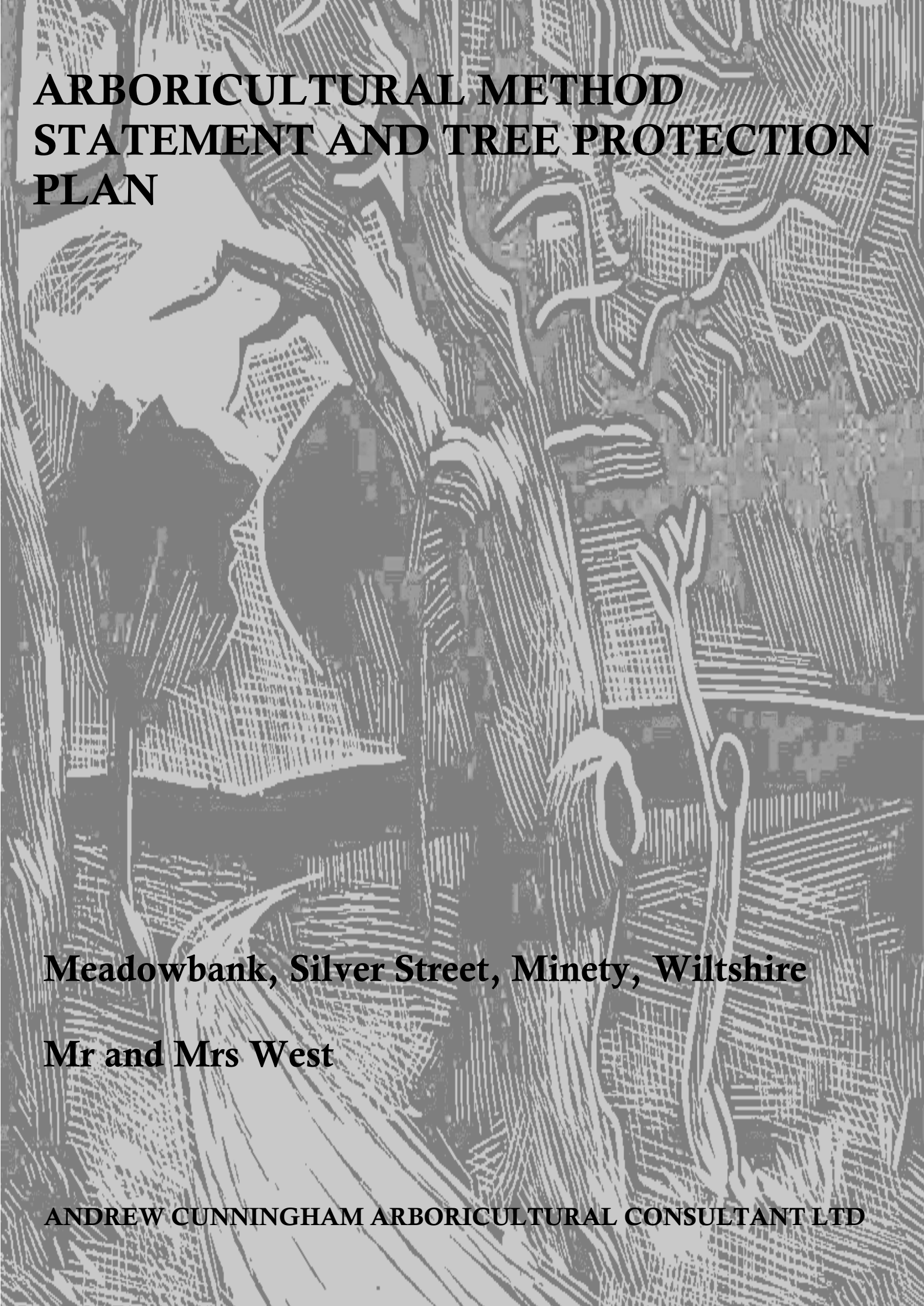




# **ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN**

**Meadowbank, Silver Street, Minety, Wiltshire**

**Mr and Mrs West**

**ANDREW CUNNINGHAM ARBORICULTURAL CONSULTANT LTD**

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### APPENDICES:

**APPENDIX 1 - TREE SURVEY SCHEDULES**

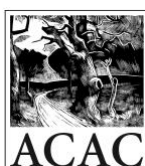
**APPENDIX 2 - TREE CONSTRAINTS PLAN**

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## 1. INTRODUCTION

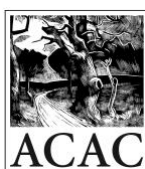
- 1.1 The site is located within the village of Minety, Wiltshire. It consists of an existing detached dwelling and associated garden area.
- 1.2 Planning permission has been granted by Wiltshire Council (dated 26.11.25) for a proposed two storey rear extension and single storey side extension as an addition to the existing dwelling.
- 1.3 The planning permission (PL/2025/07834) requires a number of conditions to be discharged prior to the commencement of the development. A copy of the relevant planning permission notice is included at **Appendix 5**. Condition 5 of the permission relates to the arboricultural matters within the site that should be addressed.

### *Condition 5*

***No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-***

- *A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;*
- *A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012;*
- *A schedule of tree works conforming to British Standard 3998:2010;*
- *Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;*
- *Plans and particulars showing the siting of the service and piping infrastructure;*
- *A full specification for the construction of the proposed extensions including details of any no-dig specification / pile foundations etc;*
- *Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits;*
- *Details of all other activities, which have implications for trees on or adjacent to the site; and*
- *In order that trees to be retained on-site are not damaged during the construction works and to ensure that the works are carried out in compliance with this document, no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman to discuss details of the proposed work and working procedures.*

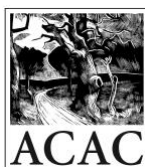
***Reason: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried***



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***out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.***

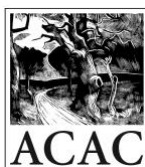
- 1.4 This report provides specific arboricultural information which will allow Condition 5 of the planning permission to be discharged by Wiltshire Council.



