



76a Main Street, Keevil, Wiltshire, BA14 6ND

**Tree Survey, Arboricultural Impact Assessment & Tree
Constraints Plan**

For

Residential Development Proposals

January 2026

Ref: 26.300

Pear Tree Cottage
Strawberry Hill
West Lavington
Wiltshire
SN10 4NQ



APPOINTMENT

Southern Tree Surveys has been appointed by Simon Gough to undertake a Tree Survey and prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support proposals to demolish an existing garage, extend another garage structure and install a new automatic gate on land at 76a Main Street, Keevil, Wiltshire, BA14 6ND.

This report has been compiled by Sebastian Macleod NCH Arb. Dip Arb L6 (ABC) who holds a Lantra Professional Tree Inspection certificate, an Arboriculturist with experience undertaking Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

Any management recommendations will be in accordance with British Standard (BS) 3998:2010 *British Standard Tree Work - Recommendations*.

This document has been prepared in accordance with the scope of **Southern Tree Surveys** appointment with its client and is subject to the terms and conditions of that appointment.

Southern Tree Surveys accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.



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1. INTRODUCTION

1.1. Southern Tree Surveys has been instructed by Simon Gough to conduct a Tree Survey and provide an AIA and TCP to support proposals to extend an existing garage, demolish another, remove some tarmac surfacing to be replaced with grass and install an automatic gate on land at 76a Main Street, Keevil. This survey is to assess and categorise the trees potentially affected by the proposals, outline any constraints that the trees on site pose to its development, and indicate measures required to protect those trees to be retained during any construction process. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.2 This initial arboricultural report includes a survey of the significant trees (those with stem diameter 100mm measured at 1.50m above ground level), hedges, shrubs or groups of trees currently found on the site (outlined by the plan provided), as well as those on adjacent land that could impact on any proposed development. The quality and condition of these trees is to be assessed and categorised. Any management recommendations deemed necessary are to be put forward.

1.3 The trees surveyed are to be categorised A, B or C, for those to be considered for retention, or U for those unsuitable for retention. Further sub-categories of 1, 2 or 3 are given for those to be considered suitable to be retained. (See Cascade chart for tree quality assessment in Appendix 3). Categorisation will be made in accordance with BS 5837:2012.

1.4 A TCP guided by the above and the below ground constraints that the surveyed trees on site, or adjacent land, may pose to the scheme, is provided in Illustrative material at plan STS-300-01 (Existing) based on the topographical drawing of the site provided by the applicant. The constraints to be considered will include the Root Protection Areas (RPA) and Construction Exclusion Zones (CEZ) that trees will require during and post construction if they are to be retained, as well as the current ground clearance and spread, that may affect the design proposal and construction access.

1.5 The area under assessment consists of the front garden and driveway areas of the residential property which stands to the east of Main Street and to the west of a complex of agricultural structures and hardstanding areas. Two silver birch trees straddle the gated access from the highway at the south-western corner of the property and an oak stands in the northern corner of the garden

area. The remaining front garden area consists of tarmac driveway and grassed areas. A mixed native hedge runs along much of the highway boundary.

1.6 The scheme proposes to demolish an existing garage attached to the northern end of the dwelling which is subject to subsidence damage which is not considered to be tree related. Much of the tarmac driveway apron to the west of the house is proposed to be lifted and grassed and the existing gate is proposed to be replaced with a new automatic gateway. A single bay garage attached to the southern end of the dwelling is proposed to be extended into a double bay garage. A plan of the design of the layout of the scheme has been provided by the applicant, produced by Bourne Valley Associates, drawing no. 05600-00-B and has been overlaid onto the TCP at plan STS-230-02 (Proposed). The scheme intends to retain and protect all trees and hedgerow assessed but does note that the three trees along the highway boundary are proposed to be crown reduced by 30%.

1.7 The entire site stands within the Keevil Conservation Area. No trees at the site are subject to Tree Preservation Orders.

1.8 The soil type for the site is described as 'Lime-rich loamy and clayey soils with impeded drainage'. Therefore, the site could be on shrinkable clay with the potential for subsidence damage to be caused, by trees, to new structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type.

1.9 A site visit was undertaken on the 19th of January 2025 by Seb Macleod in changable weather conditions.

2. CONSTRAINTS TO PROPOSED DEVELOPMENT

2.1 GENERAL

2.1.1 The trees surveyed represent above and below ground constraints to the proposed development. Above ground constraints include the size and nature of the branching canopy that can influence where structures/utilities can be placed or be an above ground constraint to access during or after construction. Shade cast by individual trees can be beneficial or a nuisance and needs to be considered. In addition, the potential ultimate height and spread of any younger trees on site, and the future impacts they may have, must also be a consideration.

2.1.2 Below ground constraints are principally concerned with the RPA, or the rooting area, of an individual tree that must be maintained in its current condition (i.e. not excavated, compacted or re-graded) to ensure the continuing health of the tree during and after development. Roots that are 25mm or over must not be damaged, in order to ensure the future structural and physiological function of the tree.

2.1.3 New buildings should not be positioned within the RPA of a tree to be retained. No ground should be disturbed, materials stored, or vehicle/pedestrian traffic undertaken within the RPA of a retained tree. It is also the default position that construction access must be outside the RPA of any tree to be retained on site. Above and below ground constraints can be mitigated by felling, or pruning, if justified in the impact assessment. Incursion of works into the RPA of a tree to be retained can be facilitated by special construction techniques, if justified in the impact assessment.

