



**Land north of
Whychurch Farm and
west of Crudwell Road**

**Arboricultural Impact
Assessment
(Incorporating Tree
Protection Measures)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Gleeson Land

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Section 1

Introduction

- 1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Gleeson Land (the Applicant) in relation to the proposed development of Land north of Whychurch Farm and west of Crudwell Road (hereafter referred to as 'the Site').
- 1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

SITE CONTEXT

- 1.3 The Site is located to the south of Filands, which is located within the Local Planning Authority (LPA) of Wiltshire Council (WC). It currently comprises three pasture fields divided by an established network of hedges containing trees of mixed species. It is bordered to the north by the B4014, to the east by the A429, to the west by residential properties and residential development, and to the south by farm buildings and further pasture.

DEVELOPMENT PROPOSALS

- 1.4 The development proposals comprise an outline planning application (with all matters reserved except access) for residential development, including the construction of up to 149 dwellings, new vehicular access with footways and cycleways, public open space, landscape and associated infrastructure.
- 1.5 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note, see **Appendix EDP 1**.
- 1.6 This baseline survey data was collected by EDP on 11 July 2023 and 17 October 2024. The Tree Survey Schedule is provided within **Appendix EDP 1**, with the Tree Constraints Plan included as **Plan EDP 1**.

AIMS AND OBJECTIVES

- 1.7 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

RELEVANT BASELINE DOCUMENTS

- 1.8 EDP's Arboricultural Baseline Note (report reference: edp8255_r002) is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.

1.9 The following best practice guidance and informative standards are relevant to the provisions of this AIA and should be read in conjunction with the AIA where applicable:

- BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
- BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

Section 2

Arboricultural Impact Assessment

- 2.1 This AIA has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Illustrative Masterplan (**Appendix EDP 2**). In particular, it relates to the Tree Constraints Plan (**Plan EDP 1**), which is overlaid onto the proposed Illustrative Masterplan, resulting in a Tree Retention and Removal Plan (**Plan EDP 2**).
- 2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and, where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

CATEGORY U TREES

- 2.5 The BS 5837:2012 compliant survey identified a total of five category U items, the condition of which was considered to be impaired to such an extent that they may be unsuitable for retention within the future context of the development. These are summarised in **Table EDP 2.1** and detailed in the Tree Survey Schedule contained within **Appendix EDP 1**.
- 2.6 Off-site items remain outside of the control of the development and require the landowners' consent prior to any works or removals.
- 2.7 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items requires cross-referencing with the ecological assessment prior to any work or felling taking place.
- 2.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 2.1: Category U trees

Reference Number	Species	Retainable	Category Grading
T3	English elm (<i>Ulmus procera</i>)	Yes.	U
T5	Common ash (<i>Fraxinus excelsior</i>)	Yes.	U

Reference Number	Species	Retainable	Category Grading
T7	Common ash	Yes.	U
T18	Common ash	Yes.	U
T19	Common ash	Yes.	U

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

- 2.9 Assessment of the Illustrative Masterplan (**Appendix EDP 2**) determines that two items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. Both items are category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

Reference Number	Species	Impact	Category Grading
H2	Blackthorn (<i>Prunus spinosa</i>) Common hawthorn (<i>Crataegus monogyna</i>)	Partial removal.	C
H8	Blackthorn Common hawthorn Common hazel (<i>Corylus avellana</i>)	Partial removal.	C

SUMMARY OF TREE LOSSES AND RETENTION

- 2.10 A summary of the tree losses and retention based upon the Illustrative Masterplan (**Appendix EDP 2**) is provided within **Table EDP 2.3**. In this context, the term 'affected' means partial removal of a retained item.

Table EDP 2.3: Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	7	0	0	7
Category B	19	0	0	19
Category C	20	0	2	18
Totals	46	0	2	44

MITIGATION

- 2.11 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, no-dig technologies, hand digging and access

facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.

- 2.12 Existing trees identified for retention on the appended Tree Retention and Removal Plan (**Plan EDP 2**) will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 3**), during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Section 3

Conclusions

- 3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout and has resulted in the partial loss of two category C items. To ensure succession to the existing tree stock new planting is recommended. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.
- 3.2 Existing trees identified for retention on the appended Tree Retention and Removal Plan (**Plan EDP 2**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the development layout and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.
- 3.3 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1 Tree Survey Key and Schedule EDP 1

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as illustrated on Plan EDP 1 .
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor, or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor, or dead. This is informed by "<i>the presence of any decay and physical defect</i>¹".
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.

