

Arboricultural Impact Assessment & Tree Protection Plan For trees at Langfords Car Spares in Shaftesbury



On behalf of Karl Langford
Langfords Car Spares
Semley
Shaftesbury
Wiltshire
SP7 9AQ

Inspected and Prepared by Nick Baxter BSc(Hons) MArbora

4th February 2026

Summary

A self-storage facility is proposed	The trees considered in this report are located at Langford Car Spares near Shaftesbury. This report identifies the arboricultural impact for a plan to create a new self-storage facility at the site.
10 trees will need to be removed	Ten trees will need to be removed to construct the proposed development; these includes four category C trees and six category U trees. All trees that will need to be removed are small and located beyond public view so their loss will not have a noticeable impact to the local treescape.
19 trees will be planted	The loss of trees will be compensated by planting 19 new trees in locations that have been carefully selected to ensure that they will have the chance to mature and make a long-term contribution to the local landscape.
Two drainage features will be installed within one RPA	An existing drainage chamber sited inside one RPA will need to be replaced and a new drainpipe will need to be installed into the same chamber. The excavations for these drainage features will be carried out under arboricultural supervision and in accordance with the accompanying arboricultural method statement.
A new security fence will be installed within two RPAs	A new security fence is proposed around the perimeter of the new site, and this will be inside the RPA of two retained trees. To avoid root damage, the excavations for the post holes will be hand dug and in accordance with the accompanying arboricultural method statement.
Trees will be suitably protected	Tree protection fencing will be installed in the locations identified on the tree protection plan and a specification for this fencing is provided in the accompanying arboricultural method statement. It is crucial that fencing is installed before construction works begin however two sections of fencing may not be necessary if the security fence has already been installed.
Two site visits will be required	A site visit from the project arboriculturist will be required at the start of the project to check the tree protection measures. A second visit will be required to oversee the excavations for the new drainage features. Further arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area 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.

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 New tree planting	3
3.3 RPA encroachments.....	3
3.4 New service runs.....	4
3.5 Tree protection fencing	4
4 Recommendations	4
4.1 Tree works	4
4.2 Legal restrictions to tree works	4
4.3 The accompanying arboricultural method statement	5
4.4 Arboricultural supervision	5

Appendices

Appendix 1 Tree Schedule, Group Schedule, Hedge Schedule & Schedule Key

Appendix 2 Tree Removal Plan (TR-1A)

Appendix 3 Tree Protection Plan (TPP-1A)

Arboricultural Method Statement (provided separately)

1 Introduction

1.1 Background information

Karl Langford proposes to construct a new storage facility at Langfords Car Spares near Shaftesbury (SP7 9AQ); this land is hereafter referred to as the 'site'.

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

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

Document Title	Originator	Document Number
Existing Site Survey	Brimble Lea	23091-2
Proposed Site Plan	Brimble Lea	23091-3 D
Surface Water Drainage Strategy	Such.Salinger.Peters	80757-04 C
Post Development Habitat Map	Darwin Ecology	November 2025

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that none of the trees at the site are protected by a Tree Preservation Order (TPO), and that the site is not situated within 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 part of an established breakers yard. There are mature trees located along the northern perimeter of the site which largely consist of oak, ash and willow. The trees are predominantly located behind existing boundary fences, dense bramble scrub and scrap materials.

2.2 The tree survey

I visited the site on 19th June 2025 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, tree-group and hedgerow is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 2.

Table 2: *The site largely consists of C-grade trees.*

BS 5837 Category	Quality	Trees	Groups	Hedges
A	High	1	-	-
B	Moderate	8	1	-
C	Low	22	3	1
U	Very Poor	9	-	-
Total		40	4	1

2.4 Tree plans

Two A2 tree plans are presented at the rear of this report. The trees have been plotted using the supplied topographical survey and details of both plans are listed below:

Tree Removal Plan (TR-1A) A plan which shows which trees require removal on the existing site layout.

Tree Protection Plan (TPP-1A) A plan which shows 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

The proposed development has been designed to retain the highest value trees at the site.

Ten trees will need to be removed to construct the proposed development; these include four category C trees (T17, T21, T22 & T31) and six category U trees (T10, T11, T12, T15, T16 & T18). All the tree removals are listed in Appendix 1, but a summary of tree removals is shown in Table 3.