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## 2. LIMITATIONS OF THE REPORT

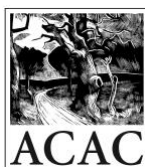
- 2.1 This arboricultural report has been compiled in relation to the development proposals to extend the existing dwelling. It should be read in conjunction with the Tree Constraint and Tree Protection Plans.
- 2.2 It is not the purpose of this report to identify and evaluate risk or set out detailed tree work specifications. This has been undertaken during a previous tree survey.
- 2.3 Any management recommendations set out within this report are of an advisory and preliminary nature only which relate to the site in its current context.
- 2.4 It is beyond the scope of this report to highlight direct or in-direct damage that existing trees could cause to structures on site, whether through annual growth or tree related subsidence.
- 2.5 In order for tree owners to reasonably comply with Duty of Care responsibilities; they should consider a schedule of Tree Risk management. This professional tree inspection process should contain a brief to evaluate the degree of risk posed (if any) by trees on the site and to specify appropriate management if necessary.
- 2.6 The base-line data from this report can be utilised to for a more detailed tree risk survey if required.
- 2.7 Physical alterations to site conditions subsequent to the date of the tree survey could have the potential to change/invalidate the findings and recommendations within this report.
- 2.8 Findings and any recommendations set out in this report will only be valid for a maximum of **12 months**.



### **3. INFORMATION PROVIDED**

3.1 To Allow ACAC to carry out the tree survey and draft the associated report the following information was provided;

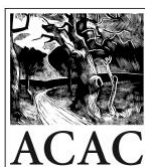
- Existing Block Plan – Clark and Maslin – 5807/05 – Sept 25
- Proposed Site Plan – Clark and Maslin – 5807/53A – Sept 25
- Proposed Floor Plans and Elevations – Clark and Maslin – 5807/50-52 – Sept 25



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#### 4. **STATUTORY TREE AND WILDLIFE PROTECTION**

- 4.1 I have contacted Wiltshire Council (via email 05.11.25) and they have confirmed that the site is **not** located within a Conservation Area. However, two mature Oak trees adjacent to the northern boundary of the site are protected through a Tree Preservation Order (TPO). The TPO includes several linear groups along the northern and southern boundaries of the property.
- 4.2 The TPO is referenced as 'Meadowbank, Silver Street, Malmesbury, Wiltshire 2015/00019/GRP and was confirmed in 2015. The Oak trees form part of tree Group G1 within the TPO document. A copy of the order is included at **Appendix 6**.
- 4.3 General advice regarding statutory protection is included below;
- 4.4 A TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without the prior consent of the Local Planning Authority (LPA).
- 4.5 It is also an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75mm diameter at 1.5 height without formal consent from the Local Planning Authority (LPA).
- 4.6 Anyone who commits an act in contravention of a TPO is liable, on conviction in a Magistrates Court, to a fine of up to a £20,000. For a serious offence, a person can be committed for trial in the Crown Court and if convicted, can be liable for an unlimited fine.
- 4.7 On many non-residential sites there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. Therefore, you must obtain a felling license from the Forestry Commission if you plan to remove more than 5 cubic metre's of timber within a calendar quarter (3 months).
- 4.8 Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments should be made by a suitably qualified Ecologist. This falls outside the scope of the Arboriculturist.
- 4.9 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the Project Manager, Site Owner and Consulting Ecologist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 



- 4.10 It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs in summer months (March and August). Ideally, operations should be avoided during this period however, visual inspection can be carried out by the contractor before works commence.

**Sources:** The Town and Country Planning Act 1990, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended), The Conservation of Habitat and Species Regulations 2010.



## 5. SITE DESCRIPTION

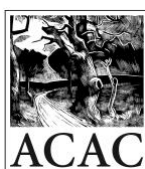
- 5.1 The site consists of an existing detached domestic dwelling located on Silver Street within the village of Minety, Wiltshire. The property has large established garden areas to the west and to the east of the main dwelling.
- 5.2 Tree cover is dominated by mature linear tree groups along the northern and sections of the southern boundaries. The most significant arboricultural features relating to the site are two mature Oak trees situated off-site and directly north of the main dwelling.
- 5.3 The topography of the site is reasonably level throughout. There are no public rights of way through the site, or any watercourses.

## 6. SURVEY FINDINGS

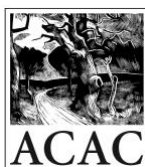
- 6.1 During the survey a total 5 items were identified and assessed in accordance with BS5837:2012. The table below summarises tree survey finding;

| Category/Survey items | Trees    | Tree Groups | Hedgerows | Total    |
|-----------------------|----------|-------------|-----------|----------|
| <b>A</b>              | 1        | 0           | 0         | <b>1</b> |
| <b>B</b>              | 1        | 0           | 0         | <b>1</b> |
| <b>C</b>              | 1        | 2           | 0         | <b>3</b> |
| <b>U</b>              | 0        | 0           | 0         | <b>0</b> |
| <b>Total</b>          | <b>3</b> | <b>2</b>    | <b>0</b>  | <b>5</b> |

- 6.2 Most survey items were identified as low-quality (Category C) and consisted of one individual tree and two tree groups. These were modest in size with unremarkable form, and likely to have a useful life expectancy of somewhere in the region of 10 years



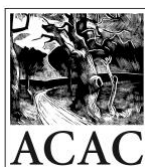
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- 6.3 One tree was identified as moderate quality (Category B) and considered good for its landscape qualities within the site and wider area. This tree is likely to have a useful life expectancy of a minimum of at least 20 years.
- 6.4 One tree was identified as high quality (Category A). This tree (although located off-site) is a significant arboricultural feature with an anticipated useful life expectancy of at least 40 years.
- 6.5 No survey items were identified as Category U (unsuitable for retention in the sites current context).
- 6.6 The survey schedules and methodology are included at **Appendix 1** and Tree Constraints Plan at **Appendix 2**.



