



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, ARBORICULTURAL IMPACT ASSESSMENT &
METHOD STATEMENT

THE LODGE
BROAD HINTON
SWINDON
SN4 9PA

CLIENT: L. SKILLEN

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Ref: AIA/AMS 06869 / 2026

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Project: Proposed construction of a detached residential property.

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed construction of a new detached dwelling on land at The Lodge, Broad Hinton, Swindon, SN4 9PA.

The trees on site have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'. The survey has confirmed that there is a mix of trees and tree quality around the site which collectively enhance the verdant setting of the plot and the amenity of Summers Lane.

The property owner has expressed a wish to retain all the healthy trees and she is committed to ensuring the retained trees are fully protected during the proposed redevelopment of the site. The current scheme site has therefore been designed with Arboricultural input from the start to ensure any impact on trees is kept to a minimum.

Following detailed discussions regarding the trees, the building footprint has been revised, taking on board arboricultural feedback to remove areas of significant conflict with regards to trees.

Three low-grade trees are to be removed to facilitate the proposed build and a short length of hedging will be removed to create the new site access. There will be ample space on site for additional new tree planting to ensure there is no net loss of trees on site on completion of the building work. New tree planting will reinforce the existing tree coverage, creating sustainable long-term tree cover which will provide seclusion for residents and soften views of new dwelling in wider views from the public highway.

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

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at The Lodge, Broad Hinton, Swindon, SN4 9PA.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the construction of a dwelling in the grounds of the property.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

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

1.2 SCOPE

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

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

1.3 DOCUMENTS

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

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

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 30th January 2026 and will expire on 30th January 2028.

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

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

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

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

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

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

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wiltshire Council website that there are no Tree Preservation Orders on site.

CONSERVATION AREA

The Lodge is adjacent to the 'BROAD HINTON' Conservation Area which affords a certain level of protection to the trees.

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

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

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

ANCIENT WOODLAND

The Lodge does not include Ancient Woodland, nor is the property within an Ancient Woodland Buffer Zone.

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for The Lodge is 'Zig Zag Chalk Formation'.

Zig Zag Chalk Formation, part of the Grey Chalk Subgroup in the UK, is characterized by its marly (clay-rich) composition, with plasticity index values typically ranging between 5% and 30%. This range corresponds to clays of low to intermediate plasticity.

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

2.4 PLOTTING THE RPAS

The British Standard 5837 advises that a Root Protection Area (RPA) should initially be plotted as a circle centered on the base of the stem. However, where pre-existing site conditions or other factors exist which indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

Summers Road is a lightweight, narrow tarmac road which is not expected to inhibit the growth of tree roots to any great extent. However, as a precaution the Root Protection Area of T012 (Beech) has been shown as a polygon plotted away from the highway as a cautionary representation of the tree's roots and to ensure the tree is adequately protected during the proposed building works.



Photo 1 - T014 (Beech)

2.5 TREES APPRAISAL

Number of individual trees surveyed:	17
Number of tree groups surveyed:	6
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	4
Number of category 'C' trees / groups:	18
Number of category 'U' trees / groups:	1

Figure 1 - Tree quality summary

2.6 TREE WORKS AND REMOVAL

The following trees will be removed to facilitate the build.

G005	Mixed species	Low grade mixed species hedge suppressed by ivy and prolific bramble.	C1,2	
T007	Cultivar Apple	Ivy clad small fruit tree	C2	
T011	Common ash	Multi-stem tree within dense hedge. Bud density normal.	C1	
T012	Field maple	Multi-stem hedgerow tree. Two stems topped at 1.5m with dense branching above. Bud density normal.	C2	

Figure 2 - Schedule for tree / hedge removal

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction. This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

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

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

The tree survey has confirmed that the most significant trees are three high amenity category 'B' trees growing on the eastern boundary of the site. These trees are over 30m from the build area and will not be foreseeably impacted by the residential development..

The footprint of the new dwelling is fully outside of the BS:5837 Root Protection Area of the T14 (Beech) but when the RPA is shown as being offset away from the highway, 2.7m² of the footprint of the new dwelling might be considered to encroach into the offset root protection area of the tree.

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

The minor encroachment into the RPA of T014 (Beech) equates to 2% of the tree's full BS:5837 root protection area when shown as a generic circle and 3% of the 'undeveloped root protection area' of the tree. In both scenarios, the incursion remains well within the parameters of what is acceptable within the British Standard 5837 and will not be detrimental to the tree's long-term health or stability.