2.1.4 The RPAs are calculated as per Section 4.6 of BS 5837:2012 and, where applicable, are recorded as an area of a nominal circle or a radius of that circle. The British Standard states the following:

- For single-stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter.
- For trees with more than one stem, one of two calculation methods is to be used:

- For trees with two to five stems:

$$\sqrt{(stemdiameter1)^2 + (stemdiameter2)^2 \dots + (stemdiameter5)^2}$$

- For trees with more than five stems:

$$\sqrt{(meanstemdiameter1)^2 \times numberofstems}$$

2.1.5 In all cases, the stem diameters are measured in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D. The RPA is capped at 707m squared or a 15m radius.

2.1.6 Where trees are positioned close to adjacent areas of hardstanding, which are impervious to air and water, and where tree roots are unlikely to ingress, the RPA may be off set from the centre of the tree to reflect the areas where the roots are more likely to have established.

2.1.7 RPAs for hedges will normally be set at a distance from the central base of the hedge calculated as half its average height.

2.2 OTHER CONSTRAINTS

2.2.1 Potential constraints to the development of the site include the above ground area occupied by the crowns of the trees, potential shade and debris cast by the trees, working space during development and, if applicable, allowances for future growth of the trees. The extent of these constraints is determined by considering the suitability of the species and its characteristics within the context of the proposed development, plus the existing and future crown spread of the tree. A further consideration is that the crown could be modified by appropriate tree surgery. Site planning and development design must therefore give consideration to these issues in order to prevent future problems arising.

2.2.2 Any remedial works on trees to improve safety or to facilitate construction must be undertaken in accordance with BS 3998:2010 British Standard *Tree Work - Recommendations*. Work must be undertaken by qualified and experienced professionals.

2.2.3 All services should be directed outside the retained trees' RPAs. However, where it is agreed that services can be located within an RPA, they must be hand-dug in accordance with the principles contained within National Joint Utilities Group Guidelines Vol. 4, in a position no closer than four times the stem circumference of the tree and dug down to the required level. Small diameter roots should be neatly cut with clean secateurs, whilst roots over 25mm in diameter, and/or large root masses, must be retained undamaged. Alternatively, if underground services are to run through the RPAs of trees to be retained, specialist construction techniques, such as impact moling, could be employed to install any pipework at a depth greater than 600mm from ground level, where tree roots are unlikely to be found.

2.2.4 No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes storage of materials, unplanned routing of underground services or incursions by vehicles or site operatives unless specified and accompanied by specialist protection measures.

2.2.5 Mixing of cement or concrete, or the storage of fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to contamination of the RPA of any tree to be retained.

2.2.6 Fires must not be lit in a position where flames could extend to within 10m of the foliage, branch framework or trunk of any tree to be retained.

2.2.7 Landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.

2.2.8 Changes in soil level should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the LPA, in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed or the roots and rooting zones are not compromised by compaction.

2.2.9 All soil storage must be outside the RPAs of all retained trees to ensure that any run-off of water or residue does not seep into their RPAs.

2.3 TREE PROTECTION MEASURES

2.3.1 Tree protection fencing will be required to form a CEZ, to prevent construction activity within the RPAs of trees to be retained, or to protect the crowns of retained trees. They must be constructed from weldmesh panels of at least 2.00m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS 5837:2012. Examples of the design specification are shown in Appendix 1.

2.3.2 Where tree protection fencing falls outside the RPAs of the retained trees, robust high visibility plastic mesh barrier is recommended in place of the above-mentioned fencing. This will create a visual deterrent and signify the extent of the CEZ.

2.3.3 The location of CEZ fencing will be determined when the final site layout is agreed. This will provide the minimum protection of the retained trees. Any surfacing within the RPA, be it temporary or permanent, must be of a no-dig design in accordance with the principles of BS 5837:2012.

2.3.4 After the erection of the CEZ fencing, a minimum of two days' notice must be given to the Local Planning Authority (LPA) before any construction, including any groundwork, starts on site. The CEZ fencing must be maintained and retained for the duration of the works or until such time as agreed in writing with the LPA.

2.3.5 Services and drain runs must be kept outside the fenced RPA of the retained trees unless agreed in advance of construction.

2.4 ARBORICULTURAL SUPERVISION

2.4.1 A suitably qualified arboriculturist must be retained during the development period to carry out the following:

- To inspect tree protection fencing once erected prior to construction or ground works starting on site.
- To advise of any issues at the request of the LPA, the property owner or contractor as necessary.

2.4.2 The details of each visit are to be recorded in a site visit pro-forma, with copies circulated to the contractor, developer and the LPA Tree Officer.

3. TREE SURVEY

3.1.1 This tree survey has been undertaken in accordance with BS 5837:2012 in order to establish and record:

- The principal attributes of those trees on site with a stem diameter over 150mm measured at 1.50m from ground level (such as height, stem diameter, height of first branch break, crown spread, crown clearance).
- The condition, quality and value of the trees on site.
- The retention value of those trees as categorised by BS 5837:2012.
- The outline and area of RPA required for those trees to be retained on site, and any other remedial works necessary to ensure a reasonable level of safety, or to facilitate the development in accordance with conditions set out in BS 5837:2012.

3.1.2 The findings of the survey highlight which trees are of particular merit and should be marked as a material constraint in the planning process.