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## 7. **ARBORICULTURAL METHOD STATEMENT (AMS)**

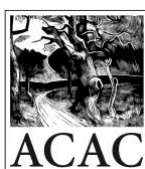
- 7.1 The aim of the AMS is to ensure adequate protection of retained trees within and adjacent to the site during the construction phase of the development.
- 7.2 It gives clear guidance to how construction activities will be undertaken which have the potential to impact retained trees within the site.
- 7.3 The information contained within the AMS is in accordance with *BS5837:2012, Trees in relation design, demolition and construction – Recommendations*.
- 7.4 Before construction activities commence on site the Project Manager/Arboriculturist must brief all site operatives to ensure they understand and comply to the contents of the AMS. This 'induction' should be documented by the Project Manager for future reference.
- 7.5 The AMS should be made available to all site operatives during the construction phase of the project to ensure understanding of the scope and importance of the tree protection specified for the site.
- 7.6 The AMS is a bespoke document that is relevant to the planning permission for this site. If there are any deviations from this, the Arboriculturist should be informed so that they can evaluate any additional impacts to retained trees and specify any further tree protection measures as appropriate. Wiltshire Council should be notified of any deviation to the AMS before any works commence.
- 7.7 The following abbreviations have been used throughout this document:
- Arboricultural Method Statement – AMS
  - Tree Protection Plan – TPP
  - Root Protection Area – RPA
  - Construction Exclusion Zone – CEZ
  - Tree Protection fencing – TPF
- 7.8 **Arboricultural contacts for the project**
- i. Arboriculturist – Andrew Cunningham (ACAC) – 07879050389 – andrew@cunninghamtrees.co.uk
  - ii. Tree Officer (Wiltshire Council) – TBC
  - iii. Project Manager – TBC



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## 7.9 General guidance for construction operatives

- i. Do not undertake any construction activity that does not comply with the AMS and TPP.
- ii. Do not carry out any work within the CEZ without guidance from ACAC.
- iii. Prohibited activities within the CEZ are as follows:
  - No mechanical excavation whatsoever (unless under supervision from the Arboriculturist)
  - No hand digging without an AMS
  - No altering of ground levels
  - Storage of materials/machinery,
  - Parking of vehicles/plant,
  - Depositing of soil or rubble,
  - Lighting of fires or disposal of liquids/chemicals.
- iv. Fires on site should be avoided on site. If unavoidable, they must be positioned away from any retained trees so not to cause damage to foliage, bark etc.
- v. Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away (down slope where relevant) from the outer edges of root protection areas of retained trees on site.



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## **8. PHASING OF OPERATIONS**

8.1 The phasing of the project should be carried out in the following order:

- i. Site meeting with Arboriculturist and Building contractor
- ii. Installation of tree protection fencing/temporary ground protection in locations shown to TPP
- iii. Construction phase – recommendation set out within AMS
- iv. Removal of Tree Protection measures following completion of construction works

### **Site Meeting**

8.2 Wiltshire Council have requested a pre-commencement site meeting as part of Condition 5.

8.3 The purpose of the meeting is to enable all relevant parties within the development team to meet on site and discuss all aspects of the AMS and the scheme of tree protection.

8.4 The meeting will give opportunities to:

- Exchange of contact information
- Familiarisation with all aspects of the AMS in the context of the site
- Discuss any potential issues regarding retained trees and pinpoint solutions

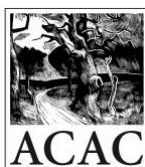
### **Tree Removals and Facilitation Pruning**

8.5 No tree removals or facilitation pruning is required as part of the development proposals. The tree survey confirmed that there is adequate clearance to allow construction without the existing trees posing a constraint.

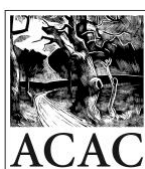
### **Installation of temporary Tree Protection Fencing/Ground protection**

8.6 Temporary tree protective fencing (TPF) shall be installed in locations and specification as shown on the TPP at **Appendix 3**. This will offer protection to retained protected trees during the construction phase of the project.

8.7 All tree protection fencing must be installed in accordance with figure 3 as recommended within *BS5837:2012 – Trees in Relation to Design, Demolition and Construction*.



- 8.8 All weather A4-sized notices reading ‘CONSTRUCTION EXCLUSION ZONE’ or equivalent should be attached to the BS5837:2012 tree protection fencing to heighten awareness of the CEZ. An example notice is included at **Appendix 4**.
- 8.9 The existing access to the north of the dwelling passes through a section of the RPA of Oak T1. Even though access into this area is restricted to pedestrian use there is still potential to compact underlying soils during construction. Therefore, temporary ground protection should be utilised in accordance with recommendations set out within BS5837:2012.
- 8.10 This will consist of a geo-textile material laid on to the existing ground level, then a 100mm depth of compressive material such as wood chip with wooden scaffold boards/ground mats laid on top to form a protective layer. This will be installed in locations shown on the TPP at **Appendix 3**.
- 8.11 Any scaffolding required within the RPA of T1 should be installed on to a load bearing surface such as that highlighted above and not directly on to exposed soil.



