reasons, they will be installed in accordance with the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees - Issue 2: 16th November 2007³.

5.0 Access for construction works

- 5.1 Construction traffic will enter the site via the existing entrance to the west and will not access the unprotected RPA of a retained tree at any time.
- 5.2 Construction compounds, material storage areas, welfare facilities and contractor car parking areas will be located outside of the RPAs of retained trees.

6.0 Additional precautions outside of the construction exclusion zone

- 6.1 Fires will not be lit within 20 metres of a retained tree, no equipment, machinery, structure, notice boards, telephone cables or other services will be attached to or supported by a retained tree.
- 6.2 Cement, fuel and any other chemicals that could be harmful to retained trees will be stored and mixed in designated areas as far away from the outer edge of all RPAs as possible, using spill trays to ensure accidental spillages will be contained and will not contaminate RPAs. Spill kits will be kept on site at all times and all staff will be briefed on the location and correct use of the spill kits.
- 6.3 Planning of site operations will take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Any transit or traverse of plant in proximity to trees will be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times.

7.0 Supervision and monitoring

- 7.1 Assured Trees Ltd will be responsible for the monitoring of all tree protection measures and compliance with this Arboricultural Method Statement. A certificate of compliance will be issued to the client for the operations listed in table 1.

No.	Operation
1	Erection of tree protection barriers in the position shown on the Tree Protection Plan.
2	Compliance with this AMS- post construction issue.

Table 1: Operations for which a certificate of compliance may be produced.

³ <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

8.0 Contingency plans

- 8.1 The occurrence of any unforeseen incidents that may adversely impact retained trees will be reported to Assured Trees as soon as practicable following the incident. Assured Trees will then advise on the appropriate course of action and will produce and maintain a record of any such incidents including any subsequent measures taken.

