
**POND COTTAGE, THE GREEN, POULSHOT,
DEVIZES, WILTSHIRE**

**TREE SURVEY, ARBORICULTURAL IMPACT
ASSESSMENT & TREE CONSTRAINTS PLAN**

FOR

PROPOSED ANCILLARY BUILDING

Prepared by:

WHLandscape

On behalf of:

Mrs D Cleverly

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mrs D Cleverly to undertake a Tree Survey and to prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support the proposed construction of an ancillary building on land to the rear of Pond Cottage, The Green, Poulshot, Devizes.

WHLandscape has an established track record of carrying out Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

This report has been undertaken by: Seb Macleod NC Hort/Arb. L6 Dip Arb. (Lantra Professional Tree Inspection)

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1. INTRODUCTION

1.1. WHLandscape has been instructed by Mrs D Cleverly to conduct a Tree Survey, an AIA and to provide a TCP. These will support a planning application for the proposed demolition of two sheds and construction of a replacement ancillary building in the rear garden of the residential property at Pond Cottage, Poulshot. The survey is to outline any constraints that the trees on the site pose to such a 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 150mm, measured at 1.50m above ground level), hedges or groups of trees currently found on the site outlined by the plan provided. 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 for retention (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 may pose to the development proposal, is provided in Illustrative material at plan ARB-2086-01 and is based on the topographical drawing of the site provided by the applicant. The key constraints to be considered will include the Root Protection Areas (RPA) and Construction Exclusion Zones (CEZ) that trees will require during construction if they are to be retained, as well as the current ground clearance and spread, that may affect construction activity/access.

1.5 The report includes an AIA to outline and mitigate the potentially adverse tree related impacts that the design proposal poses and to suggest any changes that may benefit the scheme.

1.6 The residential site under assessment consists of the small contained rear garden of Pond Cottage in which stand two existing dilapidated shed structures towards its north-western corner, hardstanding areas and flagstone pathways with herbaceous borders. An ornamental elm on the northern boundary and a centrally located aging hazel coppice stool form the dominant arboricultural features within the garden which is split into two by the larger shed and a laurel hedge at its central

axis. The remaining arboricultural features consist of young and aging fruit trees, elders and smaller ornamental shrubs. The area under assessment is bordered by the dwelling to the east, open pasture to the west, a by-way to the south and an adjacent residential property to the north.

1.7 The proposal is to demolish the two sheds and construct a replacement ancillary building at a similar location. A plan of the proposed scheme has been provided by Dolman Building Surveyors LLP. (drawing no. 4403-02 Rev B) and has been overlaid onto the TCP provided in Illustrative Material at plan ARB-2086-02. Several trees are marked to be removed within the scope of the proposal on the drawings provided.

1.8 The area proposed for development is within the village Conservation Area. No trees on or adjacent to the site are subject to Tree Preservation Orders (TPO)

1.9 The soil type for the site is described as 'Freely draining slightly acid but base-rich soils'. Therefore, the site is unlikely to be on a shrinkable clay with the potential for subsidence damage to be caused, by trees, to new or existing structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type and the implications this may have on suitable construction specifications.

1.10 A site visit was undertaken on the 8th of December 2025 by Seb Macleod in fair 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 that present barriers 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:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter } 1)^2 \times \text{number of stems}}$$

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 707 metres (m) 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 a 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 15m 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 Local Planning Authority (LPA). This is 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.

2.3 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. This must be constructed from weldmesh panels of at least 2m 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 Appendices 1 & 2.

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 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 TREE SURVEY CRITERIA

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 of 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 3: 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 Tree Preservation Order 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 consequence of granted full planning consent.

4. TREE SURVEY FINDINGS

4.1 Altogether six individual trees and one hedgerow feature were assessed and appear in the survey schedule (Table 2). These trees were included in the survey schedule as they are considered to have the potential to be affected by the development proposals. Smaller trees or shrubs including multiple young plum stems within or adjacent to the proposed development area have not been included in the survey schedule as they were too small to be considered as arboricultural features that pose a constraint to the scheme. A single hawthorn (H6) beyond the north-west boundary of the site was included in the survey schedule as its RPA was considered to have the potential to be affected by the proposals. It is not considered to be under the control or ownership of the applicant.

