



Arboricultural Impact Assessment

Land East of Calne Road, Lyneham

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Submitted to:

Ashflame Properties Ltd

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by ADAS for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of ADAS.

Revision History

Revision	Date	Amendment
-	November 2025	Initial Report
A	December 2025	Updated Report

1 Executive Summary

ADAS was instructed by RSK Geosciences, on behalf of Ashflame Properties Ltd, to provide arboricultural support in respect to a proposed residential development of up to 200 dwellings on a 8.76 hectare parcel of land located east of Calne Road in Lyneham, Wiltshire, SN11 9JB.

The purpose of this document is to identify the potential arboricultural impacts associated with the proposed new development and advise on measures for mitigating and minimising any such impact.

ADAS undertook an arboricultural survey of the proposed development location in accordance with 'British Standard 5837:2012 Trees in relation to design, demolition and construction: Recommendations' (BS5837:2012). Trees on and within influencing distance of the proposals have been assessed, and the effect of the development proposals on trees has been evaluated in accordance with current best practice.

The tree survey identified 17 arboricultural features, comprising of 14 individual trees, two groups of trees and one hedgerow which may be affected by the proposed works.

In line with the recommendations contained within Table 1 of BS5837:2012. There were two features awarded a high-quality category A, seven features awarded a moderate-quality category B, and eight features awarded a low-quality category C. No features were awarded a category U and deemed unsuitable for retention in the context of the current land use.

The site is situated within the jurisdiction of Wiltshire Council. A search of Wiltshire Councils online mapping services on the 21st November 2025 established that there are no trees under the protection of a Tree Preservation Order (TPO) and the site does not sit within a Conservation Area (CA).

A search on the Multi-Agency Geographic Information for the Countryside (MAGIC) website with reference to the Ancient Woodland (England) GIS Dataset published by Natural England established that there are no Ancient Woodlands within the site. There is an area of Ancient and Semi-natural Woodland to the East of the proposed development site, however, this is not within influencing distance.

A further search on the Ancient Tree Inventory, published by the Woodland Trust, established that there are no recorded Ancient, Veteran or Notable trees recorded within influencing distance.

The site does not incur within any other statutory designations, such as a Site of Special Scientific Interest (SSSI), which could be impacted by the works.

The proposed development comprises up to 200 dwellings with associated open space and infrastructure on land east of the Calne Road, Lyneham.

The proposed development will require the removal of four individual trees within the site due to their impact upon highways safety. The trees to be removed comprise two category A specimens, one category B specimen and one category C specimen.

In order to ensure the successful integration of retained trees into the proposed development, various tree protection measures and working practices will be incorporated into the construction phase which are intended to maintain the retained trees in a safe and healthy condition.

Development activity in close proximity to the retained arboricultural features on site is considered to be within acceptable limits subject to implementation of appropriate tree protection measures as outlined in this report.

2 Introduction

2.1 Client Instruction

ADAS was instructed by RSK Geosciences, on behalf of Ashflame Properties Ltd, on the 11th August 2025, to provide arboricultural support in respect of a proposed residential development located off the A3102 in Lyneham, Wiltshire, SN11 9JB.

2.2 Purpose of Report

The purpose of this Arboricultural Impact Assessment report is to:

- Record the current condition of the trees found on the site and categorise them using criteria outlined in British Standard 5837 (2012) ‘Trees in relation to design, demolition and construction – Recommendations’ (BS5837:2012).
- Provide a Tree Constraints Plan that identifies any constraints to the proposed residential development presented by the trees, to include root protection areas for the retained trees as described in BS5837:2012.
- Provide guidance detailing arboricultural constraints to development and factors to be considered during the construction phase of the development.
- Assess the impact that the proposed development shown on the Illustrative Masterplan shown in **Appendix 1** will have upon the site’s existing tree stock and set out recommendations for the subsequent mitigation or avoidance of impact during detailed design of the development layout.

In line with the sequence of events set out in Figure 1 of BS5837:2012, which is contained in **Appendix 2**, this report is intended as a reference to be used to inform and contribute to the design process, and does not, in itself, provide sufficient information to be used as an Arboricultural Method Statement during the development works.

2.3 Site Description

The site considered in this report comprises two fields currently used for cattle grazing, located off the A3102 in Lyneham, Wiltshire (postcode SN11 9JB; grid reference SU 02045 77708). It lies east of the Melsome Road Recreation Ground and adjacent residential properties are situated across the A3102 to its west. Agricultural pasture and grazing land border the site to the south and east, while a MOD compound is located immediately to the north.

For the purposes of this report, the term “the site” refers specifically to the area shown within the red line boundary on the Location Plan contained at **Appendix 3**.

2.4 Description of Proposed Development

The proposed development comprises up to 200 dwellings with associated open space and infrastructure.

2.5 Assumptions and Limitations

This assessment is based upon the information provided by the client in addition to information collected by ADAS during surveys of the site undertaken in October 2025. The documents and drawings considered are detailed within **Table 1**.

Table 1: Documents and Drawings Considered

Author	Document Title	Drawing No.	Date Received
TAG Surveys	T0957 – Lyneham Topographical Survey	T0957-1	September 2025
TAG Design	Location Plan	LP-001	03.09.25
TAG Design	Illustrative Masterplan	1001	24.10.25
i-Transport	PROPOSED SITE ACCESS FROM A3102 CALNE ROAD	ITB210361 - GA – 002 Rev D	28.11.25

The Tree Constraints Plan (TCP) contained in **Appendix 4** has been developed from the tree survey information and the topographical survey, provided by the client and listed in the **Table 1** above. The tree locations have been plotted in line with the topographical survey with additional features that are indicative only, which were not included in the topographical survey.

The Arboricultural Impact Assessment Plan (AIAP) contained in **Appendix 5** has been developed from the TCP with reference to the Illustrative Masterplan and the Proposed Site Access from A3012 Calne Road drawing detailed in **Table 1**.

This report is only intended for use by the person(s) or company named on the front cover.

This report is not a full hazard or risk assessment of trees and should not be used as such.

Trees are living organisms and are constantly adapting to their ever-changing environment. No tree is completely safe and there is no guarantee that problems or deficiencies may not arise in the future, which have not been identified in this report. Therefore, it is recommended that the trees are reviewed annually to identify any changes to their condition and growing environment.

3 Methodology

3.1 Tree Survey Methodology

An initial tree survey, to establish the tree constraints on the site, was carried out by Molly Hardwick, an ADAS Assistant Arboricultural Consultant, and Ed Lusk, a Principal Arboricultural Consultant on the 8th of October 2025.

The tree survey was carried out in accordance with the recommendations contained in BS5837:2012 and the guidance contained in Street Works UK (formerly National Joint Utilities Group (NJUG)) 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, Issue 2'.

All trees have been visually inspected from ground level unless otherwise stated, with no climbing or boring tests being undertaken. The comments made on their condition are based solely on observable factors present at the time of inspection.

The information, shown in **Table 2** below, was recorded as part of the tree survey.

Table 2: Tree Survey Schedule heading descriptions

Column Heading	Description
Tree Ref No.	All individual trees, groups of trees and hedgerows have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Group of trees ▪ H = Hedgerow
Species	The English common name has been used.
Single or Multiple stem (S or M)	▪ 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. ▪ 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and ▪ 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured, and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013.

Column Heading	Description
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN 2 assessment © Julian Forbes-Laird 2023 www.flac.uk.com. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). Details of this grading system can be found in Appendix 6 .
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in <i>italics</i> have been estimated, usually where access has restricted it being taken.	

3.2 Root Protection Area

The Root Protection Area (RPA) has been calculated for each of the Category A, B and C trees. This is a minimum area around a tree which is deemed to contain a sufficient number of roots, and rooting volume, to maintain a tree's viability.

These figures have been calculated utilising the formulas within Section 4.6 and Annex D of BS5837:2012.

Further details of RPAs are provided in **Appendix 7**.

3.3 Ancient and Veteran Tree Identification

As part of the tree survey an assessment was undertaken to establish if any of the trees surveyed are likely to be ancient, veteran or locally notable. This assessment was completed using the second edition, known as RAVEN 2, of the Recognition of Ancient, Veteran and Notable Trees (RAVEN) methodology published by Julian Forbes-Laird.

The author has developed RAVEN 2 to be consistent with the definition of veteran trees in the National Planning Policy Framework (NPPF) and it is only intended to be used within this planning context.

The initial stage of assessment is to determine if the surveyed tree is old relative to others of the same species, this is assessed using the Forestry Commission Information Note 'Estimating the Age of Large and Veteran Trees in Britain' authored by John White. For the tree to be considered further within the process as a potential veteran it must have an age equivalent to a minimum of 25% of the species maximum.

The second step, assuming the tree qualifies on the basis of age, is determining if the tree has a very large girth for the species, with this being assessed with reference to a chart of girth in relation to age and developmental classification of trees contained as Figure 1.3 in the Ancient Tree Forum publication "Ancient and other veteran trees: further guidance on management" edited by David Lonsdale.

If a tree has been identified as being old relative to others of the same species and as having a very large girth for the species two further assessment steps are undertaken to classify the tree as either Ancient, Veteran or Notable.