3.1.3 The suitability of trees for inclusion in the proposed development is considered, with particular regard given to their safe, useful life expectancy, and suitability in the site after development is completed.

3.1.4 The Tree Survey was undertaken in accordance with Section 4 of BS 5837:2012, which grades trees into the following categories (See Appendix 2: Cascade chart for Tree Quality assessment):

- A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 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.
- U – Trees in such a condition that they cannot be realistically retained due to poor condition.

Further subcategories are given as follows:

- Mainly arboricultural qualities (1).
- Mainly landscape qualities (2).
- Mainly cultural values, including conservation (3).

3.2 SURVEY LIMITATIONS

3.2.1 This survey was undertaken from ground level using visual assessment techniques only. Physical assessment of suspected decay has been limited to probing with metal rods or sounding with a hammer. No specialist decay equipment or internal investigation tools have been employed during the assessment. No soil samples have been taken in the course of this assessment.

3.2.2 The observations and recommendations presented are based on the knowledge, qualifications and experience of the surveyor only.

3.2.3 All dimensions are measured as far as reasonably practicable, with the plotting of tree locations dependent on the topographical survey provided, or the available satellite coverage at the time of inspection. Stem diameter may have been estimated where trees are on third party land or where stems are inaccessible due to obstructions by undergrowth. Stem diameter may also have been estimated from best measurements available if the tree is ivy clad. The survey methodology follows that prescribed in BS 5837:2012.

3.2.4 Trees are dynamic evolving organisms subject to a range of external influencing factors (particularly the weather) the consequences of which may not always be foreseeable under the scope of this survey.

3.2.5 This survey will be valid for 12 months from the date of inspection and may become invalid within this period if any works are undertaken on or near to trees assessed in the survey. Such works include un-prescribed tree surgery, soil level changes, trenching etc.

3.2.6 Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert advice in this area prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

3.2.7 The nesting season for most birds runs from 1st March to 31st July. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.



3.2.8 Trees with a TPO or those sited in a conservation area are protected under section 198 and 211 (1) of the Town and Country Planning Act 1990. Consent from the LPA must be sought before any works are to be undertaken on such trees, unless the proposed works to protected trees are a necessary and direct consequence of granted full planning consent.

4. TREE SURVEY FINDINGS

4.1 Altogether three trees and one hedgerow feature were assessed and appear in the survey schedule (Table 2). The trees and hedgerow assessed are located adjacent to the areas proposed to be developed and no other trees or hedgerows are found in proximity to the site or directly adjacent land.

4.2 Two mature birch (T1 & T2) straddle the existing gated vehicle access from Main Street and are relatively homogenous in size and form with T2 to the north of the drive being the slightly larger specimen. Both birch show evidence of previous historic crown reduction work having been undertaken and are in good structural and physiological condition. Both are assessed as good quality B grade retention category features.

4.3 The prominent arboricultural feature assessed is the early-mature (a tree in the second third of its life cycle) oak (T3) standing in the northern corner of the garden area to the front of the dwelling. The oak is a very good specimen of its species in good structural and physiological condition and is assessed as A grade retention category.

4.4 The hedge (H1) running along much of the highway boundary is a relatively newly planted feature that appears to have established well and is assessed as B grade retention category.

4.5 The shading profiles of the three trees assessed largely cast shade away from the dwelling and its garden. The constraint of shading is not considered relevant within the context of the nature of the scheme proposed.

4.6 The location of the garage to the south of the dwelling and its proposed extension does not conflict with any of the critical features of the trees and hedgerows assessed at the site.

4.7 Several conflicts exist between the scheme and the critical features, specifically RPAs, of the trees assessed at the site. These include:

- The post holes for the upright supporting pillars of the proposed replacement gate are to be inset from the locations of the upright posts for the existing gateway and will be positioned within the RPAs of the birch trees T1 and T2. Therefore, there is the potential for root damage to occur during the excavation of pits for the uprights and their establishment.



- Part of the existing driveway is to be lifted, removed and replaced with grass stands within the RPA of the oak T3. There is the potential for root damage to be inflicted on the critical roots of the tree during this process or after the tarmac has been lifted. Damage could occur if the area below removed tarmac is subject to the movement of vehicles or plant during the remaining development process
- The proximity of the oak (T3) to the garage to be demolished presents a threat that the areas of its RPA within vegetated ground could be subject to inadvertent damage via ground compaction resulting from the passage of vehicles or plant during the demolition process.

5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 The trees and hedgerow that were assessed and appear in the survey schedule are in good physiological and structural condition and considered highly worthy of retention as good quality amenity features within the village conservation area. All arboricultural features assessed are proposed to be retained through and beyond the development process.

5.2 The proposed demolition of the garage at the northern side of the dwelling and the proposed extension of the existing garage at its southern end have no direct conflicts with any of the arboricultural features assessed including their RPAs.