¹ BS 5837:2012 Section 4.4.2.5

Estimated Remaining Contribution	The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

Client:	Gleeson Land	Site:	Malmesbury Phases 3 and 4
Date of Survey:	11/07/23 and 17/10/24	Consultant	David Garrick
Tagged	N/A	Weather	Overcast/Clear

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T1	White willow (Salix alba)	14	# 1200	6	6	7	6	1	Over Mature	Fair	Fair	Access to inspect base - Not possible Decay - Major Off-site tree, all readings estimated Pollard - Regrown Due to size of stem and decay within access should be arranged to determine if the tree has veteran characteristics.	20+	B1,3	14.4
T3	English elm (Ulmus procera)	7	# 250	3	2	2	2	3	Dead	Dead	Dead	No Significant Faults Observed	<10	U	3
T4	English oak (Quercus robur)	18	1060	11	8	9	8	3	Mature	Fair	Good	Access to inspect base - Restricted / obscured Epicormic growth - Bole / principal stems Deadwood - Major	40+	A1,2	12.72
T5	Common ash (Fraxinus excelsior)	9	340	3	4	4	4	2	Early Mature	Poor	Fair	Ash Dieback Present Sparse Crown	<10	U	4.08
T6	English oak (Quercus robur)	16	800	7	8	9	8	2	Mature	0	Good	Deadwood - Major	40+	A1,2	9.6
T7	Common ash (Fraxinus excelsior)	12	350 250	5	5	6	5	2	Early Mature	Poor	Fair	Ash Dieback Present	<10	U	5.16
T8	Field maple (Acer campestre)	11	# 300	4	4	4	4	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multi-stemmed	10+	C1	3.6
T9	Common ash (Fraxinus excelsior)	10	# 420 300	5	5	5	5	2	Early Mature	Fair	Fair	Ash Dieback Suspected	10+	C1	6.19
T10	English oak (Quercus robur)	22	1250	10	9	9	8	2	Over Mature	Fair	Fair	Access to inspect base - Restricted / obscured Decay - Open cavity / cavities Hollow trunk - Suspected Decay / structural defect in crown limb / limbs - Suspected Shedding limb / limbs - Historic Dead stem stub at 6m. Hollowing at base of stem. Historic storm damage/shedding of limbs. Potential future veteran	40+	A1,3	15
T11	English oak (Quercus robur)	12	420	5	6	6	5	2	Early Mature	Good	Good	No significant faults observed	40+	A1	5.04
T12	English oak (Quercus robur)	7	90	1	2	2	2	2	Young	Good	Fair	Competition - Adjacent trees Leaning trunk	10+	C1	1.08
T13	English oak (Quercus robur)	15	# 400	5	6	6	5	2	Early Mature	Fair	Good	Access to inspect base - Restricted / obscured Ivy or climbing plant Deadwood - Minor	20+	B1	4.8
T14	Common ash (Fraxinus excelsior)	12	370	5	5	5	4	2	Early Mature	Fair	Fair	Competition - Adjacent trees Leaning trunk	20+	B1	4.44
T15	English oak (Quercus robur)	17	670	6	6	4	7	3	Mature	Fair	Good	Hardstanding under canopy Ivy or climbing plant Arboricultural work - Historic	40+	A1,2	8.04

