

Arboricultural Impact Assessment & Tree Protection Plan For trees on land at Beechwood House in Salisbury



On behalf of Martin Smith
Beechwood House
Bouverie Close
Salisbury
Wiltshire
SP2 8DY

Inspected and Prepared by Nick Baxter BSc(Hons) MArbora

11th February 2026

Summary

A new front extension and conservatory roof is proposed	The trees considered in this report are located at Beechwood House in Salisbury. This report identifies the arboricultural impact for a plan to create a new extension to the front of the house and a new roof on a conservatory to the rear of the house.
No trees will need to be removed	No trees will need to be removed to construct the proposed development. Furthermore, no facilitative tree pruning will be required.
A new soakaway is proposed in the driveway	A new soakaway will be required to the front of the property in the tarmac driveway. Although the soakaway will be located within the default circular RPAs, I do not expect the trees to be rooting in this space given there are stone retaining walls which will be acting as root barriers. Therefore, I do not consider the proposed soakaway to have any notable effect on the tree's long-term health.
Trees will be suitably protected during construction	Tree protection fencing will be installed in the locations identified on the tree protection plan and a specification for this fencing is provided in Section 4.2 of this report. It is crucial that fencing is installed before construction works begin and remains in place for the duration of the project.
Arboricultural supervision may be required during construction activities	Arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area (as illustrated on TCP-2A & TPP-1A) of any of the trees on or near the site. The project arboriculturist should be informed of unforeseen works near trees as soon as they become apparent.
This report should be made available to all construction staff	The site manager must be made aware of the tree protection requirements at the site and provided with a copy of this report; this information must be passed on to all construction staff.

Contents

Summary	i
1 Introduction.....	1
1.1 Background information.....	1
1.2 Statutory tree protection	1
1.3 Limitations	1
2 Tree Survey Information	2
2.1 Site description	2
2.2 The tree survey	2
2.3 Existing tree stock.....	2
2.4 Tree plans.....	2
3 Arboricultural Impact Assessment & Proposed Mitigation.....	3
3.1 Tree removals	3
3.2 Proposed soakaway	3
3.3 Tree protection fencing	4
3.4 Legal restrictions.....	4
3.5 Gallery	4
4 Arboricultural Method Statement	6
4.1 Method statement timeline	6
4.2 Specification for tree protection fencing	7
4.3 General method statement for effective tree protection	8

Appendices

Appendix 1	Tree Schedule, & Schedule Key
Appendix 2	Tree Constraints Plan (TCP-1A)
Appendix 3	Tree Constraints Plan (TCP-2A)
Appendix 4	Tree Protection Plan (TPP-1A)

1 Introduction

1.1 Background information

Martin Smith proposes to construct a front porch extension and a new roof to the rear conservatory at Beechwood House on Bouverie Close in Salisbury (SP2 8DY); this land is hereafter referred to as the 'site'.

I have been instructed by Martin Smith, to visit the site and survey the trees in accordance with BS 5837:2012¹ to prepare an arboricultural impact assessment, tree protection plan, and relevant method statements for works near retained trees.

Table 1: *The documents listed below have been reviewed to assist this report:*

Document Title	Originator	Document Number
Existing Location Plan	Esdon Architecture	00-001 P1
Proposed Site Plan	Esdon Architecture	10-002 P1
Tree Preservation Order	Wiltshire Council	Salisbury TPO5
Tree Preservation Order	Wiltshire Council	Salisbury TPO24

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that four of the trees at the site are protected by a Tree Preservation Order (TPO), and that the site is not situated in a conservation area.

1.3 Limitations

The assessment and recommendations reflect conditions at the time of inspection. Significant site changes—such as level or hydrological changes, storms, extreme weather, or site works—will require a reassessment of the trees.

This survey is not a tree safety inspection but aims to inform the planning process. Obvious hazards observed have been addressed in the work recommendations. A full risk assessment would consider site use and tree hazards, which may change during and after development. Regular tree risk assessments are therefore advised

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

² National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

2 Tree Survey Information

2.1 Site description

The site is currently a residential property with two beech and two sycamore trees located either side of a tarmac drive at the front of the property. One early-mature and one fully mature beech are also situated to the rear of the house.

