

**BS: 5837 REPORT, TREES AT 101 PICKWICK ROAD CORSHAM WILTS SN13
9DA**

Clients: Cliffe Property Investments Limited. James Routledge BSc MRICS

Issue Date: 7 November 2025



Viewed facing northwest, note T7, T8 and T9 are to be retained, their tops are prominent when approaching the forecourt and seen from the dwellings of Dickens Avenue behind the wall. T10 is shown as removed on the proposed plan, the mitigation new planting will be x5 shade and drip tolerant native Yew trees planted closely around the bases of T8 and T9, and x3 Field Maple planted beneath T7 as a 'nod' to BNG Council's Policies and providing sustainable continuity of tree cover. The species and precise planting positions should be with the agreement of the clients and Council.

UNDERTAKEN BY

Alan J Engley

M.Arb. (R.F.S), F.Arbor.A. MCI.Hort. M.I.C.For. RCArborA

Registered Consultant of the Arboricultural Association and Chartered Forester

Telephone: 01225 851200

Guidott House, 205 Bailbrook Lane, Bath BA1 7AB

Email: alan@engleytrees.co.uk

www.engleytrees.co.uk

Contents	Page Numbers
Instruction Limitations,	3-4
Legal Duties	4-5
 The Site & Arboricultural Features	 5
 Arboricultural Impact Assessment	 5-6
Mitigation Tree Planting	6-7
 Site Specific Risk Assessment and Targets	 7
 Tabulated Priority Risk Categories Rating	 8
 Analysis & Conclusions	 9-10
References	
 Appendix 2 Tree Schedule Sheets	 11-12
 Appendix 3 Standalone Method Statement	 11
 Note: Appendix 1	
Tree Location Plan, (TLP) AJE 29787 is under separate cover.	

**BS 5837 REPORT, TREES AT 101 PICKWICK ROAD CORSHAM WILTS SN13
9DA**

Clients: Cliffe Property Investments Limited.

James Routledge BSc MRICS

Issue Date: 7 November 2025

Weather – Heavy rain, Visibility – Poor. Wet underfoot.

1. Instructions.

- 1.1 I have been instructed by the clients to provide an updated 'BS: 5837 report for the purpose of assessing the condition and amenity of trees growing within the above site and beyond the south-westerly boundary, identified on the Middlemarch Environmental tree survey plans provided to me C151944-01-01 and on Proposed DRG no. 3557-04a, that has the new development, showing trees retained and removed.
- 1.2 I am to categorise the trees, make observations, appropriate recommendations, including tree management and tree planting suggestions and prepare a Standalone Arboricultural Method Statement.

2. Limitations.

- 2.1 This report is not a detailed tree safety survey; it is for the purposes of safely managing, controlling and maintaining the existing tree cover.
- 2.2 Where thought necessary, and accessible when carrying out the work, I have used Nikon Forester Pro hypsometer, Bosh DLE 40 Distometer, a compass and binoculars.
- 2.3 My tree details are taken from inside the site boundaries; in places vegetation and obstructions made observations of some trees difficult. I viewed T11 from inside the site boundary wall. however, I am confident I have sufficient information for the purposes of this report.

- 2.4 Most trees grow close to the boundaries and underlying services that may have roots spreading toward foundations and building materials. Roots can cause direct damage from growth pressure, or indirect damage such as subsidence. It should be expected that foundations built to ²NHBC Standards there will be minimal risk of causing root-related problems.

3. Legal duties

- 3.1 At least an annual inspection of trees should be carried out or sooner following exceptional weather conditions such as high winds. No liability can be assumed to rest with A J Engley & Associates should conditions alter after the tree assessments.
- 3.2 The Occupiers Liability Acts 1957 and 1984, require that premises, including trees, are kept safe for residents, employers, guests, and visitors. A prudent approach to this issue can be demonstrated by routine inspections of all significant trees, carrying out all recommendations made, relating to safety of people and property.
- 3.3 I have made recommendations regarding mitigation tree planting that should reflect the character of the locality. The proposals accord with the Wiltshire Core Strategy Plan 2015 (WC).
- 3.4 The trees are not protected by Section 2.11 Conservation Area status, as far as I am aware there are no Tree Preservation Orders on this site or LPA conditions that would prevent the proposed tree work. These facts must be agreed with WC. Any tree works should comply with ³BS 3998: 2010.
- 3.5 The Environment Act 2021 amends The Town and Country Planning Act, it seeks to strengthen the Bio-Diversity Net Gain (*BNG*), which includes 'the need to mitigate climate change through restoration and protection of nature, because trees capture CO² from the atmosphere'.