5.3 The primary conflict between the scheme lies between the proposed excavation of 2x post holes to set the upright sections of the new automatic sliding gate within the RPAs of the two birch trees (T1 & T2). In order to reduce the potential for direct damage during the insertion of upright posts to support the gate, a methodology to hand dig the locations of the upright posts prior to their insertion must be followed. This is in order to avoid damage to roots found that are over 25mm in diameter which could have negative structural or physiological implications for either tree affected. This process is advised be undertaken using a compressed air spade to limit the potential inadvertent damage to significant roots within the pit locations. Any roots under 25mm in diameter could be cut back to the face of the test pit with secateurs. The design and precise location of the supporting posts and therefore the location of the gate as a whole would require the capacity to be marginally relocated if roots over 25mm in diameter are found during the excavation process and those post holes are relocated to avoid such roots. Pits would need to be excavated to a depth of 60cm below the existing ground level using the air spade, beyond which significant roots are very unlikely to be found. If posts are to be set in concrete an impermeable plastic membrane would need to line the edges of the holes to prevent concrete leaching into the surrounding ground and burning the adjacent tree root systems. This process would ideally be undertaken under arboricultural supervision.

5.4 The lifting of the tarmac to the front of the house must not take place until the garage proposed to be removed has been demolished and masonry and other materials arising from the demolition process has been removed from the site. This will allow any vehicles or plant employed during this process to travel over the tarmac areas within the RPA of the oak (T3) without causing any localised ground compaction within the critical rooting zone of this tree. Ground compaction has the potential

to inhibit the gaseous exchange and availability of oxygen to the root systems below which could lead to dysfunction and decline of the affected trees or premature death.

5.5 Tarmac to be removed within the RPA of the oak (T3) must be lifted and removed from site to a methodology that minimises potential damage to the root system of the oak below. Ideally tarmac will be lifted by hand or if machinery is employed it must work backwards away from the stem of the oak as it lifts the tarmac, remaining on tarmacked areas. Vehicles or plant must not travel over the ground within the RPA of the oak once it is lifted and new soil must be reinstated within the newly exposed ground within the RPA of T3 immediately after tarmac is lifted to avoid desiccation of any exposed roots.

5.6 In order to protect the trees to be retained adjacent to the areas to be developed, Construction Exclusion Zones (CEZ) will need to be established, protected by CEZ fencing as exemplified in Appendices 1 & 2. This is intended to exclude all construction activity from the sensitive areas of those trees during the development process, particularly vegetated ground within their RPAs that are vulnerable to inadvertent damage during development. The proposed position of CEZ fencing is shown as a blue dashed line in the TCP provided at plan STS-300-02 and would have to be installed prior to any other construction activity commencing on site and remain in situ throughout the remainder of the development process.

5.7 The proposed 30% crown reduction of the three trees assessed, as noted on the design proposal provided, has been advised to be dealt with via a separate 211 notice of proposed works to trees in a conservation area to Wiltshire Council. This is as the proposed crown work to these trees is not a requirement or a direct consequence of any aspect of the proposed scheme. Therefore, the proposed crown reduction of the three trees assessed does not form a part of this application for planning consent.

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1 The calculated RPAs of trees that are marked for retention are highly sensitive. The ground within the RPAs can be easily damaged by construction activity, with potentially negative impacts for those trees concerned. The severance of roots within the RPA of a tree has the impact of reducing its physiological function in terms of its ability to store energy, as well as draw water and nutrients from the soil to the effect that severe dysfunction or death of the tree can result. The removal of larger roots within the RPA can have the impact of reducing the structural integrity of the tree, leaving it exposed to failure during adverse weather conditions. The wounding resulting from the severance of roots can offer tree pathogens entry points for infection, which can cause dysfunction, loss of structural integrity or death.

6.2 Roots require access to oxygen and water in order to respire, as well as providing the rest of the tree with water and nutrients. Compaction of the soil will reduce this function to the effect that severe dysfunction or premature death of the tree can result. Installation of a non-porous hard-standing area within the RPA of a tree will have the same impact as compaction of the soil. Contamination of the soil from substances such as cement, fuel or chemicals, can have severe negative impacts on the physiological function of the root system in terms of its ability to store energy. It can also affect the drawing of water and nutrients from the soil, which can lead to physiological dysfunction, loss of structural integrity or premature death of the tree.

6.3 The stems and branching structure of trees are important to their physiological and structural function. The pruning of trees has the impact of reducing their ability to store energy, maintain their physiological system, and photosynthesise, which requires energy from the sun. This can lead to a loss of physiological function, expose the tree to pathogens and potentially lead to decline or premature death. The wounding resulting from the removal of branches can offer tree pathogens entry points of infection. A tree can be unbalanced by excessive pruning on one side, which can leave it exposed to new stresses and lead to failure during adverse weather (the removal of adjacent trees can have the same effect). The inadvertent damage of the stem and branching structure that may be a consequence of construction activity, has similar potentially negative impacts to pruning.

6.4 There are no trees or hedges proposed to be removed as a consequence of the development proposals which limits the potential negative arboricultural impact of the scheme. The retention and protection of the existing arboricultural features is considered an important aspect of an approach to minimise the negative effects of the proposed development.

6.4 The principal threat posed by the scheme to the trees assessed will be for root damage to be inflicted to the root systems of the two birch (T1 & T2) during the excavation of the post holes for the upright supporting sections of the automatic sliding gate. Some minor root damage is likely to be inflicted during the excavation process, but if the methodology described in Para. 5.3 is correctly followed, the damage inflicted should be minimum, localised and will not result in any significant or noticeable decline in either tree. Therefore, the negative arboricultural impacts of this aspect of the scheme are assessed as low.