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**Image 1 - Example of temporary ground protection (Ground Guard 2025)****Site access**

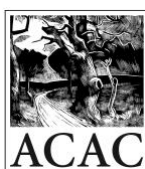
- 8.12 Access into the site will be from the existing compacted gravel driveway/parking areas to the west of the existing dwelling. This is shown to be isolated from most trees on site and therefore impacts from construction should be acceptable.

**Removal of hard surfacing**

- 8.13 Whilst on site, it was noted that an existing patio area was present to the rear of the existing dwelling. This will require removal which has the potential to damage underlying roots if not undertaken in the correct manner. Therefore, this should be undertaken by breaking up and removing by hand.

**Excavations within RPA of Oak T1**

- 8.14 Traditional strip concrete foundation is likely to be utilised for the foundations of the extension. This will be approximately 750mm wide and up to 2000mm deep.
- 8.15 The footprint of the new extension is shown within the RPA of Oak tree T1. The overall root protection area of this tree is 547sqm. The incursion into the RPA for the new extension is shown as 21.4sqm which is just 3.9% of the total RPA. Within the footprint of the new extension there is an existing large patio area and broken slate footpath which may have also restricted some root growth from this tree into this area.
- 8.16 When considering this, I believe that the Oak tree would be resilient to these minor incursions and excavations, with a limited impact to its overall health in the short and longer term.
- 8.17 As a precaution, the northern edge of the excavations required (closest to the tree), should be hand excavated to at least 1000mm in depth and to the length of the foundation to confirm the presence of any tree roots.
- 8.18 If tree roots are encountered up to 25mm can be pruned to a suitable side shoot with a sharp saw or secateurs. If roots over 25mm are encountered, then work should stop and the Arboriculturist will assess whether the root can be pruned or can remain in-situ.
- 8.19 If root pruning is undertaken, the remaining sections requiring excavation for foundations (south of the hand excavated trench) can be done so with a small mechanical excavator (accessed from the south).
- 8.20 Any roots left exposed should be covered with damp sacking to avoid desiccation until they are back filled with sharp sand (not building sand) or clean topsoil. The above work shall be undertaken under supervision/guidance from the Arboriculturist.
- 



- 8.21 Due to the highly alkaline leachate produced during the curing of wet concrete, concrete should not be poured within the RPA unless an impermeable liner has been installed to the most northern edge.

#### **Installation of services**

- 8.22 The existing services for the main dwelling will be utilised for the development. Therefore, no additional excavations are required within the RPA's of retained trees. The Arboriculturist will offer guidance if required.

#### **Installation of Hard Surfacing**

- 8.23 New hard surfaces in the form of new paving will more than likely be installed along the northern edge of the existing dwelling/new extension. This area within the RPA of Oak T1 is measured at 57.8sqm which is 10.5% of the total RPA and well below the acceptable incursion threshold of 20% as stated within BS5837:2012. The paving should be installed by hand and permeable in nature. The Arboriculturist can offer advice as required.

#### **Delivery and storage of materials, contractor parking, welfare facilities etc**

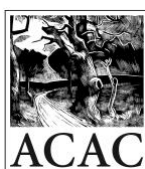
- 8.24 There is adequate space within the existing drive and parking area to the west of the dwelling to accommodate deliveries, storage of building materials and contractor parking. The existing driveway is highly compacted and located away from most trees. The limited nature of the development means that only a section of Lime group G2 requires Tree Protection Fencing.

#### **Levels**

- 8.25 Most existing ground levels will remain unchanged during the development, however some minor reduction in ground levels is required on the outer edge of the RPA of T1. As a precaution these should be undertaken with hand tools or under supervision from the Arboriculturist if this is impractical.

#### **Removal of Tree Protection Fencing**

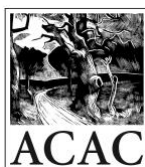
- 8.26 All tree protection shall remain in situ until all construction works on site are completed.
- 8.27 On completion, tree protection can only be removed following approval of site conditions from the Arboriculturist or the Project Manager.
- 8.28 All TPF should be removed from site (i.e. outside the CEZ). Contractors should still be aware of CEZ and the protection of trees.



**Arboricultural Supervision/Monitoring**

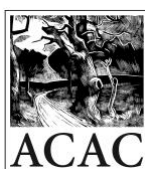
8.29 A summary of the monitoring/supervision required during construction is set out below:

| Work stage | Job description                                                        | Arboriculturist Action                                                                                                                                                                                   |
|------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | Tree Removal/Facilitation pruning                                      | Not required.                                                                                                                                                                                            |
| 2          | Installation of tree protection fencing, ground protection and signage | Contractor to work to TPP ( <b>Appendix 3</b> ) and utilise signage ( <b>Appendix 4</b> )<br>Arboriculturist/Project Manager to document once erected. Inform WC of any deviation from approved drawings |
| 3          | Main construction phase                                                | Provide supervision/guidance during works within RPA's as required<br>Report to WC if any deviation from TPP/AMS                                                                                         |
| 4          | Removal of tree protection barriers, ground protection and notices     | Arboriculturist/Project Manager to give notice to WC of the intention to remove tree protection and signage                                                                                              |



