



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & ARBORICULTURAL
METHOD STATEMENT

THE OLD MANOR
THE SQUARE
ALDBOURNE
MARLBOROUGH
SN8 2DU

CLIENT: MR. J. SPENCER-JONES

JANUARY 2026

Ref: AIA/AMS 06898 / 2026

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Project: Repeat application for works previously permitted under expired planning consent ref: PL/2022/03945 for the construction of a swimming pool, pool building, tennis court and two garden buildings, together with amendment of existing access and associated landscape works.

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EXECUTIVE SUMMARY

The application is to renew planning consent for works previously permitted under planning ref: PL/2022/03945 for the construction of a swimming pool, pool building, tennis court and two garden buildings, together with amendment of existing access and associated landscape works at The Old Manor, Aldbourne.

Wiltshire Council previously granted consent for the aforementioned works under application PL/2022/03945 on 08 September 2022. Because the approved work did not begin within the required timeframe this consent has now lapsed.

This new application is for the same development as per the previous consent. Condition 9 of consent Planning Consent ref: PL/2022/03945 required the submission of an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant. This report includes an Arboricultural Impact Assessment in support the proposed development and provides a site-specific Arboricultural Method Statement as required under the previous planning condition detailing the steps that will be taken to protect retained trees on site during construction and associated landscaping works.

This report is based on a new and updated survey of the trees on site. The survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that this application can be undertaken without unacceptable harm to the trees and in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction. The application is therefore acceptable as it relates to trees.

CONTENTS

1.	INTRODUCTION	6
1.1	INSTRUCTION	6
1.2	SCOPE	6
1.3	DOCUMENTS	6
1.4	CAVEATS	7
2.	LEGAL PROTECTION OF TREES	8
2.1	TREE PRESERVATION ORDERS	8
2.2	CONSERVATION AREA	8
3.	ARBORICULTURAL IMPACT ASSESSMENT	9
3.1	INTRODUCTION	9
3.2	SITE DESCRIPTION	9
3.3	SOIL	10
3.4	TREES APPRAISAL	10
3.5	TREE WORKS AND REMOVAL	11
3.6	APPLICATION ASSESSMENT	12
3.7	TREE PROTECTION DURING BUILDING WORKS	13
3.8	CONCLUSIONS	14
4.	ARBORICULTURAL METHOD STATEMENT (AMS)	15
4.1	INTRODUCTION	15
4.2	SITE SUPERVISION AND MONITORING	15
4.3	ON SITE TREE SUPERVISOR	16
4.4	FACILITATIVE TREE WORKS	17
4.5	TREE WORKS BEST PRACTICE	17
4.6	PROTECTED SPECIES	17
4.7	TREE PROTECTION FENCING	18
4.8	NO-DIG DRIVEWAY CONSTRUCTION	18
4.9	GROUND PROTECTION	20
4.10	CONSTRUCTION EXCLUSION ZONE	21
4.11	NO-DIG TENNIS COURT	22
4.12	GROUND PROTECTION	23
4.13	HAND DUG FOUNDATIONS	24
4.14	SERVICES	24
4.15	GENERAL METHODOLOGY FOR TREE PROTECTION WHEN WORKING ON SITE	25
4.16	LANDSCAPING	26
4.17	UNFORESEEN CIRCUMSTANCES	26
	APPENDICES	27
	APPENDIX A - SURVEY DATA	28
	APPENDIX B - KEY	29
	APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT	30
	APPENDIX D - TREE DATA	31
	APPENDIX E – TREE PLANS	41
	APPENDIX F – PHASING OF WORKS	42
	APPENDIX G – CONTACTS	43
	APPENDIX H - TREE PROTECTION FENCING	44
	APPENDIX I - TREE PROTECTION SIGNAGE	45
	APPENDIX J - QUALIFICATIONS	46

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at The Old Manor, The Square, Aldbourne, Marlborough, SN8 2DU.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed construction of a swimming pool, pool building, tennis court, two garden buildings, together with amendment of existing access and associated landscape works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure significant trees can be successfully protected and retained during and on completion of the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan has been taken from a topographical survey provided by the client. Offsite trees not covered by the survey have been plotted by eye, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact but the plan is a fair representation of their locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 9th January 2026 and will expire on 9th January 2026.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. LEGAL PROTECTION OF TREES

2.1 TREE PRESERVATION ORDERS

I have confirmed on the Wiltshire Council website that at the time of this report, several trees at the at The Old Manor are protected by Tree Preservation Order (ref E/306). This includes trees alongside the western boundary, together with three individual trees in the rear garden area.

No work should be undertaken to trees subject of a Tree Preservation Order without the prior written consent of the Local Planning Authority – exemptions apply.

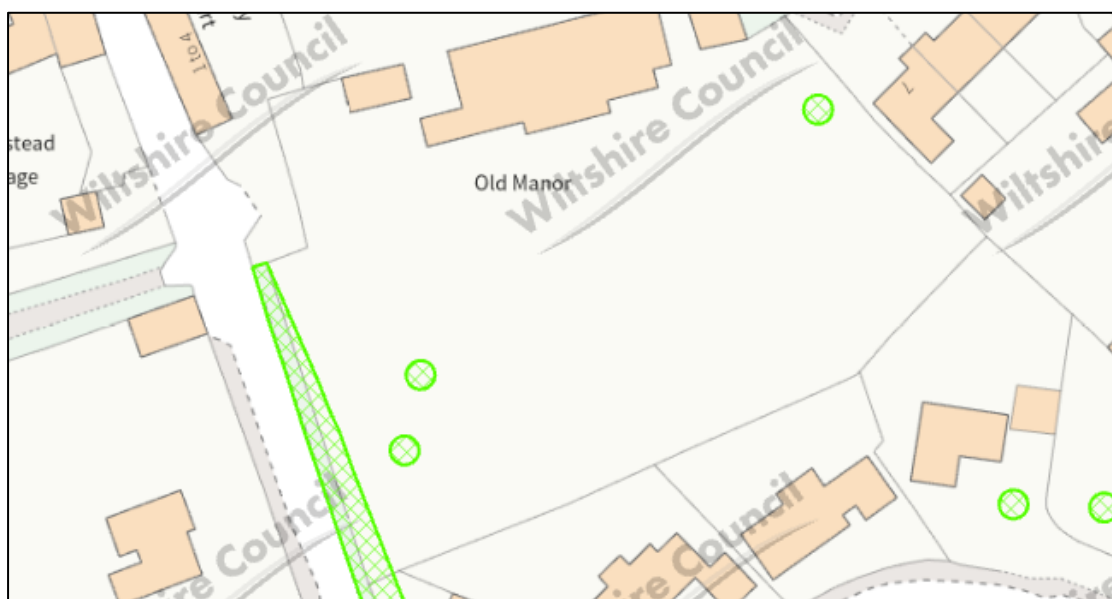


Figure 1 - Wiltshire Council Tree Preservation Order Information

2.2 CONSERVATION AREA

The Old Manor is within the ALDBOURNE Conservation Area which affords a certain level of protection to trees.

Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is an offence to prune, fell or otherwise damage a tree without first giving notice to the Council.

You are required to give the Borough Council six – weeks' notice of works to trees within a Conservation Area (a Section 211 Notification). The Local Authority cannot refuse the works, but it will use the six-week notification to consider whether the work is sufficiently harmful to amenity that it is expedient to serve a tree preservation order on the tree(s) in order to prevent or modify the works.

The protected status of trees can change; therefore, you are advised to re-confirm the status on the Council's online Tree Preservation Order Map immediately prior to carrying out tree works.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate.

The assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

3.2 SITE DESCRIPTION

The Old Manor is a Grade II listed building in a substantial property curtilage, located centrally within the Wiltshire village of Aldbourne. The rear garden area is to the south of the dwelling house and contains a number of outbuildings. The garden is surrounded by a substantial brick boundary wall.

The main house has undergone renovation work, including the construction of a new rear extension and new paved terrace. An area of lawn surrounds the terrace and then slopes upwards towards the southern boundary. Growing within the lawn area is a mature Wellingtonia (T001) and a mature Holm oak (T002) both of which are subject of a Tree Preservation Order.

Trees located on the western boundary are growing on a raised bank that slopes steeply down into Marlborough Road. Trees on this boundary are also subject of the Tree Preservation Order.

There is an existing entrance to the rear garden area via a gated access on the western boundary from Marlborough Road. Works include amendments to widen this access point to maintain access whilst allowing erection of the new pool house. A section of an existing retaining wall is to be removed, and the ground level reduced. Trees that are located on ground to the east side of the retaining wall will be removed to facilitate the ground works and the construction and new retaining wall.

The location of the new tennis court is partially within the Root Protection Areas of the Wellingtonia and Holm oak. The area is fully level and this will allow the proposed tennis court to be constructed using a fully no-dig methodology to protect tree roots under the surface. The court surface will be porous to maintain healthy tree root growth on completion of construction.

The small garden rooms will be located to the east of the tennis court. This area contains a number of early mature trees, together with more recently planted young trees. The small outbuildings will be partially within the rooting area of a two trees therefore a precautionary hand-dig excavation is appropriate in order to limit any detriment to these trees.

3.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for The Old Manor is New Pit Chalk Formation consisting of chalk.

The soil at The Old Manor is therefore expected to be shallow, free-draining, low in fertility and resistant to compaction. However, variations can exist and where clay is present the nutrient levels may be higher and the water holding capacity greater. Clay can also give the soil capacity to shrink and swell with changing moisture levels which can lead to property subsidence damage.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

3.4 TREES APPRAISAL

Number of individual trees surveyed:	26
Number of tree groups surveyed:	2
Number of category 'A' trees / groups:	1
Number of category 'B' trees / groups:	8
Number of category 'C' trees / groups:	19
Number of category 'U' trees / groups:	0

Figure 2 - Tree quality summary

The most visually significant tree in relation to the Old Manor is T001, a mature and visually prominent *Wellingtonia* growing within the rear garden area. The tree has lost its leader in the past and as a result has multiple leaders in the upper crown which undermines its structural form to some degree.

Also within and around the garden boundary are a number of mature trees which are designated category 'B' trees as a reflection of their moderate to high amenity value and good health.

Boundary trees are underplanted with smaller, lower quality category 'C' trees and hedges, unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

Collectively, all the trees provide screening around the property boundaries and enhance the amenity of the Conservation Area and setting of the Grade II Listed Building.



Photo 1 - T001 – Wellingtonia

3.5 TREE WORKS AND REMOVAL

The following trees will be removed to facilitate the build:

Ref:	Species	Description	Cat.
H007	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Tight clipped hedge formed of three mature topped trees. Dead branch stubs.	C1
T023	Box (<i>Buxus sp.</i>)	Small box tree	C2
T024	Sycamore (<i>Acer pseudoplatanus</i>)	Swept stem, asymmetrical crown recently reduced.	C2
T025	Sycamore (<i>Acer pseudoplatanus</i>)	Ivy clad tree. High crown. Rooting area restricted by retaining wall.	C2
T026	English yew (<i>Taxus baccata</i>)	Ivy clad twin stem tree. Rooting area restricted by retaining wall.	C2
T027	English yew (<i>Taxus baccata</i>)	Ivy clad twin stem tree. Rooting area restricted by retaining wall.	C2
T028	Bay tree (<i>Laurus nobilis</i>)	Multi-stem large shrub	C1

Figure 3 – Trees / hedges identified for removal

Trees to be removed to facilitate the build are the same as those which were permitted under previous planning consent Ref: PL/2022/03945.

All trees to be removed are low-quality category 'C' trees and shrubs being unremarkable trees of very limited merit or such impaired condition, such that they do not qualify in higher categories.

None of the trees to be removed have any notable Arboricultural quality or longevity, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

It is recommended that the removal of the four standard trees (T024, T025, T026 & T027) be mitigated with replacement planting of four new trees of a suitable species, planted along the western boundary and / or adjacent to the rear site entrance on completion of the proposed access modifications and associated ground works to maintain tree canopy cover and screening along this boundary.

