
**BASSET DOWN GOLF COMPLEX, HAY LANE,
SWINDON, WILTSHIRE, SN4 9QW**

**TREE SURVEY, ARBORICULTURAL IMPACT
ASSESSMENT & TREE CONSTRAINTS PLAN**

FOR

PROPOSED PADEL-TENNIS COURT EXTENSION

Prepared by:

WHLandscape

On behalf of:

Padel4all Ltd

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APPOINTMENT

WH Landscape Consultancy Ltd (**WHLandscape**) has been appointed by Padel4all Limited to undertake a Tree Survey and to prepare a Tree Constraints Plan (TCP) and Arboricultural Impact Assessment (AIA) to support the design proposal to extend the existing Padel Tennis Courts on land at Basset Down Golf Complex, Hay Lane, Royal Wootton Bassett, Wiltshire, SN9 9QW.

WHLandscape has an established track record of carrying out Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

This report has been undertaken by: Seb Macleod NC Hort/Arb. L6 Dip Arb. (Lantra Professional Tree Inspection)

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1. INTRODUCTION

1.1. WHLandscape has been instructed by Padel4all Limited to conduct a Tree Condition Survey a TCP and to provide an AIA, to support a design proposal to extend three existing covered Padel Tennis Courts to provide two additional courts and extend the existing car park on land at Basset Down Golf Complex. The survey is to accompany a planning application for the scheme, outline any constraints that the trees on site pose to its development, and indicate measures required to protect those trees to be retained during the construction process. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.2 This initial arboricultural report includes a survey of the significant trees (those with stem diameter 150mm, measured at 1.50m above ground level), hedges, shrubs or groups of trees currently found on the site (outlined by the plan provided), as well as those on adjacent land that could impact on any proposed development. The quality and condition of these trees is to be assessed and categorised. Any management recommendations deemed necessary are to be put forward.

1.3 The trees surveyed are to be categorised A, B or C, for those to be considered for retention, or U for those unsuitable for retention. Further sub-categories of 1, 2 or 3 are given for those to be considered for retention. (See Cascade chart for tree quality assessment in Appendix 3). Categorisation will be made in accordance with BS 5837:2012.

1.4 A TCP guided by the above and the below ground constraints that the surveyed trees on site, or adjacent land, may pose to the development proposal, is provided in Illustrative material at plan ARB-1991-01. The constraints to be considered will include the Root Protection Areas (RPA) and Construction Exclusion Zones (CEZ) that trees will require during and post construction if they are to be retained, as well as the current ground clearance and spread, that may affect the design proposal and construction access.

1.5 The report includes an AIA to outline and mitigate the potentially adverse tree related impacts that the design proposal poses and to suggest any changes that may benefit the scheme.

1.6 The area proposed to be developed is consists of an open area of grassed land that stands to the north and east of the existing three court Padel Court structure and to the south of the car park of the existing golf complex. This area more specifically includes the south-east corner of the existing car park consisting of a mix of tarmac and compacted gravel and a large, grassed area with a high mixed

native hedgerow containing several mature oak and ash trees to the south of the existing Padel court building.

1.7 The design proposal is to extend the Padel Tennis Court facility to provide an additional two courts to be attached to the existing structure at its eastern and northern side. A plan of the design proposal has been provided by Padel4all, drawing no. P/2401/07 Rev B. The plan shows the proposed position of the structures in relation to the existing courts and tree/hedgerow line to the south. This plan has been overlaid onto the TCP at plan ARB-1991-02 (Design Overlaid). The plan provided shows the area of proposed car park extension (in light brown shading) for twenty new spaces to the north of the two court extension to the existing structure.

1.8 The plan provided also shows details of planned car park extensions (in dark brown shading) for an adventure golf centre at the north-east and south-west corner of the existing car park. This aspect of the proposed scheme is to form part of a separate application for proposed development and is not to form part of this assessment. This includes the proposed removal of the existing tree directly adjacent to access road as indicated on the drawing provided.

1.9 The area proposed for development is not within a Conservation Area. No trees on or adjacent to the site are subject to Tree Preservation Orders.

1.10 The soil type for the site is described as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. Therefore, the site is possibly on a shrinkable clay with the potential for subsidence damage to be caused, by trees, to new structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type.

1.11 A site visit was undertaken on the 14th of July 2025 by Seb Macleod in fair weather conditions.

2. CONSTRAINTS TO PROPOSED DEVELOPMENT

2.1 GENERAL

2.1.1 The trees surveyed represent above and below ground constraints to the proposed development. Above ground constraints include the size and nature of the branching canopy that can influence where structures/utilities can be placed, or that present barriers to access during or after construction. Shade cast by individual trees can be beneficial or a nuisance and needs to be considered. In addition, the potential ultimate height and spread of any younger trees on site, and the future impacts they may have, must also be a consideration.

2.1.2 Below ground constraints are principally concerned with the RPA, or the rooting area, of an individual tree that must be maintained in its current condition (i.e. not excavated, compacted or re-graded) to ensure the continuing health of the tree during and after development. Roots that are 25mm or over must not be damaged, in order to ensure the future structural and physiological function of the tree.

2.1.3 New buildings should not be positioned within the RPA of a tree to be retained. No ground should be disturbed, materials stored, or vehicle/pedestrian traffic undertaken within the RPA of a retained tree. It is also the default position that construction access must be outside the RPA of any tree to be retained on site. Above and below ground constraints can be mitigated by felling, or pruning, if justified in the impact assessment. Incursion of works into the RPA of a tree to be retained can be facilitated by special construction techniques, if justified in the impact assessment.

2.1.4 The RPAs are calculated as per Section 4.6 of BS 5837:2012 and, where applicable, are recorded as an area of a nominal circle or a radius of that circle. The British Standard states the following:

- For single-stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter.
- For trees with more than one stem, one of two calculation methods is to be used:
- For trees with two to five stems:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter } 1)^2 \times \text{number of stems}}$$

2.1.5 In all cases, the stem diameters are measured in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D. The RPA is capped at 707 metres (m) squared or a 15m radius.