Table 3: Only low and poor-quality trees will need to be removed.

BS 5837 Category	Quality	Trees	Groups	Hedges
A	High	-	-	-
B	Moderate	-	-	-
C	Low	4	-	-
U	Very Poor	6	-	-
Total		10	-	-

All trees that will need to be removed are small and set back from the road, and as such they have relatively low visual amenity value, and their loss will not have a significant impact on the character or appearance of the local area.

3.2 New tree planting

A total of 19 new trees will be planted as part of the BNG requirements and to complement the new site layout. The proposed locations for these trees are shown on the Post Development Habitat Map produced by Darwin Ecology.

3.3 RPA encroachments

There is one ash tree (T9) which has a small RPA encroachment. A new storage container is proposed near this tree, but the area of RPA encroachment is just 0.2%. Given this area is already disturbed by the general use of the breakers yard, I expect it will easily tolerate this small encroachment without the requirement for any special construction measures to be carried out.

A new security fence is to be installed around the new site, and this will be within the RPA of two retained trees (T9 & T30) so care will be required when installing the fence posts. A method statement for the installation of fencing near trees accompany this report and will need to be followed when erecting the fence. This fence will need to be installed either at the start of the project (so some temporary tree protective fence won't be required) or once it is finished, when the tree protection fencing has been taken down.

3.4 New service runs

The locations for new underground services have been designed to largely avoid the RPAs required by the retained trees. One chamber will be replaced, and a 3m section of new drainage pipe will be installed within the RPA of T13. The route has been positioned on the opposite side of the existing chamber to minimise the risk of root disturbance, as roots generally extend radially from the trunk. The excavations required to replace the chamber and install the new drainpipe will be carried out in accordance with the accompanying arboricultural method statement.

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 NJUG⁵ must be followed.

3.5 Tree protection fencing

Temporary fencing and/or barriers must be used during 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 fenced off areas will be construction exclusion zones.

There are two sections of temporary fencing that will not be necessary if the proposed security fence has already been installed. This is because the security fence will be more than adequate for tree protection during construction activity.

A specification for suitable tree protection fencing is provided in the accompanying arboricultural method statement.

4 Recommendations

4.1 Tree works

All the tree works that would be necessary for the proposed development to proceed are listed in the schedule in Appendix 1.

All permitted and approved tree work must be undertaken in accordance with BS 3998:2010 – Recommendations for tree work⁶. It would be easiest if these works are carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

4.2 Legal restrictions to tree works

None of the trees included in this report are currently protected. If this report supports a full planning application that is subsequently approved, the tree works specified may be undertaken before construction begins without further consent from the planning authority. However, if any arboricultural works are proposed prior to planning approval, the local planning authority must be consulted to confirm that no trees have since become protected. Where trees are in third-party

⁵ NJUG (2007): Guidelines for the Planning, Installation, and Maintenance of Utility apparatus in the Proximity to Trees. National Joint Utilities Group Volume 4.

⁶ British Standards Institution (2010). BS 3998 Recommendations for Tree Work. BSI, London.

ownership, permission for any arboricultural management must be agreed with the owner in advance of the works.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected, and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

4.3 The accompanying arboricultural method statement

An arboricultural method statement for works near trees has been produced and this is provided as a separate stand-alone document. The following method statements are provided in the accompanying document:

1. General method statement for effective tree protection
2. Specification for tree protection fencing
3. Method statement for excavations to facilitate new drainage features
4. Method statement for installing the new security fence near trees

4.4 Arboricultural supervision

A site visit from the project arboriculturist will be required **for at least two tasks** during this project and a record of each visit will be made available to the local authority planning case officer. An agenda for arboricultural supervision is shown on the tree protection plan (TPP-1A).