6.5 There exists the potential for inadvertent damage to be inflicted on the trees to be retained through the construction process which would bring negative arboricultural impacts. Particularly within the vegetated areas within the RPAs of trees to be retained which are vulnerable to inadvertent damage via ground compaction. However, if the recommended protective measures are correctly followed, specifically the establishment of fenced construction exclusion zones through the development process the potential for such damage to be inflicted will be significantly limited

6.6 Overall, the negative arboricultural impacts of the layout of the scheme are considered to be very low as no trees/hedges are proposed to be removed as a consequence of the development proposals. Suitable protection measures in line with the BS5837:2012 guidelines along with adequate methodology for the procedures to be followed during the more sensitive aspects of the scheme have been recommended to ensure the viable protection of the arboricultural features to be retained through and beyond development.



7. REFERENCES

British Standards Institute, 2012. *BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations*. Online: BSI.

British Standards Institute, 2010. *BS 3998:2010 – Trees work. Recommendations*. Online: BSI.

Soilscapes, 2026. *Soilscapes Map*. Available at: <<http://www.landis.org.uk/soilscapes/>>

TABLES

Table 1 Tree Survey Key and Schedule

Tree/Tag No: Individual trees will be denoted as T1, T2 etc. on plans or diagrams. Groups of trees too numerous to individually survey or groups comprising of mainly trees of a stem diameter less than 150mm will be denoted as G1, G2 or W1, W2, etc. Hedgerows will also be shown as groups denoted as H1, H2, etc. Tree stumps denoted by S. Individual trees located in a group or hedgerow can still be assessed individually.

Species: using common and scientific name.

Measurement Conventions:

1. Height, crown spread, and crown clearance is recorded to the nearest half metre (crown spread is rounded up) for measurements up to 10m and to the nearest whole metre if over 10m.
2. Stem diameter is recorded in millimetres rounded to the nearest 10mm.
3. Any estimated dimensions (e.g. for inaccessible trees or those located on adjacent land) are suffixed by "#".

Tree height measured using an electronic clinometer. Site conditions may render this technique impractical in which case an estimated height will be suffixed by "#".

Stem Diameter: normally measured at 1.5m from ground level or using techniques as stated in Annex C of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. If estimated denoted by #.

Ivy clad trees will be noted as without removing the ivy a stem diameter will have to be estimated from best measurement available.

Age Class: Y - a young tree in first third of life cycle.

EM - an early mature tree in second third of life cycle.

M - a mature tree in the last third of its life cycle.

OM - an over-mature tree in decline due to age.

Physiological Condition:

Good (G) - tree appears to be in a satisfactory physiological condition showing no signs of poor health.

Fair (F) - may be showing some minor signs of stress.

Poor (P) - slightly compromised showing significant signs of stress i.e. crown retrenchment.

V. Poor (VP) - significantly compromised e.g. advanced retrenchment.

D - dead.

Structural Condition: (Crown, stem and base of tree each given a value)

Good (G) - tree appears to be in a satisfactory structural condition with no significant defects found.

Fair (F) - some defects, but of low significance.

Poor (P) - slightly compromised e.g. poor branch unions found or evidence of decay.

V. Poor (VP) - profoundly compromised and imminent failure likely.

- cannot be assessed due to ivy/vegetation cover.

D/W - deadwood.

Estimated Remaining Contribution: Measured in years: <10 (under 10 years), >10 (over 10 years), >20, >40.

Retention Category: Denoted as U, A, B, C with sub-categories 1, 2, 3. as defined in Table 1 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Root Protection Area (RPA): Radius given in m. Area given in m².