## **APPENDIX 1**

### **TREE SURVEY SCHEDULES AND METHODOLOGY**



TREE SURVEY SCHEDULE

Site: Meadowbank, Silver Street, Minety

Date: 05.12.25

Client: Mr and Mrs West



TREES

| Tree ID | Species       | Height in metres | Stem diameter in metres | Est | Spread |     |     |     |     |     |     |     | Crown clearance height      |     |                      |                         |     | Life stage | General observations                                                                                                                                                                      | Structural condition | Physiological condition | ULE | Quality grading | RPA radius in metres | RPA area in sqm |
|---------|---------------|------------------|-------------------------|-----|--------|-----|-----|-----|-----|-----|-----|-----|-----------------------------|-----|----------------------|-------------------------|-----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|-----|-----------------|----------------------|-----------------|
|         |               |                  |                         |     | N      | Est | S   | Est | E   | Est | W   | Est | 1st branch height in metres | Est | 1st branch direction | Canopy height in metres | Est |            |                                                                                                                                                                                           |                      |                         |     |                 |                      |                 |
| T1      | Oak (English) | 19               | 1100                    | #   | 10.0   | #   | 7.0 | -   | 9.0 | -   | 8.0 | -   | 4.0                         | -   | S                    | 4.5                     | -   | M          | Good specimen tree, co-dominant stems at 2m, broad form although lateral pruning on south edge of canopy in past, limited access due to tree being off-site. Prominent tree.              | Good                 | Good                    | 40+ | A2              | 13.2                 | 547             |
| T2      | Oak (English) | 17               | 510                     | -   | 5.0    | -   | 4.0 | -   | 5.5 | -   | 3.0 | -   | 3.0                         | -   | N                    | 2.5                     | -   | EM/M       | Tree located on boundary, lean to the south-east, canopy conflicting with adjacent maple, typical form. Canopy reduced within garden in past.                                             | Fair                 | Good                    | 40+ | B2              | 6.1                  | 118             |
| T3      | Maple (field) | 8                | 230                     | -   | 3.0    | -   | 3.0 | -   | 2.5 | -   | 2.0 | -   | 3.0                         | -   | S                    | 3.0                     | -   | EM         | Twin-stemmed tree located in close proximity with adjacent Oak, canopy conflicting with oak. Reduce to hedgerow height (2m) as long term management (permission from landowner required). | Fair                 | Fair                    | 10+ | C1              | 2.8                  | 24              |

GROUPS

| Group ID | Species                            | Height range in metres | Est | Stem numbers (est) | Maximum Stem diameter in mm | Average radius in metres | Average canopy height in metres | Life stage | General observations                                                                                            | Structural condition | Physiological condition | ULE | Quality grading | RPA radius in metres | RPA area in sqm |
|----------|------------------------------------|------------------------|-----|--------------------|-----------------------------|--------------------------|---------------------------------|------------|-----------------------------------------------------------------------------------------------------------------|----------------------|-------------------------|-----|-----------------|----------------------|-----------------|
| G1       | Hazel, Field maple, Hawthorn, Elm. | 3-7                    | -   | 15-20              | 150                         | 2.5                      | 2.0                             | EM/M       | Linear off-site group, unmanaged, limited access. Poor screening potential. Some standing dead young Elm trees. | Good                 | Fair                    | 10+ | C2              | 1.8                  | 10              |
| G2       | Lime (common)                      | 3.5                    | -   | 7                  | 220                         | 1.0                      | 2.0                             | SM/EM      | Linear group of screening pollarded trees. Compact form.                                                        | Good                 | Good                    | 10+ | C2              | 2.6                  | 22              |



**Photo 1:** Looking north-west towards Oak trees T1 and T2. Both trees are protected by a TPO.



**Photo 2:** Looking west along northern fence line. Both Oak trees are located off-site.



**Photo 3:** Looking north towards low quality linear tree group G2 to the west of the main dwelling.



**Photo 4:** Looking west along existing pedestrian access to the north of the dwelling. Slate path and existing patio area.



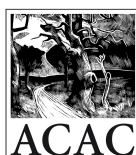
**Photo 5:** Looking east along northern boundary at off-site group G1. This group is considered low value.



**Photo 6:** Looking east along northern boundary and TPO'd group which extends to the north-east.

## TREE SURVEY METHODOLOGY

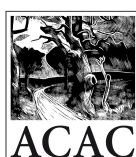
- The tree survey was carried out with reference to methodology set out in *BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'*.
- Trees were surveyed (from ground level) individually or as groups where it was considered that they had grown together to form cohesive arboricultural features. However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals
- Within the tree survey schedule, each surveyed tree (T), group (G) or woodland (W) on or adjacent to the site is given a *reference number* which refers to its position on the tree survey constraints plan.
- Also shown on the tree constraints plan are root protection areas (RPA).
- **Tree species** are listed by common name only.
- Heights are measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- **Trunk diameters** are measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' (as per guidance set out within BS5837:2012).
- **Branch spreads** are taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to up the nearest whole metre for dimensions over 10m.
- **Crown clearance** is expressed both as existing height above ground level of first significant branch along with its direction of growth, and also in terms of the overall canopy.
- **Canopy radius** is an average measurement of the radius of the tree canopies within the group.
- **Hedge width** is an average measurement of the overall width of the hedge along its length.
- Estimates. Where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.
- **Life stage** is defined as Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to



normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran.