A lateral reduction to T002 (Holm Oak) is required to provide clearance to the tennis court, and to facilitate the erection of new fencing. The relatively small amount of proposed pruning would not adversely affect the aesthetic value of the tree or impact on tree health. T002 has a significant area of stem decay, and the proposed lateral reduction will have the added benefit of reducing the weight of the crown above the decayed stem.

3.6 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified Root Protection Areas (RPAs) of trees to be retained.

The proposed new swimming pool area and associated pool house are positioned outside of the root protection areas of all retained trees. A narrow strip of the patio surrounding the pool requires a very minor incursion of 1.5m² into the RPA of T001 (Wellingtonia). This is a narrow strip less than 330mm wide located on the periphery of the RPA and will not have any discernible impact on the tree's health or stability.

British standard 5837 ('Trees in relation to design, demolition and construction') also advises (par.7.4.2.3) that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

The extent of new hard surfacing equates to 150m², or 21.2% within the previously unsurfaced Root Protection Areas of T001 Wellingtonia and 80.5m², or 13.6% into the previously unsurfaced area of T002 (Holm Oak). Whilst the into the RPA of T001 incursion exceeds the guidelines recommended in the British Standard, the Council has previously agreed (under application PL/2022/03945) that a marginal increase into the RPA of 1.2% for a tree as broadly rooting as a Wellingtonia, is unlikely to have any significant impact on the tree.

The proposed new tennis court area is flat, having been levelled out over 5 years ago. The tennis court installation does not require any further lowering or changes to existing soil levels therefore it is possible and proposed that the tennis court be constructed using a fully no-dig surface to protect tree roots.

The new tennis court will be surfaced with a permeable asphalt to allow water penetration and gaseous exchange to ensure tree roots within the court area can continue to grow and thrive on completion of construction.

Two new garden rooms north of the court will require a small encroachment into the root protection areas of T014 (London plane) by approximately 3m² / 0.42% and 2.7m² (3.4%) into the Root Protection Area of T031 (Horse Chestnut). These are early mature trees with reduced canopies but in good physiological health. Such trees will be able to tolerate these minor incursions into their rooting area without detriment to their long-term health or stability. Foundations will be hand dug to minimise damage to retained roots.

The new vehicle access will be of a porous construction to enable tree roots to grow and thrive under the driveway on completion of the landscaping works.

3.7 TREE PROTECTION DURING BUILDING WORKS

Retained trees will be protected with fit for purpose Tree Protection Barriers & Temporary Ground Construction installed in accordance with BS:5837 (2012).

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

Tree Protection Measures must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

3.8 CONCLUSIONS

The application is to renew consent of works permitted under planning consent ref: PL/2022/03945 for the construction of a swimming pool, pool building, tennis court and two garden buildings, together with amendment of existing access and associated landscape works at The Old Manor, Aldbourne.

Trees to be removed to facilitate the works are low-quality species that would not pose a significant constraint to the development.

The proposed design accommodates the preservation of high-quality trees, including the Wellingtonia (T001) and Holm Oak (T002), with no-dig and hand-dig construction methodology and permeable materials used to protect trees and minimize impact on their root systems. The tree protection measures, including appropriate barriers and construction exclusion zones, will be used to safeguard the retained trees throughout the build phase, ensuring their long-term health and stability.

This application is also supported by an Arboricultural detailed Arboricultural Method Assessment to demonstrate how the retained trees on site will be protected during the building works and retained to enhance the amenity and character of The Old Manor on completion of the proposed construction works.

4. ARBORICULTURAL METHOD STATEMENT (AMS)

4.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees at The Old Manor, Aldbourne during building works to construct a swimming pool, pool building, tennis court and two garden buildings on site, together with amendment of existing access and associated landscape works.

The correct and timely installation of tree protection measures such as tree protection fencing & temporary ground protection is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

To ensure a commitment from all parties to the healthy retention of the trees, Tree Protection details – to include the Arboricultural Method Statement and Tree Protection Plan, will be passed to all contractors working on site, so that the practical aspects of the required tree protection is included in their method statements, and financial provision made for these.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES IN CONTRAVENTION OF A TREE PRESERVATION ORDER / CONSERVATION AREA LEGISLATION AND MAY INVALIDATE YOUR PLANNING CONSENT.

4.2 SITE SUPERVISION AND MONITORING

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place during the build.

A site visit will be held once the Tree Protection Fencing and temporary ground protection has been installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site.

If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

In addition, the project arboriculturist will monitor site activity during the following phases of development:

1. During the installation of the no-dig subbase of the tennis court.
2. During the hand-dig foundations for the new garden rooms

Wide angle photos will be taken of all works to demonstrate compliance with the approved Arboricultural Method Statement.

In addition, all tree protection measures shall also be routinely monitored by an appointed and suitably qualified Arboricultural Consultant at roughly 8-10 week intervals for the duration of all works.

A signed copy of each inspection report will be sent to Wiltshire Council's Planning Department following each visit.

The appointed Arboricultural Consultant will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

4.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturist in the event of any related tree problems occurring whether actual or potential.

4.4 FACILITATIVE TREE WORKS

The following tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Comments	Cat
T002	Holm Oak	Selectively reduce lateral branches on the southern side of the crown by approximately 4m back to suitable growth points.	B1
H007	Leyland cypress	Fell to ground level.	C1
T023	Box	Fell to ground level.	C2
T024	Sycamore	Fell to ground level.	C2
T025	Sycamore	Fell to ground level.	C2
T026	English yew	Fell to ground level.	C2
T027	English yew	Fell to ground level.	C2
T028	Bay tree	Fell to ground level.	C1

Figure 4 - Schedule for tree works

4.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

4.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees. It is an offence to interfere with places used by birds or bats for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

4.7 TREE PROTECTION FENCING

Following the facilitative tree works, no further work in relation to the build will be undertaken, including demolition, deliveries, excavation or construction, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix H).

All-weather signage stating ‘TREE PROTECTION AREA – KEEP OUT’ will be attached to the outer perimeter of the Tree Protection Fencing. A sample sign is attached as Appendix I of this report.

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed On-Site Tree Supervisor will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

4.8 NO-DIG DRIVEWAY CONSTRUCTION

The sub-base of the new no-dig entrance driveway will be installed prior to any construction work on site in order to create a suitable work surface within the rooting area of T002 (Wellingtonia).