Three trees and the section of hedgerow to be removed for access and parking are low-grade category 'C' trees / tree group, being unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. It is recommended that the landscaping for the developed site include the planting of four new trees of an appropriate size and species to ensure there is no net loss of tree cover on site because of the development.

SUSTAINABILITY

On completion of the build, the new dwelling will have a generous garden with a large area of usable garden space not impacted by trees.

The dwelling will be orientated to the south and east and well fenestrated therefore shade from the existing and new trees will not be an unacceptable nuisance in this location.

The canopy of T14 (Beech) may require selective pruning to create adequate clearance to the side elevation of the property. This will be a minor reduction of a select few branches by approximately 2m and will not impact on the overall health and wider amenity of the tree. Elsewhere, there will be a good and sustainable distance

between canopies of all other trees on completion of the build without the foreseeable need for major pruning work in the future.

Hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

2.8 TREE PROTECTION DURING BUILDING WORKS

All retained trees will be protected with fit for purpose Tree Protection Fencing and Temporary Ground Protection installed in accordance with BS:5837 (2012).

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework panels will be securely fixed. The British Standard 5837:2012 advises the panels should be welded mesh – ‘Heras’ style fencing which can resist reasonable vehicle impact.

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

2.9 SERVICES

Services will be connected forward of the dwelling in which location they will be outside of the identified rooting areas of the retained trees.

Soakaways, where required can be constructed 5m from the new dwelling and outside of the rooting protection areas of all trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.10 CONCLUSIONS

This report demonstrates that an application to redevelop land at The Lodge has been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction’).

Three small trees and a short length of hedgerow will be removed. These trees are of low Arboricultural value and would not present a significant constraint to development. Replacement planting is recommended with four new trees planted on completion of the building work to maintain tree canopy cover within the property.

Retained trees on and adjacent to the site will be protected with Temporary Tree Protection Fencing & Temporary Ground Protection in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction. Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is acceptable as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at The Lodge during building works to construct a new dwelling within the garden of the property.

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

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site. Tree protection details will be passed to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

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

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

ADVISORY: FAILURE TO COMPLY WITH THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

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

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

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

3.3 ON SITE TREE SUPERVISOR

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

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- The appointed Arboricultural Consultant will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

3.4 TREE WORKS

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

Ref:	Species	Works	Cat.
G005	Mixed species	Clear 8m wide gap for site access	C1,2
T007	Cultivar Apple	Fell and remove stump	C2
T011	Common ash	Fell and remove stump	C1
T012	Field maple	Fell to high stump and allow stump to regenerate within the hedgerow	C2

Figure 3 - Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

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

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

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

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

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

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

3.7 TREE PROTECTION FENCING

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

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix H). The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development.

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

At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

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

3.8 TEMPORARY GROUND PROTECTION

No works will commence, including construction or excavation, prior to the additional areas of ground protection being installed as shown in a magenta hatch in the Tree Protection Plan. The temporary ground protection will be installed to protect soft landscaped ground within the root protection area of T015 (Beech).

The temporary ground protection will be constructed from rigid load bearing temporary roadway sheets such as 'euroboards' or similar or ply sheets a minimum of 15mm thick. The temporary trackway must be placed on a compressible layer 1mm deep of sand or woodchips, laid onto a geotextile membrane, with adjacent panels pinned into place or held together with connectors in order to prevent individual panels moving or separating.

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

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

3.9 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection fencing is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

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

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

3.10 SERVICES

Water, gas and electricity to the new properties will be connected via trenching down the centre of the new access. Soakaways, where required can be located 5m from the front or rear elevations of the new dwelling within the garden. Either location will be outside of the rooting areas of all retained trees. If at any point these routes are found not to be viable, then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Wiltshire Council for approval.

3.11 GENERAL CONSIDERATIONS

In accordance with the Tree Protection Plan which accompanies this report, all storage and preparation of materials, parking, skips etc. will be kept within the identified storage areas and outside of the Construction Exclusion Zone.

Roots can be killed by pollution of their rooting areas by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane well away from tree root protection areas.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Any transit or traverse of plant & vehicles in proximity to the tree protection fencing will be conducted under the supervision of a banksman to ensure that adequate clearance from the tree protection fencing is maintained.

Materials will be delivered to site regularly in small quantities in order to keep vehicle delivery sizes small and on-site storage to an absolute minimum.

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown offsite.

There will be no open fires on site during the building works.