4.2 The key arboricultural features included in the assessment were the larger trees at the site which consist of a Cornish elm (T1) standing close to the gardens northern fence line and an aging hazel coppice (T3) standing in a central area of the garden at the northern end of the cherry laurel hedge (H1). The Cornish elm is noted as showing several codominant stem breaks which are sub-optimum branching unions but not uncommon within the growth habit of trees of the genus. Although they present a raised potential for failure, they are not considered exceptionally hazardous and the early-mature (a tree in the second third of its life cycle) ornamental specimen tree is assessed as B grade retention category.

4.3 The hazel (T3) is a lapsed coppice feature with multiple stems emerging from a low single trunk or stool and the tree is considered to be over-mature and therefore in its current form reaching a point in its life cycle where physiological decline and senescence will be beginning to have an impact. As the hazel is not considered to have a remaining life expectancy much beyond ten years it is assessed as C grade retention category.

4.4 The remaining trees included in the survey schedule which stand within the rear garden of Pond Cottage consist of an aging and decrepit plum (T2) with a heavily extend limb over one of the sheds and a pair of elders (T4 & T5) in very poor physiological condition. The plum is also considered to be in the over-mature age class with very limited remaining life expectancy and the two elders, both showing very limited live growth and extensive dead, decay and dysfunctional wood. All three of these features are assessed as U grade (unsuitable for retention) category due to limited remaining life expectancy.

4.5 The hedgerow (H1) which runs from the southern boundary up to near the centrally located shed and splits the garden into two compartments is of cherry laurel standing at 2m in height. As a non-native species considered invasive within a woodland context, H1 is not of high amenity/conservation value and is assessed as C grade retention category.

4.6 The hawthorn (H6) standing beyond the north-western boundary of the site forms the southern end of an informal hedgerow feature and is relatively limited in stature and assessed as C grade retention category. Only a very small portion of the south-eastern edge of the RPA of T6 lies within the north-western corner of the site and it is not considered to be particularly threatened by the proposed scheme or potential construction activity.

4.7 A number of conflicts between the proposed scheme and the arboricultural features at the site exist and are set out as follows:

- The RPA and a small portion of the crown on the south-western side of the B grade Cornish elm T1 conflict with the covered section and floor of a porch at the north-eastern side of the proposed ancillary building. An upright support post for the porch is also located within the RPA of T1.
- The RPA and crown spread of the U grade plum T2 conflicts with the footprint and elevations of the proposed ancillary building.
- The RPA and crown spread of the C grade hazel T3 conflicts with the footprint and elevations of the proposed ancillary building.
- The stem position, RPA and crown spread of the U grade elder T5 conflicts with the footprint and elevations of the proposed ancillary building.

4.8 The RPAs of those trees to be retained, particularly the elm (T1), not directly in conflict with aspects of the design proposed remain threatened by potential inadvertent damage during the construction process. Such damage could occur via ground compaction within RPAs by footfall, passage of plant or the storage of materials. Storage or mixing of fuels or cements within the RPA of a tree to be retained could lead to ground contamination damaging critical root systems.

5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 The trees and hedge assessed are not considered to be of particularly high amenity value and are assessed as being in the lower quality C and U grade retention categories due to species type, poor structural and physiological condition and limited remaining life expectancy. The exceptions are the B grade Cornish elm (T1) proposed to be retained although in conflict with aspects of the design proposal and the B grade hawthorn (T6). T6 is on adjacent land and does not appear to be particularly threatened by potential damage as only a very small portion of its RPA lies within the far north-west corner of the garden.

5.2 The U grade plum (T2) and U grade elder along with an approximate 4m section of the northern end of the C grade laurel hedge (H1) are in conflict with the proposed new structure to the extent that their retention is unfeasible and they are marked for removal. Multiple shrubs or very young plum stems which are in conflict with the new structure are not considered to be arboricultural features of any substance and will also need to be removed.