Appendix 1: Tree Schedule

Site: Langfords Car Spares, Shaftesbury

Surveyor: Nick Baxter

Date of Survey: 19th June 2025



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	Goat willow	6	2	16	3	5	4	4	2	EM	G	10+	A self-sown tree. Little aesthetic value. Located between shipping containers.	No action required at present.	C2
T2	Goat willow	6	3	19	4	2	4	3	2	EM	G	10+	A self-sown tree. Little aesthetic value. Located between shipping containers.	No action required at present.	C2
T3	Ash	12	1	55	2.5	2.5	2.5	2.5	3	M	P	<10	Once pollarded to 4m but since re-grown. Symptoms of Chalara ash dieback.	No action required at present.	U
T4	English oak	18	1	66	9	11	10	11	3	M	G	20+	A secondary stem extends west over the building from 3m. Past crown lift.	No action required at present.	B1
T5	Ash	19	1	50	6.5	7.5	8	5	4	M	F	10+	Upper crown dieback.	No action required at present.	C2
T6	Ash	12	1	48	3.5	3.5	1.5	4	3	EM	F	10+	Once pollarded to 4m but since re-grown. Little aesthetic value.	No action required at present.	C2
T7	Ash	9	1	15	2	2	0	3	2	SM	F	10+	A small self-sown tree.	No action required at present.	C2
T8	Ash	19	2	54	6.5	8	3	7	3	M	P	<10	Co-dominant stems extend from base. Advanced symptoms of Chalara ash dieback. Little long-term future.	No action required at present.	U
T9	Ash	22	3	90	8	7	8	6	4	M	F	10+	Three stems extend from base. Upper crown dieback.	No action required at present.	C2
T10	Ash	11	1	20	1	4	2	3	3	EM	F	<10	A self-sown tree. Symptoms of Chalara ash dieback.	Fell and remove the stump.	U
T11	Ash	8	1	11	0.5	2	1	2	2	SM	F	<10	A self-sown tree. Symptoms of Chalara ash dieback.	Fell and remove the stump.	U
T12	Unidentified	5	1	30	0	0	0	0	5	EM	D	<10	An ivy covered stump.	Fell and remove the stump.	U
T13	English oak	22	1	115	4	10	9	11	5	FM	G	20+	A large secondary stem extends south from 1m. Three large scars below 7m. An asymmetric crown extends south. Tarmac drive beneath the canopy. Existing drainage pit to the south of the drive. No access to the base of this tree.	No action required at present.	B2
T14	Hazel	5	MS	15	1	4	4	1.5	3	EM	F	10+	A small hazel with a suppressed crown.	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
T15	Ash	9	1	12	3	0	1	3	2	SM	P	<10	A self-sown tree. Symptoms of Chalara ash dieback.	Fell and remove the stump.	U
T16	Ash	10	1	12	3	0	1	4	2	SM	P	<10	A self-sown tree. Symptoms of Chalara ash dieback.	Fell and remove the stump.	U
T17	Sycamore	10	1	12	1	1	2	3	2	SM	F	10+	A self-sown tree. Trunk scaring.	Fell and remove the stump.	C2
T18	Ash	9	2	16	2	2	2	2	5	SM	P	<10	A self-sown tree. Symptoms of Chalara ash dieback.	Fell and remove the stump.	U
T19	Ash	10	1	24	1	4	4	4	3	EM	F	10+	A self-sown tree. Suppressed crown.	No action required at present.	C2
T20	Goat willow	10	1	35	5	2	4	4	4	M	F	10+	Crown extends north.	No action required at present.	C2
T21	Ash	4	1	23	2	2	2	2	2	SM	F	10+	Once pollarded to 1.5m but since re-grown.	Fell and remove the stump.	C2
T22	Sycamore	11	1	23	3	4	0	6	1	SM	F	10+	A self-sown tree with a suppressed crown.	Fell and remove the stump.	C2
T23	English oak	21	1	88	9	8.5	9	9	3	FM	G	40+	No obvious significant defects.	No action required at present.	B2
T24	Ash	7	1	8	1.5	1.5	1.5	1.5	2	Y	F	10+	A self-sown tree. Little aesthetic value.	No action required at present.	C2
T25	Ash	7	1	10	2.5	2.5	2.5	2.5	3	SM	F	10+	A self-sown tree. Little aesthetic value.	No action required at present.	C2
T26	Goat willow	4	MS	15	3	3	3	3	1	SM	G	10+	A multi-stemmed self-sown tree.	No action required at present.	C2
T27	Ash	10	1	12	2	1	2	2	2	SM	F	<10	A self-sown tree. Symptoms of Chalara ash dieback.	No action required at present.	U
T28	English oak	14	1	75	6	7.5	1	7	4	M	F	20+	Arboreal ivy. Crown extends north-west. No access to base.	No action required at present.	B2
T29	English oak	16	1	110	8	8	5	6	4	M	G	20+	Arboreal ivy. No obvious significant defects. No access to base.	No action required at present.	B2
T30	English oak	16	1	135	8	14	13	14	5	FM	G	40+	A large tree with a heavy crown lean to the south. Minor basal decay on the northern side but this is not fully accessible for further inspection. Arboreal ivy.	No action required at present.	A2
T31	Goat willow	7	1	24	3	3	1	4	3	EM	F	10+	Suppressed crown. Located at the top of a small bank.	Fell and remove the stump.	C2
T32	English oak	17	1	76	9	5	6	7	2	M	G	20+	No obvious significant defects. Fence to east.	No action required at present.	B2