3.12 LANDSCAPING

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

The following rules will be followed during any future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees during or on completion of the development.
- On completion of the build, new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.13 UNFORESEEN CIRCUMSTANCES

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

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

APPENDICES

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

APPENDIX A - SURVEY DATA

- The trees were surveyed on Tuesday 6th January 2026 from ground level only.
- On the day of the survey, the weather conditions were overcast. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 17 trees and 6 tree groups growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction’.

APPENDIX B - KEY

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

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

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

CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category 'B' Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
G001	Prunus (<i>Prunus sp.</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Group	Height (m): 7 Stem Diam(mm): 150 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Linear group of mature Hawthorns planted at top of low-level bank interspersed with other small trees. Prolific ivy throughout group.	C2	Area: 347 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Prolific ivy	
G002	Prunus (<i>Prunus sp.</i>) Elm (<i>Ulmus sp.</i>) Ash (<i>Fraxinus sp.</i>)	Group	Height (m): 7 Stem Diam(mm): 80 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Dense slender young trees. Suckering from original hedge. Prolific bramble and ivy throughout group.	C1,2	Area: 209 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
G003	Common box (<i>Buxus sempervirens</i>)	Group	Height (m): 4 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Mature, multi-stem shrub. Prolific ivy throughout canopy. Poor form.	C2	Area: 47 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
G004	Blackthorn (<i>Prunus spinosa</i>) Common box (<i>Buxus sempervirens</i>) Lilac (<i>Syringa sp.</i>)	Group	Height (m): 4 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Over Mature Rem. Contrib.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Poor form hedge heavily suppressed by bramble.	C1	Area: 48 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Dense low vegetation	
G005	Mixed species	Group	Height (m): 6 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Low grade mixed species hedge suppressed by ivy and prolific bramble.	C1,2	Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
G006	Mixed species	Group	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Low grade mixed species hedge suppressed by ivy and prolific bramble.	C1,2	Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
T001	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 10 Stem Diam(mm): 740 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:4.5 S:3 W:6	Mature yew. Multi-stem from 2m. Suppressed, asymmetrical crown. Needle density normal.	B1	Radius: 8.9m. Area: 249 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T002	Horse chestnut (<i>Aesculus hippocastanum</i>)	Tree	Height (m): 16 Stem Diam(mm): 1100 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:5 S:5 W:7.5	Large tree with multiple branching from 2m. Reduced crown following recent stem failure.	B1	Radius: 13.2m. Area: 547 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: High	
T003	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 18 Stem Diam(mm): 790 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8 E:6 S:3 W:7.5	Swept stem. Asymmetrical crown. Bleeding canker on lower trunk.	B1,2	Radius: 9.5m. Area: 284 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: High	
T004	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 6 Stem Diam(mm): 450 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:2 S:1 W:4.5	Ivy clad small tree. Compact, asymmetrical crown.	C2	Radius: 5.4m. Area: 92 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Prolific ivy	
T005	Cultivar apple (<i>Malus domestica</i>)	Tree	Height (m): 7.5 Stem Diam(mm): 360 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:4.5 S:4 W:5	Ivy clad small tree.	C2	Radius: 4.3m. Area: 58 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Prolific ivy	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T006	Cherry plum (<i>Prunus cerasifera</i>)	Tree	Height (m): 9 Stem Diam(mm): 120 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	Ivy clad small tree.	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Prolific ivy	
T007	Cultivar apple (<i>Malus domestica</i>)	Tree	Height (m): 6 Stem Diam(mm): 400 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:3 S:4 W:4.5	Ivy clad small fruit tree.	C2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Ivy	
T008	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 7 Stem Diam(mm): 100 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Small sapling within vegetation	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
T009	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 7 Stem Diam(mm): 180 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Small sapling within vegetation	C1	Radius: 2.2m. Area: 15 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T010	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 7 Stem Diam(mm): 100 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2.5 E:2 S:2 W:2	Small sapling within vegetation	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
T011	Common ash (<i>Fraxinus excelsior</i>)	Tree 6 stems	Height (m): 11 6 stems, avg.(mm): 100 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:2.5 W:3	Multi-stem tree within dense hedge. Bud density normal.	C1	Radius: 2.9m. Area: 26 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T012	Field maple (<i>Acer campestre</i>)	Tree 2 stems	Height (m): 11 2 stems, avg.(mm): 300 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:4 S:3 W:3	Multi-stem hedgerow tree. Two stems topped at 1.5m with dense branching above. Bud density normal.	C1	Radius: 5.1m. Area: 82 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
T013	Field maple (<i>Acer campestre</i>)	Tree	Height (m): 7 Stem Diam(mm): 180 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:1	Small sapling within vegetation. Asymmetrical crown.	C1	Radius: 2.2m. Area: 15 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T014	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 16 Stem Diam(mm): 540 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6.5 E:6 S:5 W:6.5	Dense epicormic shoots around lower trunk. Ivy clad tree. Bud density normal.	B1	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation	
T015	Hazel (<i>Corylus avellana</i>)	Tree	Height (m): 6 Stem Diam(mm): 650 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:3 S:1 W:1	Mature coppice stool.	C2	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T016	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 5 Stem Diam(mm): 140 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: <10 years	N:4 E:2 S:1 W:1	Small tree. Low swept stem. Canopy very sparse and mostly formed from ivy.	U	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Prolific ivy	
T017	Common hawthorn (<i>Crataegus monogyna</i>)	Tree	Height (m): 5 Stem Diam(mm): 100 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:1 S:1 W:1	Small tree. Low swept stem. Canopy mostly formed from ivy.	C1,2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Prolific ivy	