2.2 The tree survey

I visited the site on 10th February 2026 to carry out the tree survey and weather conditions did not present any constraints to the assessments. The survey considered all the trees in and around the expected works area. Inspections took place from ground level using the Visual Tree Assessment method³. In accordance with the system described in Table 1 of BS 5837, each tree has been classified into four retention categories: A, B, C or U. The stem diameter has been used to calculate the Root Protection Area (RPA⁴) required by each tree.

2.3 Existing tree stock

Information on each tree is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 2.

Table 2: A summary of trees included in the survey.

BS 5837 Category	Quality	Trees
A	High	2
B	Moderate	4
C	Low	4
U	Very Poor	-
Total		10

2.4 Tree plans

Three A3 tree plans are presented at the rear of this report. The trees have been plotted by triangulating from adjacent landscape features and details of both plans are listed below:

Tree Constraints Plan (TCP-1A)	A plan illustrating the trees on the existing site layout. The root protection areas are shown as default pink circles around each tree.
Tree Constraints Plan (TCP-2A)	A plan illustrating the trees on the existing site layout. The root protection areas are shown as modified polygons reflecting realistic root distribution.
Tree Protection Plan (TPP-1A)	A plan illustrating the retained trees on the proposed site layout and where protective measures are required during construction activities.

3 Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

4 The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority.

3 Arboricultural Impact Assessment & Proposed Mitigation

3.1 Tree removals

For this project no trees will need to be removed to facilitate the proposed development. Furthermore, no pruning will be required.

3.2 Proposed soakaway

This site has several features around the property that I consider to be acting as root barriers for trees close-by. There are two tree constraints plans to the rear of this report (TCP-1A & TCP-2A). TCP-1A illustrates the default circular RPAs around each tree and TCP-2A illustrates the adjusted RPAs which are more realistic given the adjacent root barriers.

If the RPAs were set as the default circular shape, the proposed soakaway in the front driveway would just encroach the RPAs as illustrated in Figure 1. However, both T2 & T4 have surface roots which have grown against the stone retaining wall and have been deflected in other directions. Given the driveway is an old tarmac surface which has no obvious displacement from root activity around the proposed soakaway, I do not expect trees to be rooting in or immediately surrounding the proposed soakaway location. Therefore, I do not foresee any noticeable impact to the retained trees because of the proposed soakaway.

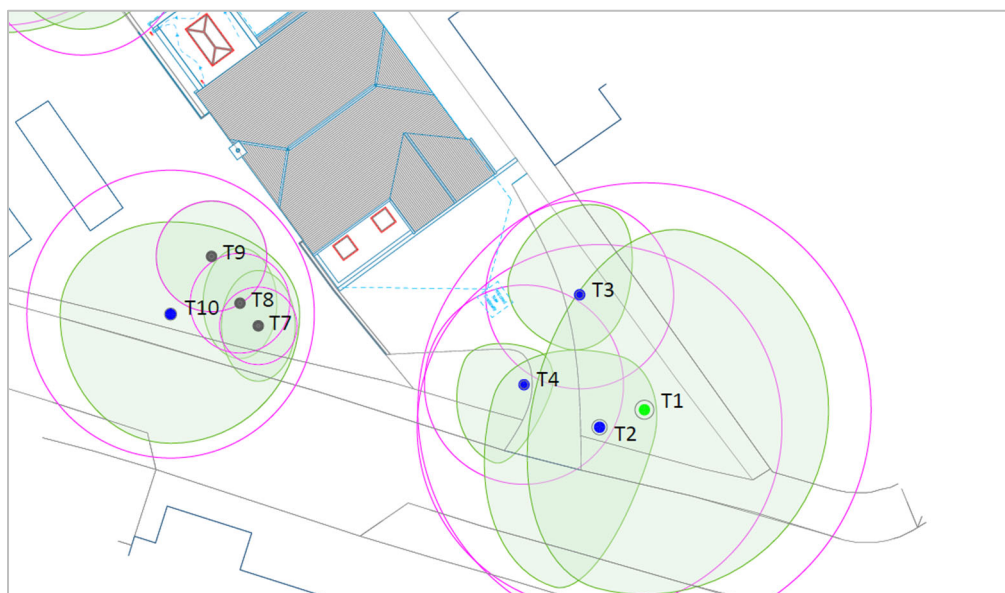


Figure 1: Proposed soakaway shown at the edge of the default circular RPAs.