- 3.6 The surgery proposals are intended to increase the safe useful life expectancies of the trees, with foliage loss anticipated to be balanced by regrowth, which would contribute to BNG.
- 3.7 Disturbing nesting birds or roosting/breeding bats is prohibited under the Wildlife and Countryside Act. Tree work near potential bat roosts should be done mid-September to late October (after young bats are independent and before hibernation) or mid-March to end of April (post-hibernation and pre-birth). Be aware that most nesting birds are also legally protected during these times.

4. Site Observations and Arboricultural Features

- 4.1 The existing garage lies within a residential area, on the north side of Pickwick Road and south and west of Dickens Avenue that has houses and gardens backing on to the garage boundary wall. Trees onsite are all maturing purpose planted Silver Birch (*Betula pendula*). T11 is off site, it is a fully mature Robinia *pseudacacia*, it is a large prominent specimen.
- 4.2 The ten Birch trees are mostly prominent when entering the courtyard and there are some views from the road, footpaths and their tops can be seen from the nearby properties, altogether making these trees a pleasant landscape feature, wildlife habitats and loose wildlife corridors when linking up with similar large and medium sized trees growing within gardens and lining both sides of the busy Pickwick Road.

5. Arboricultural Impact Assessment.

- 5.1 The proposed felling is intended to support site development, including removing or shortening branches to reduce failure risks, clear built structure, lessen tree detritus nuisance and improve light levels to neighbouring dwellings and gardens. Many trees have high canopies that extend across gardens and can be a source of concern to property occupants.

- 5.2 Based on the above, I have made suitable recommendations where I believe they are required.
- 5.3 The foliage loss from the modest pruning is neither excessive nor unexpected, given prior assessment of protected trees. Any minor temporary reduction of visual amenity will be offset by rapid regrowth, the existing foliage and buildings.
- 5.4 The building proposals show the removals of T1-T6 and T10 they are maturing components of the local onsite tree grouping and possibly part of the original garage planting scheme. The losses are x6 Category C1 trees, those of low quality. X1 Category U tree, those in such a condition that they cannot realistically be retained as living trees in the context of the current land use. Their losses would be a reduction in the local visual amenity.
- 5.5 The four retained trees T7, T8, T9 and T11 are Cat B2, those of moderate quality and value.

Mitigation tree planting suggestions

- 5.6 WC normally require mitigation planting, the project needs a tree planting scheme, and the intention is to plant trees, which will also achieve a biodiversity net gain (BNG) on the site.
- 5.7 There is suitable space close to T7, T8, and T9 I recommend planting x 8 trees, you may consider my suggested planting species, as a 'nod' to BNG Council's Policies. The species and precise planting positions should be with the agreement of the clients and Council.
- 5.8 For sustainable, long term tree cover, suitable trees for planting here could be native Yew, *Taxus baccata*, and Field maple (*Acer campestre*) The species are a consideration of their shade and drip tolerance, the present arboricultural features, character of the local landscape with links to other tree species and as good wildlife habitats.

- 5.9 Deciduous trees to be planted at light standard size, 1.8-2.4m heights, as bare root stock, Yew trees to be container grown. All trees to be good quality and pest and disease free; the planting must be to ⁴BS 8454 2014 'Trees: From Nursery to Independence in the Landscape: Recommendations.

6. Site Specific Tree Risk Assessment and Targets

- 6.1 The risk is the likelihood of failure, the likelihood of impacting a target, the targets, and the severity of the consequences. In this case, the target zones may contain a single or many trees and targets such as people/events/vehicles, or static targets, such as gardens, fences, walls, roads and buildings.
- 6.2 The basic tree safety risk assessment method I use has similarities to comparable methods, in my experience of such work; it is suitable for this site because it includes tree maintenance objectives on a development site.

7. Tabulated Priority Risk Categories to Determine Timing of Work, Tree Part of interest and Overall, Tree Failure Risk Rating for Each Tree.