Table 2 BS5837 Survey Schedule

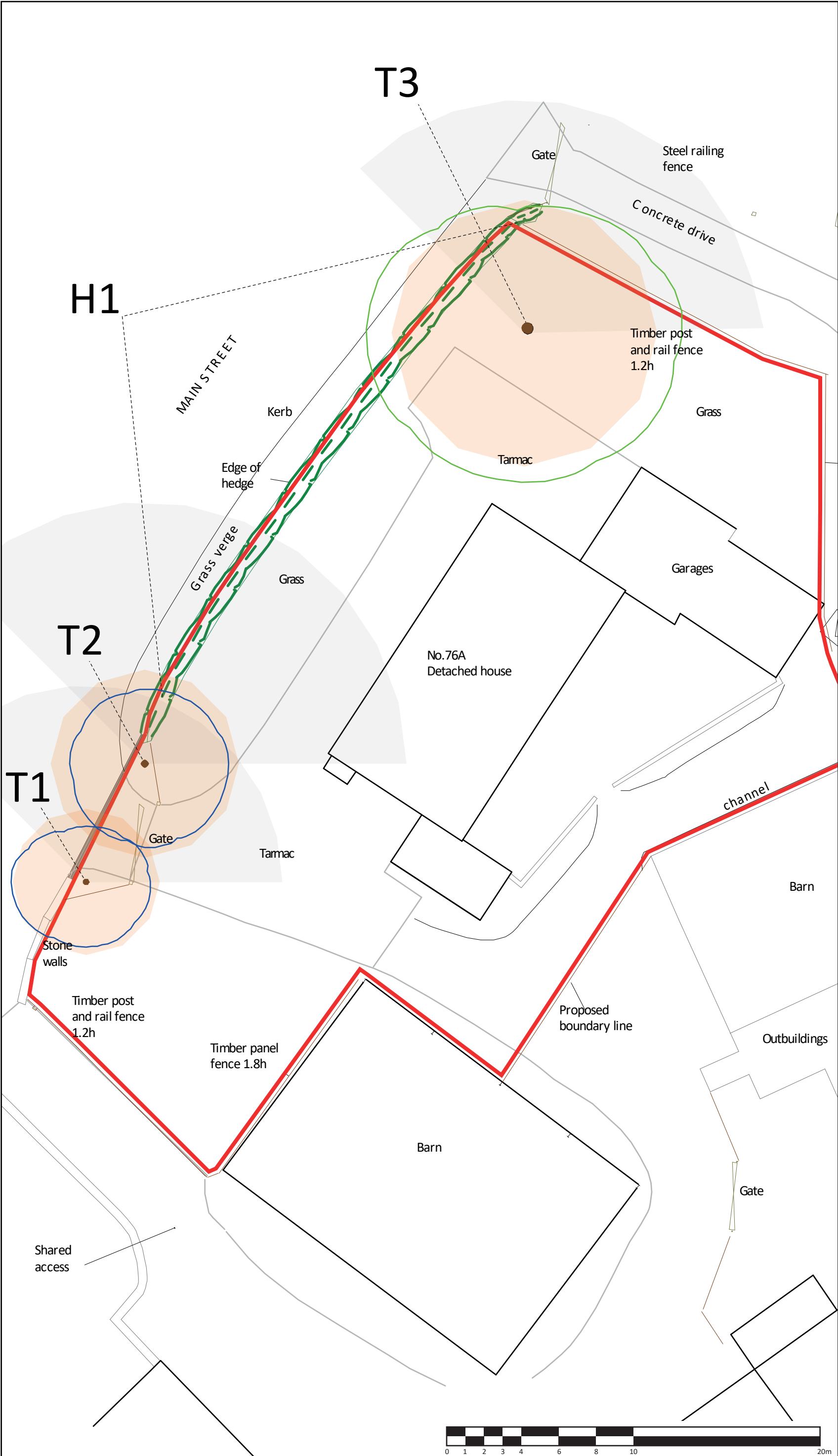
Site: 76a Main Street, Keevil

Client: Simon Gough

Date: 19th January 2026

Tree/Tag. No	Species	Tree Height (m)	Stem Diameter (mm)	Crown spread (m)				Height & Direction of 1 st Branch	Min. Crown Clearance (m)				Life Stage	Physiological Condition	Structural Condition: CROWN/STEM/BASE General Observations: Preliminary Management Recommendations	Estimated Remaining Contribution	Retention Category	RPA R (m)	RPA A (m ²)
				N	E	S	W		N	E	S	W							
T1	Silver birch <i>Betula pendula</i>	10.5	320	3	3.5	3.5	4	2s	4	3	3	1.5	M	G	G/G/G Subject to previous crown reduction work	>20	B1	3.9	48
T2	Silver birch <i>Betula pendula</i>	14	410	4	4.5	4.5	4	4s	3	3	5	5	M	G	G/G/G Subject to previous crown reduction work	>20	B1	4.8	72
T3	English oak <i>Quercus robur</i>	12.5	580	7	8.5	8	8.5	2s	2	1.5	2.5	2	EM	G	G/G/G	>40	A1	6.9	150
H1	Mixed native hedge	1.5	-	-	-	-	-	-	-	-	-	-	Y	G	G/G/G	>40	B3	-	-

ILLUSTRATIVE MATERIAL



KEY:

Tree Retention Categories

- 'A' Category
- 'B' Category
- 'C' Category
- 'U' Category

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Shading Arc
- Root Protection Area
- Hedge
- Extent of development area

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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Project:
76a Main St, Keevil

On behalf of:
Simon Gough

Drawing title:
Tree Constraints Plan (Existing)