If any additional underground services are required, I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate specification and method statement for their installation would need to be produced, and guidance provided in NJUG⁴ must be followed.

⁴ NJUG (2007): Guidelines for the Planning, Installation, and Maintenance of Utility apparatus in the Proximity to Trees. National Joint Utilities Group Volume 4.

3.3 Tree protection fencing

Temporary fencing and/or barriers must be used during demolition and construction activities to protect retained trees. The location of necessary tree protection is indicated on the tree protection plan at the rear of the report (TPP-1A). For effective tree protection it is crucial that the protective fencing is installed before any heavy plant machinery is used on the site. The tree protection fencing must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas will be construction exclusion zones. A specification for suitable tree protection fencing is provided in Section 4.2 of this document.

3.4 Legal restrictions

For this project none of the protected trees have been recommended remedial works. However, it is important to note that the Town and Country Planning (Tree Preservation) (England) Regulations 2012⁶ and the accompanying Guide to tree preservation procedures make clear that it is an offence to deliberately destroy a tree subject to a tree preservation order (TPO), or to damage it in a manner that is likely to destroy it, without the permission of the local planning authority. To do so is punishable by an unlimited fine and a replacement tree would normally need to be planted.

3.5 Gallery



Figure 2: T4 with a surface root that has defected away from the stone wall and tarmac driveway.

⁶ Town and Country Planning, England. *The town and country planning (tree preservation) (England) regulations 2012*. Town and Country Planning, England: London. Available at: https://www.legislation.gov.uk/uksi/2012/605/pdfs/uksi_20120605_en.pdf.



Figure 3: Front of house. 850mm high retaining wall located to the left of the photo.



Figure 4: Large paved surface to rear of property. T5 is located in a shrub border beyond a retaining wall.

4 Arboricultural Method Statement

4.1 Method statement timeline

Following the written approval of this document by the Local Planning Authority (LPA), the following sequence of operations will need to be carried out.

Table 3: *Sequence of arboricultural operations for this project.*

Stage	Action
Pre-construction	Install tree protection fencing as specified in Section 4.2 of this document and as illustrated on the tree protection plan (TPP-1A). Inform the local planning authority two weeks in advance of starting construction that the fencing has been erected. Photos can be used as proof. Alternatively, employ an arboricultural consultant to check the fencing and produce a record to notify the LPA.
During construction	Always follow the restrictions and protocol in Section 4.3. Arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	Once all the construction activity has been completed, the tree protection fencing may then be removed. It is crucial that root damage does not occur, any digging near trees should be carried out with the use of hand tools only.

4.2 Specification for tree protection fencing

There are increased chances of damage to retained trees from construction activity. As a result, fencing will be required to protect the retained trees. The information below specifies suitable fencing requirements for this project.

Location

The location of necessary tree protection fencing is shown by the blue lines on the tree protection plan. The fenced off areas will be construction exclusion zones and should be regarded as sacrosanct.

Specification

Tree protection fencing must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

Since this is a relatively small and short-term project it will not be necessary to install metal fencing supported by a scaffold framework (as detailed in Figure 2 of BS5837). Instead, it is proposed that standard Heras panels are used with a stabiliser strut secured by a ground pin. Alternatively, the panels may be secured with a construction pin through the rubber feet.

All-weather notices should be attached to the fencing with words such as: 'Construction Exclusion Zone - No Access'. Throughout the construction period attention should be paid to ensure that barriers remain rigid and complete.

Installation

The tree protection fencing must be installed before any heavy plant machinery is used on the site and remain in place until the construction works have been completed.

The fencing should not be removed or altered without prior consultation with the project arboriculturist and, where necessary, approval from the local planning authority.

Removal

The tree protection fencing may only be removed once construction activity is completed.

Some landscaping works may be necessary at this stage but it is crucial that root damage does not occur so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only.

Works inside a construction exclusion zone

Arboricultural supervision will be required whenever construction and development activity is to take place within a construction exclusion zone. This supervision must be carried out by a suitably qualified arboriculturist.