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T16	English oak (Quercus robur)	17	720	5	7	7	7	2	Mature	Fair	Good	Hardstanding under canopy Ivy or climbing plant Deadwood - Minor	40+	A1,2	8.64
T17	Alder sp. (Alnus spp.)	6	# 330	3	2	3	4	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Utility clearance pruned	10+	C1	3.96
T18	Common ash (Fraxinus excelsior)	15	# 600	7	6	6	6	2	Mature	Fair	Poor	Access to inspect base - Restricted / obscured Decay / structural defect - Bole	<10	U	7.2
T19	Common ash (Fraxinus excelsior)	10	300	4	4	4	3	3	Early Mature	Poor	Fair	Ash Dieback Suspected	<10	U	3.6
T20	Field maple (Acer campestre)	9	# 250 250 250	5	5	5	5	1	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Off-site tree, all readings estimated	20+	B1	5.2
T21	English oak (Quercus robur)	12	700	5	5	6	4	2	Over Mature	Poor	Fair	Root environment - Waterlogged Root sucker growth Die-back - Upper crown Retrenchment in crown.	20+	B1,3	8.4
H1	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	2	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H2	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna)	2	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H3	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	2	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H5	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H6	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
H7	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H8	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana)	3	70	1	1	1	1	N/A	Early Mature	Good	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H9	Common hawthorn (Crataegus monogyna)	2	60	1	1	1	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1,3	0.72
H9	Common hawthorn (Crataegus monogyna)	2	70	1	1	1	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1,3	0.84
H10	Bramble sp. (Rubus spp.)	1	20	0.5	0.5	0.5	0.5	N/A	Young	Fair	Fair	Condition considered typical of species and age	10+	C1	0.24
H11	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna)	2	50	1	1	N/A	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	0.6
H12	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna)	2	70	1	1	N/A	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	0.84
H13	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna)	2	70	1	1	N/A	1	N/A	Early Mature	Fair	Fair	Condition considered typical of species and age	10+	C1	0.84
G1	English elm (Ulmus procera) Field maple (Acer campestre)	8	180	3	3	3	3	2	Early Mature	Fair	Fair	Off-site tree, all readings estimated	10+	C2	2.16
G2	English oak (Quercus robur)	12	400	5	5	5	5	2	Early Mature	Good	Good	Ivy or climbing plant Established planting situated alongside footpath	40+	A2	4.8
G3	Common ash (Fraxinus excelsior)	12	350	5	5	5	5	2	Early Mature	Fair	Good	Multi-stemmed Established planting situated alongside footpath	20+	B2	4.2
G4	Prunus sp. (Prunus sp.) Apple sp. (Malus sp.)	9	260	4	4	4	4	2	Early Mature	Good	Fair	Established planting situated alongside footpath	20+	B2	3.12
G5	Beech sp. (Fagus sp.) Ash sp. (Fraxinus sp.)	11	290	5	5	5	5	2	Early Mature	Fair	Fair	Established planting situated alongside footpath	20+	B2	3.48
G6	English oak (Quercus robur)	12	350	5	6	6	5	2	Early Mature	Good	Fair	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	4.2

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

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Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

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Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G7	English oak (Quercus robur) Field maple (Acer campestre)	10	270	3	3	4	4	2	Early Mature	Good	Fair	Competition - Adjacent vegetation Established planting situated alongside footpath	20+	B2	3.24
G8	English oak (Quercus robur)	12	370	5	5	5	5	2	Early Mature	Good	Good	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	4.44
G9	Common hawthorn (Crataegus monogyna) English oak (Quercus robur)	11	320	4	4	4	4	2	Early Mature	Good	Fair	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	3.84
G10	Common hawthorn (Crataegus monogyna) Field maple (Acer campestre)	10	300	4	4	4	4	2	Early Mature	Good	Fair	Access to inspect base - Restricted / obscured Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	3.6
G11	Field maple (Acer campestre) Red horse chestnut (Aesculus x carnea) Wild cherry (Prunus avium)	10	330	5	5	5	5	2	Early Mature	Fair	Good	Competition - Adjacent trees Established planting situated alongside footpath	20+	B2	3.96
G12	Common ash (Fraxinus excelsior) English oak (Quercus robur) Maple (Acer spp.) Fir (Abies spp.) Foxglove-tree (Paulownia tomentosa)	13	500	5	5	5	5	2	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	20+	B1,2	6
G13	Maple (Acer spp.) Prunus sp. (Prunus spp.)	7	250	3	3	3	3	1	Early Mature	Fair	Fair	Off-site tree, all readings estimated	20+	B1	3
G14	Blackthorn (Prunus spinosa) Common hawthorn (Crataegus monogyna) Elm sp. (Ulmus spp.)	6	150	2	2	2	2	N/A	Early Mature	Fair	Fair	Hedgerow - Neglected / overgrown	10+	C1	1.8
G15	Common hawthorn (Crataegus monogyna) Elm sp. (Ulmus spp.)	7	150	2	2	2	2	N/A	Young	Fair	Fair	Hedgerow - Neglected / overgrown Dead elms within hedgerow	10+	C1	1.8
G16	Common hawthorn (Crataegus monogyna) Sycamore (Acer pseudoplatanus)	10	200	3	3	3	3	1	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Condition considered typical of species and age	20+	B1	2.4
G17	Lombardy Poplar (Populus nigra 'Italica')	14	180	2	2	2	2	3	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1	2.16
G18	Common ash (Fraxinus excelsior) English oak (Quercus robur)	10	350	5	5	5	5	1	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Off-site tree, all readings estimated	20+	B1	4.2

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.