2.1.6 Where trees are positioned close to adjacent areas of hardstanding, which are impervious to air and water, and where tree roots are unlikely to ingress, the RPA may be off set from the centre of the tree to reflect the areas where the roots are more likely to have established.

2.1.7 RPAs for hedges will normally be set at a distance from the central base of the hedge calculated as half its average height.

2.2 OTHER CONSTRAINTS

2.2.1 Potential constraints to the development of the site include the above ground area occupied by the crowns of the trees, potential shade and debris cast by the trees, working space during development and, if applicable, allowances for future growth of the trees. The extent of these constraints is determined by considering the suitability of the species and its characteristics within the context of the proposed development, plus the existing and future crown spread of the tree. A further consideration is that the crown could be modified by appropriate tree surgery. Site planning and development design must therefore give consideration to these issues in order to prevent future problems arising.

2.2.2 Any remedial works on trees to improve safety or to facilitate construction must be undertaken in accordance with BS 3998:2010 British Standard *Tree Work - Recommendations*. Work must be undertaken by qualified and experienced professionals.

2.2.3 All services should be directed outside the retained trees' RPAs. However, where it is agreed that services can be located within a RPA, they must be hand-dug in accordance with the principles contained within National Joint Utilities Group Guidelines Vol. 4, in a position no closer than four times the stem circumference of the tree and dug down to the required level. Small diameter roots should be neatly cut with clean secateurs, whilst roots over 25mm in diameter, and/or large root masses, must be retained undamaged. Alternatively, if underground services are to run through the RPAs of trees to be retained, specialist construction techniques, such as impact moling, could be employed to install any pipework at a depth greater than 600mm from ground level, where tree roots are unlikely to be found.

2.2.4 No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes storage of materials, unplanned routing of underground services or incursions by vehicles or site operatives unless specified and accompanied by specialist protection measures.

2.2.5 Mixing of cement or concrete, or the storage of fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to contamination of the RPA of any tree to be retained.

2.2.6 Fires must not be lit in a position where flames could extend to within 10m of the foliage, branch framework or trunk of any tree to be retained.

2.2.7 Landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.

2.2.8 Changes in soil level should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the Local Planning Authority (LPA). This is in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed or the roots and rooting zones are not compromised by compaction.

2.3 TREE PROTECTION MEASURES

2.3.1 Tree protection fencing will be required to form a CEZ, to prevent construction activity within the RPAs of trees to be retained, or to protect the crowns of retained trees. They must be constructed from weldmesh panels of at least 2m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS 5837:2012. Examples of the design specification are shown in Appendices 1 & 2.

2.3.2 Where tree protection fencing falls outside the RPAs of the retained trees, robust high visibility plastic mesh barrier is recommended in place of the above-mentioned fencing. This will create a visual deterrent and signify the extent of the CEZ.

2.3.3 The location of CEZ fencing will be determined when the final site layout is agreed. This will provide the minimum protection of the retained trees. Any surfacing within the RPA, be it temporary or permanent, must be of a no-dig design in accordance with the principles of BS 5837:2012.

2.3.4 After the erection of the CEZ fencing a minimum of two days' notice must be given to the LPA before any construction, including any groundwork, starts on site. The CEZ fencing must be maintained and retained for the duration of the works or until such time as agreed in writing with the LPA.

2.3.5 Services and drain runs must be kept outside the fenced RPA of the retained trees unless agreed in advance of construction.

2.4 ARBORICULTURAL SUPERVISION

2.4.1 A suitably qualified arboriculturist must be retained during the development period to carry out the following:

- To inspect tree protection fencing once erected prior to construction or ground works starting on site.
- To advise of any issues at the request of the LPA, the property owner or contractor as necessary.

2.4.2 The details of each visit are to be recorded in a site visit pro-forma, with copies circulated to the contractor, developer and the LPA Tree Officer.

3. TREE SURVEY

3.1 TREE SURVEY CRITERIA

3.1.1 This tree survey has been undertaken in accordance with BS 5837:2012 in order to establish and record:

- The principle attributes of those trees on site of stem diameter over 150mm measured at 1.50m from ground level (such as height, stem diameter, height of first branch break, crown spread, crown clearance).
- The Condition, Quality and Value of the trees on site.
- The retention value of those trees as categorised by BS 5837:2012.
- The outline and area of RPA required for those trees to be retained on site, and any other remedial works necessary to ensure a reasonable level of safety; or to facilitate the development in accordance with conditions set out in BS 5837:2012.

3.1.2 The findings of the survey highlight which trees are of particular merit and should be marked as a material constraint in the planning process.

3.1.3 The suitability of trees for inclusion in the proposed development is considered, with particular regard given to their safe, useful life expectancy, and suitability in the site after development is completed.

3.1.4 The Tree Survey was undertaken in accordance with Section 4 of BS 5837:2012, which grades trees into the following categories (See Appendix 3: Cascade chart for Tree Quality assessment):

- A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- U – Trees in such a condition that they cannot be realistically retained due to poor condition.

Further subcategories are given as follows:

- Mainly arboricultural qualities (1).
- Mainly landscape qualities (2).
- Mainly cultural values, including conservation (3).

3.2 SURVEY LIMITATIONS

3.2.1 This survey was undertaken from ground level using visual assessment techniques only. Physical assessment of suspected decay has been limited to probing with metal rods or sounding with a hammer. No specialist decay equipment or internal investigation tools have been employed during the assessment. No soil samples have been taken in the course of this assessment.

3.2.2 The observations and recommendations presented are based on the knowledge, qualifications and experience of the surveyor only.

3.2.3 All dimensions are measured as far as reasonably practicable, with the plotting of tree locations dependent on the topographical survey provided, or the available satellite coverage at the time of inspection. Stem diameter may have been estimated where trees are on third party land or where stems are inaccessible due to obstructions by undergrowth. Stem diameter may also have been estimated from best measurements available if the tree is ivy clad. The survey methodology follows that prescribed in BS 5837:2012.