Figure A: An example of signs that should be attached to the fencing.

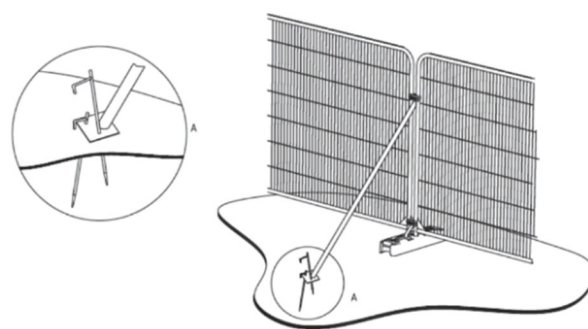


Figure B: Appropriate tree protection fencing for this project.

4.3 General method statement for effective tree protection

It is essential to conserve tree health on construction sites, whether they are on or near the working areas. Guidance for the protection of trees during development projects is provided in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests, and diseases. Construction work often exerts pressures on existing trees, and a tree that has taken many decades to reach maturity can be damaged irreparably in a few minutes by unwitting or negligent actions.

For this project temporary fencing will be used during demolition and construction to protect the retained trees at the site (see Section 4.2 for further guidance). These protected areas will be construction exclusion zones.

Soil compaction quickly occurs if vehicles pass over an area of soil. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water, and reduced air and oxygen supply to roots. This leads to reduced root growth and as a result the health of the tree is impacted. Therefore, to ensure that soil compaction is avoided, it is very important that no vehicles enter the fenced-off areas during construction and demolition operations.

All construction staff should be made aware of the following restrictions that apply to the construction exclusion zones:

No excavations	No excavations (including utility trenches) or raising of soil levels is permitted within the construction exclusion zones without written permission from the project arboriculturist.
No storage or mixing of materials	No materials of any kind are to be stored, dumped or discharged within the construction exclusion zones. Contaminants such as diesel oil, cement and bitumen must be stored at least 10m from any trees, with provision made for any spillage or run-off to be contained away from the protected area. Mixing of cement and concrete must also take place at least 10m from any trees, and over a suitable hard surface or bunded trap to prevent soil contamination from spillage or washing out.
No offices or welfare facilities	Site offices and staff welfare facilities must be located outside of the construction exclusion zones unless agreed with the local authority's arboricultural officer.
Avoid fires	Fires should be avoided; however, if permitted by the site manager, they must not be lit in a position where heat could affect foliage or branches (at least 15m from the base of a tree would normally be sufficient).
Tie branches back to prevent harm	Care must be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Branches may be tied back so that they are out of the way if necessary.