Likelihood of failure	Definition and tree part of particular interest	Time scale
	Whole tree Limb(s) Trunk Root/Root plate or root ball	The 'time scale' for this system assesses the likelihood of failure over a time frame of days, months or years as considered by the surveyor.
Imminent	Failure has started or is most likely to occur soon, even if there is no significant wind or increased loading	*High priority (*H), *Category 1 , work to be carried out without delay on safety grounds; failure has started or is most likely to occur in the near future, even if there is no significant wind or increased loading. The surveyor is to report the danger to the client immediately on the day of inspection or as soon as reasonably practical.
Probable	Failure may be expected under normal weather conditions within the specified time period	High priority (H), Category 2 , Work should be carried out within 12 months from the date of inspection.
Plausible	Failure could occur under normal weather conditions within the specified time	Moderate priority (M) Category 3 , a possible risk but the work is non-essential, trees may need further inspections or pruning to reduce long term failure risks or used to reduce debris nuisance and crown lifting above roads, paths to permit safe under passage of vehicles and users in high usage areas; it could be carried out within 12-36 months from the date of inspection.
Improbable	The tree or branch is not likely to fail during normal weather conditions and may not fail in many severe weather conditions within the specified time	Low priority (L) Category 4 , improbable risk of tree failure and could be non-essential cyclical work, say on 12 monthly rotations and may be part of an existing grounds maintenance program.

Note T7-T9 are all Low priority (L) category 4. T11 was not inspected regarding safety issues, which is the responsibility of its owners.

8. Components covered by this basic tree risk assessment.

- 8.1 It identifies loading of tree features and potential for failing, it calculates the likelihood of failure, and any residual risks. The final complete tree risk assessment, as tabulated above, is found in the 'Category Priority' column below.
- 8.2 It assesses current & past site usage, calculates site factors, topography, soil and ground conditions, tree species, age, size, vitality, tolerance to proposed work, crown size, shape, dimensions, historical pruning, unions, included bark, previous damage, evidence of pests and diseases, deadwood quantity and locations, cavitation, and bark condition.
- 8.3 Trunk shape, lean, features, tolerance to possible remedial work, condition of roots/buttrressing, indents, signs of potential wind-heave, such as cracks in the soil around the rootball/root plate, history of soil compaction, level changes, and chemical spillage contamination.
- 8.4 It considers mitigation options, such as moving the targets.
- 8.5 It provides an overall priority and calculated tree risk rating category and return inspection timing program. When necessary, advice is provided concerning more advanced detailed inspections that may be indicated, say by climbing inspections and decay detection devices.
- 8.6 It calculates existing visual amenity values with consideration of assessed tree safety recommended work.

9. Analysis

- 9.1 It is a modest sized development, the key trees are mostly early mature, they grow around the site boundaries, most are close to the boundary walls overhanging neighbouring properties. Should they fail in any way they could cause damage.
- 9.2 There x7 BS low category trees shown as removed to support site development, the losses will be mitigated by replacement tree planting using native tree species. The species are a consideration of their shade and drip tolerance, the present arboricultural features, character of the local landscape with links to other tree species, and as good wildlife habitats.
- 9.3 The trees shown remaining onsite, require very modest pruning needed to clear low branches from the wall. It is likely return visits will be necessary to control crown regrowth, say on 4 yearly intervals.
- 9.4 The proposed surgery would result in a small% loss of visual amenity, and be barely noticeable from most public viewpoints, this would be mitigated by increasing their life expectancies and rapid regrowth. Beneficially it would lessen perceived apprehensions of safety concerns and unacceptable quantities of tree detritus. Based on which, the proposals accord with the Council's Policies, and the work would make a positive overall contribution to BNG.

10. Conclusions

- 10.1 The recommended surgery will be carried out without causing undue harm to the retained trees, the work will follow strictly BS: 3998 (2012).
- 10.2 x7 trees are shown for removal. It is now necessary to prune back canopies of the retained Birch trees to reduce damage risks to walls and improve

conditions for neighbouring properties and occupants, needed to permit reasonable enjoyment of their homes and gardens.

10.3 I have assessed the risk of tree failures, the likelihood of impacting targets, target zones and prioritised the recommendations.

10.4 Based on the above, I consider the proposals accord with the Local Plan policies that seek to protect better quality trees and altogether make a positive contribution to BNG.

References

¹ British Standards Institution 5837 2012 'Trees in relation to design, demolition, and construction – Recommendations;' BSI London.

² NHBC Building near trees 2022 Chapter 4.2

³ British Standard 3998 (2010) 'Recommendations for Tree Works'

⁴ BS 8454 2014 'Trees: From Nursery to Independence in the Landscape: Recommendations.