Species -Common English names are used wherever possible for simplicity.

Height -An approximation of height (in metres) is provided for the highest point of the tree.

Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.

Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.

Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.

Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by “the presence of any decay and physical defect”.

Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

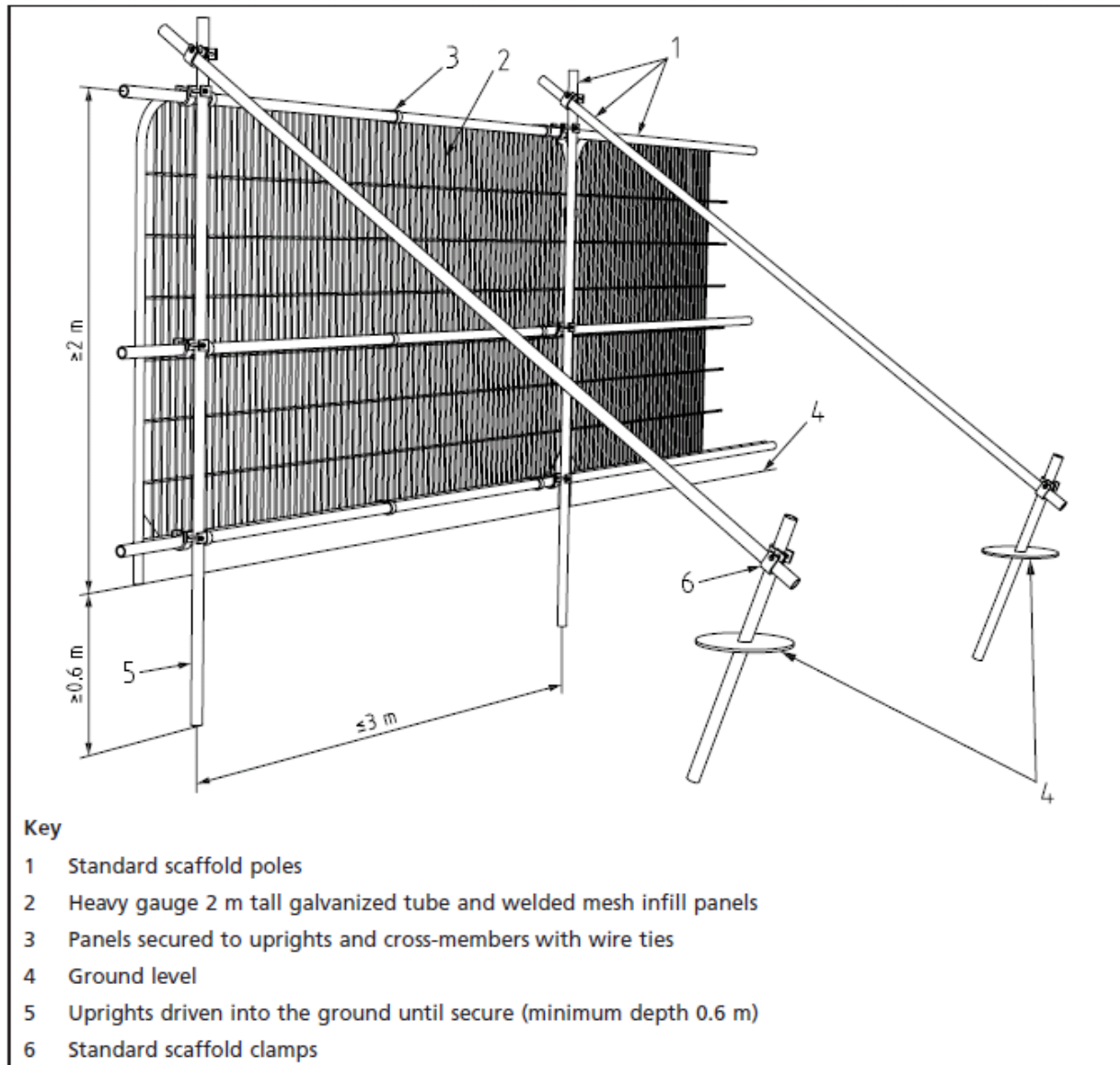
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Appendix EDP 2
Illustrative Masterplan
(Drawing Number GLEE240917 IMP.02 Revision E)