Appendix 1: Tree Schedule

Site: Beechwood House, Salisbury

Surveyor: Nick Baxter

Date of Survey: 10th February 2026



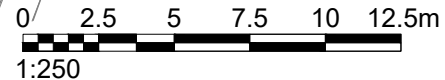
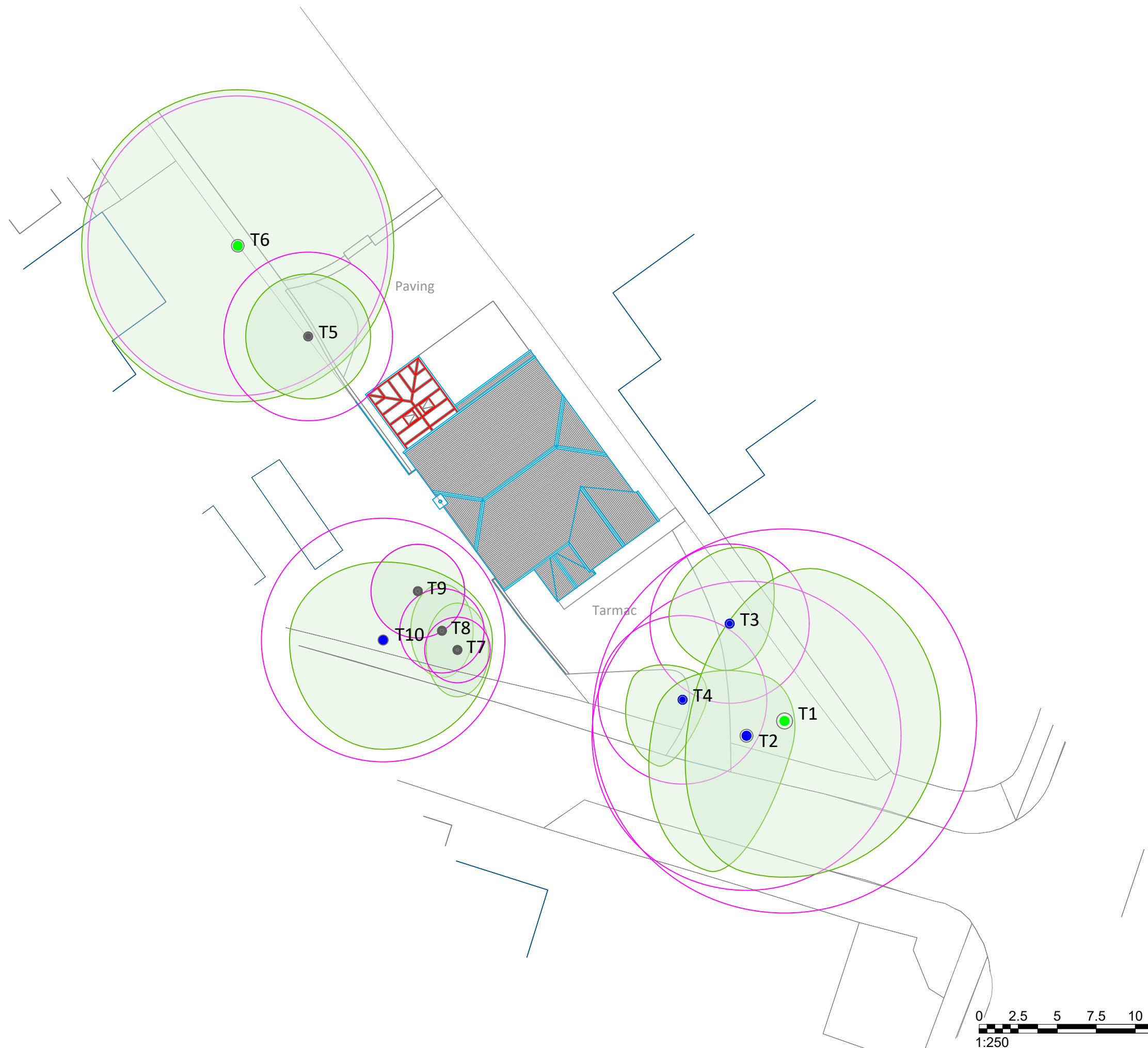
Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Beech	20	1	103	10	10	10	6	5	M	G	40+	Ivy extends to 5m. Past crown lift. Protected by a TPO.	No action required at present.	A1
T2	Beech	19	1	82	4	9	3	6	6	M	G	20+	Ivy extends to 4m. Four stems extend from 1m. Past crown lift. Surface roots have grown against the edge of the tarmac. Minor displacement to the tarmac. Protected by a TPO.	No action required at present.	B1
T3	Sycamore	18	1	42	5	3	2.5	4	5	M	G	20+	Ivy extends to 5m. Past crown lift. Co-dominant stems extend from 3m. Located in the shrub border beyond the retaining stone wall. No sign of tarmac displacement from root activity. Protected by a TPO.	No action required at present.	B1
T4	Sycamore	18	1	45	2	4.5	1.5	3.5	6	M	G	20+	High crown. Located in the shrub border beyond the retaining stone wall. A surface root has grown against the edge of the tarmac. No sign of tarmac displacement from root activity. Protected by a TPO.	No action required at present.	B1
T5	Beech	9	1	45	4	4	4	4	4	EM	F	10+	Past height reduction. Suppressed crown. Located in the shrub border beyond the retaining stone wall on levels 680mm higher than the adjacent paving.	No action required at present.	C1
T6	Beech	20	1	80	10	10	10	10	9	FM	G	40+	Two main stems extend from 3m. High crown. Located just beyond the boundary in the shrub border beyond a retaining wall on levels 900mm higher than the garden.	No action required at present.	A1
T7	Yew	5	1	18	3	3	2	2	3	EM	G	20+	Past crown lift. Located south of the neighbours drive beyond a stone retaining wall on levels 850mm higher than the proposed extension. No access to base, surveyed from the road.	No action required at present.	C2
T8	Yew	5	1	22	3	3	2	2	3	EM	G	20+	Past crown lift. Located south of the neighbours drive beyond a stone retaining wall on levels 850mm higher than the proposed extension. No access to base, surveyed from the road.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