Drawing number:
STS-300-01

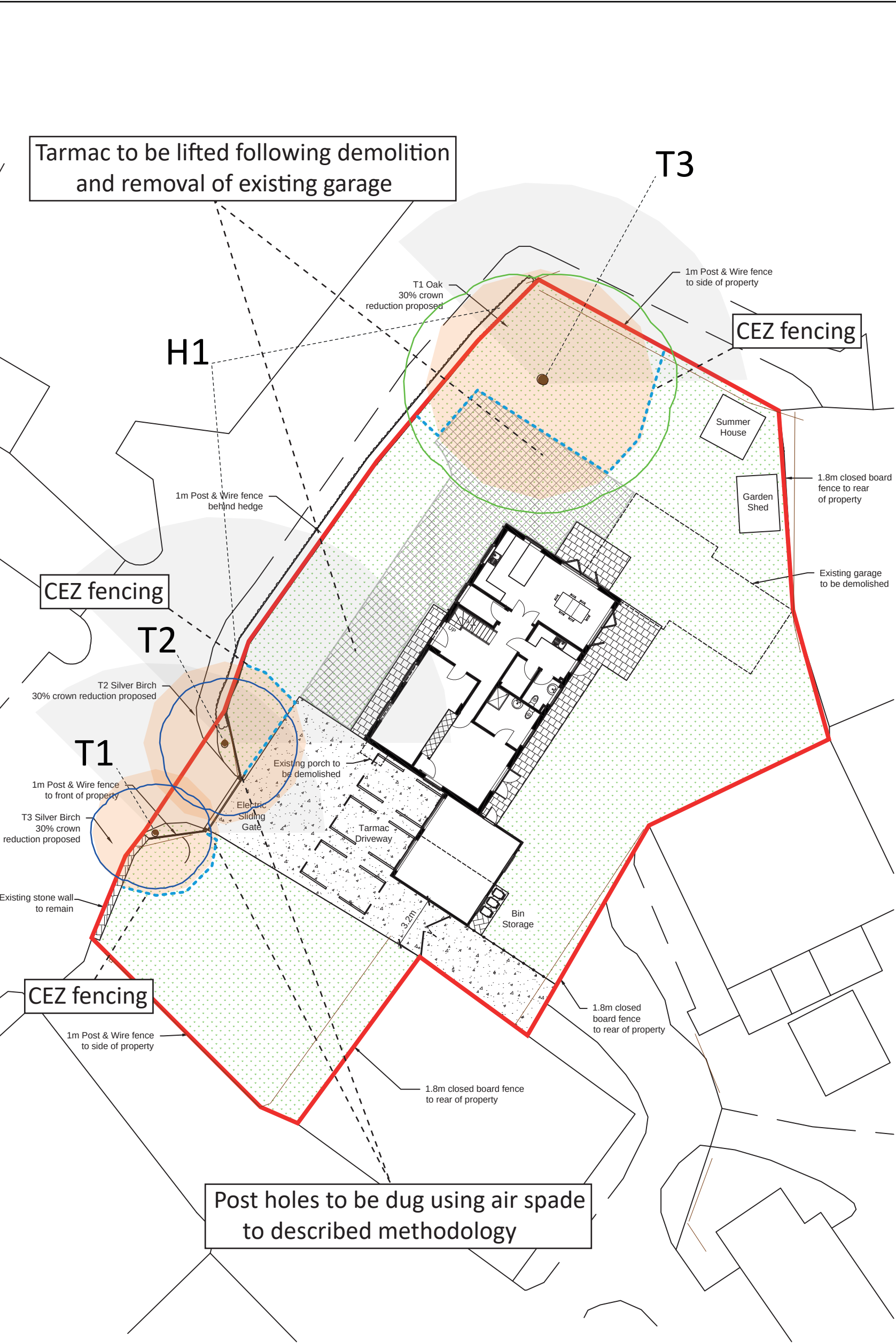
Rev:
SM

Date:
Jan 26

Scale:
1:200 @A3

DB:
RM

CB:
RM



KEY:

Tree Retention Categories

- 'A' Category
- 'B' Category
- 'C' Category
- 'U' Category

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Shading Arc
- Root Protection Area
- Hedge
- Extent of development area
- Tarmac to be removed
- Proposed position of CEZ fencing