3.2.4 Trees are dynamic evolving organisms subject to a range of external influencing factors (particularly the weather) the consequences of which may not always be foreseeable under the scope of this survey.

3.2.5 This survey will be valid for 12 months from the date of inspection and may become invalid within this period if any works are undertaken on or near to trees assessed in the survey. Such works include un-prescribed tree surgery, soil level changes, trenching etc.

3.2.6 Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert advice in this area prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

3.2.7 The nesting season for most birds runs from 1st March to 31st July. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.

4. TREE SURVEY FINDINGS

4.1 Altogether Fifteen trees, one group of trees and a hedgerow feature were assessed and appear in the survey schedule (Table 2). These consist of a previous field boundary hedgerow principally of blackthorn, elm, field maple and hawthorn along with standard oaks, several field maples and ash trees that have now been incorporated into the sites current use as a golf complex. Two young establishing cherry trees (T14 & T15) adjacent to the access road are also included in the survey schedule. The trees, specifically the oaks and field maples are generally of good quality and an important amenity/landscape and conservation features of their environment and are largely assessed as in the A grade and B grade retention trees. The exceptions are a small dead elm stem (T3) and ash (T1 & T5) all assessed as U grade (unsuitable for retention) category trees. Several younger maples (G1 & T11) of limited stature were assessed as C grade retention category along with the two young cherries T14 & T15.

4.2 A mature ash (T1) is far removed from the area proposed to be developed but has been included in the schedule as it appeared on the topographical (topo) drawing provided. The tree stands over the golf tee area to its east and a principal route onto the golf course and another golf tee to its south-west. The approach to the second tee on the western side is composed of a new tarmac surface. The construction process to instal the tarmac strip at the base of T1 may have caused some root damage via excavation. The new surfacing could be continuing to negatively affect the function of the root system below as it appears to be an impervious surface which will be inhibiting the availability of oxygen to the root system below. Of more concern is the poor physiological condition of the tree with a thinly foliated crown containing multiple dead and dying branches at its extremities, typical symptoms of ash dieback (*Hymenoscyphus fraxineus*). Ash dieback is a chronic fungal disease affecting ash trees in the UK and Europe that causes a vascular wilt characterised by leaf loss and crown dieback in infected trees, as shown in T1. The structural integrity of the branching structure of infected trees can deteriorate rapidly increasing the risk of large limb failure as the disease progresses. It is therefore categorised as a U grade retention category tree and although not implicated in the proposals for the site will be recommended to be removed in the conclusions of this report due to general safety concerns.

4.3 An established, but early mature oak (T2) stands on the adjacent side of the golf tee to T1 and like T1 is far removed from the area proposed to be developed. T2 is included in the schedule due to its proximity to the site and appearance on the topo provided. The stem on the western side shows a large vertical tear from 4-7m with exposed deadwood visible and reaction wood developing at the

edges of the defect. A low and heavily extended limb on the southern side of the crown is considered vulnerable to failure over the areas of use below. Remedial work will be recommended to reduce the risk of the hazard identified.

4.4 In total four ash trees were scheduled in the survey table including the aforementioned ash (T1) which includes trees T4, T5 & T7. Of these T4 is a younger specimen which while thinly foliated is not showing conclusive symptoms of ash dieback. T5 is a multi-stemmed ash which has been topped within recent seasons to retain a group of 4m high stems with re-growth that has emerged following the stem reduction. The regrowth is dead and/or wilting from ash dieback infection. Similarly, a once much larger ash T7 has had its crown and supporting structure removed to retain a single stem at 7m in height. However, the re-growth following the pruning work does not show any clear ash dieback symptoms presently.

4.5 T3 is a small dead elm that has succumbed to Dutch elm disease (*Ophiostoma novo-ulmi*) and stands dead at the edge of the approach to the golf tee. The elm is assessed as a U grade retention category tree, as it is dead and has had its upper stem and crown removed.

4.6 The mixed native hedge H1 consists of a former field boundary hedgerow which has now been consumed by the golf complex at Basset Down. The hedgerow is lapsed in terms of management and grown out into a dense collection of standard trees now standing up to 8m in height in sections with understorey vegetation. The species within the hedgerow primarily includes blackthorn, elm, field maple and hawthorn which are emerging as standard trees in places and includes the group G1, a collection of field maple stems near the eastern extent of the existing courts.

4.7 The southern aspect of the proposed court extension directly to the east of the existing courts will be shaded by the trees and hedgerow directly to its south.

4.8 There are no direct conflicts between the layout and footprint of the proposed extension to the existing courts nor the proposed car park extension relating to this application (marked in light brown), although the RPA of T9 extends close to the southern edge of the existing structure.

5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 The trees and hedgerow assessed adjacent to area proposed to be developed are largely good quality, important arboricultural features of the site and wider area and considered worthy of retention within the scheme to develop existing facility. The exception is the ash (T1) which although significantly removed from the area proposed to be developed, is both in poor physiological condition and of dubious structural condition from the effects of ash dieback over the golf tee and therefore an area of concentrated occupancy of use by the patrons of the golf course.

5.2 The U grade ash (T1) although both removed from the development area is recommended to be felled as it is considered to be in a deteriorating condition due to the effects of ash dieback. Its position over the areas of use below will become an increasing hazard over following seasons if it was retained and the risk of large limb failure over the thoroughfare and golf tee below is significantly raised.

5.3 The remaining ash trees assessed are either not considered to be suffering from ash dieback to any significant extent, or do not pose a hazard as a consequence of ash dieback infection. This is the case with T5 which although suffering from the pathogen has had its crown removed and is now only a collection of 4m high stems removed from areas of use at the complex and therefore poses no significant hazard by potential failure.

5.4 The low limb over the golf tee and the general structural integrity of the oak (T2) with its large stem defect and extended limb to the east is of concern over the areas of use below. Although not affected by any aspects of the proposed development, the following remedial works are recommended to reduce the risk of failure and the hazard the tree poses to the main route onto the golf course:

- Reduce low limb to south by 3m to suitable pruning points to re-balance the crown.