The raised bank will be excavated down to the required levels using a mechanical excavator working from outside of the root protection areas of all trees. Beyond this area any turf within the footprint of the proposed new parking / driveway area – as identified on the Tree Protection Plan can be killed off using a systemic ‘Glyphosate’ based weed killer which when used in accordance with the manufacturer’s instructions will not have any long-term detriment on tree roots or reside in the soil post application.

When using herbicide, weather conditions should be dry and without wind to avoid drift. Once the grass has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days’ post herbicide application. Any fibrous roots exposed following this work will be immediately covered with a fine layer of topsoil to prevent desiccation.

Once clear of vegetation, any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface to contain the gravel as per the manufacturer’s recommendations. A Geotextile Fabric will

be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

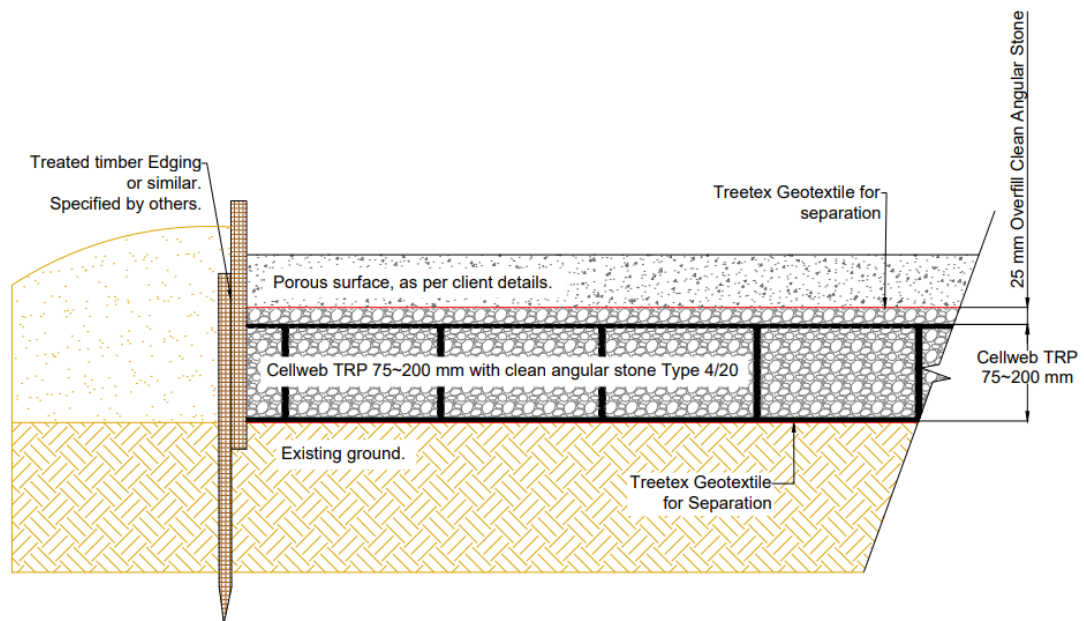


Figure 2 - Indicative no-dig driveway construction using Geosynthetics Cellweb

The open cells will be filled with clean, open graded aggregate with particles between 5 and 45mm, (no fines Type 1 Roadstone of a non-marine source) working toward the tree from the furthest point away and using the filled cells as a platform.

The final surface course will not be laid down until the end of construction because otherwise it would be damaged by construction activity. However, this can leave the geocells vulnerable to wear and tear. Furthermore, mud from construction traffic is likely to be deposited on the unprotected infill which would impair its long-term permeability. To avoid this scenario, the filled cells will be protected with either a) a temporary surface such as heavy-duty plastic or metal road plates or b) by laying a fine terram over the geocells above which a further 50–75mm of 'surplus' aggregate / infill material will be laid.

The temporary protective surface will only be removed on completion of all building works and removal of materials from site and at which point the final aesthetic porous gravel surface will be laid.

Where necessary, following completion of the development, quality topsoil will be used to grade the edge of the surface / parking areas to meet the adjacent ground levels.

4.9 GROUND PROTECTION

VEHICULAR

Beyond the subbase of the new driveway / vehicle access, temporary ground protection will be installed to create a temporary works area and protect the soft landscaped areas where trees may be rooting during the construction works.

Following the erection of the Tree Protection Fencing and installation of the no-dig driveway subbase, no further work in relation to the build will be undertaken, including deliveries, excavation or construction, prior to the Temporary Ground Protection being installed as identified a yellow honeycomb hatch on the Tree Protection Plan. This surface is for vehicle access during works to construct the pool area and tennis court

To be sufficiently loadbearing the heavy-duty vehicle access, will be constructed using load appropriate such as trackpanel (supplied by Eve Trakway - www.livetrakway.com), Tufftrak (The Grassform Group - www.grassform.co.uk) or a similar approved product. The temporary trackway must be placed on a compressible layer 100mm deep of sand or woodchips, laid onto a geotextile membrane, with adjacent panels pinned into place or held together with connectors in order to prevent individual panels moving or separating.

Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed.

Ground protection must be fit for purpose and should be replaced / upgraded with an alternative product if panels start to move or any sign of ground compaction is seen.

PEDESTRIAN

No works will commence in relation to the construction of the new garden rooms, including construction or excavation, prior to the additional areas of pedestrian ground protection being installed as shown in a magenta hatch.

The Temporary ground protection will be used to create a load diffusing platform for pedestrian operatives working in the Root Protection Areas of retained trees to prevent compaction which can occur from regular repeated footfall.

The temporary ground protection will be constructed from ply sheets a minimum of 15mm thick placed on a compressible layer of woodchips, laid over a geotextile membrane.

4.10 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

4.11 NO-DIG TENNIS COURT

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished court surface as per the manufacturer's recommendations.