Appendix EDP 3

Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 'Protective Barrier')



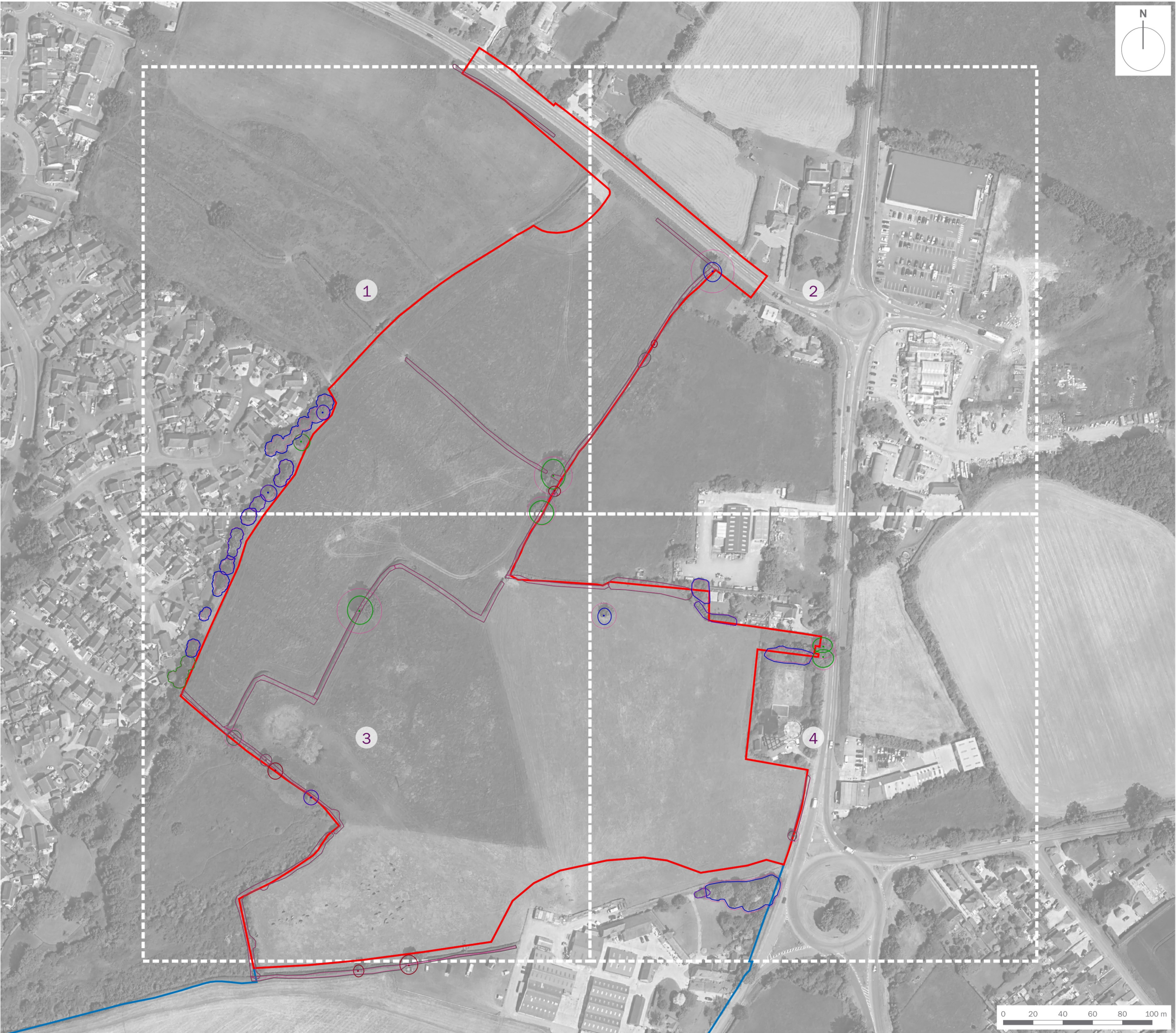
Plans

Plan EDP 1: Tree Constraints Plan

(edp8255_d001d 27 February 2025 VMS/DGa)