5.5 There are no direct conflicts between the footprint of the proposed extension to the existing courts and any of the stem, crown spreads or RPAs of the trees and hedgerow to the south. The northern extent of the RPA of tree T9 extends close to the footprint of the extension and this, along with aspects of the other arboricultural features to the south of the existing and proposed courts remain vulnerable to inadvertent damage during the development process.

5.6 The proposed car park extension has no direct conflicts with the two cherries (T14 & T15) to the north.

5.7 In order to protect the sensitive features of the trees to be retained that are potentially threatened by the construction process, CEZs would need to be established protected by CEZ fencing as exemplified in Appendix 1 & 2. This will ensure that those trees to be retained, particularly their RPAs and critical root systems are not inadvertently damaged during the development process, particularly through ground compaction by the passage of vehicles or plant, inadvertent excavation or ground contamination through the mixing of materials. The proposed position of CEZ fencing is marked as a blue dashed line in the TCP at plan ARB-1991-01.

5.8 Construction access will need to be maintained within the RPA of T9 during development to allow for the practicable construction of the proposed extension to the existing courts. Areas within the RPAs of trees to be retained that cannot be fenced off from construction activity due to access requirements for practicable development can be protected with Temporary Ground Protection (TGP) during the development process. Therefore, TGP will need to be established in the area marked in blue hatch on the TCP at plan ARB-1991-01. This will need to have been installed prior to all other construction activity commencing on site to protect the root system of T9 from damage (particularly ground compaction) while allowing construction access in this area. TGP to be installed prior to and during the construction of the scheme can consist of a 100mm layer of woodchip spread over a geotextile layer with purpose built rigid plastic ground protection matting on top or plyboard.

5.9 All recommended works must be undertaken in accordance with the British Standard for tree work, BS 3998:2010 *Tree work-recommendations*.

5.10 Any changes to the current design proposal may raise new conflicts or arboricultural impacts that would require fresh assessment.

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1 The calculated RPAs of trees that are marked for retention are highly sensitive. The ground within the RPAs can be easily damaged by construction activity, with potentially negative impacts for those trees concerned. The severance of roots within the RPA of a tree has the impact of reducing its physiological function in terms of its ability to store energy, as well as draw water and nutrients from the soil, to the effect that severe dysfunction or death of the tree can result. The removal of larger roots within the RPA can have the impact of reducing the structural integrity of the tree, leaving it exposed to failure during adverse weather conditions. The wounding resulting from the severance of roots can offer tree pathogens entry points for infection, which can cause dysfunction, loss of structural integrity or death.

6.2 Roots require access to oxygen and water in order to respire, as well as providing the rest of the tree with water and nutrients. Compaction of the soil will reduce this function to the effect that severe dysfunction or premature death of the tree can result. Installation of a non-porous hard-standing area within the RPA of a tree will have the same impact as compaction of the soil. Contamination of the soil from substances such as cement, fuel or chemicals, can have severe negative impacts on the physiological function of the root system in terms of its ability to store energy. It can also affect the drawing of water and nutrients from the soil, which can lead to physiological dysfunction, loss of structural integrity or premature death of the tree.

6.3 The stems and branching structure of trees are important to their physiological and structural function. The pruning of trees has the impact of reducing their ability to store energy, maintain their physiological system, and photosynthesise, which requires energy from the sun. This can lead to a loss of physiological function, expose the tree to pathogens and potentially lead to decline or premature death. The wounding resulting from the removal of branches can offer tree pathogens entry points of infection. A tree can be unbalanced by excessive pruning on one side, which can leave it exposed to new stresses and lead to failure during adverse weather (the removal of adjacent trees can have the same effect). The inadvertent damage of the stem and branching structure that may be a consequence of construction activity, has similar potentially negative impacts to pruning.

6.4 No trees are proposed to be removed as a direct consequence of the proposed scheme. The recommended removal of the ash (T1) and the remedial pruning work to the oak (T2) adjacent to the golf tee and connecting pathway are related to concerns about the hazard these features pose to users of the golf complex and are not related to the development proposals. Therefore, the loss of the ash

and potential negative impacts the pruning work may have on T2 should not be weighed against the proposed scheme.

6.5 The remaining potential conflict between the proposed development and the trees/hedges to be retained is related to the close proximity to the RPAs of trees to the south of the proposed court extension and therefore, development activity during construction. These potential conflicts can be resolved if these trees RPAs are either excluded by fencing from the development process, and/or if temporary ground protection is used to protect the RPAs of these trees through the development process. Details of the proposed location of CEZ fencing and TGP are marked on the TCP at plan ARB-1991-01 which will minimise potential inadvertent damage to adjacent trees/hedges during the development process.

6.6 The impact of shading that trees and hedgerow to the south of the proposed court extension is not considered to be a negative impact the adjacent arboricultural features will have on the scheme. The element of shading that the court extension will receive could be considered a benefit during periods of extreme hot weather, predicted to become more frequent in future years.

6.7 The annotation on the plan provided and that appears on the TCP at plan ARB-1991-02 that indicates the proposed removal of the young cherry T14 is not to form part of this application but relates to the proposed car park extension for the adventure golf centre which is to form part of a separate application. Therefore, T14 is not proposed to be removed as part of the current scheme under assessment.

6.8 Overall, there are no direct negative arboricultural impacts of the proposed scheme as there are no trees or hedgerow are to be removed to facilitate the requirements of its development.

7. REFERENCES

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TABLES

Table 1 Tree Survey Key and Schedule

Tree/Tag No: Individual trees will be denoted as T1, T2 etc. on plans or diagrams. Groups of trees too numerous to individually survey or groups comprising of mainly trees of a stem diameter less than 150mm will be denoted as G1, G2 or W1, W2, etc. Hedgerows will also be shown as groups denoted as H1, H2, etc. Tree stumps denoted by S. Individual trees located in a group or hedgerow can still be assessed individually.