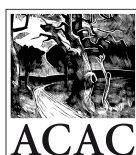
- **General observations** are recorded in relation to a tree's structural and/or physiological condition (i.e. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
- **Physiological condition** is described as Good (no indications of impaired physiological function and in optimum condition for age and species), Fair (with indicators of reduced vitality. Some intervention may be required), Poor (with significantly impaired physiological function for age and species).
- **Structural condition** is described as Good (without any observable significant biomechanical structural weaknesses), Fair (with minor biomechanical structural flaws. Some remedial action may be required), Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).
- **Useful life expectancy (ULE)**, or the length of time a tree's is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+
- **Quality** of individual trees, groups of trees and woodlands is assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (A, B, C and U) which are differentiated on the tree survey constraints plan by the colours highlighted below:

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Category A</b> | Trees of high quality with an estimated remaining life expectancy of 40 years. Retention is desirable.              |
| <b>Category B</b> | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Retention is desirable. |



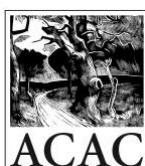
|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Category C</b> | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Trees could be retained but are not considered a significant constraint to the development. |
| <b>Category U</b> | Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees may have high conservation value.  |

- A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values. Each sub-category has an equal weight, for example a B1 tree has the same retention priority as a B3 tree.
- The tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).
- This survey is for planning purposes only and is not intended as a tree condition survey. However, the base line data may be used as a guide for future detailed tree surveys if required.