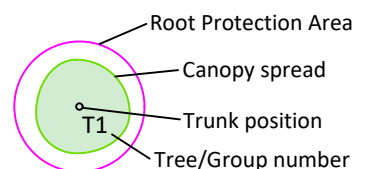
Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T9	Yew	5	1	25	3	3	3	3	3	EM	G	20+	Past crown lift. Located south of the neighbours drive beyond a stone retaining wall on levels 850mm higher than the proposed extension. No access to base, surveyed from the road.	No action required at present.	C2
T10	Corsican pine	22	1	65	5	7	7	6	8	M	G	20+	High crown. Located south of the neighbours drive beyond a stone retaining wall on levels 850mm higher than the proposed extension. No access to base, surveyed from the road.	No action required at present.	B2

A key explaining each category is provided at the rear of the schedule

Key Headings	Definition	Key Headings	Definition
Tree, Group or Hedge Number	Reference number for tree as illustrated on the accompanying plan.	1st Branch	This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.
Species	Common name of the tree.	Tree Structural Condition & Site Notes	Observations of the trees structural integrity and notes of site features or property within falling distance.
Number in Group	Number of trees within a tree-group. The group may include more than one species of tree.	DBH	Diameter of the main trunk measured at 1.5m using diameter tape.
Height	Estimated tree height (m) from ground level.	Age Class	Y = Young, SM = Semi-Mature, EM = Early Mature, M = Mature, FM = Fully Mature, & V = Veteran
Stem/ Combined Stem Diameter	Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance. The stem diameters are measured in accordance with Figure C.1 of BS5837:2012.	Crown Spread Radius	The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Constraints Plan and Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.
Number of Stems	The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This influences how the root protection area is calculated.	ULE (Years)	Useful Life Expectancy. Anticipated future contribution to amenity, in years.
Overall health	A measure of physiological condition. G = Good, F = Fair, P = Poor and D = Dead.	Category	Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality), C (low quality) & U (very low quality).
Management Recommendations	Recommended works to be carried out prior to construction.		