Species: using common and scientific name.

Measurement Conventions:

1. Height, crown spread, and crown clearance is recorded to the nearest half metre (crown spread is rounded up) for measurements up to 10m and to the nearest whole metre if over 10m.
2. Stem diameter is recorded in millimetres rounded to the nearest 10mm.
3. Any estimated dimensions (e.g. for inaccessible trees or those located on adjacent land) are suffixed by "#".

Tree height measured using an electronic clinometer. Site conditions may render this technique impractical in which case an estimated height will be suffixed by "#".

Stem Diameter: normally measured at 1.5m from ground level or using techniques as stated in Annex C of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. If estimated denoted by #.

Ivy clad trees will be noted as without removing the ivy a stem diameter will have to be estimated from best measurement available.

Age Class: Y - a young tree in first third of life cycle.

EM - an early mature tree in second third of life cycle.

M - a mature tree in the last third of its life cycle.

OM - an over-mature tree in decline due to age.

Physiological Condition:

Good (G) - tree appears to be in a satisfactory physiological condition showing no signs of poor health.

Fair (F) - may be showing some minor signs of stress.

Poor (P) - slightly compromised showing significant signs of stress i.e. crown retrenchment.

V. Poor (VP) - significantly compromised e.g. advanced retrenchment.

D - dead.

Structural Condition: (Crown, stem and base of tree each given a value)

Good (G) - tree appears to be in a satisfactory structural condition with no significant defects found.

Fair (F) - some defects, but of low significance.

Poor (P) - slightly compromised e.g. poor branch unions found or evidence of decay.

V. Poor (VP) - profoundly compromised and imminent failure likely.

- cannot be assessed due to ivy/vegetation cover.

D/W - deadwood.

Estimated Remaining Contribution: Measured in years: <10 (under 10 years), >10 (over 10 years), >20, >40.

Retention Category: Denoted as U, A, B, C with sub-categories 1, 2, 3. as defined in Table 1 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Root Protection Area (RPA): Radius given in m. Area given in m².