## **APPENDIX 2**

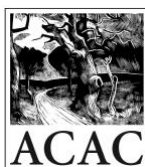
### **TREE CONSTRAINTS PLAN**

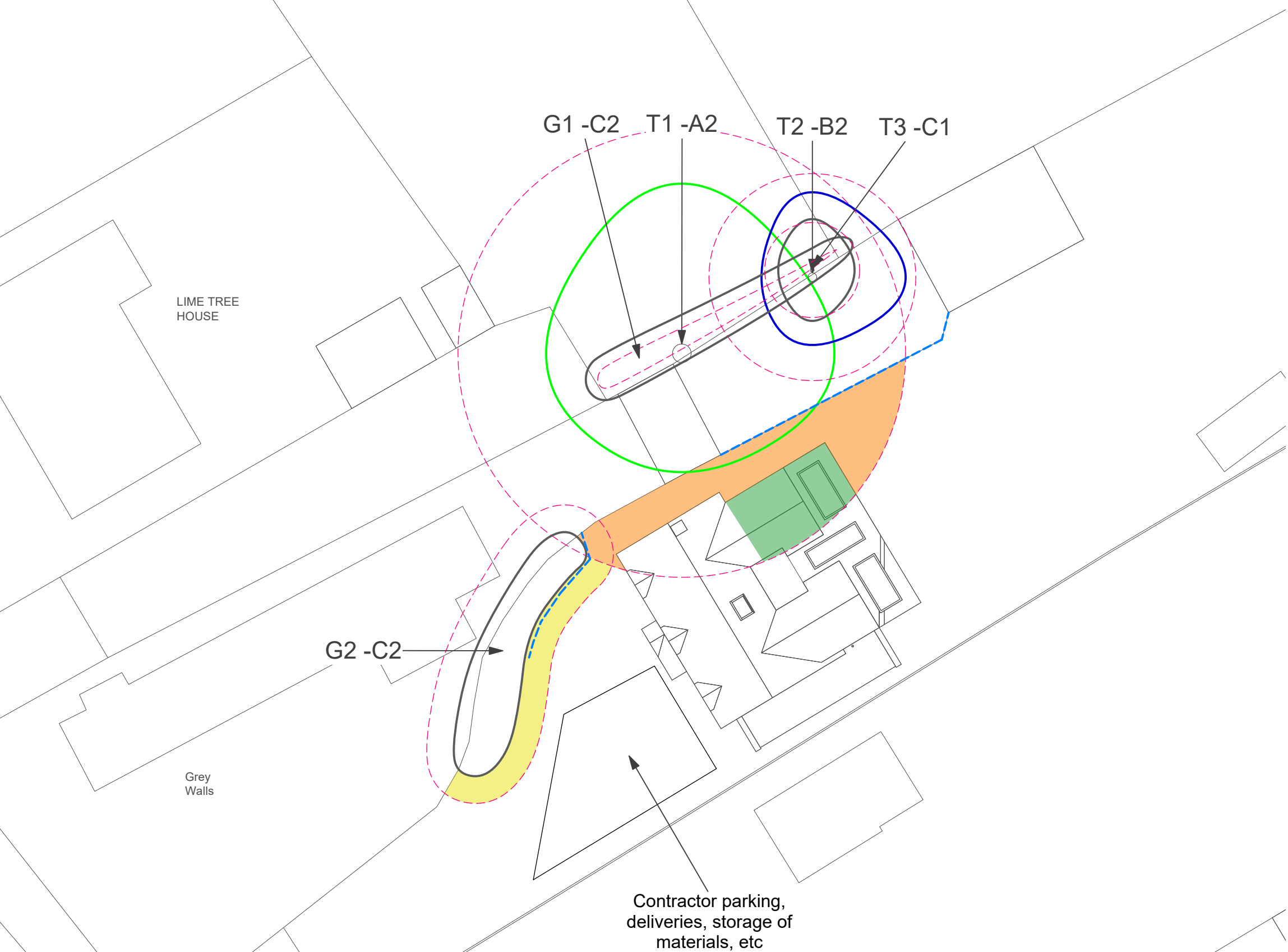




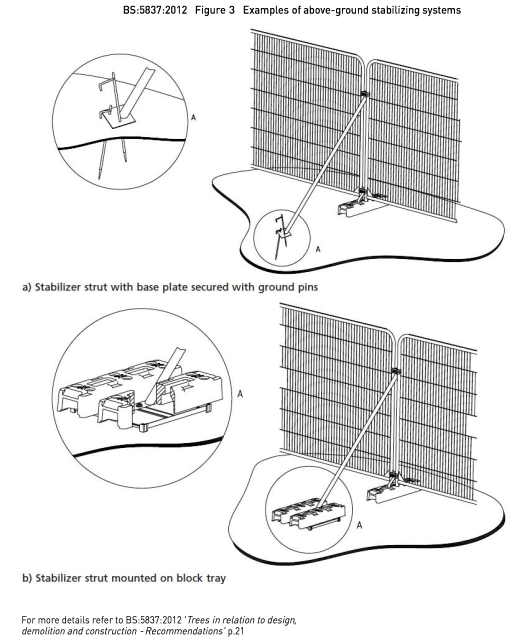
## **APPENDIX 3**

### **TREE PROTECTION PLAN**





- KEY** BS 5837 : 2012 Categories
- Tree Category A - High Quality
  - A Category - Hedgerow, Group, Woodland
  - Tree Category B - Moderate Quality
  - B Category - Hedgerow, Group, Woodland
  - Tree Category C - Low Quality
  - C Category - Hedgerow, Group, Woodland
  - Tree Category U - Unsuitable for Retention
  - Root Protection Area to BS 5837:2012
  - Shrub Mass / Offsite Tree / OOS (Out of scope)
  - Tree Protection Barrier to BS 5837:2012
  - Ground works within this area - see AMS for details.
  - Highly compacted gravel driveway - no temporary ground protection required.
  - Temporary ground protection in accordance with BS5837:2012 - see AMS for details

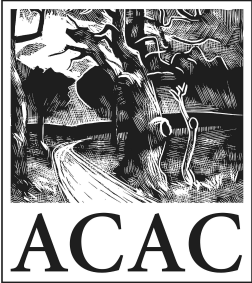


MEADOWBANK, SILVER ST, MINETY

TREE PROTECTION PLAN

DWG NO- ACU\_106\_02  
DATE- 15/12/2025  
DRAWN BY - AD  
SCALE - 1:250 @ A3

REVISION-  
SHEET- 1/1  
APPROVED BY - AC  
CLIENT - MR & MRS WEST

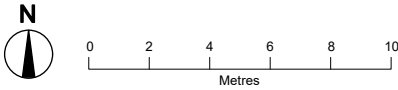


**Andrew Cunningham -**  
**Arboricultural Consultant (ACAC)**  
FdSc (Arb), Tech Cert (AA), M.Arbor.A

E-mail: Andrew@Cunninghamtrees.co.uk  
T 07879050389  
W - www.cunninghamtrees.co.uk

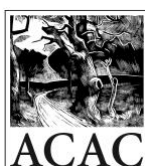
Coach House, Church Lane,  
North Woodchester, GL5 5NF

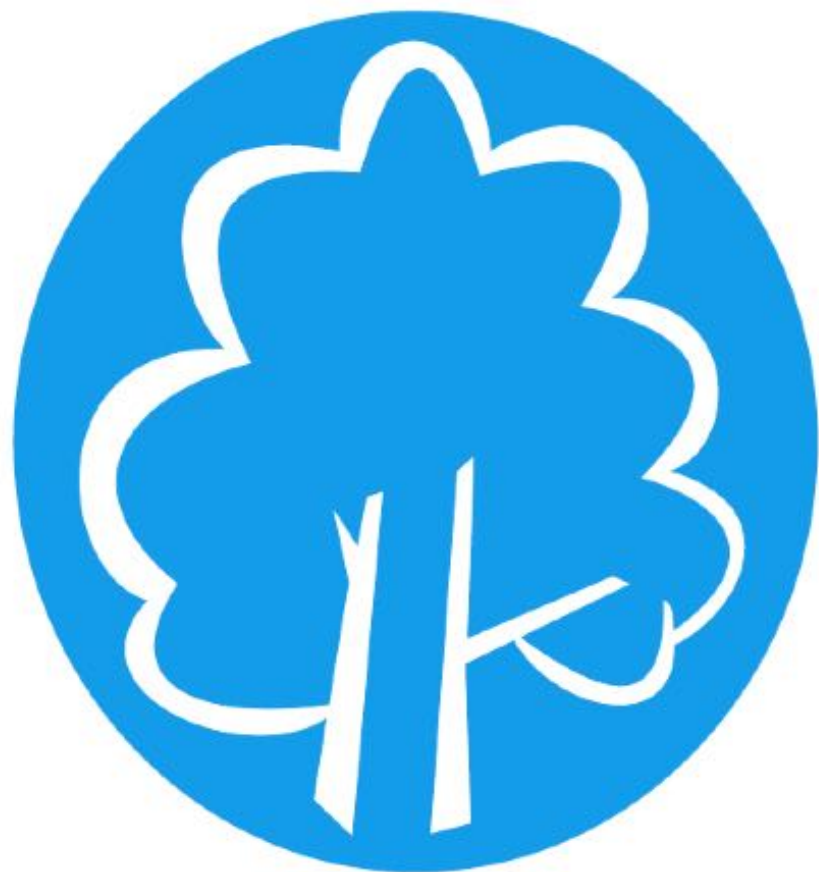
| Tree No | Species                            | RPA Radius M | RPA Area M2 | Category |
|---------|------------------------------------|--------------|-------------|----------|
| T1      | Oak (English)                      | 13.2         | 547         | A2       |
| T2      | Oak (English)                      | 6.1          | 118         | B2       |
| T3      | Maple (field)                      | 2.8          | 24          | C1       |
| G1      | Hazel, Field maple, Hawthorn, Elm. | 1.8          | 10          | C2       |
| G2      | Lime (common)                      | 2.6          | 22          | C2       |