Any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

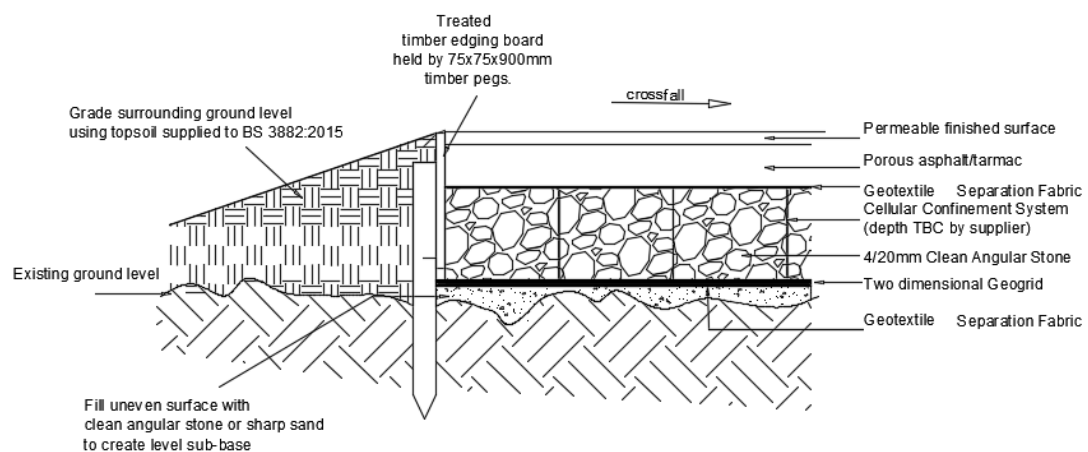


Figure 5 - Indicative no-dig driveway construction using a cellular confinement subbase

The open cells will be filled with clean, open graded aggregate 4/20 mm clean angular stone type 4/20 mm (preferred) or 4/40mm to allow water permeation and gaseous exchange within the rooting environment.

The open cells will be filled with crushed 20/40 stone. If this is not available 4/20 stone can be used. In all situations the infill material should be washed or graded so that it contains no fine particles (fines). The aggregate must have enough internal strength to perform both during installation and in the long term. MOT Type 1, Type 2 and Type 3 are not suitable for use as infill because they contain fines.

Once in place, the geo-cell system will be covered with a base geotextile made of polypropylene or polyester (min. 300g/m²) with a CBR puncture resistance of 4000N. The geotextile must cover the entire tennis court within the root protection area of T016 (Oak) and sheets will be laid to overlap by at least 30cm.

Once the no-dig subbase is installed the court can be surfaced with a porous surface layer installed in accordance with the engineers' recommended specifications.

Where necessary, following completion of the development, quality topsoil will be used to grade the edge of the surface / parking areas to meet the adjacent ground levels.

4.12 GROUND PROTECTION

VEHICULAR

Beyond the subbase of the new driveway / vehicle access, temporary ground protection will be installed to create a temporary works area and protect the soft landscaped areas where trees may be rooting during the construction works.

Following the erection of the Tree Protection Fencing and installation of the no-dig driveway subbase, no further work in relation to the build will be undertaken, including deliveries, excavation or construction, prior to the Temporary Ground Protection being installed as identified a yellow honeycomb hatch on the Tree Protection Plan. This surface is for vehicle access during works to construct the pool area and tennis court

To be sufficiently loadbearing the heavy-duty vehicle access, will be constructed using load appropriate such as trackpanel (supplied by Eve Trakway - www.livetrakway.com), Tufftrak (The Grassform Group - www.grassform.co.uk) or a similar approved product. The temporary trackway must be placed on a compressible layer 100mm deep of sand or woodchips, laid onto a geotextile membrane, with adjacent panels pinned into place or held together with connectors in order to prevent individual panels moving or separating.

Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed.

Ground protection must be fit for purpose and should be replaced / upgraded with an alternative product if panels start to move or any sign of ground compaction is seen.

PEDESTRIAN

No works will commence in relation to the construction of the new garden rooms, including construction or excavation, prior to the additional areas of pedestrian ground protection being installed as shown in a magenta hatch.

The Temporary ground protection will be used to create a load diffusing platform for pedestrian operatives working in the Root Protection Areas of retained trees to prevent compaction which can occur from regular repeated footfall.

The temporary ground protection will be constructed from ply sheets a minimum of 15mm thick placed on a compressible layer of woodchips, laid over a geotextile membrane.

4.13 HAND DUG FOUNDATIONS

Within the rooting areas of trees / under tree canopies, excavations detailed within this report (for the new garden rooms and pool patio area) will be undertaken by hand with extreme care.

Temporary ground protection formed of durable ground protection mats or ply sheets a minimum of 15mm thick will be placed around each area to prevent compaction and provide a suitable work platform for the pedestrian operative.

The ground will be excavated with due care with shallow layers scraped back using clean hand tools. Small roots (under 25 mm) may be pruned back to the edge of the post hole using a sharp, clean hand tool. Larger roots (over 25 mm) are retained where possible and pinned back to the edge of the hole.

Where a root cannot be retained in this manner, it will be cut cleanly with a sharp saw and only with the Arboriculturist's approval. The Arboricultural Consultant will make an on-site assessment in each case as to whether the cutting of the root will impact on the health and stability of each tree.

If a root is found within any hole, the cutting of which may impact on the safety of the Tree, the Local Authority will be informed. In such cases, tree removal or a reduction of the crown would be considered with a Section 211 notification submitted to the Local Planning Authority. In the unlikely event that tree removal is considered necessary, replacement planting will be specified and undertaken within the next planting season (November to February) on completion of the works.

Retained roots that are exposed will be covered with damp hessian or sacking to prevent them from drying out.

Post holes once excavated will be fully-lined with a non-porous membrane to prevent the leaching of potentially toxic concrete coming into contact with tree roots.

Wide angle photos will be taken of all works to demonstrate compliance with the approved Arboricultural Method Statement.

4.14 SERVICES

I have not received any service plans for the site. However, it is understood that services where required shall be routed outside of the identified root protection areas of all trees.

There shall be no open trenching within the identified Root Protection Areas of any retained trees on site without consultation with the Arboricultural Consultant and Wiltshire Council.