5.3 The RPA and crown spread of the hazel coppice (T3) is in conflict with the footprint and elevations of the proposed new structure and is also marked for removal on the TCP as proposed at plan ARB-2086-02. However, as the tree has been managed as a coppice it is recommended that the crown of the tree is re-coppiced retaining its low trunk at approximately 0.5m stem height. Although a significant proportion of the root system of the hazel coppice will be removed during the development process, it is considered most likely that enough of the critical root system will survive and the remaining stem will recover a crown, post development.

5.4 The retention and protection of the Cornish elm (T1) through and beyond the development process is feasible if specific construction methodology is applied throughout the development process for those features, particularly the RPA, which is in conflict with the proposed new surfacing and the elevations for the porch on the eastern side of the structure. A small portion of the western side of the crown of the tree may need to be pruned back to clear the elevations of the new structure. Primarily, the new surfacing for the porch on the eastern side of the new structure will need to be constructed to a minimal dig methodology on a cellular confinement system (such as Cellweb® www.geosyn.co.uk/product/cellweb-tree-root-protection). A 75mm deep cellular confinement system is considered suitable for the type of use this area will be exposed to post development although any surface vegetation in this area could be removed to a depth of 75mm from the existing ground level. No further ground excavation can occur in this area below this depth. Permeable materials

throughout, including the final surfacing will need to be used in order to maintain gaseous exchange to the root system below. The use of flagstones or block paving are recommended as a final surface for the new surfacing proposed within the RPA of T1 to be retained, which will continue to allow for gaseous exchange to the root system below and maintain the oxygen within the soil that roots require for respiration. The area where this methodology will need to be applied is marked with grey hatch on the TCP at plan ARB-2086-02.

5.5 The post hole for the upright support for the new porch to be installed within the RPA of T1 must be hand dug to avoid damaging roots over 25mm in diameter or excavated using a compressed air spade (the latter being the preferred method). If roots over 25mm in diameter are encountered during the excavation of post holes for upright sections of fencing, the position of the hole is to be moved to avoid such roots. Any roots under 25mm in diameter could be cut back to the face of the test pit with secateurs. Following excavation of the post hole an impermeable plastic membrane must be inserted around the outside face of the hole to prevent concrete leachate contaminating adjacent ground and the root system of the elm.

5.6 In order to protect the sensitive features of the trees to be retained, particularly T1 & T6 which are potentially threatened by the construction process at the site, a CEZ would need to be established, protected by CEZ fencing before all other construction activity commences. This will ensure their critical features including RPAs are not inadvertently damaged during the construction process, particularly through ground compaction by the passage of vehicles or plant, storage of materials or via ground contamination. The proposed positions of the CEZ fencing to be established at the outset of the development process are marked as a blue dashed lines in the TCP provided at plan ARB-2086-02.

5.7 The protective measures will focus on the protection of T1 and T6. Temporary protective fencing should be of the specification exemplified in Appendix 1 or in Appendix 2 if fencing is to be located on existing hard surfacing. The U grade elder (T5) and remaining section of the laurel hedge (H1) is not considered to be particularly threatened by inadvertent damage during development as the ground between them and the proposed new structure largely consists of hard surfacing.

5.8 Construction access will need to be maintained within the RPA of T1 during development to allow for the practicable construction of the proposed new structure. Areas within the RPAs of trees to be retained that cannot be fenced off from construction activity due to access requirements for

practicable development can be protected with Temporary Ground Protection (TGP) during the development process. Therefore, TGP will need to be established in the area marked in blue hatch on the TCP at plan ARB-2086-02. This, along with CEZ fencing will need to have been installed prior to all other construction activity commencing on site to protect the root system of key trees to be retained from damage (particularly through ground compaction) while allowing construction access in the required areas. TGP to be installed prior to and during the construction of the scheme can consist of a 100mm layer of woodchip spread over a geotextile layer with purpose built rigid plastic ground protection matting on top or plyboard.