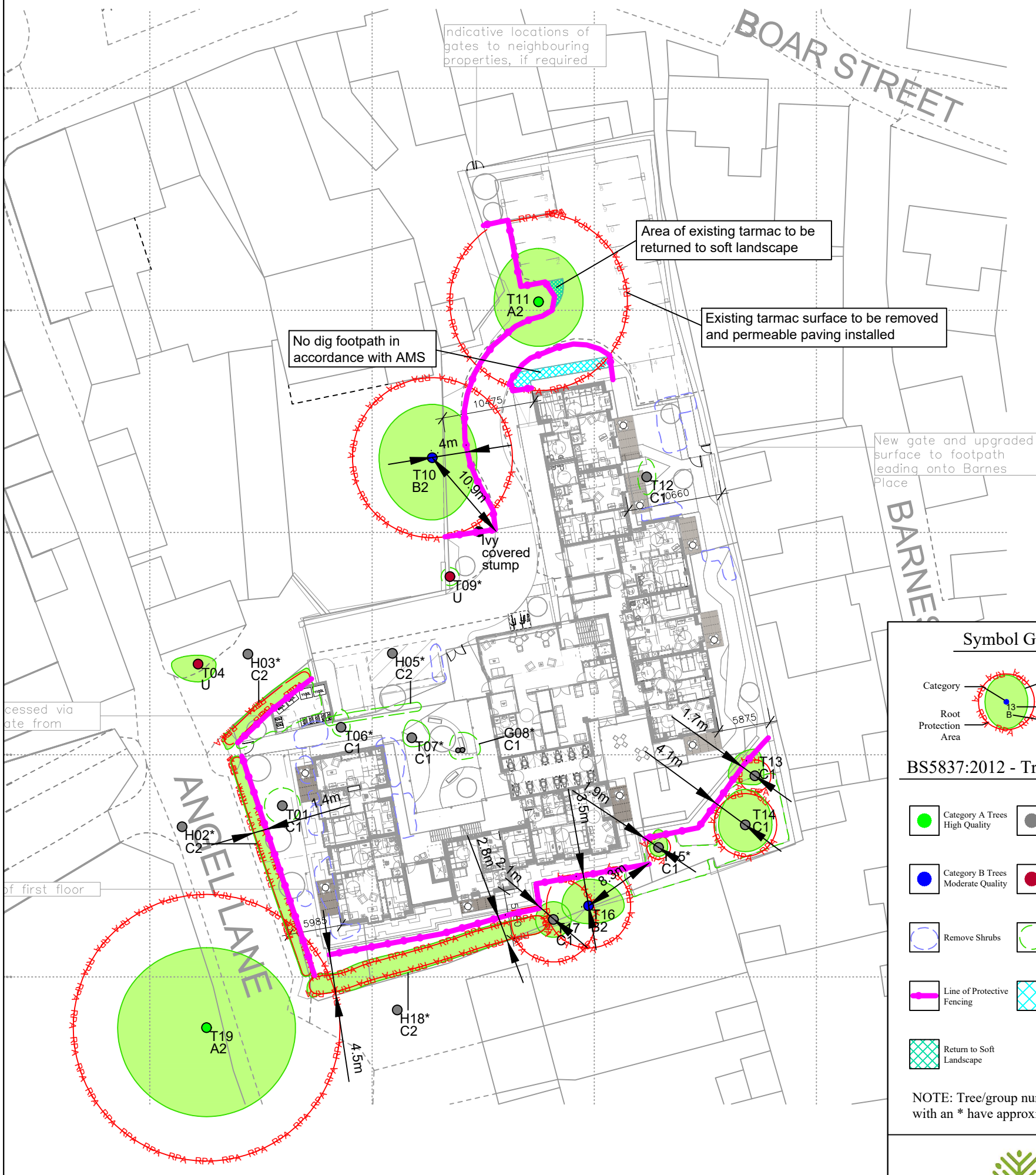
9.0 Sequence of works

Development stage	Sequence number	Operation	Details
Pre-development	01	Preparatory works	- Removal of T01, H05, T06, T07, G08, T09 and T12. - Trimming back of the south face of H03.
	02	Installation of tree protection	Installation of temporary tree protection barriers in the positions indicated on the Tree Protection Plan.
Main construction phase	03	All works	- Demolition of existing garage ensuring the foundation of the south wall is not removed. - Resurfacing of the section of car park within the RPA of T11 with block paving, removing the existing surface with hand tools ensuring major roots are retained. - Installation of bin store to the south of H03 with temporary protective barriers relocated at point of installation.
Landscape phase	04	Hard landscape works within RPAs	- Removal of section of carpark from within the RPA of T11 to return the area to soft landscape using hand tools and retaining all roots. - Construction of NO DIG footpath within the RPA off T11. - Mitigation tree planting.
Post - construction	05	Removal of tree protection	Removal of temporary protective barriers following completion of all construction and hard landscape works.

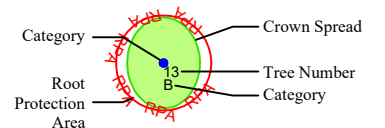
Table 2: Sequence of works

Appendix B: Tree Protection Plan





Symbol Guide



BS5837:2012 - Tree Category

	Category A Trees High Quality		Category C Trees Low Quality
	Category B Trees Moderate Quality		Category U Trees Poor Quality/Remove
	Remove Shrubs		Proposed Tree for Removal
	Line of Protective Fencing		No Dig Construction
	Return to Soft Landscape		

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



ASSURED TREES

Project Name: Fives Court,
Angel Lane,
Merc,
Warminster,
BA12 6DH

Drawing Title:
Tree Protection Plan

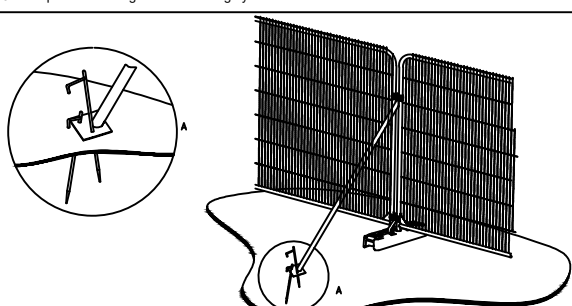
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Client:
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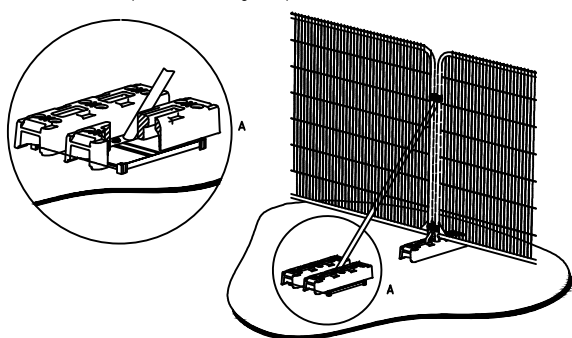
Date:
November 2025

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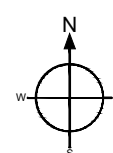
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix C: Tree Survey Schedule



Tree Survey Schedule	
Client: Kate Stethridge, Residential Development Project Manager, Estates and Development, Wiltshire Council	
Location: Fives Court, Mere, Warminster	
Date of Survey: September 2025	