Alan J Engley

M.Arb. (R.F.S), F.Arbor.A. MCI.Hort. M.I.C.For. RCArborA
Registered Consultant of the Arboricultural Association and Chartered Forester
Telephone: 01225 851200
Guidott House, 205 Bailbrook Lane, Bath BA1 7AB
Email: alan@engleytrees.co.uk
www.engleytrees.co.uk

Issue Date: 7 November 2025

APPENDIX 3

Standalone Method Statement(AMS)

BS: 5837 REPORT, TREES AT 101 PICKWICK ROAD CORSHAM WILTS SN13 9DA

Clients: Cliffe Property Investments Limited. James Routledge BSc MRICS

Issue date: 7 November 2025

1. This brief AMS adopts a precautionary approach to tree protection and addresses all activities which have the potential to cause damage to the protected trees. The proposed work requires:
 - *Arboricultural monitoring, including a site visit when construction is under way, or monitored by pictures that can be emailed directly to the appointed arborist.*
 - *The protection is precautionary; it is to prevent accidental damage; barriers should be based on the ¹BS Fig 2 (see below) or similar robust materials as agreed with the arborist.*
 - *If working within the RPAs, operative's will use ground mats. **Ground-Guards Tel 0113267 6000** can supply the type of mats suitable for this site. They are mobile and can protect the soil surface from compaction, especially during very wet weather conditions.*
 - My contact details are Telephone: 01225 851200
 - Email: alan@engleytrees.co.uk
www.engleytrees.co.uk
2. The 'toolbox' meeting will be carried out with the site agent and appointed arborist, needed to establish tree protection methods, timing of site monitoring visits.
3. The site agent is responsible for providing the programme of work, the movement of people and site supervision.
4. If work is within RPAs all roots over 2.5cm diameters are to be retained unless otherwise agreed with the arborist; in the *unlikely event* that roots over 2.5cm diameters need pruning, they must be assessed by the project arborist prior to cutting and must be carried out to ²BS: 3998 standards.
5. All chemicals/mortar/cement mixing, to be no closer than 10m from the RPAS. There will be no fires or storage of any other equipment within the RPAs. Storage of builders materials, welfare facilities and site cabin must be beyond the RPAs or on protected ground.

6. All construction work finished site levels and barrier materials must be agreed with the site agent and arborist. Unless otherwise agreed with the arborist, barriers will remain in situ until the final day of construction work.
7. All movements of site personnel, site cabin, materials storage and welfare facilities will be the responsibility of the site agent.

¹British Standard 5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'.

²BS British Standard :3998 'Tree Works Recommendations 2010'

.....

Alan J Engley

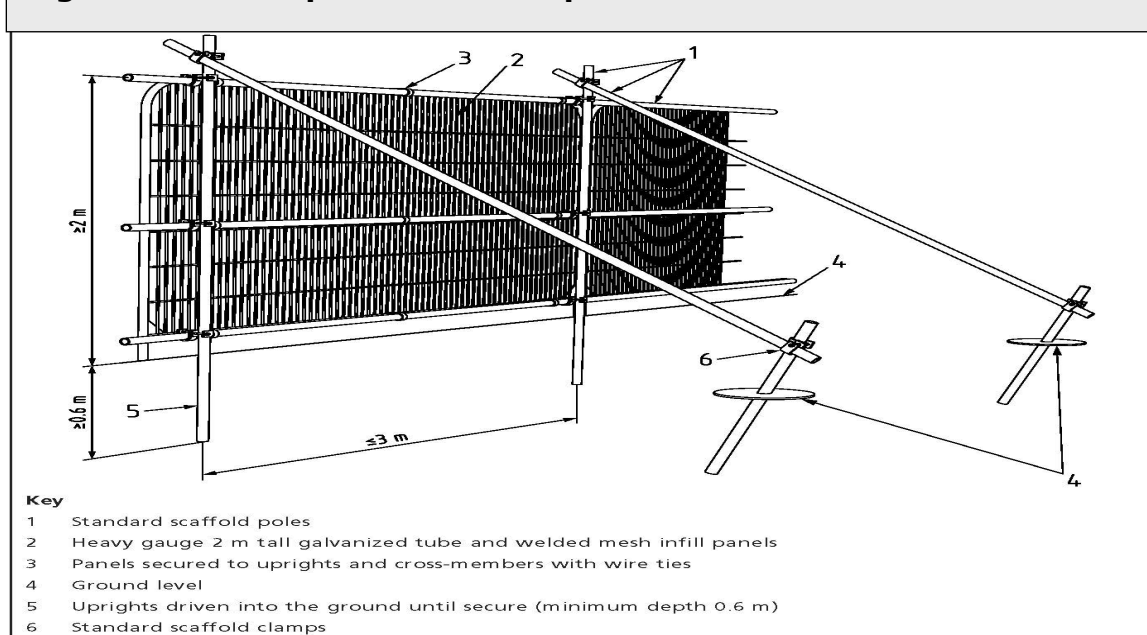
M.Arb. (R.F.S), F.Arbor.A. MCI.Hort. M.I.C.For. RCarborA
Registered Consultant of the Arboricultural Association and Chartered Forester
Telephone: 01225 851200
Guidott House, 205 Bailbrook Lane, Bath BA1 7AB