These steps are the assessment of additional primary features that would indicate veteran or ancient status, and the assessment of secondary features that would indicate the same. A veteran tree should normally exhibit at least two additional primary feature or, if no primary features are evident, at least six secondary features. Where one primary feature is recorded a veteran tree should exhibit three secondary features to qualify.

The final determination of if a tree is ancient, veteran or notable is then made on the basis of this assessment; with ancient trees being those exhibiting the necessary primary or secondary features and being at least >50% of estimated species age maximum, and veteran trees being those exhibiting the necessary primary or secondary features and being at least 25% of estimated species age maximum. Notable trees are those which are approaching veteran status under steps one or two but do not qualify based upon the assessment of primary or secondary features.

4 Desktop Constraints Analysis

4.1 Ancient Woodlands and Ancient and Veteran Trees

4.1.1 Ancient Woodlands

Ancient woodlands are areas of land which have been wooded continuously since at least 1600 AD. They include:

- ancient semi-natural woodland (ASNW) mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.
- plantations on ancient woodland sites (PAWS) - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi.

A search undertaken in November 2025 using the Multi-Agency Geographic Information for the Countryside (MAGIC) website with reference to the Ancient Woodland (England) GIS Dataset published by Natural England established the site is not located within influencing distance of Ancient Woodland. The results of this search are provided in **Appendix 8**.

4.1.2 Ancient and Veteran Trees

Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands.

Ancient trees

An ancient tree is exceptionally valuable. Attributes can include its: great age, size, condition, biodiversity value as a result of significant wood decay and the habitat created from the ageing process, cultural and heritage value. Very few trees of any species become ancient.

Veteran trees

A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.

All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate.

A search undertaken in November 2025 using the Ancient Tree Inventory (ATI) Map published by the Woodland Trust established that there are no recorded ancient, veteran or notable trees within influencing distance of the proposed works.

A copy of the search plan is contained as **Appendix 9**.

It is noted that the ATI provides only a snapshot view of the presence of Ancient and Veteran trees based upon records submitted by local recorders and it is not a comprehensive data set that can be used to confirm or exclude the presence of ancient, veteran or notable trees within a site.

As such, in addition to the desktop analysis, as part of the on-site survey an assessment of potential ancient and veteran trees was undertaken, as detailed in **Section 3.3**. The results of this assessment are provided in **Section 5**.

4.2 Tree Preservation Orders and Conservation Areas

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands through the making of Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within Conservation Areas (CAs) which are not the subject of a TPO. The LPAs powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Trees) Regulations 1999

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant Local Authority.

Where works to trees within a CA are proposed, six weeks notification must first be given to the relevant Local Authority in the form of a Section 211 Notice.

Unauthorised works to trees either protected by a TPO or those that are located within a CA, could result in an unlimited fine.

A search of Wiltshire Council's online mapping services on the 21st November 2025 established that there are no trees under the protection of a Tree Preservation Order (TPO) and the site does not sit within a Conservation Area (CA). Search results are contained in **Appendix 10**.

4.3 Best Practice Guidance

BS5837:2012 provides guidance on considering trees in relation to the proposed development. This document is recognised as best practice when assessing trees on a site that is being considered for development.

In respect of this, it can be noted that Category A, B or C trees or tree groups are those that should be a material consideration in the planning process, whilst Category U trees and those which would be lost in the short term for reasons connected to their physiology or structural condition. Hence, they should not be a material consideration for the planning process.

4.4 Wildlife Legislation

The following Acts and Regulations are the main pieces of legislation that protect wildlife and habitats in England and Wales:

- *Wildlife and Countryside Act 1981 (as amended)*
- *Conservation of Habitats and Species Regulations 2017 (as amended)*
- *Protection of Badgers Act 1992*
- *The Hedgerows Regulations 1997*
- *Countryside and Rights of Way Act 2000*

The Wildlife and Countryside Act 1981 provides statutory protection to wild birds, their nests (whether in use or being built), as well as other wild animals such as bats and their roosts. Under the Act it is a criminal offence to intentionally destroy any wild bird, its nest or eggs, or to harm any bat, damage or block access to its roost (even if it is not occupied at the time), or to disturb a bat whilst it is occupying a roost. For some birds listed in Schedule 1 of the Act, such as barn owl, it is also an offence to disturb them while they are nesting, building a nest, in or near a nest that contains their young, or to disturb their dependent young. Other wild animals afforded full legal protection under the Act, and which may be affected by tree works include otters and their places of shelter (often in exposed tree roots along river banks), hazel dormice, their breeding sites and resting places (well-structured woodland and scrub), and red squirrels and their nests (dreys). The Conservation of Habitats and Species Regulations 2017 provide additional legal protection to some species, including bats (all species), otters and hazel dormice. Badgers and their setts are specifically protected under the Protection of Badgers Act 1992, which makes it an offence to damage or block a sett, or to disturb badgers whilst they are using a sett. Where works might result in an offence being committed, advice will be required from a suitably experienced ecologist before they can be undertaken. For example, it may be necessary to programme tree work outside of the bird nesting period, typically March to August inclusive, or for an ecologist to undertake prior visual inspections of trees for nests and / or bat roosts.

Under the Wildlife and Countryside Act 1981 it is also illegal to plant or otherwise cause to grow in the wild certain invasive non-native plant species, including Japanese Knotweed, Himalayan Balsam, Giant Hogweed and Rhododendron. Any works that might cause the spread of these species could therefore result in an offence being committed. This might occur as a result of the incidental transportation of soil containing seeds or live root and stem fragments on the wheels of vehicles, or on the boots of personnel.

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are strictly protected sites designated respectively under the EC Habitats Directive and the EC Birds Directive. In England and Wales, SACs and SPAs are given legal protection by The Conservation of Habitats and Species Regulations 2017.

which transpose the EC Habitats Directive and EC Birds Directive into national law. The Regulations ensure that any plan or project that may damage an SAC or SPA can only proceed if certain strict conditions are met.

Sites of Special Scientific Interest (SSSIs) are areas notified under the Wildlife and Countryside Act 1981 as being of special interest for nature conservation or their geology with additional protection afforded to them by the Countryside and Rights of Way Act 2000. Under the legislation Natural England (NE) or Natural Resources Wales (NRW) must be notified of any planned works or operations that could potentially damage an SSSI or its features of interest before they are able to proceed.

The above provides only a brief summary of the legislation. It is advised that the original text of the relevant legislation is consulted for the exact wording. If necessary, advice should be sought from a suitably qualified ecologist prior to any tree works being undertaken.

5 Tree Survey Results

5.1 Overview

The findings of the tree survey are contained in the Tree Survey Schedule in **Appendix 11** and should be reviewed in conjunction with the Tree Constraints Plan contained at **Appendix 4**.

The tree survey identified 17 arboricultural features, comprising of 14 individual trees, two groups of trees and one hedgerow.

The tree stock varied in life stage, with the most common life stage being early-mature specimens, followed by semi-mature and mature specimens and then one young specimen.

The tree survey identified seven different species within the site with the most common species being Norway maple (*Acer platanoides*) and Ash (*Fraxinus excelsior*).

5.2 Tree Quality and Categorisation

In accordance with section 4.5 and Table 1 of BS5837:2012 the existing trees on the site were categorised according to their quality and value as either category U, A, B, or C.

Of these tree features, two were identified as high-quality (Category A) grade specimens, seven were identified as moderate-quality (Category B) grade specimens and eight were identified as low-quality (Category C) grade specimens. No features were identified as unsuitable for retention (Category U). **Table 3** below summarises the Tree Quality Assessment Grading.

Further details of the tree survey can be found in the Tree Survey Schedule contained in **Appendix 11**.

Table 3: Tree survey results summarising the Tree Quality Assessment Grading

Category Description	Tree Quality Assessment Category Grading				Totals
	A	B	C	U	
	Those of high quality with an estimated remaining life expectancy of at least 40 years.	Those of moderate quality with an estimated remaining life expectancy of at least 20 years.	Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.	
Individual Trees	T3, T4	T2, T5, T7, T8, T11, T14, T16	T1, T6, T12, T13, T17	None.	14
Groups of Trees	None.	None.	G9, G15	None.	2
Hedgrows	None.	None.	H10	None.	1
Total of each category	2	7	5	0	17

5.3 Ancient, Veteran and Notable Trees

As noted in **Section 4.1**, as part of the on-site survey an assessment of the vegetation surveyed to identify the presence of Ancient, Veteran and Notable trees was undertaken following the RAVEN 2 methodology outlined at **Section 3.3**.

This assessment did not identify any trees of an ancient, veteran, or notable status.

6 Arboricultural Impact Assessment

6.1 Overview

This section of the report summarises the direct and indirect impacts that the proposed development may have upon the site's existing tree stock.

An associated AIAP has been provided in **Appendix 5**.

This section of the report identifies the impacts of the proposed development upon the site's existing arboricultural resource. The main considerations are:

- *Trees proposed for removal. This includes trees:*
 - *Whose RPAs are heavily affected by the development.*
 - *That are located within the footprint of the proposed development areas.*
- *Retained trees that are at risk of damage. This includes trees:*
 - *At risk through disturbance of RPAs*
 - *Require access facilitation pruning works to minimize the risk of harm during construction works.*
 - *Retained trees that are at risk due to proximity of works.*
- *Retained trees which are unaffected by the work proposals.*

The potential impacts identified, which are based upon the current proposals, are summarised in **Table 4** below.