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 The negative arboricultural impacts of the proposed scheme are focused on the proposed removal of the U grade plum and elder (T2 & T5) and an approximate 4m section of the C grade laurel hedge (H1). Although the hazel coppice (T3) is marked for removal on the TCP at plan ARB-2086-02 its proposed coppicing to a low stem follows the traditional management technique of such a feature

and although some root damage or loss is to occur, it is considered most likely that the hazel will recover post development and remain as an arboricultural feature.

6.5 Although the site is within a conservation area those trees proposed to be removed are not considered to be contributing to the wider amenity of the village scene as they are contained within the fenced garden area. Therefore, there will be no tangible loss to the wider arboricultural character of the village conservation area. Critically, the gardens most conspicuous feature, the Cornish elm (T1) is to be retained.

6.6 An incursion into the RPA of the Cornish elm (T1) with new surfacing and post hole excavation is proposed which will have a negative impact on the physiological function on its root system during the development process. However, providing the methodologies described in section 5 of this document are followed, the actual damage inflicted should be minimal and short-term only. The level of crown pruning required to clear extension growth from the elevations of the new structure is unlikely to have any negligible impact on the ongoing physiological function of the tree.

6.7 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. However, if the recommended protective measures are followed, specifically the establishment of fenced construction exclusion zones and temporary ground protection as shown on the TPP at plan ARB-2086-02 the potential for such damage will be minimal.

6.8 The current or ultimate shading profile of those trees assessed are not considered to be a constraint to the proposed use of the site by excessive shading.

6.9 Overall, the negative arboricultural impacts of the proposed scheme are not considered to be significant as the arboricultural features proposed to be removed are not considered to be of any significant amenity value, are in poor condition or have very limited remaining life expectancy. The key tree of merit within the rear garden of Pond Cottage, the Cornish elm (T1) is proposed to be retained and should not be excessively impacted by damage during construction providing the recommended measures are correctly followed.

7. REFERENCES

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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.