## **APPENDIX 4**

### **CONSTRUCTION EXCLUSION ZONE NOTICE**





**PROTECTIVE FENCING. THIS  
FENCING MUST BE  
MAINTAINED IN ACCORDANCE  
WITH THE APPROVED PLANS  
AND DRAWINGS FOR THIS  
DEVELOPMENT.**



**TREE PROTECTION AREA  
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)**

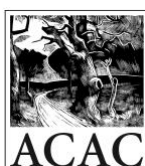
**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY  
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A  
TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY  
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE  
WITH THE WRITTEN PERMISSION OF THE LOCAL  
PLANNING AUTHORITY**

## **APPENDIX 5**

### **PLANNING PERMISSION NOTICE**





**The Town and Country Planning Act 1990**  
**Approval of Householder Planning Permission with Conditions**  
**Application Reference Number: PL/2025/07834**  
**Decision Date: 26/11/2025**

|                                    |                                                                     |
|------------------------------------|---------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mrs West<br>Meadowbank , Silver Street, Minety, Wiltshire, SN16 9QU |
| <b>Particulars of Development:</b> | Proposed Two Storey Rear Extension and Single Storey Side Extension |
| <b>At:</b>                         | MEADOWBANK, SILVER STREET, MINETY, MALMESBURY, SN16 9QU             |

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form. Materials. Received 29 September 2025.

Proposed Floor Plans. 5807/50A. Received 29 September 2025.

Proposed Block Plan. 5807 53A. Received 13 October 2025.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4** The flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

- 5** No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012;
- A schedule of tree works conforming to British Standard 3998:2010;
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of the proposed extensions including details of any no-dig specification/pile foundations etc;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits;

- Details of all other activities, which have implications for trees on or adjacent to the site; and
- In order that trees to be retained on-site are not damaged during the construction works and to ensure that the works are carried out in compliance with this document, no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman to discuss details of the proposed work and working procedures.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

***Nic Thomas*** - Director of Planning, Economy and Regeneration

## NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
  - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
  - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
  - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
  - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. [climate@wiltshire.gov.uk](mailto:climate@wiltshire.gov.uk)
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
  - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

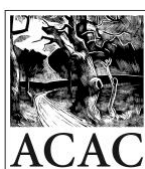
- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 10 **Building Regulations.** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

## **APPENDIX 6**

### **TREE PRESERVATION ORDER**



## TOWN AND COUNTRY PLANNING ACT 1990

**Wiltshire Council – Area North – Meadowbank, Silver Street, Minety, Malmesbury,  
Wiltshire, SN16 9QU**

### **Tree Preservation Order 2015**

The **Wiltshire Council**, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order:

#### Citation

1. This Order may be cited as Meadowbank, Silver Street, Minety, Malmesbury, Wiltshire, SN16 9QU. Tree Preservation Order 2015, **2015/00019/GRP**

#### Interpretation

2. (1) In this Order “the authority” means the Wiltshire Council.  
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

#### Effect

3. (1) Subject to article 4, this Order takes effect provision on the date on which it is made  
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-  
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or  
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,  
any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

#### Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter 'C' being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 12 day of NOVEMBER 2015

Signed on behalf of the Wiltshire Council – Area North

.....  
Authorised by the Council to sign in that behalf

**CONFIRMATION OF ORDER (without modifications)**

This Order was confirmed by the Wiltshire Council – Area North without modifications on the  
14th day of April 2016

Lisa Price

.....  
Authorised by the Council to sign in that behalf

**CONFIRMATION OF ORDER (with modifications)**

This Order was confirmed by the Wiltshire Council – Area North, subject to the modifications  
indicated by (*state how indicated*),

on the .....day of .....

.....  
Authorised by the Council to sign in that behalf

**DECISION NOT TO CONFIRM ORDER**

A decision not to confirm this Order was taken by the Wiltshire Council – Area North on the  
..... day of .....

.....  
Authorised by the Council to sign in that behalf

**VARIATION OF ORDER**

This Order was varied by the Wiltshire Council – Area North on the  
..... day of .....

by a variation order under reference number (*insert reference number to the variation order*) a copy  
of which is attached

.....  
Authorised by the Council to sign in that behalf

## **REVOCATION OF ORDER**

This Order was revoked by the Wiltshire Council – Area North on the

..... day of .....

.....

Authorised by the Council to sign in that behalf

**SCHEDULE**  
**SPECIFICATION OF TREES**

**Wiltshire Council – Area North (Address) Tree Preservation Order 2015**

**GROUPS OF TREES**

(within a broken black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i>                           |
|-------------------------|--------------------|---------------------------------------------|
| G1                      | 11 Oak             | Along Northern side of garden               |
| G2                      | 2 Field Maple      | At end of garden,<br>North East of property |
| G3                      | 4 Oak              | Along Southern side of garden               |

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within a dotted black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|                         |                    |                   |
|                         |                    |                   |

**INDIVIDUAL TREES**

(encircled in black on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|                         |                    |                   |
|                         |                    |                   |

**WOODLANDS**

(within a continuous black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation*</i> |
|-------------------------|--------------------|-------------------|
|                         |                    |                   |
|                         |                    |                   |

\*complete if necessary to specify more precisely the position of the trees.

17/11/15

AMENDED SITE PLAN