Table 4: Arboricultural Impact Assessment

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Trees and groups proposed for removal	- Located within the print of the development. - Access for works. - Significant RPA conflict with works. - Within highways visibility splay	T3, T4	T2	T1	None.	4
Retained trees and groups at risk	- Development zones encroach into RPA. - Facilitation pruning - Proximity of works to RPA	None	T5, T7, T8	None	None.	3
Retained trees and groups that are unaffected by the proposed development.	All works outside of RPA and Canopies.	None.	T11, T14, T16	T6, G9, H10, T12, T13, G15, T17	None.	10
Total		2	7	8	0	17

6.2 Tree Removal

The proposed development will require the removal of four trees within the site. The trees to be removed comprise a low-quality Horse Chestnut (T1) which is of a suppressed form and in a declining condition with extensive evidence of Horse Chestnut leaf miner, a moderate quality Ash (T2) and two high quality Lime (T3 and T4).

These trees require removal as they will negatively impact highway safety due to being situated within the visibility envelope required for the proposed access. In this respect the Transport Consultant has advised:

“Calne Road is currently subject to a 40/50 mph speed limit at the site frontage; therefore, the proposed access has been designed in accordance with the Design Manual for Roads and Bridges (DMRB) standards.

While DMRB permits limited tolerance for isolated, narrow vertical obstructions (such as signs, posts or lighting columns) within visibility envelopes, it does not extend this tolerance to multiple tree trunks. The presence of several tree trunks within a visibility envelope creates a cumulative visual barrier, and tree trunks—whether partially or wholly within the envelope—are classed as obstructions.

At this location, the combined effect of the tree trunks would create a significant ‘shadow’ within the northern visibility envelope, resulting in an unacceptable reduction in available visibility and therefore a material road-safety concern. On this basis, the four trees to the north of the proposed site access are proposed to be removed.”

It is understood that alternative access locations have been considered, and that other potential options would likely require a greater extent of tree removal along the Calne Road frontage.

6.3 Remedial Planting

To mitigate the loss of T1 – T4 it is recommended that replacement tree planting is undertaken within the site following the recommendations set out in BS 8545:2014 Trees: from nursery to independence in the landscape.

It has been identified that new planting could occur outside of the visibility envelope between the highway and the proposed active travel path in locations set back from the existing trees to be removed. This would allow continuity of tree cover along the site frontage and over time mitigate the impact of the tree removal required. Suitable species for replacement planting may include Field Maple (*Acer campestre*), Oak (*Quercus* spp.), self-fertile Cherry (*Prunus* spp.) and Birch (*Betula pendula*).

With regard to a definitive number and exact species of trees to be replanted, it is recommended that this be determined through a Biodiversity Net Gain (BNG) assessment.

6.4 Facilitation Pruning

It is not anticipated at this stage that any facilitation pruning works will be required to implement the proposals.

6.5 Retained Trees at Risk from Works within RPAs or Proximity of Works.

The proposed development requires localised widening of Calne Road. This will require works to be undertaken within the RPAs of T5, T7 and T8.

The works will encroach into the RPA of T5 by approximately 7%, into the RPA of T7 by 12% and into the RPA of T8 by 16%.

It is noted that root development from the trees within the areas affected by the highways widening works may have been restricted due to existing site conditions as a 1.05m deep drainage ditch is present between the trees and the road. Whilst not permanently wet the depth of the ditch is such that it is likely

to have acted as a root barrier to a degree, as the majority of tree roots are typically within the upper 600mm of soil, and thus the trees are likely to have preferentially rooted within the open field to the east rather than towards the existing highway. Nonetheless some root activity within the affected area is anticipated and root development in proximity to the existing ditch, which is to be maintained on its current alignment, will have occurred.

It is considered that due to these factors the proposed road widening works will not have a significantly detrimental impact upon T5, T7 and T8. However, it will be necessary to adopt a precautionary approach to excavation within their RPAs required for the road widening works. This should be set out within an Arboricultural Method Statement (AMS) for the development.

6.6 Impacts from Construction Related Operations

6.6.1 Site Access

It is anticipated that the initial phase of development will be construction of the new vehicular access into the site from Colne Road and that this access will subsequently be utilised for later stages of development.

There are no retained trees in close proximity to the access point and use of the access for construction will not present a risk to retained trees.

6.6.2 Delivery and Storage of Materials

Material deliveries to the site will utilise the access points described in **section 6.5.1** above.

Materials storage areas are to be provided within the site compounds. No materials storage will occur within the RPAs of retained trees across the site.

6.6.3 Site Compound and Welfare Facilities

There is currently no marked site compound, welfare or contractor parking on the associated plans. Due to the extent of site works and associated constraints, however, a feasible location to allow for access during construction would be to the southwest of the proposed works just above to the proposed footpath, see **section 2.5**. The compound will be situated outside of all retained trees RPAs.

6.6.4 Contractors Parking

Contractor's parking will be accommodated within the site compound and will be situated outside of all retained trees RPAs.

7 Preliminary Tree Work

7.1 Overview

The removal of T1, T2, T3 and T4 is proposed to facilitate the development.

At this stage no access facilitation tree pruning works have been identified. Should it become apparent once works progress, facilitation tree work is required, this will be agreed upon with the appointed arboricultural consultant and also approved in writing by the landowner and relevant local authority.

7.2 Standard of Tree Work

All tree work and felling operations should be carried out in accordance with BS3998:2010 'Recommendations for Tree Work'; current arboricultural industry guidelines and best practice; and all relevant Health & Safety standards.

Tree work is a specialist task that requires operatives to be appropriately qualified, skilled, and adequately insured. Guidance on selecting an appropriate contractor can be obtained from the Arboricultural Association, who also maintains a directory of Approved Contractors. The Arboricultural Association can be contacted on 01242 522152 or via their website <http://www.trees.org.uk>.

7.3 Wildlife Constraints

As **section 4.4** of this report mentions, all tree work operations must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, which provides statutory protection to birds, bats and other species, all of which could inhabit trees. Where work may constitute an offence, advice will be acquired from a suitably qualified person before work can proceed. For example, it may be necessary to programme tree work outside the main bird nesting period, typically from March to August.

8 Mitigation of Harm

8.1 Overview

The contractors working for / on behalf of Ashflame Properties Ltd will be following the precautions set out below.

- All excavations are situated outside of retained tree RPAs and can be undertaken using the contractor's preferred method with the relevant tree protection shown on the AIAP in **Appendix 5** in place.
- Any remaining tree roots within the excavation can cleanly be cut back to the excavation edge.
- No excavations will be carried out within 1m of the base of any tree.
- No materials or equipment should be stored against the stems of the trees or within their RPAs.
- A banksman should be used for the operation of vehicles and plant to ensure no accidental damage occurs to retained trees.
- Nothing will be attached to the trees.

8.2 Working Practices for Highway Widening Excavation

Regarding the highway widening excavations affecting the retained trees of T5, T7 and T8 RPAs, specific working practices must be adhered to. The location of the current ditch is likely to have altered the current root development of these features. Due to this location of the current ditch it is not anticipated that many roots of significance will be encountered within these features RPAs. If any roots of significance are encountered the following precautions will be adopted and all works within tree features RPAs will be undertaken under arboricultural supervision.

All works must be hand-dug where possible. If this is not viable, all on-site machinery must be used from permanent or temporary hard standing (e.g., TuffTrak). An arboricultural consultant shall be appointed for arboricultural supervision throughout the works within the RPAs of features T5, T7 and T8. This is to ensure the correct working practices are being adhered to and to consult on practices should any significant roots >25mm be found. Tree protection fencing shall be erected around the RPAs of adjacent tree features and around the stems of features whose RPAs fall within the working area (T5, T6 and T8). Roots up to 25mm may be pruned back using a pruning saw or secateurs. The final pruning cut will leave a clean-cut surface and a lateral root where possible. Exposed roots to be retained shall be covered with hessian cloth to avoid desiccation. The hessian shall be kept dry in the winter months and damp in the summer months to avoid root desiccation. Any roots above 25mm shall be assessed by the appointed arboricultural consultant to determine the future course of action.

Any backfill should, where possible, contain the original non-construction material and should also include the placement of an inert granular material mixed with topsoil or sharp sand (not builders sand) around the roots. This will allow the soil to be compacted for resurfacing without causing damage to the root system.

8.3 Tree Protection Measures

All trees that are being retained on site should be protected by barriers before any materials or machinery are brought onto the site.

Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. The proposed locations of the tree protection barriers for the development are provided on the AIAP contained in **Appendix 5**.

In line with Section 6.2.2 of BS 5837:2012, which requires that the tree protection barriers be fit for the purpose of excluding construction activity and that they provide adequate protection to the trees, it is proposed that they will consist of 2m tall, welded mesh panels supported on scaffold poles driven into the ground. An example of this type of barrier is contained in **Appendix 12**.

To enable site operatives to appreciate the purpose of the protective fencing and reduce the risk of operatives attempting to move them, all-weather notices should be erected on the barriers similar to the example in **Appendix 13**.