Table 2 BS5837 Survey Schedule

Site: Basset Down Golf Complex

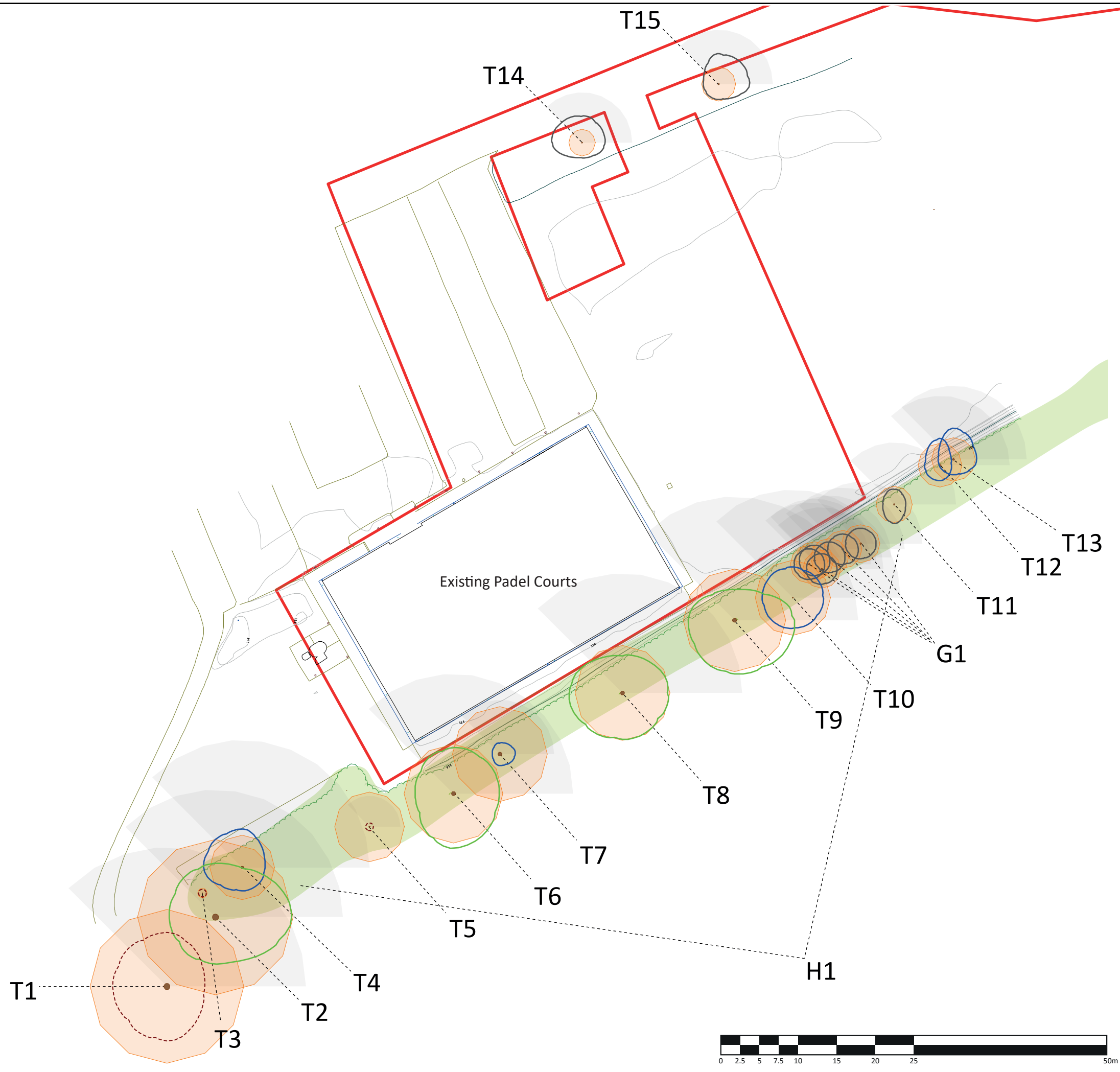
Client: Padel4all Ltd

Date: 14th July 2025

Tree/Tag. No	Species	Tree Height (m)	Stem Diameter (mm)	Crown spread (m)				Height & Direction of 1 st Branch	Min. Crown Clearance (m)				Life Stage	Physiological Condition	Structural Condition: CROWN/STEM/BASE General Observations: Preliminary Management Recommendations	Estimated Remaining Contribution	Retention Category	RPA R (m)	RPA A (m ²)
				N	E	S	W		N	E	S	W							
T1	Ash <i>Fraxinus excelsior</i>	18	810	7	5	7	7	4e	12	8	4	9	M	F	P/F/F Showing ash dieback Thinly foliated crown with multiple dead and dying branch tips and DW in central crown New roadway established at base with potential root damage Multiple large pruning wounds Over access path and golf tee (area of high occupancy of use) Fell	<10	U	9.6	290
T2	English oak <i>Quercus robur</i>	16.5	820	7	10	6	6	4e	3	3	5	3	M	G	F/P/G Large vertical tear on main stem from 4m-7m on west side showing moderate reaction growth Low limb over golf tee supported on point of defect and considered vulnerable to failure Heavily loaded low lateral limb on south side Reduce heavily loaded lateral limb to south by approx. 2m	>40	A1	9.9	308
T3	Elm <i>Ulmus procera</i>	2	300	0.5	0.5	0.5	0.5	-	-	-	-	-	D	D	Dead Topped to retain 2m high ivy clad stem	-	U	-	-
T4	Ash <i>Fraxinus excelsior</i>	16.5	340	5	3	3	5	3w	4	9	9	3	EM	F	G/#/G Thinly foliated but no clear ash dieback symptoms	>40	B1	4.2	55
T5	Ash <i>Fraxinus excelsior</i>	4	140 X6	0.5	0.5	0.5	0.5	-	-	-	-	-	M	VP	F/F/P Multi-stemmed coppice stool with significant decay pockets at base of stool Topped at 2m to retain ivy clad stems Regrowth wilted or dead from ash dieback	<10	U	4.2	55

T6	English oak <i>Quercus robur</i>	15.5	520	6	6	7	5	4e	9	2	4	9	EM	G	G/G/G	>40	A1	6.3	124
T7	Ash <i>Fraxinus excelsior</i>	7	500	1.5	2	1.5	1	-	5	5	5	5	M	F	G/G/F Crown removed to retain 6m high stem Regrowth from pruning points not showing ash dieback symptoms	>10	B1	6.0	113
T8	English oak <i>Quercus robur</i>	15	480	5	6	6	7	3w	8	4	9	7	EM	G	G/G/G	>40	A1	5.7	102
T9	English oak <i>Quercus robur</i>	15	520	4	8	7	6	3e	9	3	3	3	EM	G	F/F/G Heavily loaded extended low limb on east side over area of low use	>40	A1	6.3	124
T10	Field maple <i>Acer campestre</i>	14	140 x8	4	4	4	4	-	4	4	4	4	M	G	G/F/P Awkward basal structure of tight forked stems	>40	B1	4.8	72
H1	Mixed native hedgerow	8	-	-	-	-	-	-	-	-	-	-	M	G	-/-/- High hedgerow of blackthorn, elm, field maple & hawthorn Lower profile on west side maintained by flail resulting in top heavy leaning crowns in west side	>40	B3	-	-
G1	Group of field maple <i>Acer campestre</i>	8	200	2	2	2	2	-	-	-	-	-	Y	G	G/G/G Group of young maple stems within hedgerow H1 Average dimensions given	>40	C1	2.4	18
T11	Field maple <i>Acer campestre</i>	8	130 140	2	1.5	2.5	1.5	4s	6	7	6	6	EM	G	G/P/F Codominant stems from base Rubbing stem structure	>40	C1	2.4	18
T12	Field maple <i>Acer campestre</i>	9	130 140 130	3.5	1.5	2	2	2.5n	5	7	6	3	EM	G	G/G/G Codominant stems from base	>40	B1	2.7	23
T13	Field maple <i>Acer campestre</i>	9.5	230	4	3	2	2	2n	3.5	4	7	7	EM	G	G/G/G	>40	B1	2.7	23
T14	Cherry Spp. <i>Prunus</i> Spp.	6.5	140	3.5	3	2	4	2e	2	2.5	3	2	Y	F	F/G/G Showing some minor dieback in outer crown, possible summer drought stress	>40	C1	1.8	10
T15	Wild cherry <i>Prunus avium</i>	7	180	4	4	2	2	2e	3	3	5	3	Y	G	G/G/G	>40	C1	2.1	14

ILLUSTRATIVE MATERIAL



KEY:

- 'A' Category

- 'B' Category

- 'C' Category

- 'U' Category

Tree stem

Shading arc

Crown spread
(in colour of retention category)

Root Protection
Area (RPA)

- Hedgerow feature

- Extent of development area

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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Project:
Basset Down Golf Complex