Plan EDP 2: Tree Retention and Removal Plan (Phases 3 & 4)

(edp8255_d003c 29 January 2026 DJo/BWa)



client	Gleeson Land		
project title	Land north of Whychurch Farm and west of Crudwell Road		
drawing title	Tree Constraints Plan (Overview)		
date	27 FEBRUARY 2025	drawn by	VMS
drawing number	edp8255_d001d	checked	DGa
scale	1:2,500 @ A3	QA	DJo



Site Boundary

Land Also in Applicant Ownership

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

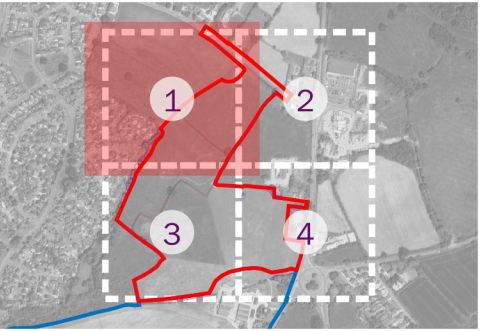
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

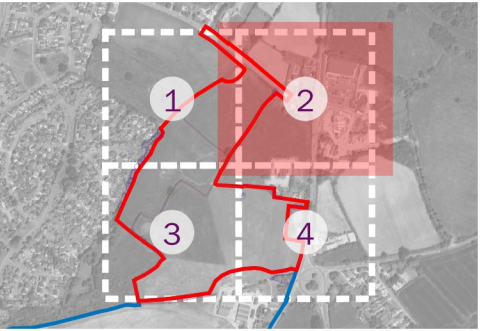


client			
Gleeson Land			
project title			
Land north of Whychurch Farm and west of Crudwell Road			
drawing title			
Tree Constraints Plan (Sheet 1 of 4)			
date	27 FEBRUARY 2025	drawn by	VMS
drawing number	edp8255_d001d	checked	DGa
scale	1:1,250 @ A3	QA	DJo

