

# LAND WEST OF WESTBURY ROAD WARMINSTER WILTSHIRE

## TREE SURVEY



for

**BDW TRADING  
LTD.**

|                    |              |
|--------------------|--------------|
| <b>Written By:</b> | Henry Pinn   |
| <b>Checked By:</b> | Tom Grayshaw |
| <b>Date:</b>       | 28/01/2021   |
| <b>Revision:</b>   | A:07/08/2025 |
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## 1. Introduction and Terms of Reference

- 1.1. ACD Environmental were instructed by BDW Trading Ltd., in January 2021, to survey and categorize the trees at Land West of Westbury Road, Warminster, Wiltshire, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.
- 1.2. This report has been revised as 'A' on the 7<sup>th</sup> of August 2025 following a site visit to update the existing tree survey data on the 24<sup>th</sup> of July 2025.
- 1.3. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:
  - Trees of 'A' and 'B' category should be considered as constraints to development, and every attempt should be made to incorporate them into any proposed development design.
  - 'C' category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
  - 'U' category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.
- 1.4. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.
- 1.5. The controlling authority is Wiltshire Council who can be contacted at:  
**Email:** developmentmanagement@wiltshire.gov.uk  
**Office** 03004560114  
**Address:** County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN
- 1.6. Using the Wiltshire Council online mapping service, it has been confirmed that no Tree Preservations Orders or Conservation Areas effect any of the surveyed trees within this report.
- 1.7. The Tree Survey Plan was based on the supplied topographical ground survey ref. 0736-200-1 – Topographical Survey.

- 1.8. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, The Old Mill, Fry's Yard, Bridge Street, Godalming, Surrey GU7 1HP, 01483 425 714/07796 832 490, quoting the site address and report reference number.

## **2. Scope and Method of Survey**

- 2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.
- 2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Reference Plan, which is based on the supplied survey drawing and appended to this report. The prefix G has been used to indicate a group of trees, and H for hedges. Stem locations within groups may be estimated, and indicative of canopy only.
- 2.3. The tree survey was carried out from ground level only.
- 2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- 2.5. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.
- 2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.
- 2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at <http://www.landis.org.uk/soilscapes> the soil on site is expected to be: *"Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"*

2.10. Where trees were not plotted on the topographical survey their positions have been estimated.



**Image 1** – Looking northwest, group of mature trees on the northwestern boundary, image also shows open nature of the site.



**Image 2** - Sporadic trees and groups on neighbouring residential land to the south of the site.

**Image 3** – Closer view of mature offsite trees in northwestern aspect of site.



**Image 4** – Older and more sporadically positioned trees on the northern boundary.



### 3. Recommendations

- 3.1. Trees of 'A' and 'B' category should be considered as constraints to development, and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.
- 3.2. There is scope for development of this site by retaining significant trees groups and hedges located on the boundaries whilst removing the interior hedges and any dead dangerous or failed trees recorded as individual specimens or that which are contained within a larger group, as part of any layout proposals.
- 3.3. It is recommended that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.4. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.
- 3.5. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees, and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.
- 3.6. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.
- 3.7. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.
- 3.8. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

- 3.9. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.10. BS5837:2012 Section 5.2.1 states that: 'The RPA and any other relevant constraints should be plotted around each of the category 'A', 'B' and 'C' trees on relevant drawings, including proposed site layout plans'. Recognition is given in Table 1 however that 'C' category trees are 'unremarkable trees of very limited merit'. As such it is considered that 'C' category trees should be retained where appropriate but should not represent a constraint to an otherwise satisfactory proposal.
- 3.11. The hedgerows and trees have landscape value both within the site, and when viewed from the surrounding area. The boundary vegetation and internal hedge rows have landscape value as group features and represent a constraint to any development of the site, notwithstanding their individual category.
- 3.12. Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length, more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations. Hedgerows in areas covered by an Historic Landscape Characterisation are often protected on the basis of historic importance and their wildlife value.