8.4 Site Monitoring

Ashflame Properties Ltd should appoint an Arboricultural Consultant to monitor the tree protection measures on site. The purpose of this is to ensure the protection measures remain in situ and continue to provide sufficient protection to the trees for the duration of the work programme.

This role will initially entail the Arboricultural Consultant liaising with the developer and to ensure the recommended protection measures are suitably installed. Once the tree protection measures have been installed, and construction activity commences, it is recommended weekly compliance checks are undertaken to ensure the tree protection remains fit for purpose.

A formal record of these weekly compliance visits should be recorded and kept on file; a copy should also be circulated to all relevant parties.

8.5 Key Contacts during Development

A list of key contacts relevant to this site that may be required throughout the duration of the works has been included in **Appendix 13**.

9 Conclusion

The tree survey in October 2025, carried out in accordance with the recommendations contained within BS5837:2012, identified 17 features, consisting of 14 individual trees, two groups of trees and one hedgerow which may be affected by the proposed works. In line with the recommendations contained within Table 1 of BS5837:2012, two features were awarded a high-quality category A, seven features were awarded a moderate-quality category B, and eight features were awarded a low-quality category C. No features were identified as category U.

The proposed development necessitates the removal of four tree features; a low-quality Horse Chestnut in a declining condition (T1), a moderate quality Ash (T2) and two high quality Lime (T3 and T4) north of the proposed site access. There is no anticipated facilitation tree work.

To mitigate the tree loss and add to the existing tree stock on site, it is proposed that remedial tree planting is undertaken between the highway and the proposed active travel path. Suitable species for replacement planting may include Field Maple (*Acer campestre*), Oak (*Quercus* spp.), self-fertile Cherry (*Prunus* spp.) and Birch (*Betula pendula*), however specific numbers and species would need to be confirmed via a BNG assessment.

A search of Wiltshire Councils online mapping services on the 21st November 2025 established that there are no trees under the protection of a Tree Preservation Order (TPO) and the site does not sit within a Conservation Area (CA). In addition, a search on the MAGIC website established that there are no Ancient Woodlands within influencing distance to site. A further search on the Ancient Tree Inventory, published by the Woodland Trust, established that there are also no Ancient, Veteran or Notable trees recorded within influencing distance of the site.

Arboricultural supervision is recommended for all excavations that encroach in the RPAs of retained trees. This includes the highway widening works within the RPAs of features T5, T6 and T7. All works outside of trees RPAs can be undertaken by the contractors appropriate working methods with the tree protection measures in place as detailed on the AIAP **Appendix 5**.

ADAS are satisfied that if the recommendations contained within this Arboricultural Impact Assessment are followed, the proposed development can be successfully undertaken with minimal harm being caused to those trees identified for retention.

Furthermore, the recommendations for remedial tree planting shall enhance the species diversity across the site and mitigate against the loss of tree cover within the landscape.

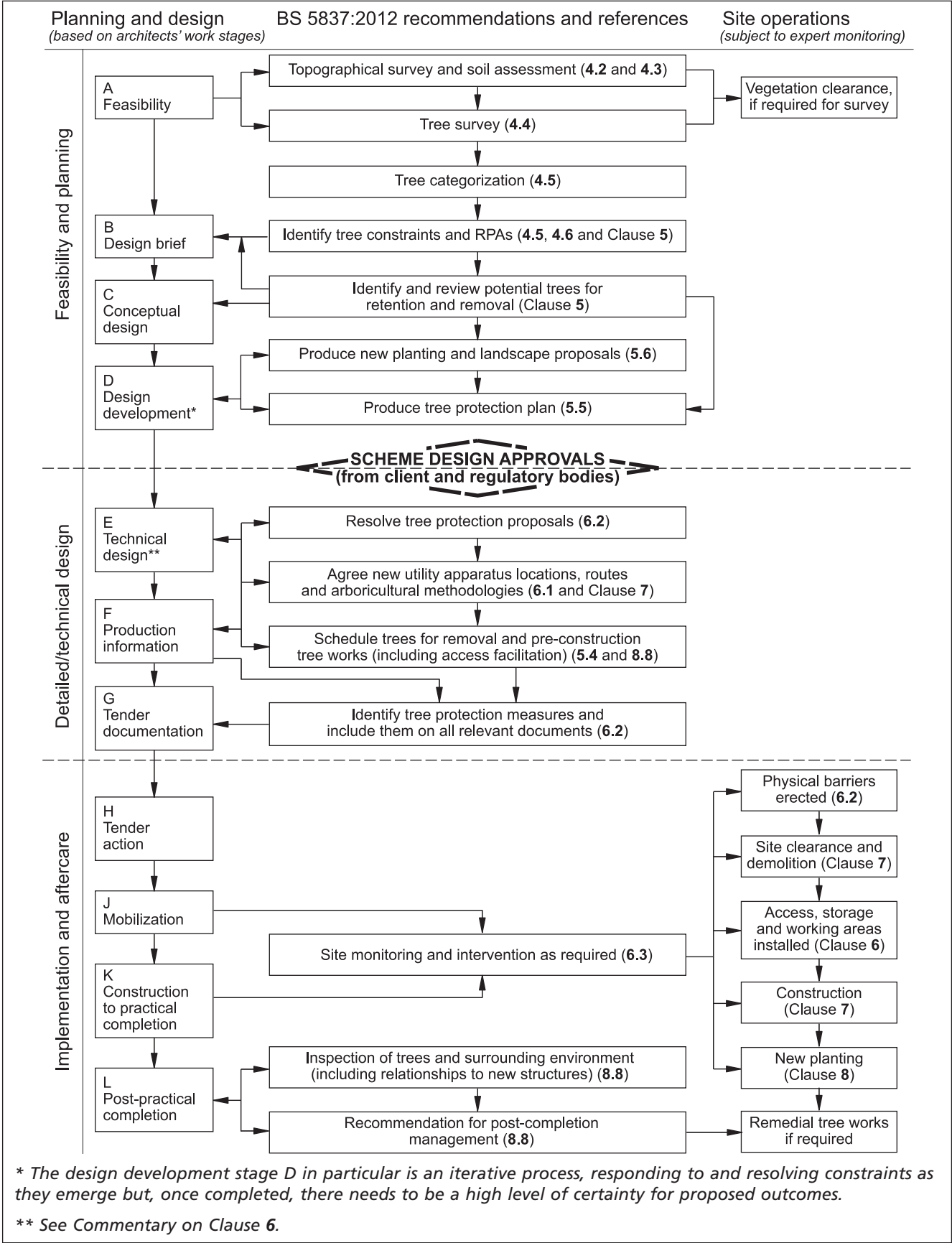
Appendix 1: Illustrative Masterplan



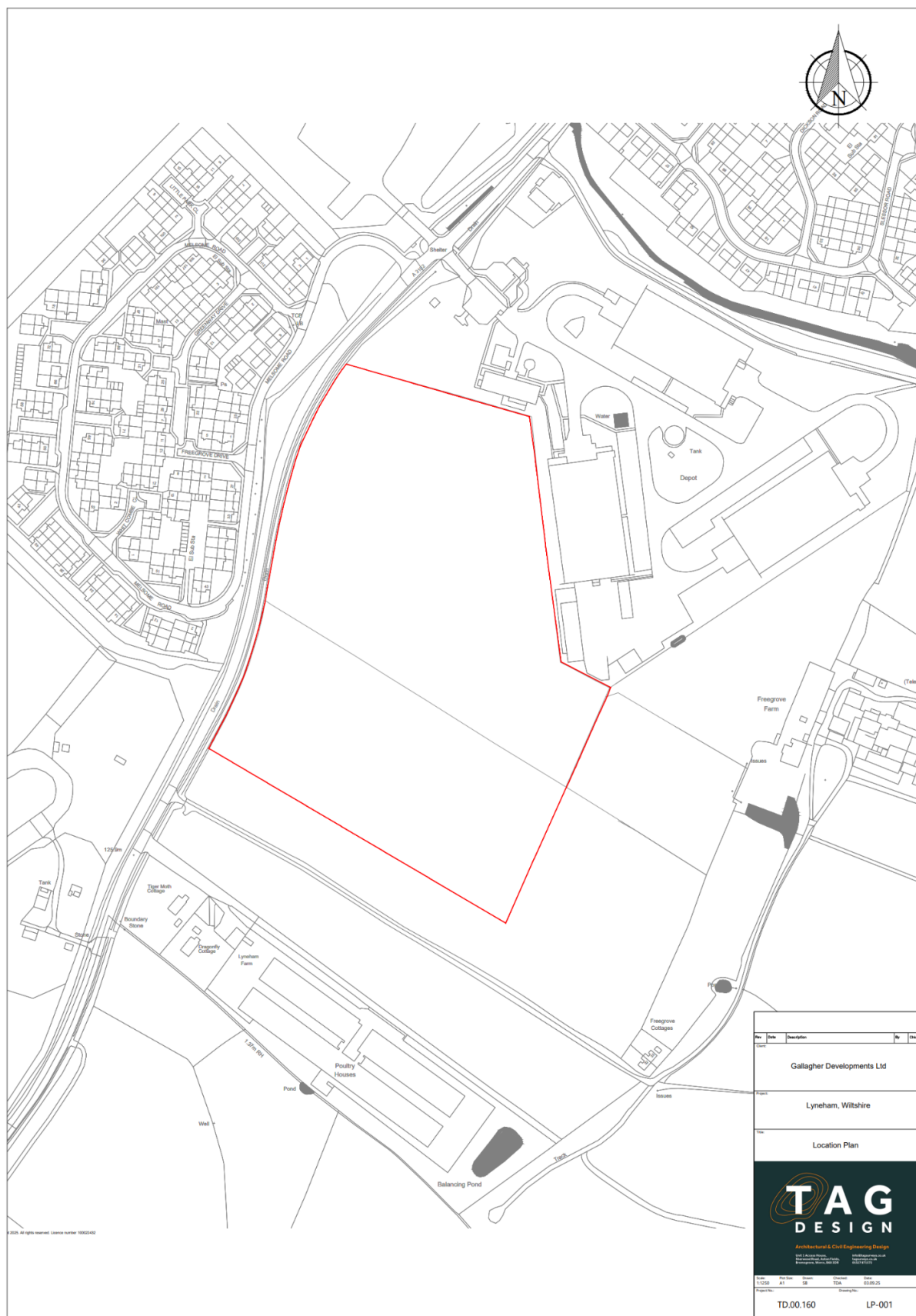
Appendix 2: BS5837:2012 Key Sequence of Events for Development Planning