Key



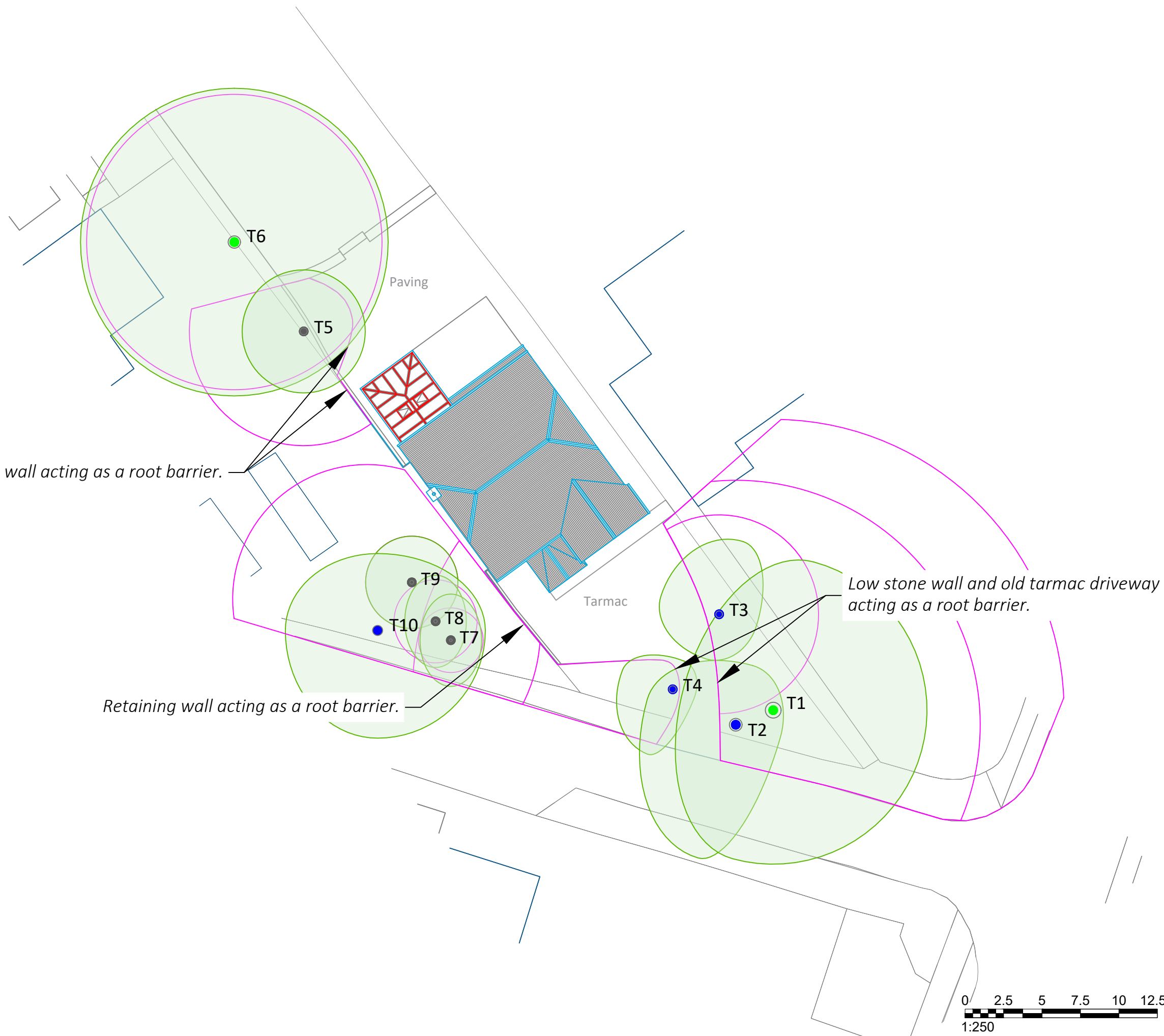
BS5837:2012 - Tree Category

- Category A Trees**
High quality and value
At least 40 years life-expectancy
- Category B Trees**
Moderate quality and value
At least 20 years life-expectancy
- Category C Trees**
Low quality and value
At least 10 years life-expectancy
- Category U Trees**
Poor quality and value
Less than 10 years life expectancy

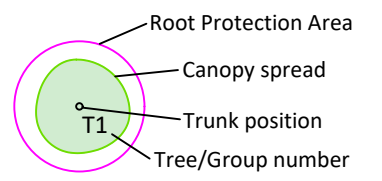


NBTREEMANAGEMENT
Arboricultural Consultancy
www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name: Beechwood House Salisbury	
Drawing Title: Tree Constraints Plan	
Drawing Number: TCP-1	Revision A
Client: Martin Smith	
Agent:	
Date: 11-2-2026	
Scale: 1:250 @ A3	



Key



BS5837:2012 - Tree Category

- Category A Trees**
High quality and value
At least 40 years life-expectancy
- Category B Trees**
Moderate quality and value
At least 20 years life-expectancy
- Category C Trees**
Low quality and value
At least 10 years life-expectancy
- Category U Trees**
Poor quality and value
Less than 10 years life expectancy



NBTREEMANAGEMENT
Arboricultural Consultancy

www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name:
**Beechwood House
Salisbury**