Henry Pinn  
Arboriculturist

28 January 2021

Revision A – 07 August 2025 – W. Wareing

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## Appendix 1: Summary of Categories BS5837:2012

| BS5837:2012 Table 1 -Cascade chart for tree quality assessment                                                                                                            |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category and definition                                                                                                                                                   |                                          | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                   |
| Trees unsuitable for retention (see Note)                                                                                                                                 |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |
| <b>Category U</b><br>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)<br>*Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>*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<br><br><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i> |                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                           | <b>1 Mainly arboricultural qualities</b> | <b>2 Mainly landscape qualities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>3 Mainly cultural values, including conservation</b>                                                                                                                                                                                                           |
| Trees to be considered for retention                                                                                                                                      |                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |
| <b>Category A</b><br><b>Trees of high quality</b> 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                                                                                                                                                            |
| <b>Category B</b><br><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years                                                    |                                          | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Trees with material conservation or other cultural value                                                                                                                                                                                                          |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm        |                                          | 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 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                                                                                                                                                                                                       |

**SITE:** Land West of Westbury Road, Warminster, Wiltshire  
Henry Pinn / Will Wareing  
**CLIENT:** BDW Trading Ltd.  
**DATE:** 27/01/2021 / 24/07/2025

**SURVEYOR:**

**TAGGED?** No

## Appendix 2: Tree Survey Schedule

| No. | Name                                          | Ht<br>(crown) | Dia<br>(stems) | Canopy spread<br>N   E   S   W |      |      |      | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                            | BS<br>Cat |
|-----|-----------------------------------------------|---------------|----------------|--------------------------------|------|------|------|---------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| T1  | Populus X canadensis<br>(Hybrid Black Poplar) | 24(5)         | 550(1)         | 7                              | 6.5  | 6.5  | 6.5  | M             | 20+ | Significant Offsite tree in woodland copse. Good condition                                                                                        | B2        |
| T2  | Salix X chrysocoma<br>(Weeping Willow)        | 11.5(4)       | 440(1)         | 6                              | 7.5  | 5.5  | 7.5  | M             | 20+ | Twin stemmed from 2.5m. Significant offsite tree in woodland copse. Ivy in stems. Dimensions estimated                                            | B2        |
| T3  | Populus tremula<br>(Aspen)                    | 22.5(4.5)     | 760(1)         | 10                             | 10   | 10   | 10   | M             | 20+ | Significant offsite tree in woodland copse. Multi stemmed structure from 2m. All dimensions estimated                                             | B2        |
| T4  | Salix fragilis (Crack Willow)                 | 12.5(4)       | 570(1)         | 9                              | 8.5  | 8.5  | 6    | M             | 20+ | Significant offsite tree in woodland copse. Tree grows Eastward. Deadwood and rubbing branches in canopy. All dimensions estimated                | B2        |
| T5  | Salix alba (White Willow)                     | 20(4.5)       | 1010(1)        | 12                             | 11.5 | 11.5 | 11.5 | OM            | <10 | Significant offsite tree in woodland copse. Widespread canopy. Significant decline/dieback of central stem. Deadwood throughout. Tree in decline. | U         |
| T6  | Populus X canadensis<br>(Hybrid Black Poplar) | 24.5(3.5)     | 540(1)         | 6                              | 6    | 6    | 6    | M             | 20+ | Significant offsite tree in woodland copse. Historic loss of twin lead stem at 15m.                                                               | B2        |