4Table 2 BS5837 Survey Schedule

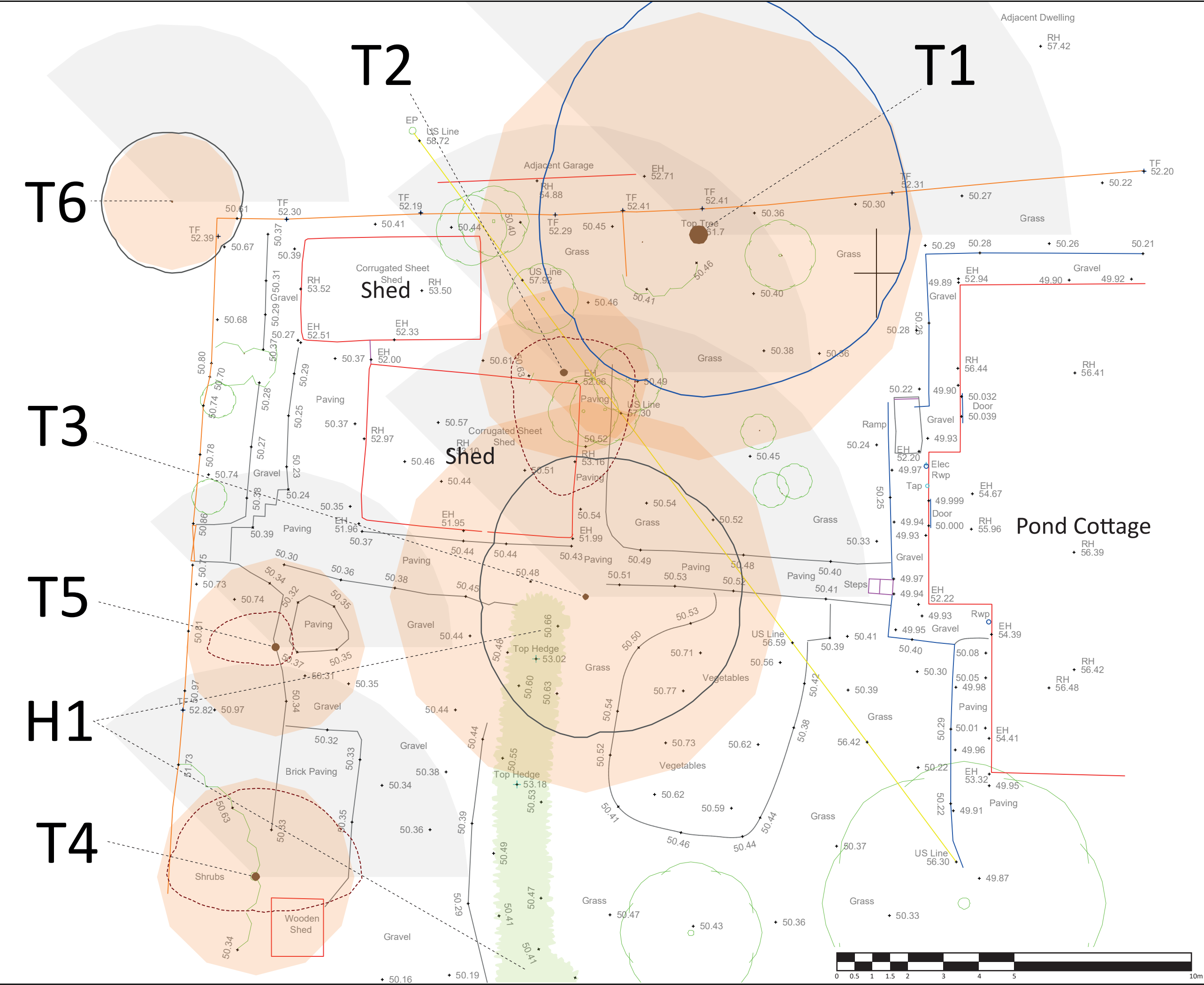
Site: Pond Cottage, Poulshot

Client: Mrs D Cleverly

Date: 8th December 2025

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 (m²)
				N	E	S	W		N	E	S	W							
T1	Cornish elm <i>Ulmus minor</i> 'Cornubiensis'	10.5	260 370 290	7	6	4.5	4.5	1s	3	2.5	2.5	4	EM	G	F/F/G Subject to previous crown management (soft pollard) Codominant break of stems between 0.5-1m Eastern break of stems poor	B1	>20	6.6	137
T2	Plum <i>Prunus Domestica</i>	7	170 100	1	2	3.5	1.5	2s	2	3	3	2	OM	F	F/P/F Aging tree with heavily managed crown Extended branch to south vulnerable to failure over existing structure Clad with dead ivy stems Unlikely to contribute beyond 10 years	U	<10	2.4	18
T3	Hazel <i>Corylus avellana</i>	8	150 X9	4	4.5	4	3	-	3	3	3	3	OM	G	F/F/F Aging hazel coppice	C1	>10	5.4	92
T4	Elder <i>Sambucas nigra</i>	6	170 150	2.5	3	1	2.5	1.5n	2	2	4	3	M	P	P/P/P Limited live growth Hollowed stem showing decay & dysfunction	U	<10	2.7	23
T5	Elder <i>Sambucas nigra</i>	5	150 140	1	0.5	0.5	2	1.5n	4	2	2	3	M	VP	P/P/P Limited live growth very poor condition Hollowed decayed stem showing multiple dead sections	U	<10	2.4	18
T6	Hawthorn <i>Crataegus monogyna</i>	5	50 X10	2	2	2	2	-		-	-	-	EM	G	G/G/G End tree of hedgerow feature on adjacent land	C3	>40	1.8	10
H1	Cherry laurel hedge <i>Prunus lusitanica</i>	2	-	-	-	-	-	-	-	-	-	-	M	G	G/G/G	C3	>40	-	-

ILLUSTRATIVE MATERIAL



KEY:

- 'A' Category

- 'B' Category

- 'C' Category

- 'U' Category

Tree stem

Shading arc

Crown spread
(in colour of retention category)

Root Protection
Area (RPA)