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
T33	English oak	15	1	80	3	5	4	2	4	M	F	10+	Prolific arboreal ivy. Major crown dieback.	No action required at present.	C2
T34	Goat willow	7	2	34	5	2	1	7	1	M	F	10+	Suppressed crown leans west.	No action required at present.	C2
T35	Goat willow	9	2	31	2	4	1	6	1	EM	F	10+	Suppressed crown leans west.	No action required at present.	C2
T36	Goat willow	4	1	10	1	1	0	6	1	EM	F	10+	Suppressed crown leans west.	No action required at present.	C2
T37	Goat willow	8	1	22	3	3	3	3	4	EM	F	10+	Suppressed crown.	No action required at present.	C2
T38	Goat willow	5	1	22	1	5	0	5	1	EM	F	10+	Suppressed crown leans west.	No action required at present.	C2
T39	English oak	14	2	71	8	8	7	10	5	M	G	20+	Two stems extend from base. Past crown lift. No access to base.	No action required at present.	B2
T40	English oak	16	1	88	9	7	8	8	5	M	G	20+	Small scars in the lower crown. Past crown lift. No access to base.	No action required at present.	B2

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

Appendix 1: Group Schedule**Site:** Langfords Car Spares, Shaftesbury**Surveyor:** Nick Baxter**Date of Survey:** 19th June 2025

Group Number	Tree Species	Number in Group	Height (m)	Number of stems	Stem Ø (mm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	1st Branch	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
G1	Ash	7	9	1	110	2	2	2	2	SM	F	10+	A group of small self-sown trees with little aesthetic value. Located just beyond the hard surfacing.	No action required at present.	C2
G2	Goat willow and ash	8	8	1	150	3	3	3	3	EM	F	10+	A group of small self-sown trees with little aesthetic value.	No action required at present.	C2
G3	Field maple and hawthorn	10	5	1	125	2.5	2.5	2.5	2	EM	G	10+	A belt of hedgerow trees along the boundary.	No action required at present.	C2
G4	Goat willow	3	5	1	125	2.5	2.5	2.5	1	SM	P	<10	Self-sown trees surrounded by dense bramble growth.	No action required at present.	U
G5	English oak	8	15	1	650	6	6	6	4	M	G	20+	A group of mature oak located east of the fence.	No action required at present.	B2