| T7  | Quercus robur<br>(Common Oak)                 | 10.5(1)       | 350(1)         | 6                              | 5.5  | 3    | 5.5  | EM            | 40+ | Significant offsite tree in woodland copse. Suppressed canopy due to adjacent canopy. All dimensions estimated.                                   | B2        |
| H8  | Crataegus monogyna<br>(Hawthorn)              | 1.5(0.1)      | 90(1)          | 1                              | 1    | 1    | 1    | M             | 20+ | Boundary hedge line planted alongside fence line. Maintained at 1.5m via flail.                                                                   | C2        |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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| No. | Name                                                                                              | Ht<br>(crown) | Dia<br>(stems) | Canopy spread |     |   |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                                                                               | BS<br>Cat |
|-----|---------------------------------------------------------------------------------------------------|---------------|----------------|---------------|-----|---|-----|---------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                                                                                   |               |                | N             | E   | S | W   |               |     |                                                                                                                                                                                                      |           |
| H9  | Crataegus monogyna<br>(Hawthorn)                                                                  | 1.5(0.1)      | 90(1)          | 1             | 1   | 1 | 1   | M             | 20+ | Boundary hedge line planted alongside fence line.<br>Maintained at 1.5m via flail.                                                                                                                   | C2        |
| T10 | Fraxinus excelsior<br>(Ash)                                                                       | 9(3)          | 310(1)         | 3             | 4.5 | 4 | 4   | SM            | 20+ | Small specimen. Located within boundary hedge line.<br>Hawthorn specimen growing around stem. Exposed<br>buttress roots at stem base.                                                                | C2        |
| H11 | Crataegus monogyna<br>(Hawthorn)                                                                  | 1.5(0.1)      | 90(1)          | 1             | 1   | 1 | 1   | M             | 20+ | Boundary hedge line planted alongside fence line.<br>Maintained at 1.5m via flail.                                                                                                                   | C2        |
| T12 | Malus sylvestris (Crab<br>Apple)                                                                  | 8(4.5)        | 500(2)         | 6             | 5   | 6 | 6.5 | OM            | 10+ | Over mature tree in hedgerow, ivy and bramble<br>covered diameter estimated. Historical failures in<br>crown with fruiting fungal body present on largest limb<br>consistent with Inonotus hispidus. | C1        |
| H13 | Crataegus monogyna<br>(Hawthorn)                                                                  | 1.5(0.1)      | 90(1)          | 1             | 1   | 1 | 1   | M             | 20+ | Boundary hedge line planted alongside fence line.<br>Maintained at 1.5m via flail.                                                                                                                   | C2        |
| H14 | Crataegus monogyna<br>(Hawthorn)                                                                  | 1.5(0.1)      | 90(1)          | 1             | 1   | 1 | 1   | M             | 20+ | Boundary hedge line planted alongside fence line.<br>Maintained at 1.5m via flail.                                                                                                                   | C2        |
| H15 | Crataegus monogyna<br>(Hawthorn), Acer<br>campestre (Field<br>Maple), Fraxinus<br>excelsior (Ash) | 1.5(0.1)      | 90(1)          | 1             | 1   | 1 | 1   | M             | 20+ | Boundary hedge line planted alongside fence line.<br>Hedge runs parallel to highway. Predominantly<br>Hawthorn with some Ash and Field Maple specimens<br>noted. Maintained at 1.5m via flail.       | C2        |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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| No. | Name                                                                                                          | Ht<br>(crown) | Dia<br>(stems) | Canopy spread |     |     |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                                                                          | BS<br>Cat |
|-----|---------------------------------------------------------------------------------------------------------------|---------------|----------------|---------------|-----|-----|-----|---------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                                                                                               |               |                | N             | E   | S   | W   |               |     |                                                                                                                                                                                                 |           |