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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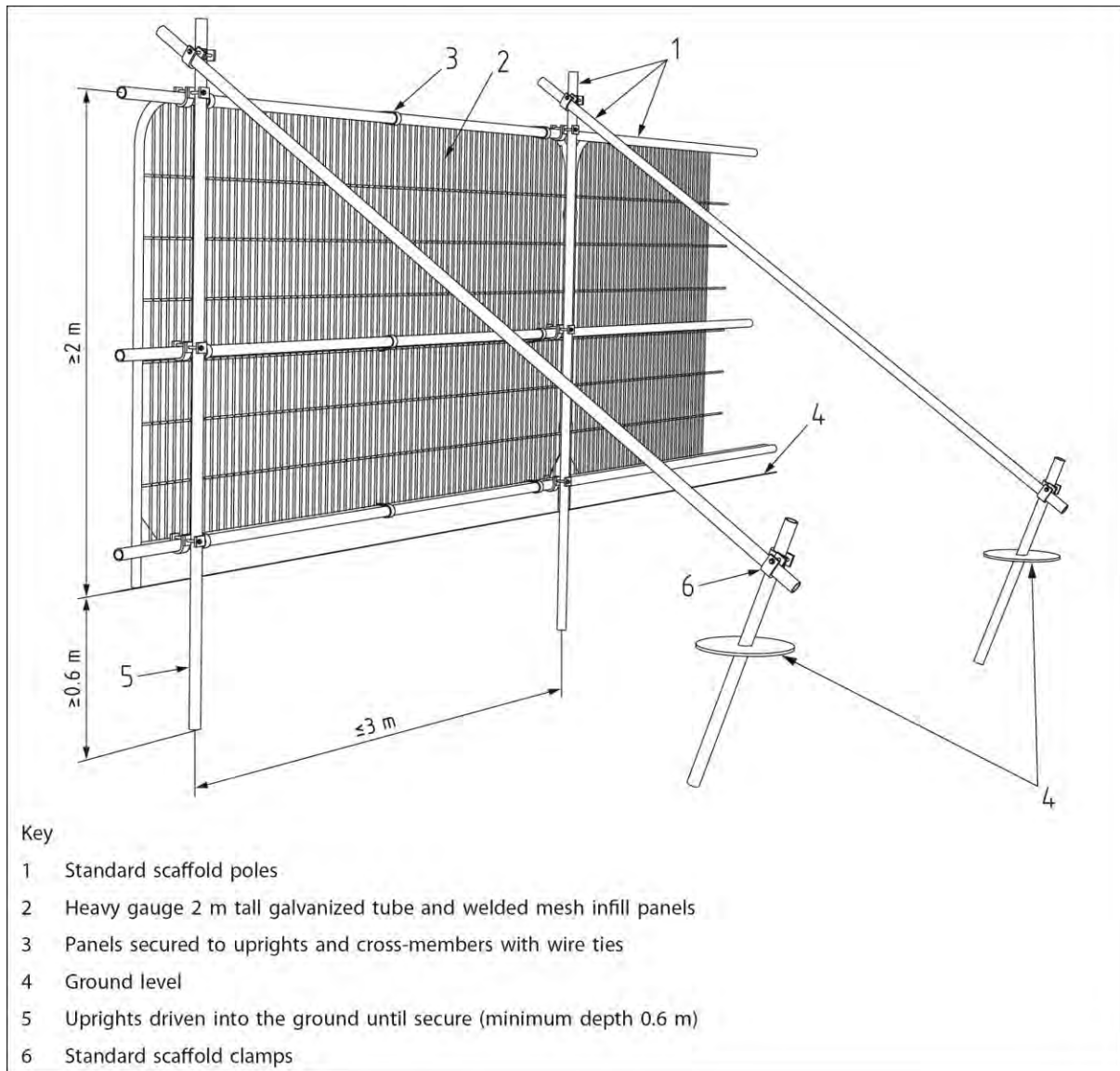
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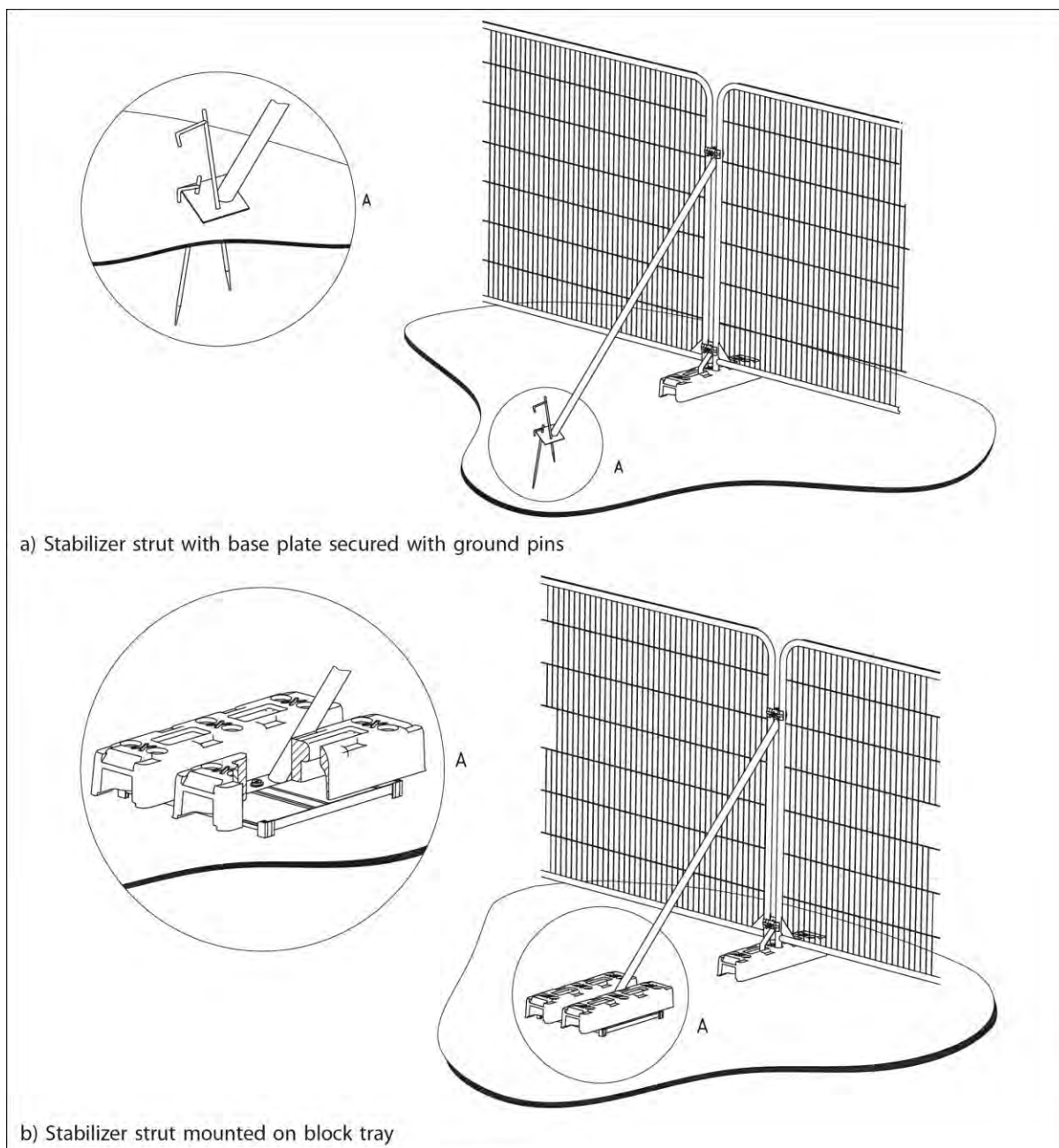
Project: 76a Main St, Keevil		
On behalf of: Simon Gough		
Drawing title: Tree Constraints Plan (Proposed)		
Drawing number: STS-300-02	Rev: 	Date: Jan 26
Scale: 1:250 @A3	DB: SM	CB: RM

APPENDICES

APPENDIX 1: BS5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER



APPENDIX 2: BS5837:2012 ABOVE GROUND STABILISING SYSTEMS



APPENDIX 3: CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition		Criteria (including subcategories 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 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>		
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
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 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.	
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.	