Tree Number	Single (S) or Group (G)	Tree Name (species)	Height (m)	Calculated Stem Diameter (mm)	Number of Stems	Crown Clearance (m)	Crown spread				Age Class	Physiological Condition	Structural Condition	Condition Notes	Recommendations	Estimated Remaining Life Contribution	BS Category	Root Protection Area (Radius, m)
							North(m)	South(m)	East (m)	West (m)								
01	S	Cherry	6	160	1	2.5	2	2	2	2	Sm	G	G	Rowan in lawn area to the west of the main building, multi stem from 2m from good branch unions, minor dead wood.	Remove tree.	40+	C1	1.9
02	H	Beech	1.5	50	1	0	See tree constraints plan				Y	G	G	Beech hedge on the west site boundary, trimmed to good form.	None.	40+	C2	0.6
03	H	Beech	2	50	1	0	See tree constraints plan				Y	G	G	Beech hedge on the south site of the main site access, trimmed to good form.	Trim back south face of hedge.	40+	C2	0.6
04	S	Cherry	5	210	1	2.5	1	2	2	3	Sm	P	P	Sparse crown with significant dieback and major dead wood, crown in decline.	None.	<10	U	2.5
05	H	Beech	1.5	50	1	0	See tree constraints plan				Y	G	G	Beech hedge on the south side of the driveway into the site, trimmed to good form.	Remove hedge.	40+	C2	0.6
06	S	Rowan	4	147	6	2	2	1	1	1	Y	F	P	Small rowan adjacent wooden fence, multi-stem from base.	Remove tree.	40+	C1	1.8
07	S	Cherry	4	93.8	3	1	2	1	2	1	Y	G	G	Young cherry, twin stem from 1m from narrow union, crown suppressed to south.	Remove tree.	40+	C1	1.1
08	G	Leyland cypress	4	120	1	0	2	1	2	1	Y	G	G	Group of 2 Leyland cypress planted in close proximity forming a single crown.	Remove trees.	40+	C1	1.4
09	S	Lilac	4	126	10	0	1	1	1	1	Sm	D	D	Small dead lilac on site boundary.	Remove tree.		U	1.5
10	S	Eucalyptus	18	750	1	2	6	7	5	6	M	G	G	Large off-site eucalyptus 1m from the west site boundary, twin stem from 3m from good union, minor dead wood throughout crown, high level of public visual amenity, stem diameter estimated due to lack of access.	None.	40+	B2	9.0
11	S	Yew	10	830	1	3	6	5	5	5	M	G	G	Yew growing within car parking area, prolific ivy established throughout crown, twin stem from 2 metres from narrow union, high level of public visual amenity.	None.	40+	A2	10.0

Tree Number	Single (S) or Group (G)	Tree Name (species)	Height (m)	Calculated Stem Diameter (mm)	Number of Stems	Crown Clearance (m)	Crown spread				Age Class	Physiological Condition	Structural Condition	Condition Notes	Recommendations	Estimated Remaining Life Contribution	BS Category	Root Protection Area (Radius, m)
							North(m)	South(m)	East (m)	West (m)								
12	S	Cherry	4	81.2	3	1	2	2	1	1	Y	G	F	Young cherry, twin stem from 1m from good union, crown bias north to south, wounds from two small branch failures at narrow unions.	Remove tree.	40+	C1	1.0
13	S	Apple	4	150	1	1	3	1	1	3	Sm	G	F	Apple with a pronounced stem lean and crown bias to the north.	None.	20+	C1	1.8
14	S	Strawberry tree	6	294	6	0	4	3	3	3	Sm	G	F	Strawberry tree in area of dense bramble and lower shrub growth, multi-stem from base.	None.	40+	C1	3.5
15	S	Ash	5	110	1	2	2	1	1	1	Y	F	F	Small self-seeded ash, early stage symptoms of Ash Dieback Disease with 75%-100% remaining crown density (class 1).	None.	<10	C1	1.3
16	S	Holly	2	380	1	2	3	2	4	3	M	G	G	Holly on south site boundary, non-progressive stem lean to the east, multi-stem from 2.5m from good unions, rooting restricted to north.	None.	40+	B2	4.6
17	S	Holly	2	380	1	2	2	2	2	2	M	P	P	Holly on south site boundary, sparse crown with significant dieback and dead wood.	None.	10+	C1	4.6
18	H	Mixed shrub species	3	80	1	0	See tree constraints plan				Sm	F	F	Hedge on the south site boundary comprised of shrubs including Ionicera, elder, dogwood and viburnum.	None.	20+	C2	1.0
19	S	London plane	25	1,250	1	4	9	10	10	10	M	G	G	Off-site London plane in property on the west side of Angel Lane, crown does not overhang site but RPA extends slightly into the south-west corner of the site.	None.	40+	A2	15.0