| H16 | Acer campestre (Field Maple), Fraxinus excelsior (Ash), Crataegus monogyna (Hawthorn)                         | 1.5(0.1)      | 100(1)         | 1             | 1   | 1   | 1   | M             | 20+ | Boundary hedge line planted alongside fence line. Hedge runs parallel to highway. Predominantly Field Maple with some Ash and Hawthorn specimens noted. Maintained at 1.5m via flail.           | C2        |
| H17 | Crataegus monogyna (Hawthorn), Sambucus nigra (Elder), Acer campestre (Field Maple)                           | 2(0.1)        | 100(1)         | 1             | 0.5 | 0.5 | 0.5 | M             | 20+ | Intermittent hedgerow planted against fence line. Boundary. Predominantly Hawthorn with some Elder and Field Maple and specimens noted. Maintained at via flail. Maximum hedge height recorded. | C2        |
| H18 | Crataegus monogyna (Hawthorn), Sambucus nigra (Elder), Fraxinus excelsior (Ash), Acer campestre (Field Maple) | 2.5(0.1)      | 100(1)         | 1             | 0.5 | 0.5 | 0.5 | M             | 20+ | Hedge line planted along fence. Historically maintained at 1.5m. Maintained via flail. Maximum hedge height recorded.                                                                           | C2        |
| T19 | Aesculus hippocastanum (Horse Chestnut)                                                                       | 12(2.5)       | 500(1)         | 5             | 4.5 | 4.5 | 4.5 | EM            | 10+ | Located in hedge line. Ivy on stem. Small wound on stem buttress with occlusion. Mult stemmed from 2.5m. Ivy on stem and in canopy.                                                             | C2        |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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| No. | Name                                                                                                      | Ht<br>(crown) | Dia<br>(stems) | Canopy spread |     |     |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                                                                                                                                           | BS<br>Cat |
|-----|-----------------------------------------------------------------------------------------------------------|---------------|----------------|---------------|-----|-----|-----|---------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                                                                                           |               |                | N             | E   | S   | W   |               |     |                                                                                                                                                                                                                                                                  |           |
| G20 | Fraxinus excelsior<br>(Ash)                                                                               | 12.5(3)       | 280(1)         | 4             | 3.5 | 3.5 | 3.5 | EM            | 20+ | Group growing above hedge line adjacent to highway. Stems obscured max group diameter estimated. Ivy smothered stems. Power line runs through canopy. Minor tip dieback in crown, potentially associated with Ash Dieback Disease, trees susceptible to disease. | C2        |
| G21 | Prunus avium (Wild Cherry), Prunus cerasifera 'Pissardii' (Pissard Plum), Laburnum anagyroides (Laburnum) | 8.5(2.5)      | 300(1)         | 4             | 3.7 | 3.7 | 3.7 | EM            | 20+ | Collection of offsite garden specimens of moderate ornamental value. Maximum group dimensions estimated. Furthest eastern component now dead, and category U as such.                                                                                            | C2        |
| T22 | Acer pseudoplatanus (Sycamore)                                                                            | 17.3(3.5)     | 700(1)         | 7             | 7   | 7   | 7   | M             | 20+ | Signifies t offsite tree in adjacent garden. Ivy smothered stem. Basal growth. Secondary stem grows westward at 2.5m. Diameter estimated.                                                                                                                        | B2        |
| H23 | Cornus sanguinea (Dogwood), Crataegus monogyna (Hawthorn)                                                 | 2(0.1)        | 80(1)          | 1             | 1   | 1   | 1   | EM            | 20+ | Hedge planted on fence line. Historically kept at 1.5m                                                                                                                                                                                                           | C2        |
| T24 | Prunus avium (Wild Cherry)                                                                                | 11.5(3)       | 450(1)         | 5             | 4   | 5   | 3   | M             | 20+ | Offsite tree. Dimensions estimate. Ivy smothered. Suppressed canopy due to overhead competition.                                                                                                                                                                 | C2        |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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**CLIENT:** BDW Trading Ltd.  
**DATE:** 27/01/2021 / 24/07/2025