Email: alan@engleytrees.co.uk
www.engleytrees.co.uk

AJE/29786Rev1

7 November 2025

Fig 2 Default specification for protective barrier fence



APPENDIX 2 Schedule sheets

BS: 5837 REPORT, TREES AT 101 PICKWICK ROAD CORSHAM WILTS SN13 9DA

Clients: Cliffe Property Investments Limited.

Issue Date: 2 November 2025

Abbreviations:

Life Stage (age) OM - Over-mature M – Mature

EM – Early mature Y- Young

SULE– Short Useful Life Expectancy

CDW- Conservation deadwood, removal, or treatment to conserve deadwood on valuable wildlife habitat grounds

CR – Crown-reduce

CL – Crown lift

(M) – Measured using a Nikon Hypsometer and (or) tape/Distometer measurement

Note, all measurements are subject to the available access around each tree.

DI Dense ivy/vegetation or obstructions sufficient to obstruct views.

GL ground level

TD – Trunk Diameter.

MS Multi-Stems

Rad SPD – Crown radial spread (m)

BS TREE CATEGORIES (CATS)

U – Unsuitable for retention

A – High quality and value (min 40 years contribution)

B – Moderate quality and value (min 20 years contribution)

C – Low quality and value (min 10 years contribution) Or young trees with a stem diameter below 150mm

Note, Numbering is nonsequential because of tree losses

SUB-CATEGORIES (SUB CAT):

1– Mainly arboricultural values 2– Mainly landscape values 3 -Mainly cultural values. Tree categories are made without the influence of the development proposals

Estimated remaining contribution in years (ERC)

1 <up to 10 years

2 10+ years

3 20+ years

4 40 years +

Surveyor: A J Engley

Site visit Date 2025

Weather Overcast, Visibility average

PHYSIOLOGICAL CONDITION (CON)

G – Good condition F – Fair condition P – Poor condition

M – moribund or dead

Tree Ref No	Species	Height	TD Single Stem DIA (mm)	North Radial Spread (m)	East	South	West	AGE	CON	ERC	Structural Conditions & Observations	Management Recommendations	BS Category
T1	Silver Birch (Betula pendula)	6	140	1.5	3	3	3.5	Y	F	4	SAR	-	C1

Tree Ref No	Species	Height m	TD Single Stem DIA (mm)	North Radial Spread (m)	East	South	West	AGE	Z	C	ERC	Structural Conditions & Observations	Management Recommendations	BS Category
T2	Silver Birch	8	200	2	3	3	3	Y	F		3	SAR	-	C1
T3	Silver Birch	6	90 (MS)	1.5	1.5	1.5	1.5	Y	P		1	SAR	-	U
T4	Silver Birch	8	280	4	4	4	4	Y	F		3	SAR	-	C1
T5	Silver Birch	5	80	4	4	4	4	E M	P		3	SAR	-	C1
T6	Silver Birch	8	160	4	3	4	4	E M	F		3	SAR	-	C1
T7	Silver Birch	9.5	250	4	4	4	4	E M	F		3	Good form, cavitation of the trunk at 4m with sound occluding wound-wood, low foliage across the wall.	Clear foliage a spatial distance of 1.5m from building materials.	B2
T8	Silver Birch	10.5	275	4	4	4	4	E M	F		3	Better form, dense crown with foliage touching the wall	Clear foliage a spatial distance of 1.5m from building materials	B2
T9	Silver Birch	10	275	3	3	3	3	E M	F		3	Corner specimen, dense crown with foliage touching and growing across the wall	Clear foliage a spatial distance of 1.5m from building materials	B2
T10	Silver Birch	10	200	4	4	6	5	E M	F		3	SAR	-	C2
T11	Robinia <i>Pseudacacia</i>	13.5	700	8	7	6	6	M	p		4	Poor form, sparse foliage, with crown dieback and large dead stubs	-	B2