Table Heading	Definition
Tree Number	Tree numbers as they appear in the Tree Schedule and are marked on the Tree Protection Plan drawings.
Single or group	S for a single tree, G for a group of trees and H for a hedge
Species	The common name of the tree
Height (m)	In meters measured with a laser clinometer
Calculated stem diameter (mm)	Calculated diameter of the stem(s) measured in millimetres at 1.5 meters from ground level
Number of stems	Indicates the number of stems measured to inform the Root Protection Area
Crown clearance (m)	Height in metres of crown clearance above adjacent ground level
Crown spread (m)	The spread of the crown measured in metres, taken at the four cardinal points from the trunk
Age class	(Np) Newly planted, (Y) Young, (SM) Semi-Mature, (EM) Early mature, (M) Mature, (A) Ancient or (V) Veteran
Physiological condition	G – good, tree has good health and vitality. F - fair, tree has minor health and vitality problems. P - poor, tree has low vitality and significant health problems. D - dead tree.
Structural condition	G-good P- poor F- Fair D-dead
Condition notes	Specific notes relating to the condition of the tree
Recommendations	Recommendations for tree surgery based on any physical defects found or for further investigation of defects that require a more detailed assessment
Estimated remaining contribution	In years <10, 10+, 20+ or 40+
RPA (Root Protection Area) Radius (m):	The radius of the area in square metres that will need to be protected during construction with a protective fence and/or load bearing surface
Category grading Category	Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter <150mm Category 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
TREE SURVEY SCHEDULE KEY	

Appendix D: Tree survey methodology

The tree survey

A baseline tree survey is carried out by a qualified arboriculturalist, from ground level, in accordance with the methodology set out in *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

The results of the tree survey are used to establish material constraints arising from existing trees and is intended to be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to the design team independently of any specific proposals for the development of a site.

The tree survey will include all individual trees, tree groups, woodlands and hedges within influencing distance of the proposed development site. Trees will ordinarily be recorded as individuals but may be recorded as groups if there is no need to differentiate between the trees in the group.

The quality of each tree or group of trees is recorded by allocating it to one of four categories along with a sub-category in accordance with the *BS5837:2012* Cascade chart for tree quality assessment. A category rating of either A, B, C or U is allocated based on the condition of a tree or group of trees in its/their current surroundings. No consideration is given to any specific development proposal when allocating category ratings, category definitions are detailed below:

Category	Criteria
A	<i>Trees or groups which have high quality and value, are in good structural and physiological condition and are expected to have a useful life expectancy of at least another 40 years- indicated in green on the associated plans</i>
B	<i>Trees or groups which would be considered as category A trees but which are of lower value, poorer structural condition, or which are expected to have a useful life expectancy of a minimum of 20 years- indicated in blue on the associated plans</i>
C	<i>Trees or groups which are of low quality and value, trees currently in adequate condition to remain until new planting is established or are young trees with a stem diameter less than 150mm. Category C trees are expected to have a life expectancy of a minimum of 10 years- indicated in grey on the associated plans</i>
U	<i>Trees or groups in such a condition that any existing value would be lost within ten years and which should, in the current context, be removed for reasons of sound arboricultural management- indicated in red on associated plans</i>

BS5837:2012 Tree categorisation criteria

Sub categories are awarded in accordance with the following criteria:

Sub category	Inclusion criteria
1	<i>Trees with arboricultural value</i>
2	<i>Trees with landscape value</i>
3	<i>Trees with cultural or conservation (ecological) value</i>

BS5837:2012 Tree sub-category criteria

Data for all trees, groups and hedges within influencing distance of the proposed development site is recorded in a tree survey schedule in accordance with *BS5837: 2012*. Trees are not physically tagged (unless we are instructed to do so) but are assigned individual numbers that are used to identify the tree, tree group, woodland or hedgerow throughout the report, within the Tree Survey Schedule and on the associated plans. The following information is collected for each tree in the survey:

Tree or group number; Single or group category; Common name of species; Height in metres; Number of stems; Stem diameter; Clearance of crown from ground level in metres; Crown spread in cardinal directions; Age class; Physiological condition; Structural condition; Estimated remaining contribution in years; Preliminary management recommendations; Tree categorisation; Radius in metres of the **Root Protection Area (RPA)**.

All measurements are taken using a stem diameter measuring tape, laser clinometer and laser distance measuring device. Where site constraints prevent the use of a measuring device the measurement is estimated and is suffixed with a '#' symbol in the tree survey schedule.

Root protection areas

Below ground constraints or Root Protection Areas (**RPAs**) for all trees included in the site survey are calculated in accordance with *BS5837:2012 4.6.1*. The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority, the RPA does not represent the entire root system of a tree.

The RPAs are plotted onto the associated plans as a circle centred on the base of each tree stem with a radius of 12 times the trees stem diameter measured at 1.5 metres above ground level. For tree groups the largest stem diameter in the group is used to set the RPA.

If deemed appropriate by the arboricultural surveyor the individual stem diameters of trees within a group may be taken in order to set an accurate group RPA boundary whilst still recording all trees within the group as a single group record.

BS5837:2012 4.6.2 requires that where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically the RPA should be modified to produce a polygon of an equivalent area. Any trees on site identified as requiring a modification to their RPA are indicated within the AIA.