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

Appendix 1: Hedge Schedule

Site: Langfords Car Spares, Shaftesbury

Surveyor: Nick Baxter

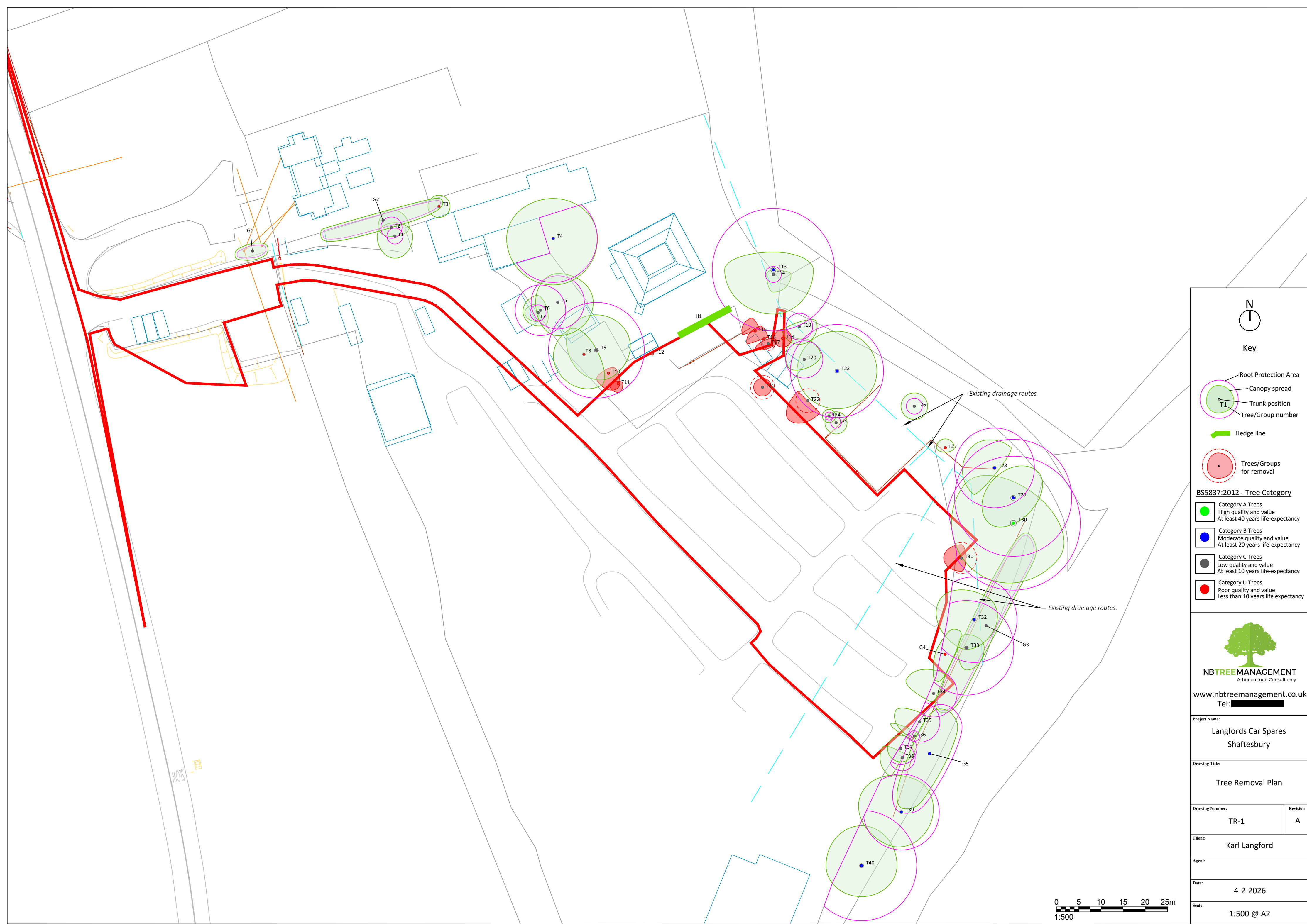
Date of Survey: 19th June 2025



Hedge Number	Tree Species	Height (m)	No. of Stems	Stem Ø (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Site Notes	Recommended Management	Category
H1	Beech	2	MS	80	2	10	EM	G	10+	A short section of hedge at the edge of the driveway. No signs of recent management.	No action required at present.	C2

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.		



N

Key

Root Protection Area

Canopy spread

Trunk position

Tree/Group number

Hedge line

Trees/Groups for removal

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

NB

TREEMANAGEMENT

Arboricultural Consultancy

www.nbtreemanagement.co.uk

Tel: [REDACTED]

Project Name:

Langfords Car Spares
Shaftesbury

Drawing Title:

Tree Removal Plan

Drawing Number:

TR-1

Revision

A

Client:

Karl Langford

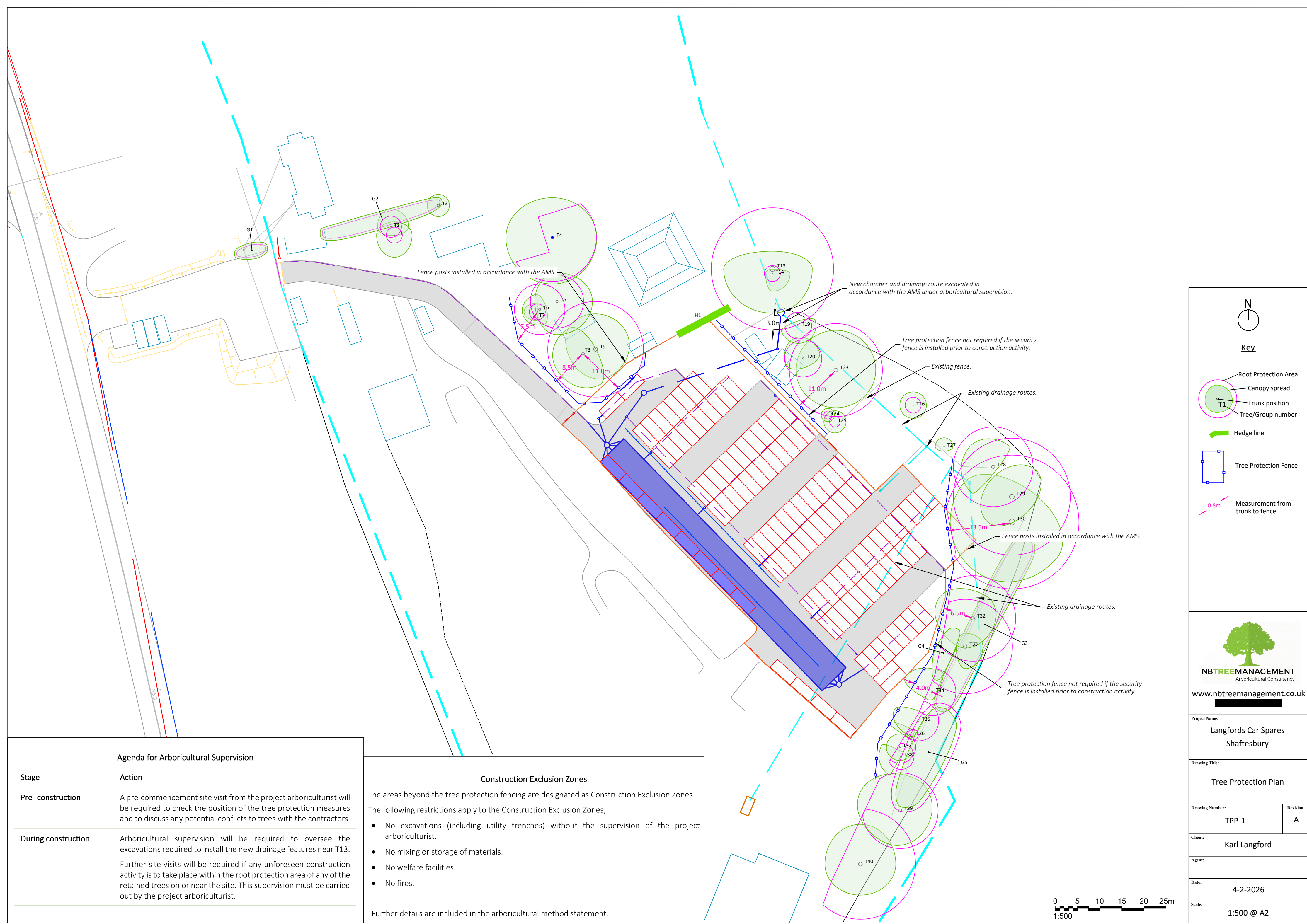
Agent:

Date:

4-2-2026

Scale:

1:500 @ A2



N

Key

Root Protection Area

Canopy spread

Trunk position

Tree/Group number

Hedge line

Tree Protection Fence

0.8m

Measurement from trunk to fence



NBTREEMANAGEMENT

Arboricultural Consultancy

www.nbtreemanagement.co.uk

Project Name:

Langfords Car Spares
Shaftesbury

Drawing Title:

Tree Protection Plan

Drawing Number:

TPP-1

Revision

A

Client:

Karl Langford

Agent:

Date:

4-2-2026

Scale:

1:500 @ A2

Agenda for Arboricultural Supervision

Stage	Action
Pre- construction	A pre-commencement site visit from the project arboriculturist will be required to check the position of the tree protection measures and to discuss any potential conflicts to trees with the contractors.
During construction	Arboricultural supervision will be required to oversee the excavations required to install the new drainage features near T13. Further site visits 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.

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.