See following page.

Figure 1 The design and construction process and tree care



Appendix 3: Site Location Plan



Appendix 4: Tree Constraints Plan



LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

Category A

Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.

Category B

Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.

Category C

Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U

Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.

Root Protection Area (RPA)

T#*

Trees not included in original site survey and therefore positions are indicative only.

Survey boundary

Based on TAG surveys drawing 'Topographical Survey' number T0957-1: (T0957-Lyneham Topographical Survey.dwg). Please see original for details.

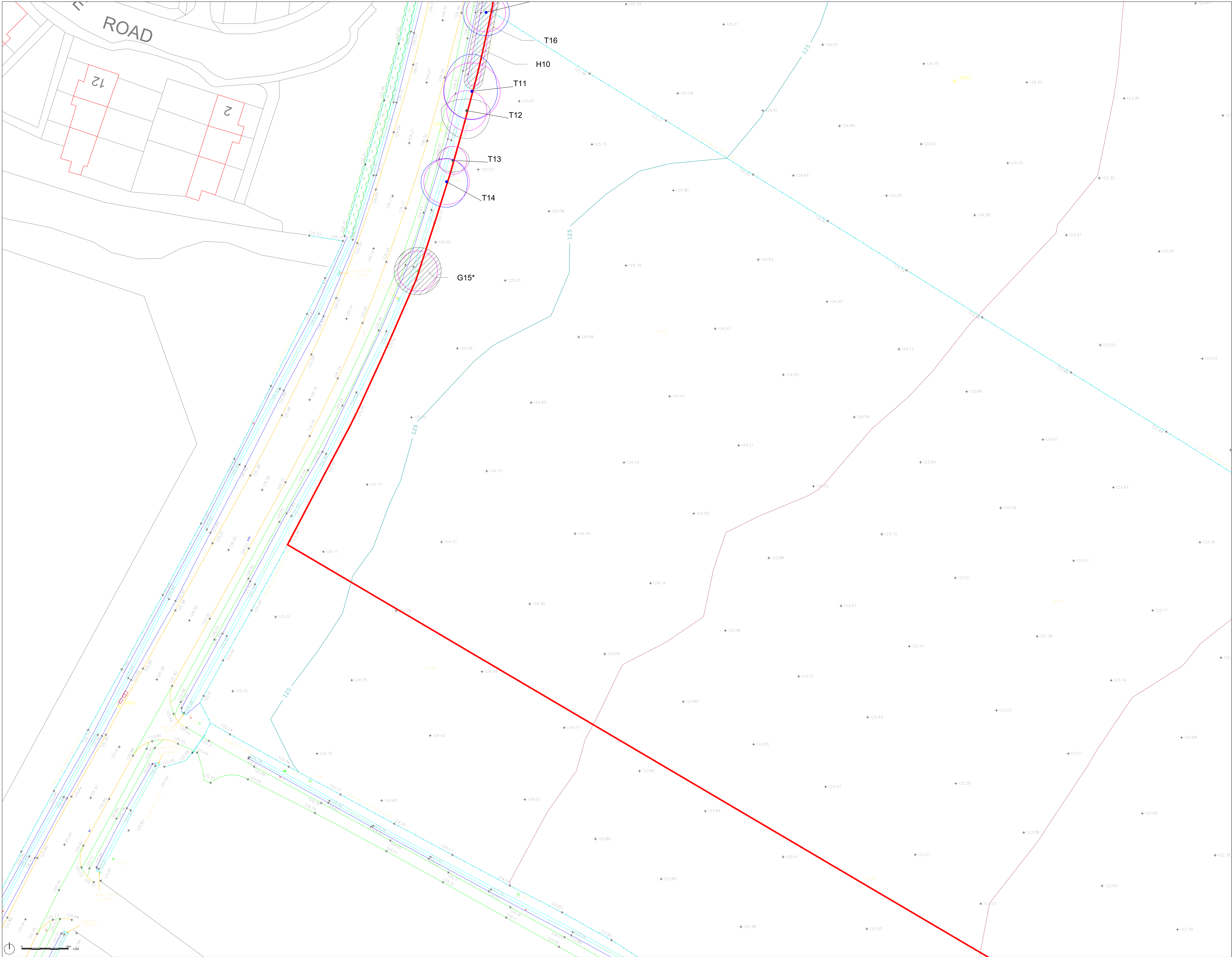
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SHEET LOCATION PLAN

First Issue	Rev.	Issue Details	October 2025	Date.
Client: RSK Geosciences				
Project: Lyneham				
Drawing Title: Tree Constraints Plan (Sheet 1)				
Drawing No: ADAS_1053402_RSK_Lyneham_TCP				
Scale: 1:250 @ A0				
Drawn by: MH				
Date: 03/10/2025				
Checked by: EL				
Date: 03/10/2025				

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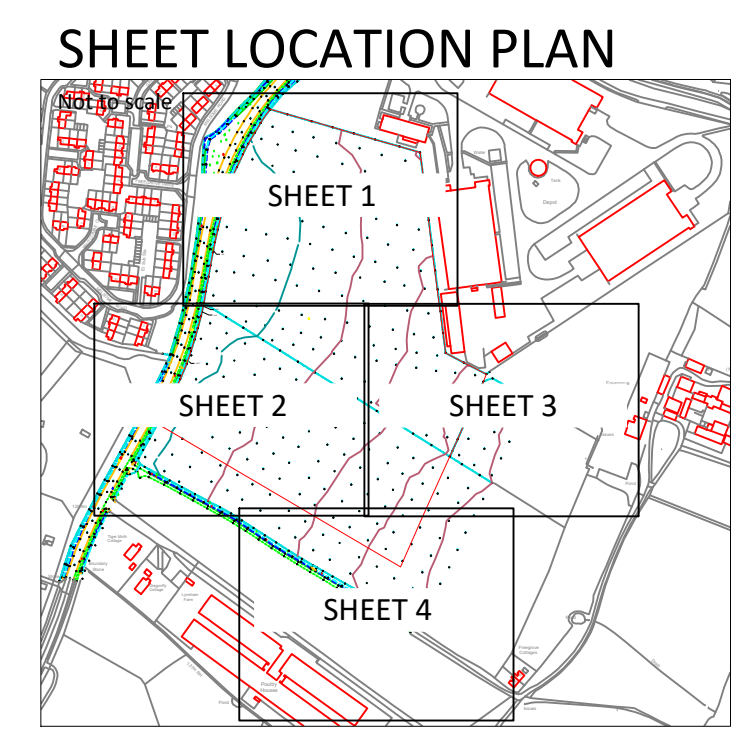
LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A** Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B** Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C** Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U** Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- T#*** Trees not included in original site survey and therefore positions are indicative only.
- Survey boundary**

Based on TAG surveys drawing "Topographical Survey" number T0957.1: (T0957-Lyneham Topographical Survey.dwg). Please see original for details.