On behalf of:
Padel4all Ltd

Drawing title:
Tree Constraints Plan

Drawing number:
ARB-1991-01

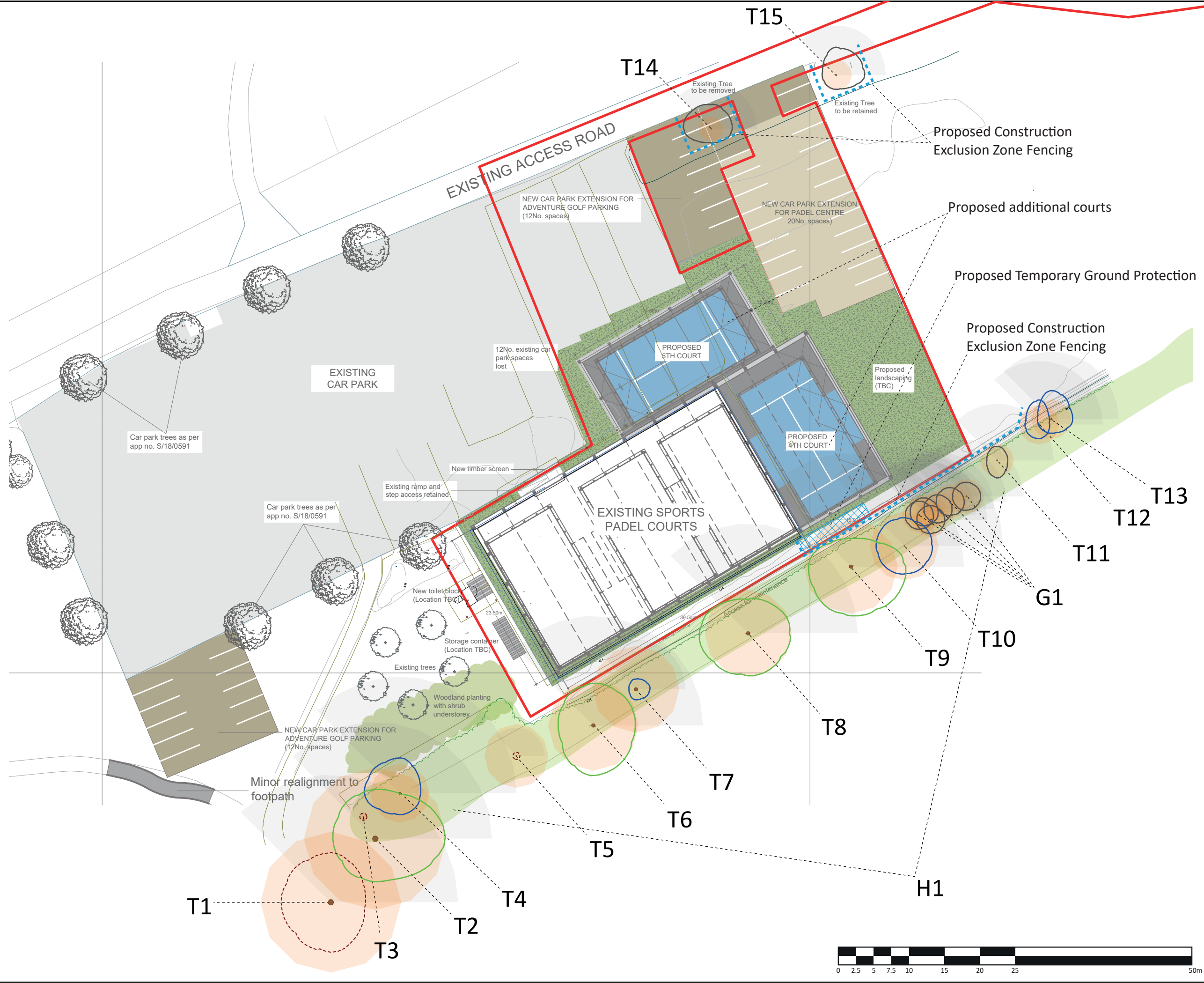
Rev:

Date:
Oct 25

Scale:
1:500 @ A3

DB:
SM

CB:
GH



KEY:

- 'A' Category

- 'B' Category

- 'C' Category

- 'U' Category

Tree stem

Crown spread
(in colour of retention category)

Shading arc

Root Protection
Area (RPA)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Hedgerow feature

- Extent of development area

- Proposed position of CEZ fencing

- Proposed Temporary Ground Protection

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Project:
Basset Down Golf Complex

On behalf of:
Padel4all Ltd

Drawing title:
Tree Constraints Plan (Design Overlaid)

Drawing number:
ARB-1991-02

Rev:
Date:
Oct 25

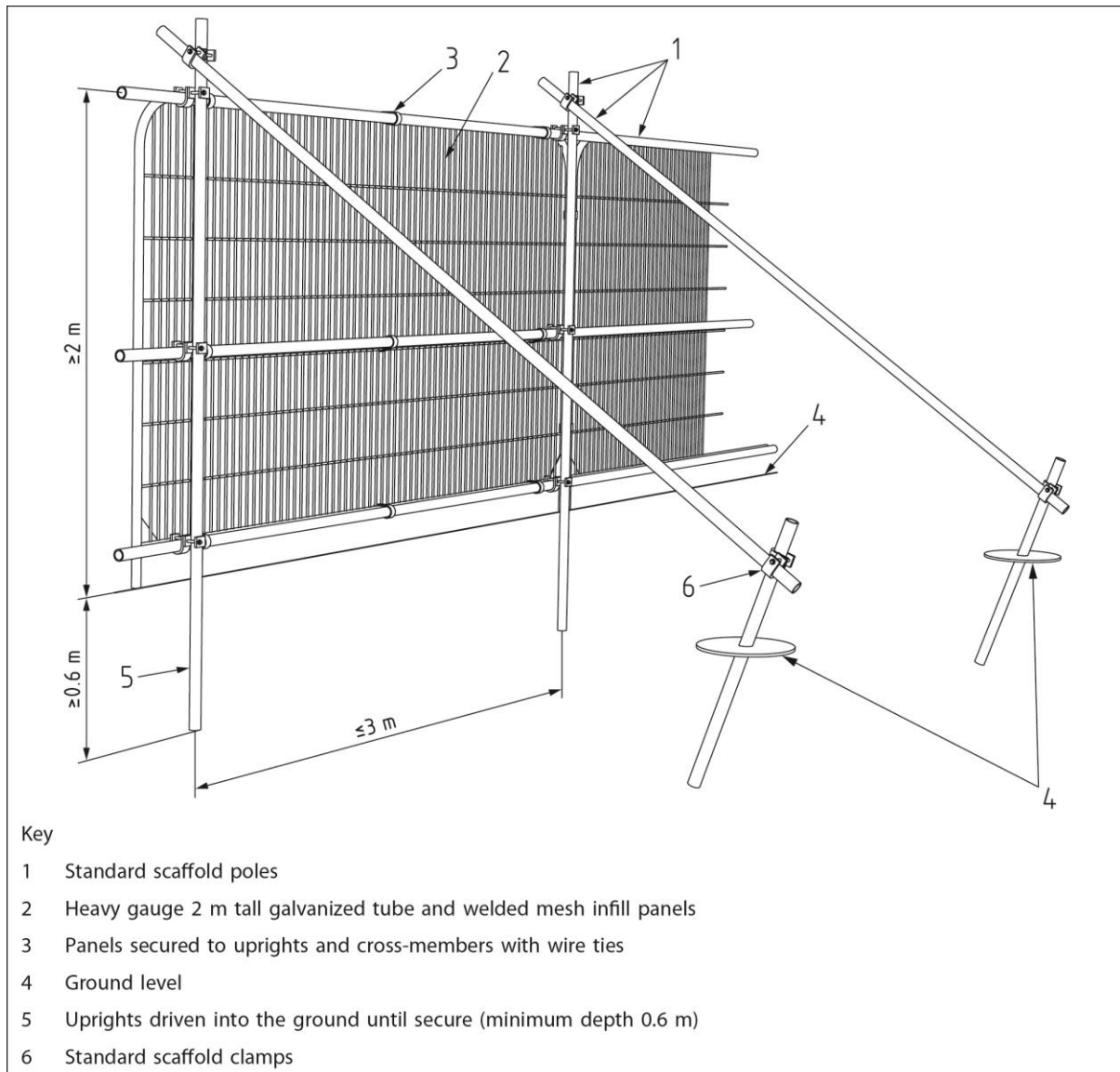
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1:500 @ A3