**SURVEYOR:**

| No. | Name                                                                                      | Ht<br>(crown) | Dia<br>(stems) | Canopy spread |     |     |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                                                             | BS<br>Cat |
|-----|-------------------------------------------------------------------------------------------|---------------|----------------|---------------|-----|-----|-----|---------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                                                                           |               |                | N             | E   | S   | W   |               |     |                                                                                                                                                                                    |           |
| T25 | Fraxinus excelsior<br>(Ash)                                                               | 14.5(3)       | 650(1)         | 7             | 4   | 6.5 | 6.5 | M             | <10 | Significant offsite tree. Ivy smothered. Historic stem removal into development boundary. Historically reduced to 14m. - Dead sections of crown, unlikely to live beyond 10 years. | U         |
| G26 | Carpinus betulus<br>(Hornbeam), Sorbus<br>aria (Whitebeam),<br>Fagus sylvatica<br>(Beech) | 12(3.5)       | 275(3)         | 5             | 4.5 | 4.5 | 4.5 | EM            | 20+ | Offsite garden specimens with overhanging canopy. Multi stemmed structures with compressed stem growth. Previously cut back to boundary.                                           | C2        |
| G27 | Acer pseudoplatanus<br>(Sycamore)                                                         | 15(2.5)       | 425(2)         | 6             | 6   | 6   | 6   | M             | 20+ | Twin stem from 1m with compressed/ included unions. Overhanging canopy previously lifted to 4m.                                                                                    | B2        |
| T28 | Tilia sp. (Lime)                                                                          | 16(2)         | 325(6)         | 7             | 6.5 | 6.5 | 6.5 | M             | 20+ | Multi stemmed from ground level- average stem diameter recorded. dense basal growth. Offsite tree dimensions estimated.                                                            | B2        |
| H29 | Prunus spinosa<br>(Blackthorn)                                                            | 5(0.1)        | 100(1)         | 2             | 1.5 | 1.5 | 1.5 | M             | 20+ | Overgrown area between boundary and railway. Western face cut back to boundary.                                                                                                    | C2        |
| H30 | Crataegus monogyna<br>(Hawthorn)                                                          | 6(0.1)        | 150(2)         | 2             | 2   | 2   | 2   | M             | 20+ | Small offsite specimen on boundary. Eastern face cut back to boundary. Previously topped at 1.5m.                                                                                  | C2        |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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| TAGGED? No |                                                                                                   |               |                |                                |     |     |     |               |     |                                                                                                                                            |           |
|------------|---------------------------------------------------------------------------------------------------|---------------|----------------|--------------------------------|-----|-----|-----|---------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| No.        | Name                                                                                              | Ht<br>(crown) | Dia<br>(stems) | Canopy spread<br>N   E   S   W |     |     |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                     | BS<br>Cat |
| G31        | Prunus spinosa<br>(Blackthorn), Ulmus sp<br>(Elm)                                                 | 6(1.5)        | 120(1)         | 2                              | 1.5 | 1.5 | 1.5 | SM            | <10 | Dead specimens throughout. Located in land between boundary and railway line. Average group dimensions recorded.                           | U         |
| H32        | Prunus spinosa<br>(Blackthorn)                                                                    | 6(0.1)        | 90(1)          | 2                              | 1.5 | 1.5 | 1.5 | M             | 20+ | Overgrown area between boundary and railway line. Eastern face cut back to boundary.                                                       | C2        |
| G34        | Ulmus sp (Elm),<br>Crataegus monogyna<br>(Hawthorn)                                               | 7.5(0.1)      | 180(1)         | 2                              | 1.5 | 1.5 | 1.5 | EM            | <10 | Group if standing dead elms and scrubby hawthorn. Maximum Dimensions recorded.                                                             | U         |
| H35        | Crataegus monogyna<br>(Hawthorn), Acer<br>campestre (Field<br>Maple), Fraxinus<br>excelsior (Ash) | 1.5(0.1)      | 100(1)         | 1                              | 1   | 1   | 1   | M             | 20+ | Hedgerow located sporadically along interior fence line. Maintained at 1.5m via flail. Consists primarily of hawthorn and Elder specimens. | C2        |