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First Issue	Rev	Issue Details	October 2025
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Lyneham

Drawing Title:
Tree Constraints Plan (Sheet 2)

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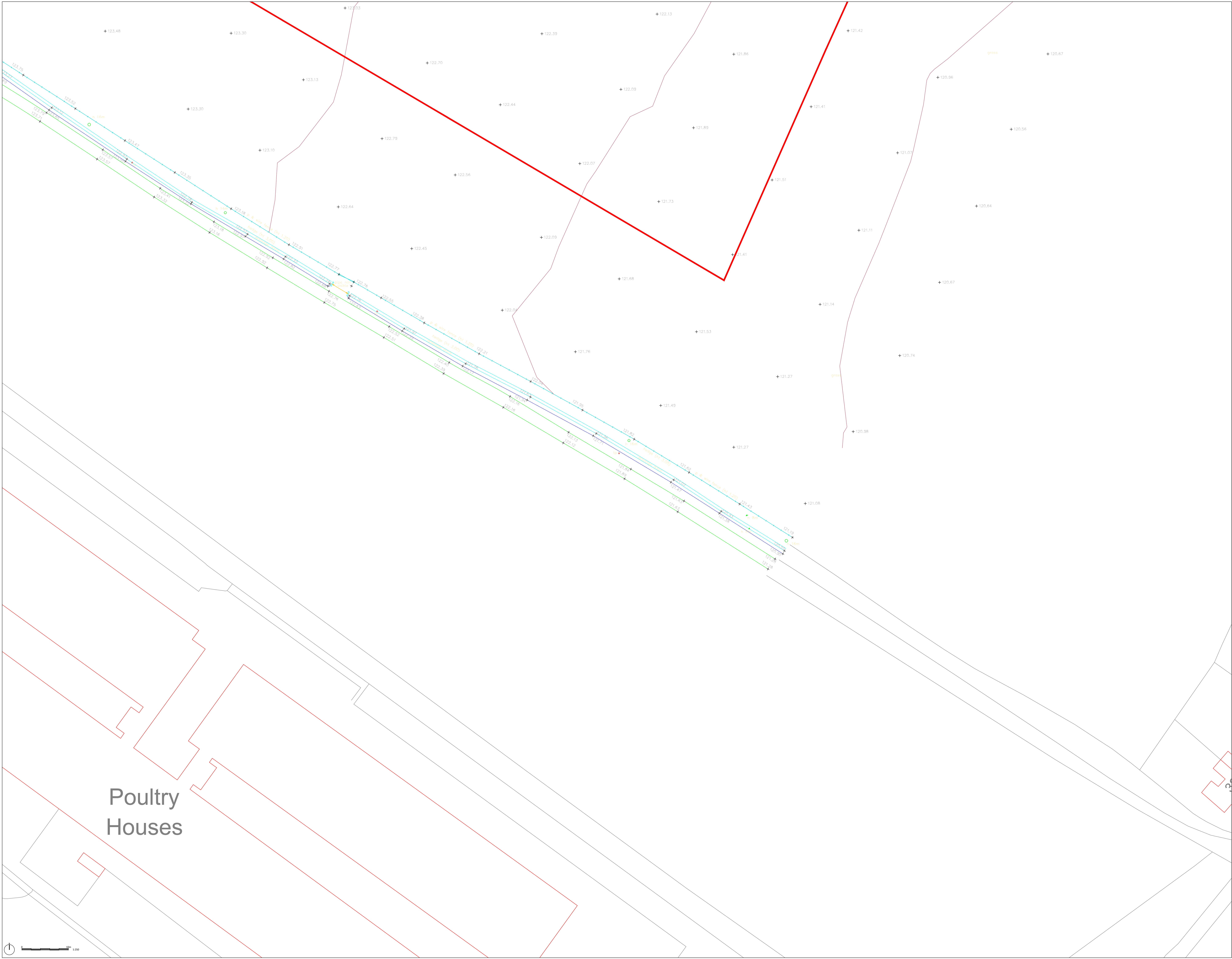
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- Root Protection Area (RPA)**
- T#*** Trees not included in original site survey and therefore positions are indicative only.
- Survey boundary**

Based on TAG surveys drawing 'Topographical Survey' number T0957.1: (T0957-Lyneham Topographical Survey.dwg). Please see original for details.

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SHEET LOCATION PLAN

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Lyneham

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Tree Constraints Plan (Sheet 4)

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Appendix 5: Arboricultural Impact Assessment Plan (AIAP)

See following page.



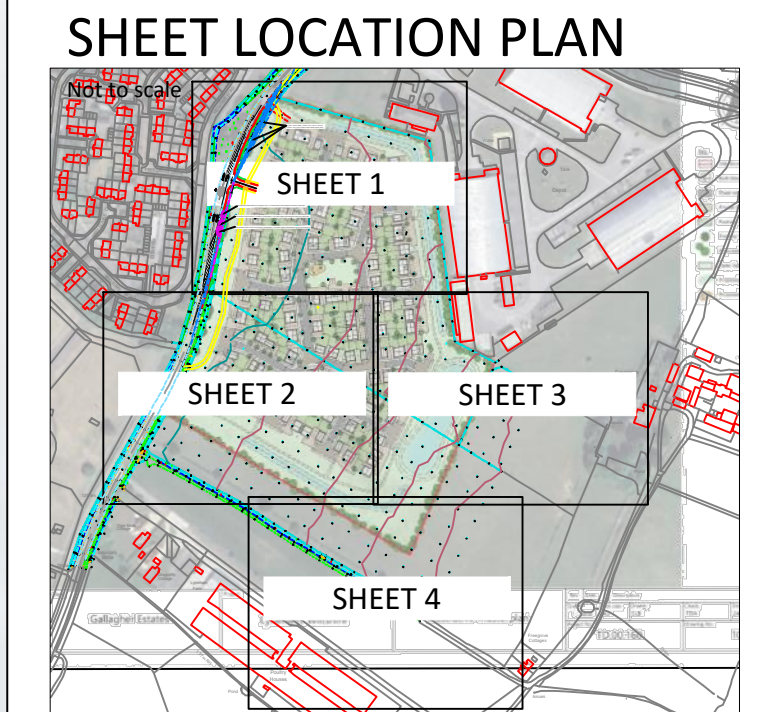
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TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

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- Category B** Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
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- Root Protection Area (RPA)**
- T#*** Trees not included in original site survey and therefore positions are indicative only.
- Trees To Be Removed** Trees / Groups: which are to be removed
- Tree Protection Fencing**
- Zone of Precautionary Excavation / Hand Dig**

Based on TAG Design drawing 'Illustrative Masterplan' number 1001: TD.00.100-1001 - Lyneham - Illustrative Masterplan.pdf. Please see original for details.

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Arbicultural Impact Assessment Plan (S1)
Drawing No: ADAS_1053402_RSK_Lyneham_AIAP

Scale: 1:250

Drawn by: MH
Checked by: EL
Date: 27.11.25
Date: 27.11.25

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LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

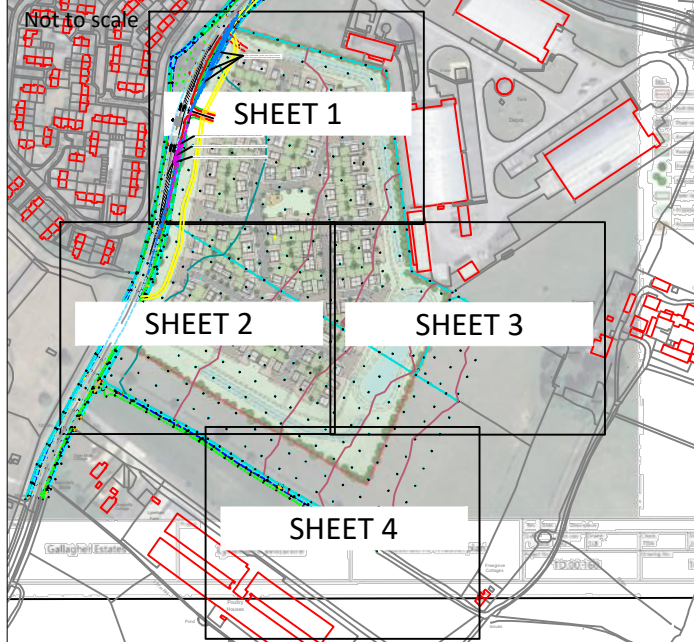
- Category A** Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
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- Root Protection Area (RPA)**
- T#*** Trees not included in original site survey and therefore positions are indicative only.
- Trees To Be Removed** Trees / Groups: which are to be removed
- Tree Protection Fencing**
- Zone of Precautionary Excavation / Hand Dig**

Based on TAG Design drawing 'Illustrative Masterplan' number 1001 - 110.00.100 - 1001 - Lyneham - Illustrative Masterplan.pdf. Please see original for details.

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SHEET LOCATION PLAN



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Gallagher Developments
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Lyneham

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Arbicultural Impact Assessment Plan (S4)
Drawing No: ADAS_1053402_RSK_Lyneham_AIAP

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Appendix 6: BS5837:2012 Cascade Chart for Tree Quality Assessment

See following page.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix 7: RPA Guidance

The Root Protection Area (RPA) is calculated from the stem diameter of the tree, in accordance with the guidance contained in section 4.6 of BS 5837:2012.