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Protection Plan ref: [THE LODGE TPP 06869 2026](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX G – CONTACTS

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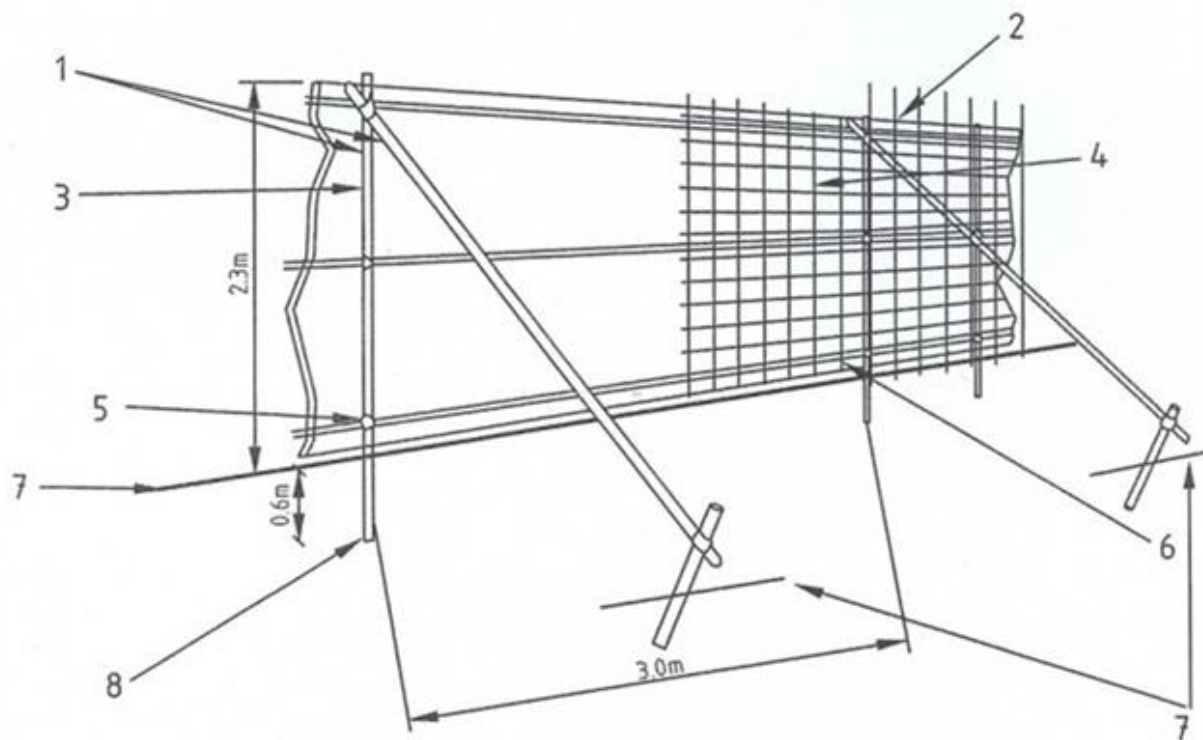
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APPENDIX H - TREE PROTECTION FENCING



- | | |
|--|--|
| 1 Standard scaffold poles | 5 Standard clamps |
| 2 Uprights to be driven into the ground | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps | 7 Ground level |
| 4 Weldmesh wired to the uprights and horizontals | 8 Approx. 0.6m driven into the ground |



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF
A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY.**

APPENDIX J - QUALIFICATIONS

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

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

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

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