DB:
SM

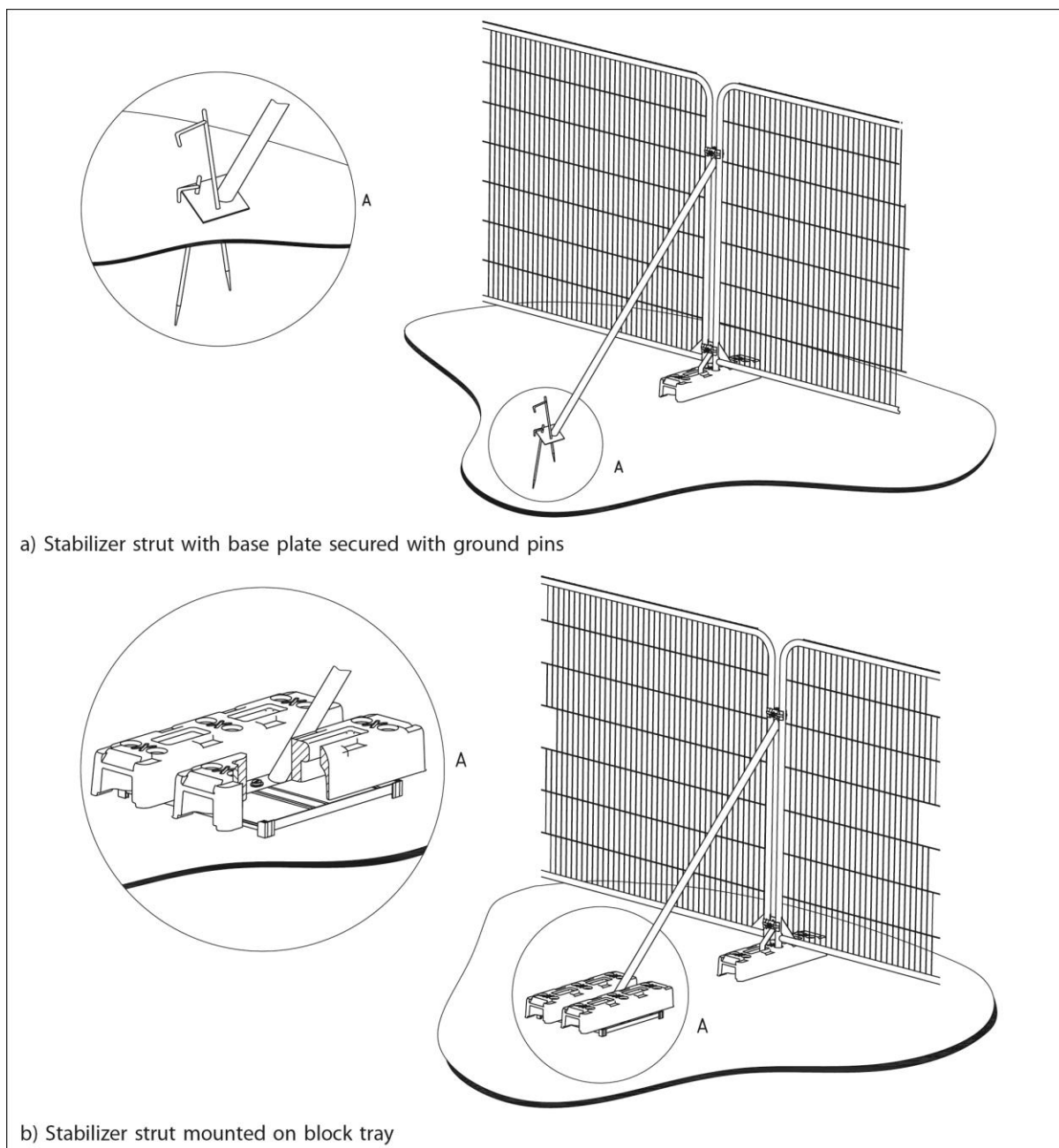
CB:
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APPENDICES

APPENDIX 1: BS5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER



APPENDIX 2: BS5837:2012 ABOVE GROUND STABILISING SYSTEMS



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

APPENDIX 3: CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention				
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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • 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. <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	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).	
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 remediable 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 value.	
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 150 mm.	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 only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	