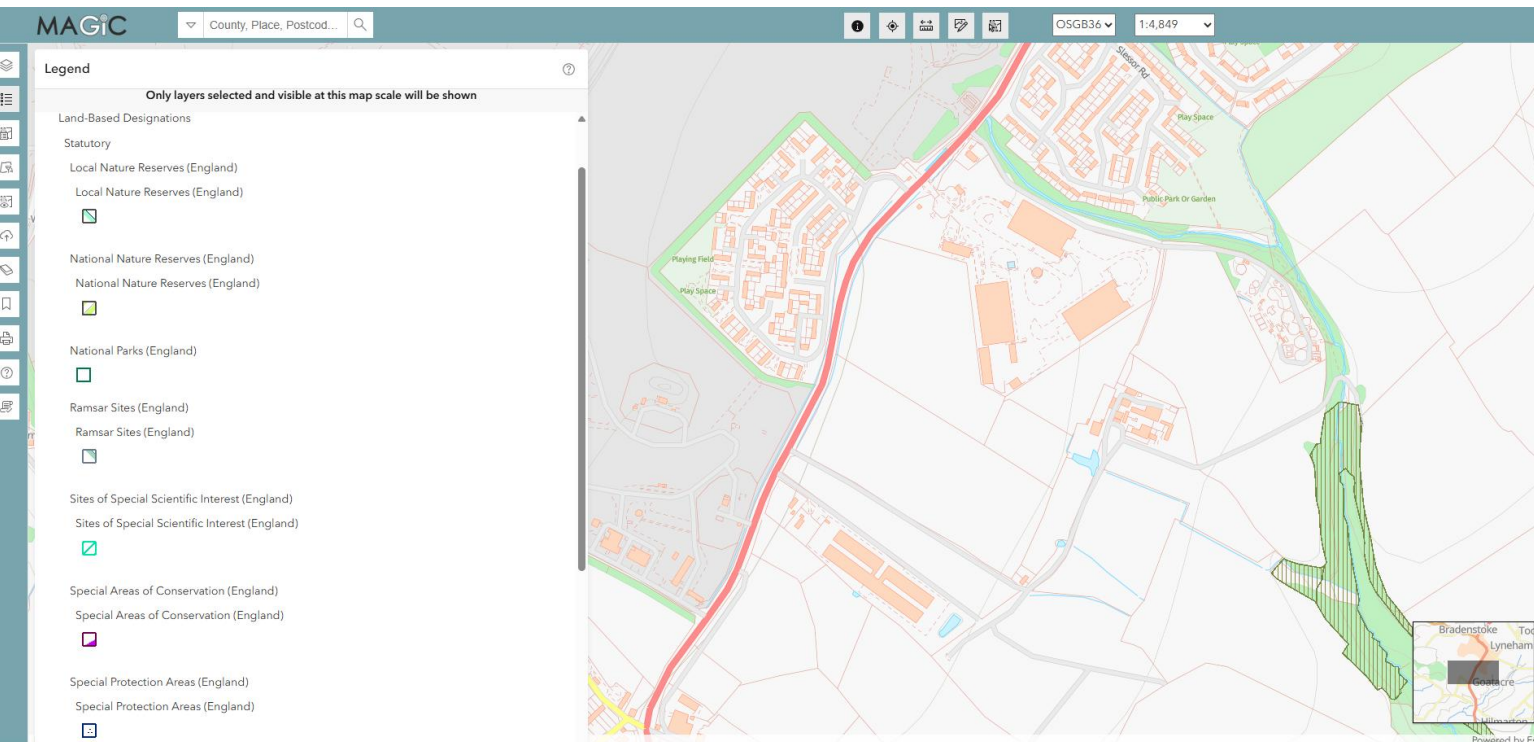
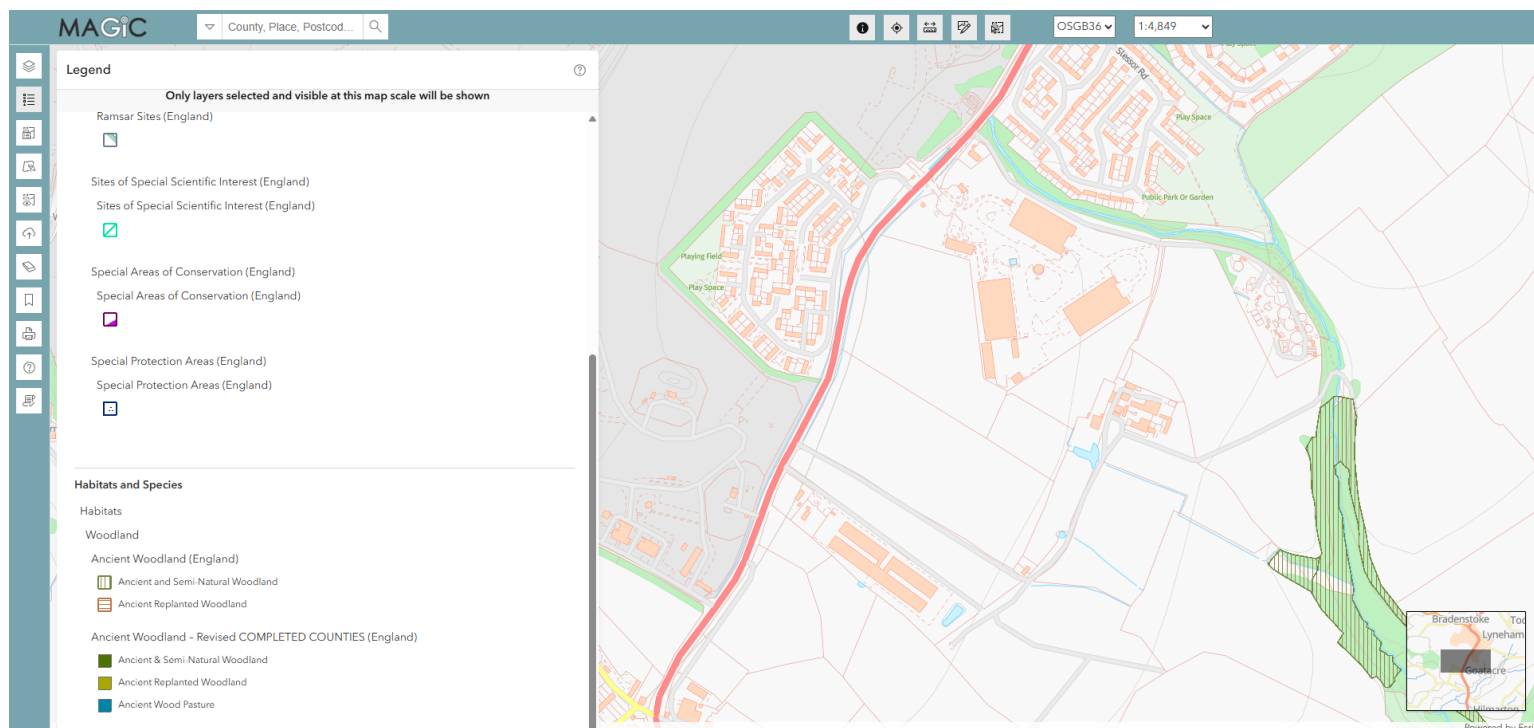
These areas are normally sacrosanct, and should not be entered, by traffic or foot, during construction, or used to store materials, fuel, or chemicals.

Protective fencing should be erected along the edge of the RPA, before construction begins, and should not be moved until after all construction has finished and vacated the site. The type of fencing used should be fit for purpose, and ordinarily conform to the recommendations given in section 6.2.2 of BS 5837:2012 and be erected similar to the example shown in Figure 2 of the same standard.

Where underground services cannot be routed outside the RPA, these should be installed by trenchless technology, such as a directional drill. Where this technology is used the underground channel created should be no less than 600mm below normal ground level, or the base of the tree. Also, the starting and receiving excavations should not be within the RPA. Drill channel lubricant should be avoided, other than water, unless precautions are taken to prevent contamination of soil and possibly water. Hand digging may be an alternative to trenchless excavation, but this is less desirable, and not always practical.

When determining the workable space around the RPA of a tree or trees, it is also important to maintain a working zone of one metre (which is usually sufficient) between the edge of construction and the protective fencing.