4.15 GENERAL METHODOLOGY FOR TREE PROTECTION WHEN WORKING ON SITE

- Building foundations should be constructed in accordance with the guidelines and recommendations in HNBC Chapter 4.2 taking into account the presence of any potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.
- There shall be no tree works aside from those specified within Section 4.4, of the approved Arboricultural Method Statement without the prior written consent of the Council's Tree Service.
- Approved Tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.
- Chippings arising from tree work will not be piled around the bases of trees.
- When carrying out tree works contractors will access site via paths and areas of hard landscaping.
- No vehicles will be driven beyond the existing hard surface surfaces onto unprotected ground at any point during the tree work and subsequent build project.
- Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees and low branches making their safe retention impossible.
- No excavation or changes in ground levels is permitted within the rooting areas of trees aside from those specified within the Arboricultural Method Statement for the new patio and garden rooms. In these areas, the excavation will be undertaken by hand in accordance with the Arboricultural Method Statement.
- Storage and disposal of soil, rubble or materials of any other description will be on existing areas of hard standing adjacent to the site access only.
- There shall be no erection or installation of temporary structures of any description on soft landscaped areas where trees may be rooting.
- No fixtures or fittings such as security lighting, signage etc. shall be attached to any part of a tree.
- There will be no open fires on site during the building works.
- No chemicals, fuel, liquids/waste residues of any other description will be stored, disposed of or allowed to run off into soft landscaped areas where trees may be rooting.
- Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained.

4.16 LANDSCAPING

The following rules will be followed during all future landscaping works in order to prevent harm to the trees:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees following completion of the development.
- Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas or retained trees.
- Any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.
- New plants planted within the root protection areas of retained trees should be planted bare root or in small pots no more than 15cm diameter.

4.17 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

- A. Survey Data
- B. Key
- C. Cascade Chart for Tree Quality Assessment
- D. Tree Data
- E. Tree Plans
- F. Phasing of works
- G. Contacts
- H. Tree Protection Fencing
- I. Tree Protection Signage
- J. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Wednesday 10th December 2025 from ground level only.
- On the day of the survey, the weather conditions were dry but overcast. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 26 trees and 2 tree groups growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction’.

APPENDIX B - KEY

Ref:	T001 = Tree 1	G001 = Group 1
	A001 = Area 1	W001 = Woodland 1
Species:	Common name (Botanical name)	
Height:	Measured with a clinometer (m) where possible or estimated when part of a group	
Stem:	Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters	
Branch spread:	Paced measurements at compass points or with a laser measure.	
Crown clearance:	Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.	
Epics:	Lower canopy created by epicormic growth.	
Age Class:	Newly planted - 3 years following planting.	
	Young - Tree well established but with juvenile crown form	
	Young Mature - Tree in first third of usual life expectancy for species	
	Mature - Tree in second third of usual life expectancy for species	
	Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.	
	Veteran - Older than usual for species or with historical/ cultural / ecological value	
General Observations:	Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.	
Estimated Remaining Contribution:	Estimated in years - less than 10, 10-20, 20-40, 40+	
BS: 5837:2012 category rating:	In accordance with the guidelines of the British Standard.	
	 Category 'A' tree (Green)	 Category 'C' tree (Grey)
	 Category 'B' tree (Blue)	 Category 'U' tree – Fell (Red)
RPA Area BS:5837 (2012)	Root Protection Area calculation in square metres	
RPA Radius	BS:5837 (2012) Root Protection Area calculation circle radius in metres. ¹	
Ash Dieback:	Based on 'Ash dieback disease: a guide for tree owners' (June 2020) Pub. The Tree Council which grades the extent of dieback into 4 classifications:	
	- CLASS 1 100%–76% of the crown remains - CLASS 2 75%–51% of the crown remains - CLASS 3 50%–26% of the crown remains - CLASS 4 25%–0% of the crown remains	

¹ The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that 'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'

APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

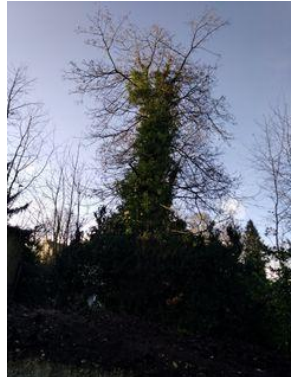
CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or 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. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable 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)
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 remedial 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 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 contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are 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.

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T001	Wellingtonia (<i>Sequoiadendron giganteum</i>)	Tree	Height (m): 28 Stem Diam(mm): 1900 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:6 S:9 W:5	Topped tree with multiple leaders. Cut ivy stems remain on trunk. Minor deadwood in crown. Foliage slightly sparse.	A1	Radius: 15.0m. Area: 707 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: High	
T002	Holm oak (<i>Quercus ilex</i>)	Tree 4 stems	Height (m): 14 4 stems (mm): 460, 550, 600, 770 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5.5 E:11 S:11 W:5	Multi-stem mature tree with cavity & decay present in wounds where other stems have split out. Adventitious roots in cavity. Previous survey noted Ganoderma brackets but none were visible at the time of my survey. Cable ties around main branches. Low, asymmetrical crown to ground level. Foliage density normal.	B3	Radius: 14.5m. Area: 661 sq m.	Physiological Condition: Good Structural Condition: Physical Defect Public Amenity Value: Good	
T003	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 18 Stem Diam(mm): 470 Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:3 S:1.5 W:5	Recent works undertaken to raise crown. Slender tree, high, asymmetrical crown.	B2	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T004	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 18 Stem Diam(mm): 340 Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:4 S:4 W:4	Recent works undertaken to raise crown. Slender tree, high, asymmetrical crown.	B2	Radius: 4.1m. Area: 53 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good	
T005	Common hawthorn (<i>Crataegus monogyna</i>)	Tree 2 stems	Height (m): 5 2 stems, avg.(mm): 60 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:2.5 S:1.5 W:1	Small twin stem tree. Asymmetrical crown.	C2	Radius: 1.0m. Area: 3 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
H006	Common beech (<i>Fagus sylvatica</i>)	Hedge	Height (m): 5 Stem Diam(mm): 30 Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Young slender trees planted to form hedge. Not maintained. Various heights, etiolated form.	C2	Radius: 0.4m. Area: 17 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
H007	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Hedge	Height (m): 3.5 Stem Diam(mm): 350 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 10+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Tight clipped hedge formed of three mature topped trees. Dead branch stubs and areas of crown.	C1	Radius: 4.2m. Area: 122 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low	 
T007	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 9 Stem Diam(mm): 300 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:3.5 S:3.5 W:3.5	Small tree, feathered, low crown to ground level.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: Low crown	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T008	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 10 Stem Diam(mm): 350 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:3.5 S:1.5 W:5	Off-site tree. Ivy clad irregular crown. Foliage density normal.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access and prolific ivy	
T009	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 12 Stem Diam(mm): 350 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Off-site tree. Ivy clad crown. Lower crown cut back to boundary. Bud density normal.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access and prolific ivy	
T010	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 8.5 Stem Diam(mm): 120 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:1 E:2 S:3.5 W:2	Small young tree at top of bank.	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T011	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 17 Stem Diam(mm): 440 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:5.5 S:3 W:4	Off-site tree. No access to base.	C2	Radius: 5.3m. Area: 88 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access	
T014	London plane (<i>Platanus x hispanica</i>)	Tree	Height (m): 15 Stem Diam(mm): 460 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:3 S:5.5 W:4.5	Recent works undertaken to raised and reduce crown. Lapsed Pollard.	B1,2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T016	London plane (<i>Platanus x hispanica</i>)	Tree	Height (m): 14 Stem Diam(mm): 400 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6.5 E:6 S:4 W:5.5	Lapsed Pollard. Asymmetrical crown. Bud density normal.	B1,2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T017	Himalayan birch (<i>Betula utilis</i>)	Tree	Height (m): 14 Stem Diam(mm): 320 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:4.5 S:2.5 W:4	Lapsed Pollard. Asymmetrical crown. Dead wood in crown. Bud density normal.	C1,2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T018	Himalayan birch (<i>Betula utilis</i>)	Tree	Height (m): 14 Stem Diam(mm): 320 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:4 S:6 W:4	Lapsed Pollard. Deadwood in crown. Bud density normal.	C1,2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	 