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

Other Plan Features

- Hedge

- Unsurveyed tree

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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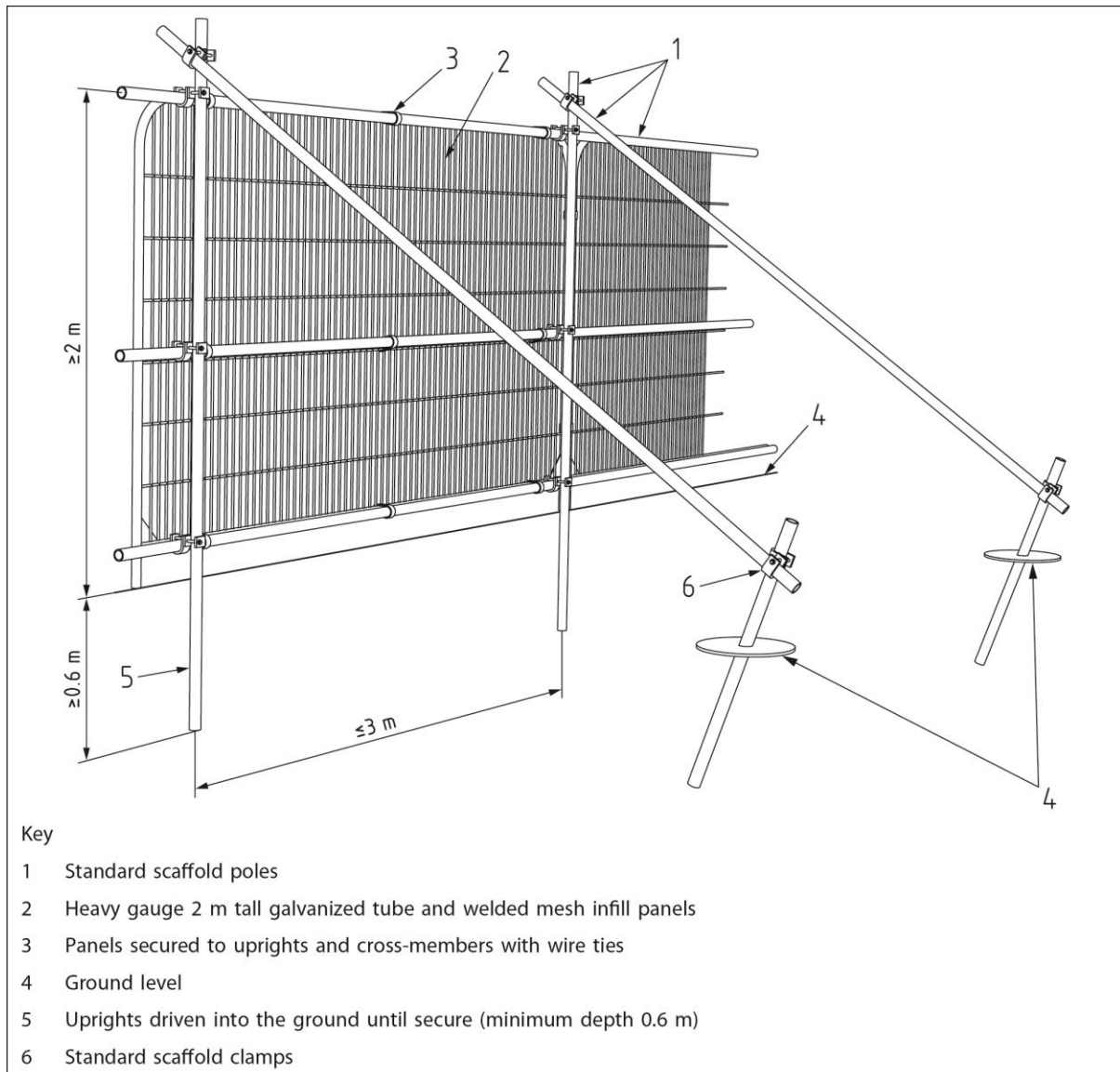
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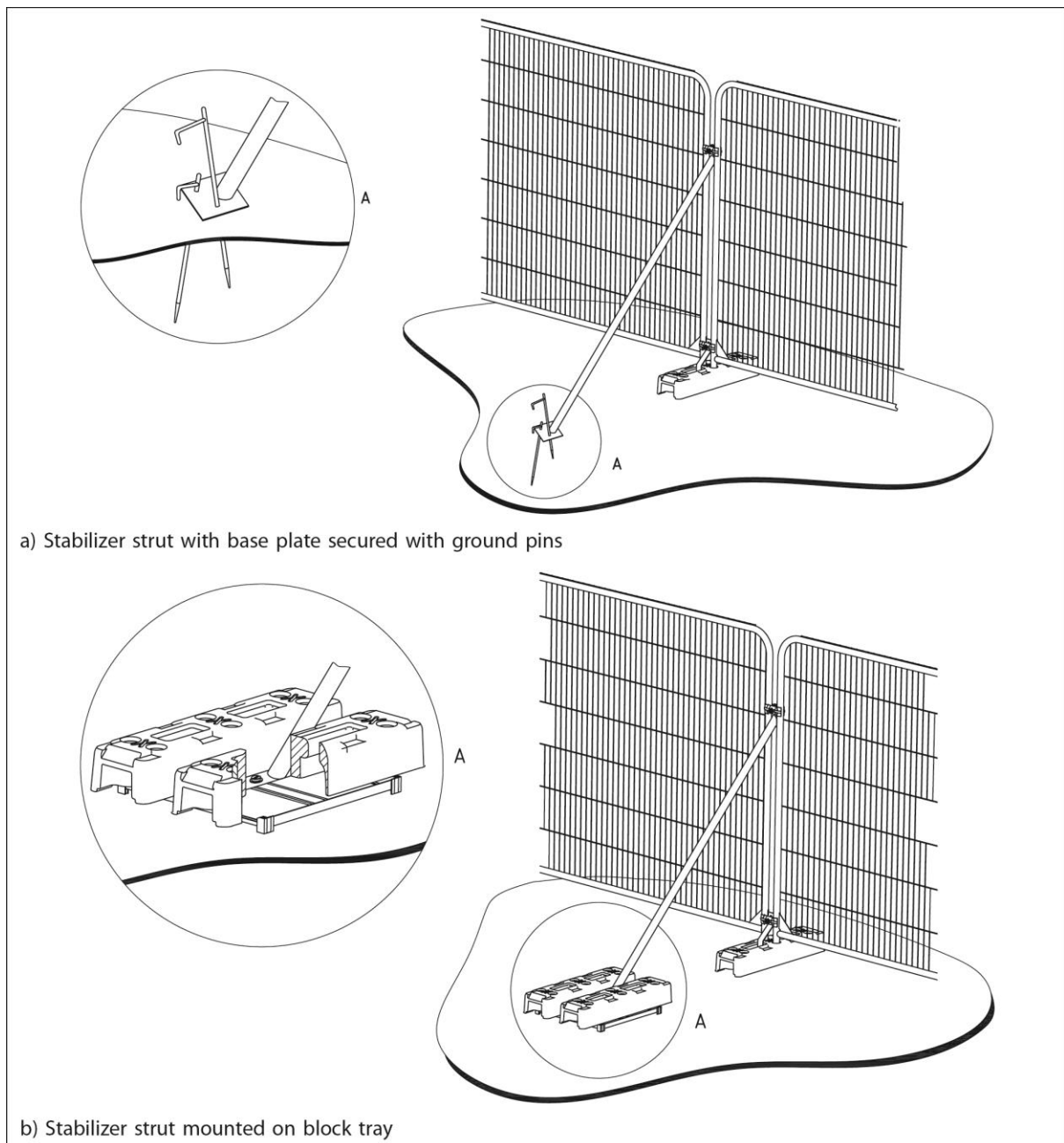
Project: Pond Cottage, Poulshot		
On behalf of: Mrs D Cleverly		
Drawing title: Tree Constraints Plan (Existing)		
Drawing number: ARB-2086-01	Rev:	Date: Jan 26
Scale: 1:100 @ A3	DB: SM	CB: GH

APPENDICES

APPENDIX 1: BS5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER



APPENDIX 2: BS5837:2012 ABOVE GROUND STABILISING SYSTEMS



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

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.	