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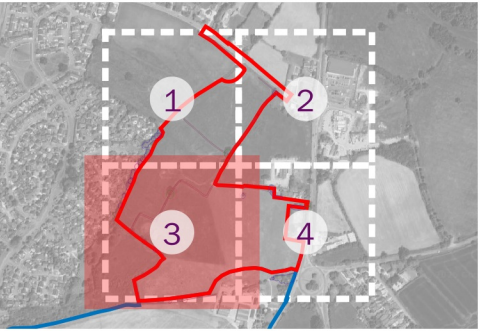
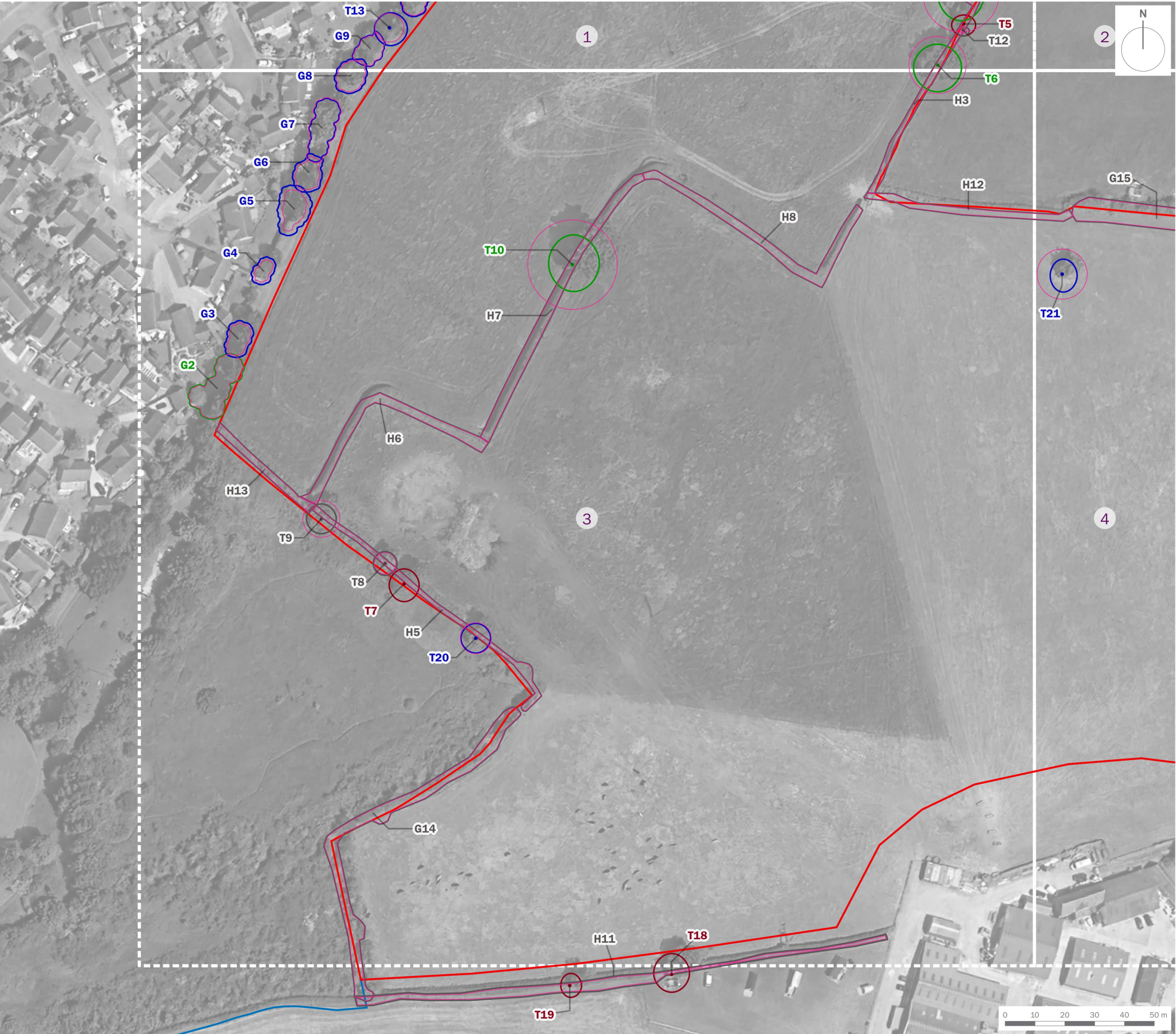
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client	Gleeson Land		
project title	Land north of Whychurch Farm and west of Crudwell Road		
drawing title	Tree Constraints Plan (Sheet 2 of 4)		
date	27 FEBRUARY 2025	drawn by	VMS
drawing number	edp8255_d001d	checked	DGa
scale	1:1,250 @ A3	QA	DJo



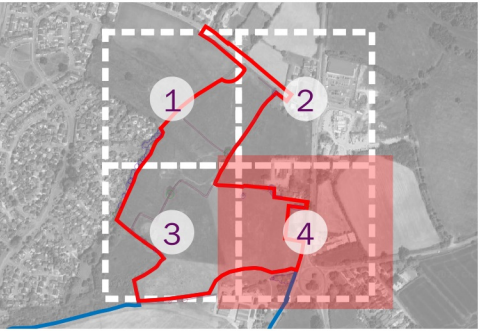
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client			
Gleeson Land			
project title			
Land north of Whychurch Farm and west of Crudwell Road			
drawing title			
Tree Constraints Plan (Sheet 3 of 4)			
date	27 FEBRUARY 2025	drawn by	VMS
drawing number	edp8255_d001d	checked	DGa
scale	1:1,250 @ A3	QA	DJo



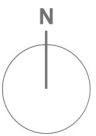
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client			
Gleeson Land			
project title			
Land north of Whychurch Farm and west of Crudwell Road			
drawing title			
Tree Constraints Plan (Sheet 4 of 4)			
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drawing number	edp8255_d001d	checked	DGa
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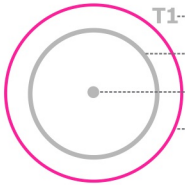
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Site Boundary



Land Also in Applicant Ownership



T1 Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area



Category A: Trees of high quality and value



Category B: Trees of moderate quality and value



Category C: Trees of low quality and value



Category U: Trees of poor quality and value



Trees to be Removed

purpose of issue **PLANNING**

c	Updated base plan	29/01/2026	JGr
b	Updated base plan	27/01/2026	JGr
-	Original	25/02/2025	DJo
rev	description	date	by

client

Gleeson Land

project title

Land north of Whychurch Farm and west of Crudwell Road

drawing title

Tree Retention and Removal Plan, Phases 3 & 4 (Overview)