Appendix 8: Ancient Woodland Search



Appendix 9: Ancient Tree Inventory Search Plan

WOODLAND TRUST

RegisterSign in

Ancient Tree Inventory

Add a treeWhat we record and whyHow to recordTree searchReportsBlog

Tree search

Street, town, postcode or grid reference

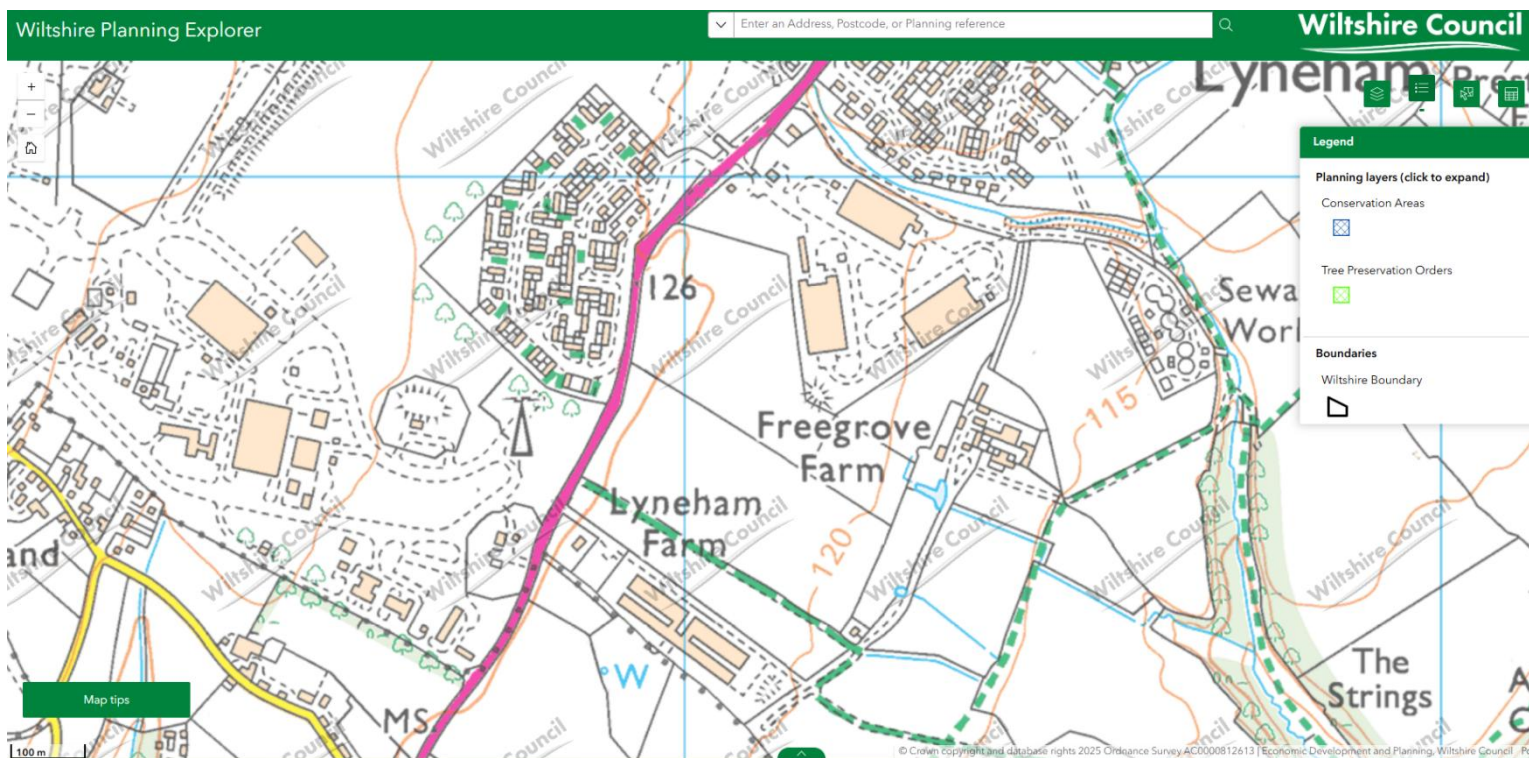
Filters



Map key

- Ancient
- Veteran
- Notable
- Lost
- Unverified
- Private (no access)
- Star tree

Appendix 10: TPO and CA Search



Appendix 11: Tree Survey Schedule

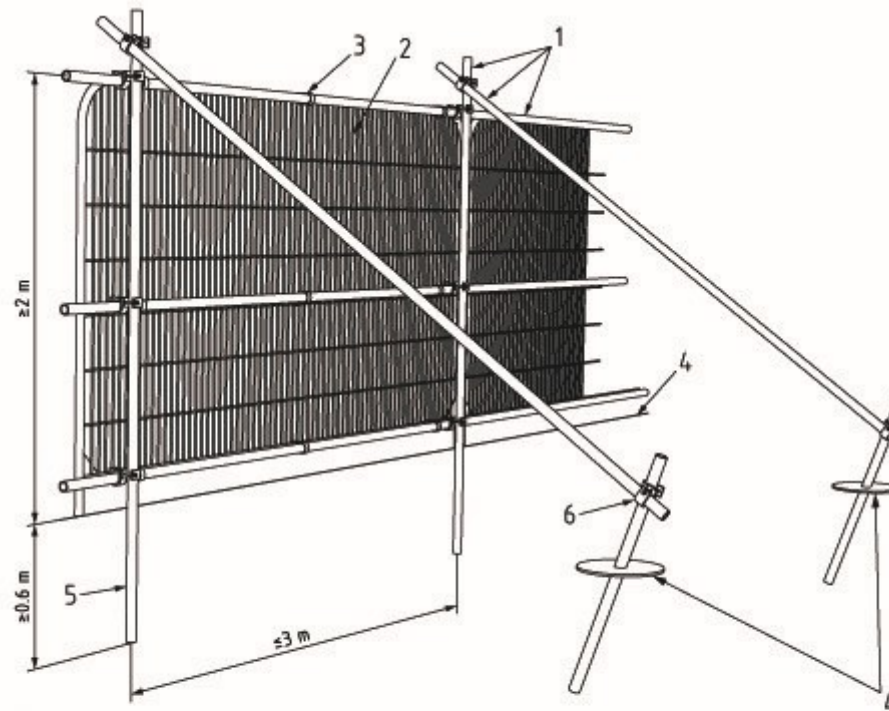
See following page.

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. T = Individual tree G = Group of trees H = Hedgerows
Species	The English common name has been used.
Single or Multiple stem (S or M)	'S' represents a tree which has a single clear stem to at least 1.5m above ground level. 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level. 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured, and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; provided on separate ADAS Sheet 2. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C).
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in italics have been estimated, where access is restricted.	

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm)		Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area	
				S1	S2			N	E	S	W	(1)	(2)						(m ²)	(radius in m)
T1	Horse Chestnut	S	7	200	-	N	-	5	3	1.5	3.5	0.5-W	0.5	SM	Heavily suppressed specimen of poor form. Extensive leaf miner infestation.	None.	10+	C1	18.1	2.4
T2	Ash	S	14	520	-	N	-	6	6.5	7.5	5.5	2.0-N	2	M	Minor deadwood in crown. Early stage Ash dieback disease.	None.	20+	B1	122.3	6.2
T3	Common Lime	S	13	410	-	N	-	6	4.5	6	5	2.0-N	0	EM	Pruning wounds over footpath. Bifurcate at 2.5m with compression union.	None.	40+	A1	76.1	4.9
T4	Common Lime	S	13	550	-	N	-	6	5.5	6.5	6	1.0-S	0	EM	No significant defects.	None.	40+	A1	136.9	6.6
T5	Ash	S	14	400	-	N	-	7	5	5.5	5.5	1.5-N	1	EM	Minor deadwood and branch dieback in crown. Early stage Ash dieback disease.	None.	20+	B1	72.4	4.8
T6	Norway Maple	M(a)	6	100	100	N	-	1.5	2.5	3	3	0.5-N	1	Y	Bifurcate at base. Suppressed specimen of poor form.	None.	10+	C1	9.0	1.7
T7	Norway Maple	S	12	440	-	N	-	6	5	4	5.5	2.0-N	2.5	M	Minor deadwood and small quantity of major deadwood in crown. Crown shape distorted due to group pressure.	None.	20+	B1	87.6	5.3
T8	Norway Maple	S	12	510	-	N	-	4	5	6	5	1.5-W	1	M	Bifurcate at 1.5m with included bark and reaction growth at stem union. Crown shape distorted due to group pressure.	None.	20+	B1	117.7	6.1
G9	Elm, Field Maple	S	7	230	-	N	-	3	2	3	3	0-W	0.5	SM	Dutch elm disease evident.	None.	10+	C2	23.9	2.8
H10	Elm, Norway Maple, Horse Chestnut	M(a)	2.5	75	75	N	-	2	2	2	2	0-S	0	SM	Unmanged hedgerow formed predominantly from Elm.	None.	10+	C2	5.1	1.3
T11	Sycamore	S	14	510	-	N	-	8	5.5	6	6	1.5-S	1	M	Minor deadwood in crown.	None.	20+	B1	117.7	6.1
T12	Ash	S	15	360	-	N	-	2.5	5	6	5.5	2.0-S	1.5	EM	Minor deadwood in crown. Crown shape distorted due to group pressure. Early stage Ash dieback disease.	None.	10+	C1	58.6	4.3
T13	Ash	S	12	250	-	N	-	3	3.5	2.5	3.5	2.5-W	1.5	SM	Minor deadwood in crown. Early stage Ash dieback.	None.	10+	C1	28.3	3.0
T14	Sycamore	S	14	410	-	N	-	5	4.5	5.5	5.5	0.5-S	1.5	M	Epicormic growth at base.	None.	20+	B1	76.1	4.9
G15	Field Maple, Ash	M(a)	11	210	210	N	-	5	4	5	4	0.5-N	1.5	EM	Group of two close growing trees, both bifurcate at base.	None.	10+	C2	39.9	3.6
T16	Common Lime	S	11	350	-	N	-	5	5	5	5	2.0-S	1.5	EM	Low crown density.	None.	20+	B1	55.4	4.2
T17	Horse Chestnut	S	7	210	-	N	-	2.5	2.5	2.5	2.5	1.5-S	2	SM	Extensive leaf miner infestation. Flail damaged branches in crown.	None.	10+	C1	20.0	2.5

Appendix 12: Example Tree Protection Barrier

See following page.



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Appendix 13: Example Tree Protection Barrier Sign

See following page.



**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 14: Key Contacts

	Name	Main Contact and Details
Site Manager	TBC	TBC
Local Authority	Wiltshire Council	Council House Bourne Hill Salisbury SP1 3UZ
Arboricultural Consultant	ADAS	Iain Waddell RSK ADAS Limited Unit 3 Library Avenue Harwell Oxford Didcot OX11 0SG 07391866564 iain.waddell@adas.co.uk