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T020	Himalayan birch (<i>Betula utilis</i>)	Tree	Height (m): 14 Stem Diam(mm): 310 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:6 W:3	Lapsed Pollard. Asymmetrical crown. Dead leader. Deadwood in crown. Bud density normal.	C1,2	Radius: 3.7m. Area: 43 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T021	Box (<i>Buxus sp.</i>)	Tree 2 stems	Height (m): 5.5 2 stems, avg.(mm): 100 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:2 W:2	Small box trees.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T022	Box (<i>Buxus sp.</i>)	Tree	Height (m): 5.5 Stem Diam(mm): 100 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:4 S:1.5 W:1	Small box tree. Swept stem. Low crown.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T023	Box (<i>Buxus sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 100 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:1.5 S:1 W:0.5	Small box tree	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T024	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 15 Stem Diam(mm): 360 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:4 S:2 W:0	Swept stem, asymmetrical crown recently reduced.	C2	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T025	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 17 Stem Diam(mm): 560 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:6 S:3 W:5	Ivy clad tree. High crown. Rooting area restricted by retaining wall.	C2	Radius: 6.7m. Area: 141 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T026	English yew (<i>Taxus baccata</i>)	Tree 2 stems	Height (m): 6 2 stems, avg.(mm): 150 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:0.5 S:1 W:2.5	Ivy clad twin stem tree. Rooting area restricted by retaining wall.	C2	Radius: 2.5m. Area: 20 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy	
T027	English yew (<i>Taxus baccata</i>)	Tree 3 stems	Height (m): 8 3 stems, avg.(mm): 120 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:3 S:3 W:2	Ivy clad twin stem tree. Rooting area restricted by retaining wall.	C2	Radius: 2.5m. Area: 20 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy	
T028	Bay tree (<i>Laurus nobilis</i>)	Tree	Height (m): 4.5 Stem Diam(mm): 300 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:1 W:1	Multi-stem large shrub	C1	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T029	Plane	Tree	Height (m): 15 Stem Diam(mm): 360 Crown Clearance (m): 2.5 Life Stage: Early mature Rem. Contrib.: 40+ Years	N:4.5 E:4 S:4.5 W:3.5	Previously reduced to 6m.	B2	Radius: 4.3m. Area: 59 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T030	Norway Maple	Tree	Height (m): 12 Stem Diam(mm): 340 Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: 40+ Years	N:4.5 E:4.5 S:4.5 W:4	Previously reduced to 6m. Minor deadwood. Small patch of black exudate on lower stem.	B2	Radius: 4.1m. Area: 52 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T031	Horse Chestnut	Tree	Height (m): 11.5 Stem Diam(mm): 420 Crown Clearance (m): 2 Life Stage: Early mature Rem. Contrib.: 40+ Years	N:4.5 E:5 S:4 W:5.5	Longitudinal bark fissures but no sign of bacterial canker. Previously reduced to 6m. Decay entering pruning wound at 2m to north. Surface roots.	B2	Radius: 5m. Area: 80 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	