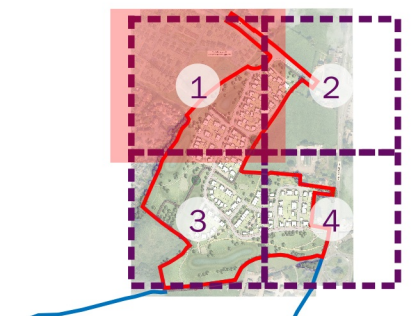
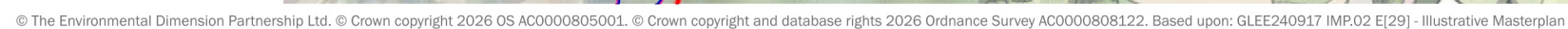
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drawing number	edp8255_d003c	checked	BWa
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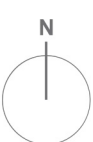
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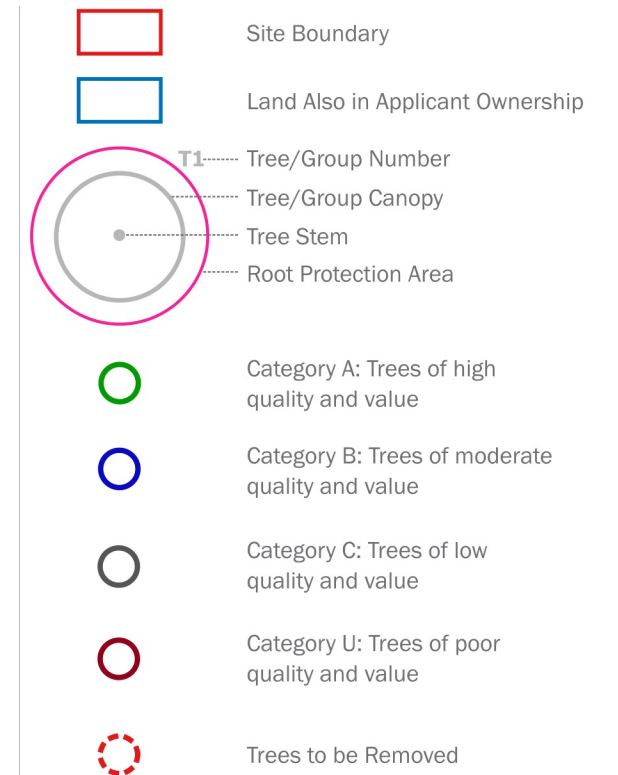
- Site Boundary
- Land Also in Applicant Ownership
- T1..... Tree/Group Number
- Tree/Group Canopy
- Tree Stem
- Root Protection Area
- Category A: Trees of high quality and value
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- Category U: Trees of poor quality and value
- Trees to be Removed



client	Gleeson Land		
project title	Land north of Whychurch Farm and west of Crudwell Road		
drawing title	Tree Retention and Removal Plan, Phases 3 & 4 (Sheet 2 of 4)		
date	29 JANUARY 2026	drawn by	DJo
drawing number	edp8255_d003c	checked	BWa
scale	1:1,250 @ A3	QA	GYo



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project title

Land north of Whychurch Farm and west of Crudwell Road

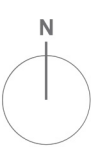
drawing title

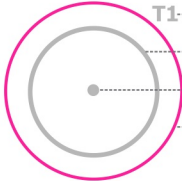
**Tree Retention and Removal Plan,
Phases 3 & 4 (Sheet 3 of 4)**

date	29 JANUARY 2026	drawn by	DJo
drawing number	edp8255_d003c	checked	BWa
scale	1:1,250 @ A3	QA	GYo

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-  Site Boundary
-  Land Also in Applicant Ownership
- 
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-  Trees to be Removed



client

Gleeson Land

project title

Land north of Whychurch Farm and west of Crudwell Road

drawing title

**Tree Retention and Removal Plan,
Phases 3 & 4 (Sheet 4 of 4)**

date	29 JANUARY 2026	drawn by	DJo
drawing number	edp8255_d003c	checked	BWa
scale	1:1,250 @ A3	QA	GYo

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PRACTICE



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