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**SURVEYOR:**

| No. | Name                                                                                                                                                                                                                                 | Ht<br>(crown) | Dia<br>(stems) | Canopy spread |     |     |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                                                                      | BS<br>Cat |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|---------------|-----|-----|-----|---------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                                                                                                                                                                                                                      |               |                | N             | E   | S   | W   |               |     |                                                                                                                                                                                             |           |
| W36 | Populus X canadensis<br>(Hybrid Black Poplar),<br>Salix fragilis (Crack<br>Willow), Quercus robur<br>(Common Oak),<br>Crataegus monogyna<br>(Hawthorn), Prunus<br>spinosa (Blackthorn),<br>Sambucus nigra<br>(Elder), Ulmus sp (Elm) | 25(0.1)       | 350(1)         | 6             | 6   | 6   | 6   | M             | 20+ | Small off-site woodland copse with pond area. Large Poplar, Willow and oak specimens with understory growth of Hawthorn, Blackthorn, elm and elder throughout. Maximum dimensions recorded. | B2        |
| G37 | Acer campestre (Field<br>Maple)                                                                                                                                                                                                      | 8(1)          | 250(1)         | 4             | 3.5 | 3.5 | 3.5 | EM            | 10+ | Offsite and not shown on topo, trees adjacent to railway line some overhanging into site. Locations and dimensions estimated.                                                               | C2        |
| T38 | Acer campestre (Field<br>Maple)                                                                                                                                                                                                      | 8(4.5)        | 400(1)         | 1             | 5   | 6   | 6.5 | M             | 10+ | Over mature tree in hedgerow, ivy and bramble covered diameter estimated. Historical failures in crown with low vitality and deadwood.                                                      | C1        |
| T39 | Acer campestre (Field<br>Maple)                                                                                                                                                                                                      | 8(4.5)        | 450(1)         | 3             | 3.1 | 3.1 | 3.1 | OM            | 10+ | Over mature tree in hedgerow, good vitality.                                                                                                                                                | C1        |
| H40 | Crataegus monogyna<br>(Hawthorn), Acer<br>campestre (Field<br>Maple)                                                                                                                                                                 | 1.5(0.1)      | 90(1)          | 1             | 1   | 1   | 1   | M             | 20+ | Offsite section of boundary hedge, partially dilapidated. All dimensions are an estimated average.                                                                                          | C2        |

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**SURVEYOR:**

| No. | Name                                                                 | Ht<br>(crown) | Dia<br>(stems) | Canopy spread |     |     |     | Life<br>stage | ERC | Comments & preliminary recommendations                                                                                                                                                                   | BS<br>Cat |
|-----|----------------------------------------------------------------------|---------------|----------------|---------------|-----|-----|-----|---------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |                                                                      |               |                | N             | E   | S   | W   |               |     |                                                                                                                                                                                                          |           |
| H41 | Crataegus monogyna<br>(Hawthorn), Acer<br>campestre (Field<br>Maple) | 1.5(0.1)      | 90(1)          | 1             | 1   | 1   | 1   | M             | 20+ | Offsite section of boundary hedge, partially<br>dilapidated. All dimensions are an estimated average.                                                                                                    | C2        |
| T42 | Fraxinus excelsior<br>(Ash)                                          | 12.5(3)       | 280(1)         | 4             | 3.5 | 3.5 | 3.5 | EM            | 20+ | Tree growing above hedge line adjacent to highway.<br>Stem obscured diameter estimated. Minor tip dieback<br>in crown, potentially associated with Ash Dieback<br>Disease, trees susceptible to disease. | C2        |
| G43 | Fraxinus excelsior<br>(Ash), Crataegus<br>monogyna (Hawthorn)        | 14(0.1)       | 350(1)         | 4             | 4   | 4   | 4   | EM            | 10+ | Roadside boundary group of trees, no stem data on<br>topo. All dimensions are an estimated average.                                                                                                      | C2        |

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**Appendix 3: Tree Survey Plan**  
(BBS22778-01A)



**Head Office**

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Grange Lane  
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SN16 0ES  
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**Surrey Office**

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LANDSCAPE & VISUAL IMPACT ASSESSMENT \* LANDSCAPE AUDIT \* PROJECT MANAGEMENT  
\* EXPERT WITNESS\* LANDSCAPE DESIGN & PLANNING LANDSCAPE MANAGEMENT