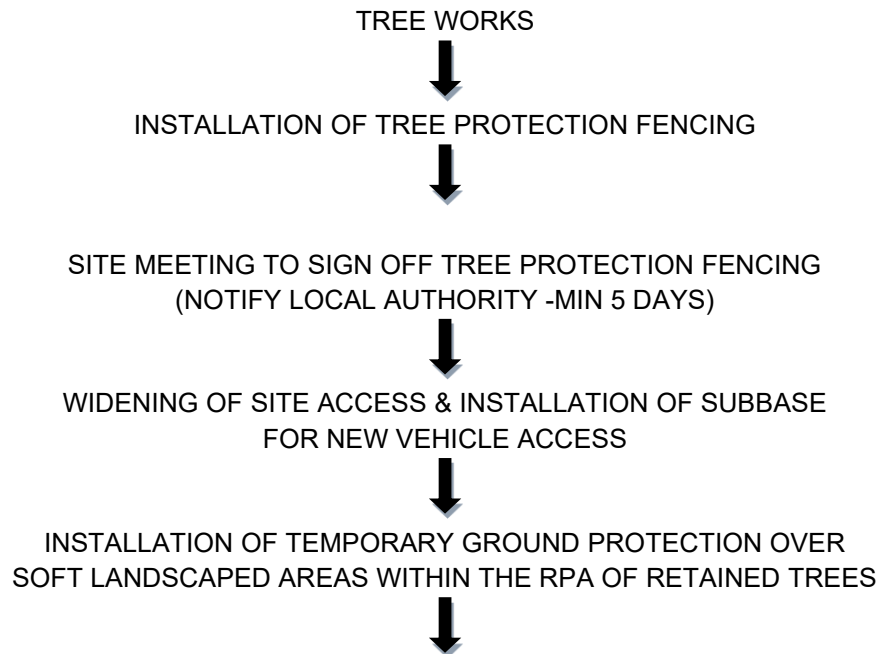
APPENDIX E – TREE PLANS

Attached as separate pdf documents

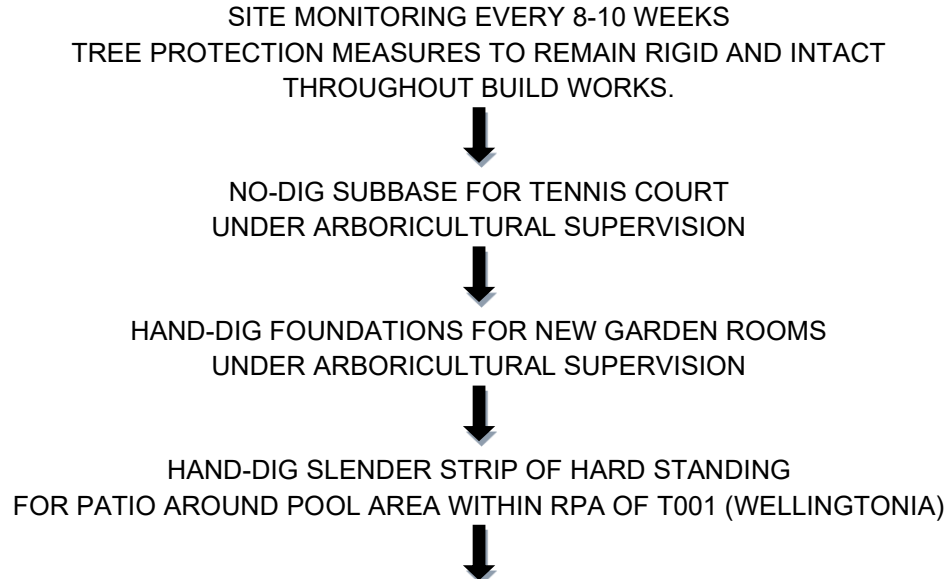
- Tree Protection Plan ref: [THE OLD MANOR TPP 06898 2025](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX G – CONTACTS

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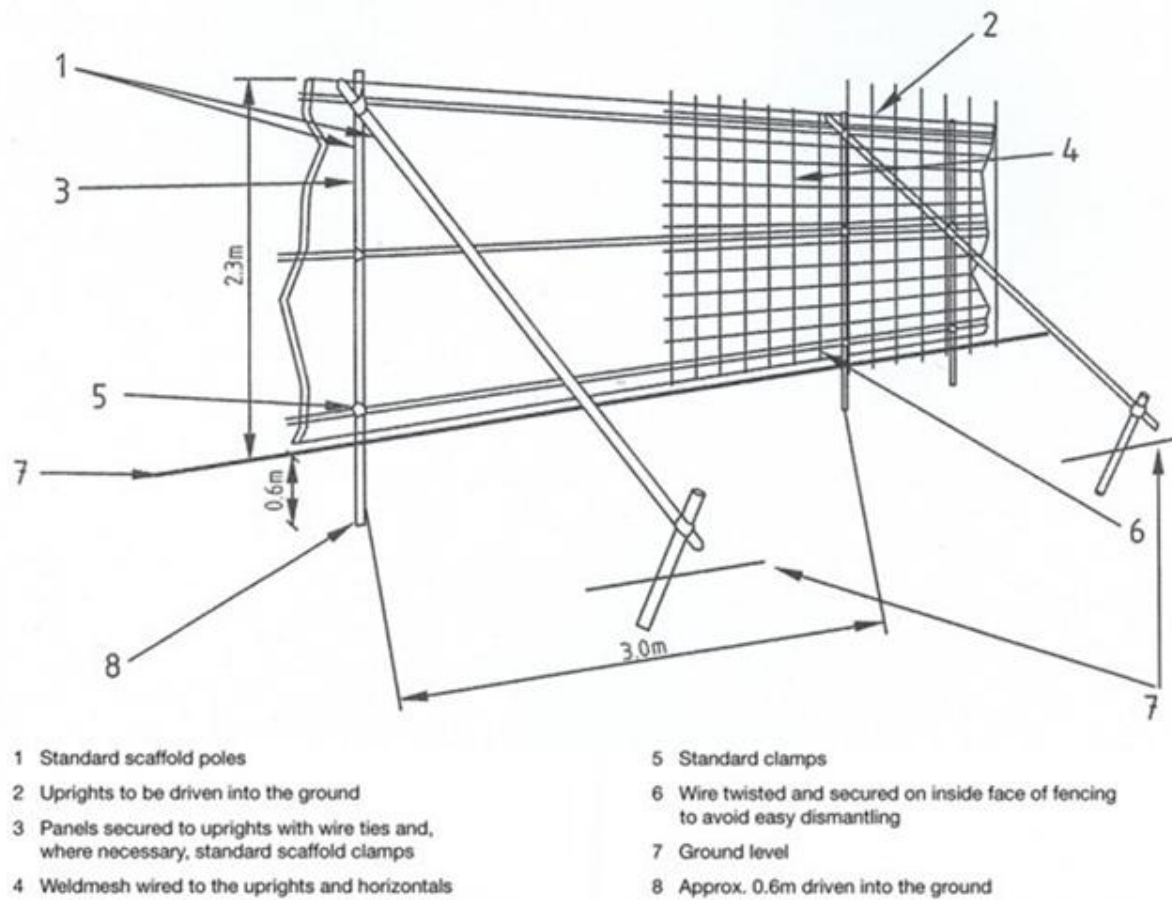
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Local Planning Authority

Wiltshire Council

T: 0300 456 0114

APPENDIX H - TREE PROTECTION FENCING



APPENDIX I - TREE PROTECTION SIGNAGE



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 J - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 17 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.