Drawing Title:
Tree Constraints Plan

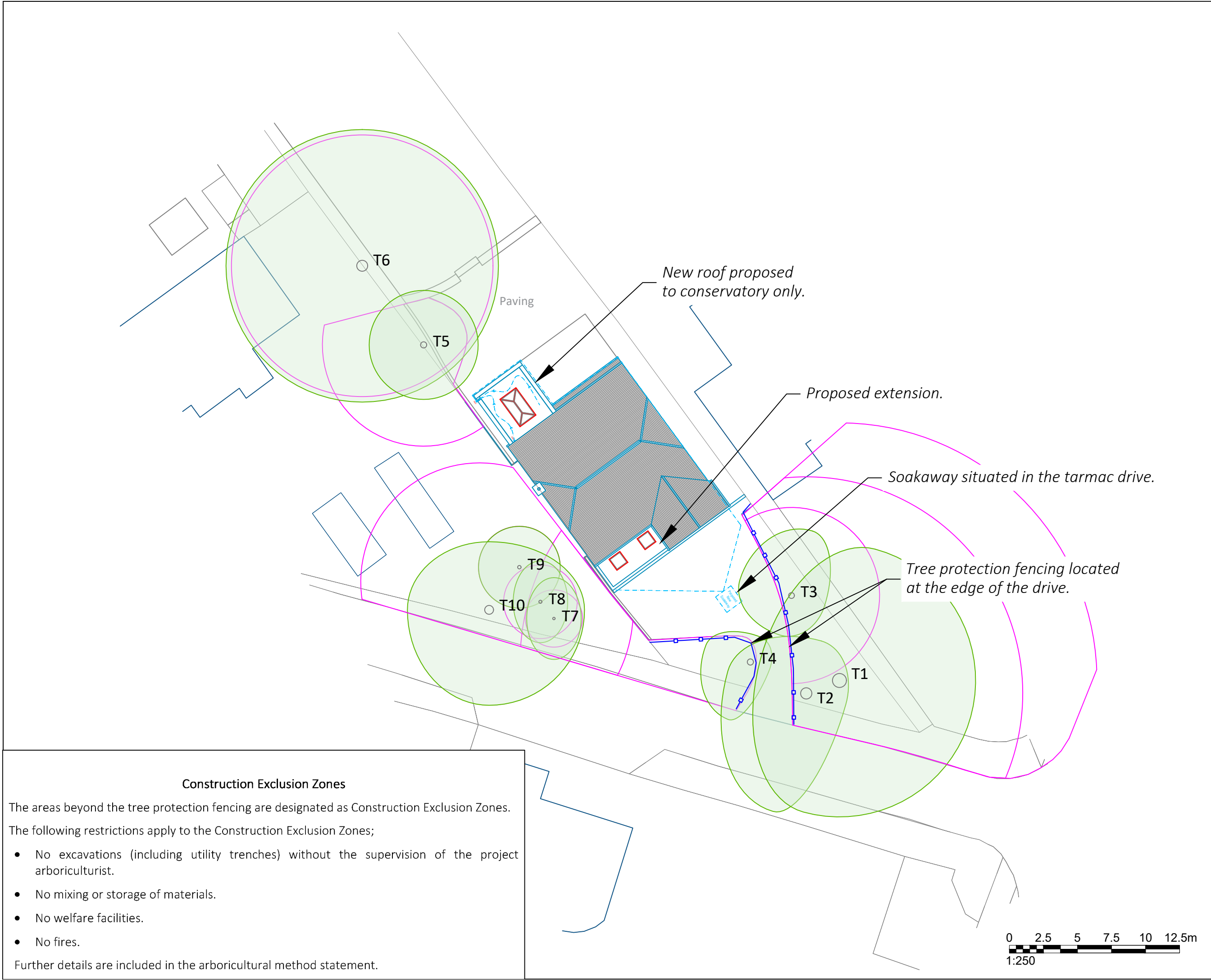
Drawing Number:	Revision
TCP-2	A

Client:
Martin Smith

Agent:

Date:
11-2-2026

Scale:
1:250 @ A3



Construction Exclusion Zones

The areas beyond the tree protection fencing are designated as Construction Exclusion Zones. The following restrictions apply to the Construction Exclusion Zones;

- No excavations (including utility trenches) without the supervision of the project arboriculturist.
- No mixing or storage of materials.
- No welfare facilities.
- No fires.

Further details are included in the arboricultural method statement.

N

Key

Root Protection Area

Canopy spread

Trunk position

T1

Tree/Group number

Tree Protection Fence

NBTREEMANAGEMENT
Arboricultural Consultancy

www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name:

Beechwood House
Salisbury

Drawing Title:

Tree Protection Plan

Drawing Number:	Revision
TPP-1	A

Client:

Martin Smith

Agent:

Date:

11-2-2026

Scale:

1:250 @ A3