



Arboricultural Impact Assessment

in Relation to Land to the South of



**London Road, Devizes,
Wiltshire, SN10 2JG**

Prepared by:

Bowland 
Tree Consultancy Ltd

February 2026

**ARBORICULTURAL IMPACT ASSESSMENT
LONDON ROAD, DEVIZES**

CONTROL SHEET

Project No.: BTC3281

Site: London Road, Devizes, Wiltshire, SN10 2JG

Client: Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd

Council: Wiltshire Council

Survey Date: 01 August 2025

Surveyor: Christopher Forster Arboricultural Technician

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twenty-four months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

**ARBORICULTURAL IMPACT ASSESSMENT
LONDON ROAD, DEVIZES**

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1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
 - b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan;
 - c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
 - d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - e) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
 - f) Advise on suitable retained tree protection measures required during development; and
 - g) Produce an Arboricultural Impact Assessment report in regard to the above.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues, this report is intended to assist the Local Planning Authority (LPA), in this case Wiltshire Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.
- 1.3 Essentially, it provides an initial analysis of the impacts that the proposed development is projected to have on trees located within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and compensation for projected losses, along with advice on appropriate tree protection measures in accordance with current guidance in the context of the proposals.

Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out, in accordance with the preceding disclaimer, on 01 August 2025, and all tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.5 The survey identified four individual trees (prefixed 'T'), and three groups of trees (prefixed 'G'), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), as appended. The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP is based on the development proposal plan supplied. In this regard, the topographical survey site plan was provided in electronic format by the project agent, Avison Young, whereas the development proposal plan was provided in electronic format by the project architects, Kendall Kingscott, and, for the purpose of this report, we presume the provided plans' details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice

of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

- 2.2 According to Wiltshire Council's website, as checked on 06 February 2026, the site does not stand within a CA, and there are no extant TPOs within the boundaries of the above site. However, it is noted that the council's website may not be completely up to date with regards to statutory protection on site, and it is therefore advised that the presence of any statutory tree protection be checked and verified directly with the council prior to scheduling or undertaking tree works, that are not immediately necessary for the purpose of implementing a development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

Protected Species

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties. A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of implementing a development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site under consideration is located on the north eastern edge of the town of Devizes, approximately 2.3 kilometres from the town centre.
- 3.2 The site is currently used as a motorcycle training centre and consists of hard standing concrete. It is bordered to the north by the A361, beyond which is an industrial estate, to the east is a field which we understand benefits from an outline planning approval for a large commercial development, to the south by Horton Road and to the west by a piece of vacant land beyond which is a car mechanic

garage and fuel station. The existing sit is accessed from the north eastern section off London Road (see TCP).

- 3.3 According to the topographical survey plan provided, and as detailed on the TCP, ground levels across the site vary by up to approximately two metres between the highest point to its north east, down to the lowest point to its south west.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of four trees and three groups of trees were surveyed for the purpose of this appraisal. They range from young to semi-mature in age, with heights of up to approximately 10 metres, maximum diametral crown spreads up to approximately 10 metres, and stem diameters up to approximately 300 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.
- 4.4 As detailed in Table A, below, two trees and three groups were categorised as low quality (i.e. 'C' category), and two tree was classed as unsuitable for retention (i.e. 'U' category) regardless of the proposals.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	-	-
Those of a low quality that should not be considered a significant constraint to development	'C'	T3*, T4* G1, G2, G3*	2 Trees 3 Groups
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	'U'	T1*, T2	2 Trees
			= 4 Trees & 3 Groups in Total

*Denotes vegetation located on areas of neighbouring land and understood to be under third party ownership as per confirmation provided by client via e-mail.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plan, and on the appended TIP, the proposal is for the construction of an Aldi food-store with associated HGV access and turning provision, and staff and customer car-parking provision along with a drive thru unit and EV charging hub in the northeastern portion of the site.

- 5.2 As part of the proposals it is understood, from information provided by the agent for the client, that a new vehicular and pedestrian access point is to be created from London Road and a new pedestrian access point from Horton Road to the south.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	-	-	-
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	G1 (part) G2	-	1 Group 1 part Group
Those that should be removed for sound management reasons regardless of plans	'U'	-	T2	1 Tree
Totals		1 Group 1 part Group	1 Tree	= 1 Tree, 1 Group & 1 part Group in Total

- 5.3 From the information provided to date it is projected that, as detailed in Table B, below, construction of the development as proposed will require the removal of one group, and part of one further group of low quality (i.e. 'C' category) trees. In addition, as also detailed in Table B and previously outlined, it is noted that one tree located within the site boundaries is considered unsuitable for retention (i.e. 'U' category), and is subsequently recommended for removal regardless of the development proposals (see TIP).

Compensation for Projected Arboricultural Losses

- 5.4 Although it will be necessary to remove a small number of low quality trees and groups in order to develop the site as proposed, it should be noted that the wider site evidently has sufficient space to accommodate a considerable number of new trees and shrubs, of suitable species planted in appropriate locations, as part of a compensatory landscape scheme.
- 5.5 In this respect, a soft landscape plan has been prepared by cambium (DR-L-1636-02-P04) and appended at Plan Three inclusive of the planting of 29 new specimen trees along with a significant number of new hedges and shrubs across the site.
- 5.6 As such, adequate compensatory tree, shrub and hedge planting has been provided as part of the proposed landscaping scheme for the necessary low quality tree losses. The adherence to the Soft Landscape Plan, and assurance of subsequent successful establishment of compensatory tree, shrub and hedge planting can be assured through the imposition of a suitably worded planning condition attached to an approval.

Biodiversity Net Gain (BNG) and Ecological Mitigation

- 5.7 In regard to the above it is noted that it will be necessary for the application under consideration to meet the applicable Biodiversity Net Gain (BNG) requirements. BNG is a government approach to development designed to ensure that habitats for wildlife are left in a measurably better state than they were pre-development (10% BNG increase), that is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 5.8 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.

- 5.9 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site mitigation in accordance with BNG calculations. Furthermore, it will be necessary for the project ecologist and landscape architects to liaise to ensure the proposed new tree shrub and hedge planting forms suitable mitigation under BNG.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta-coloured circles on the TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 Craddys have produced the FRA including a drainage strategy, with services and drainage running from London Road to the north of the site, outside of any surveyed, retained tree cover.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration.
- 6.7 In this respect, it should be noted that the trees within the site are proposed to be removed. As such any remaining trees adjacent to the site should be adequately excluded from development works through establishment of a development site boundary, and, as such, conditioning of a TPP and AMS is not considered necessary.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the consultant.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Four individual trees and three groups of trees were surveyed in respect of a proposal to construct an ALDI food-store with associated car-parking provisions and HGV access along with a drive thru unit and EV charging hub in the northeastern portion of the site.
- 8.2 Two trees and three groups of trees were categorised as low quality, and two trees were considered unsuitable for long-term retention regardless of the proposed development.
- 8.3 An appraisal of the proposal documentation provided to date identified that, discounting the trees considered unsuitable for long-term retention regardless, construction of the development as proposed will require the removal of one group, and part of one group both of low quality.
- 8.4 Although it will be necessary to remove a number of low quality trees and groups in order to develop the site as proposed, it should be noted that the wider site evidently has sufficient space to accommodate a considerable number of new trees and shrubs. In this respect, a Landscape Proposal Plan has been prepared by Cambium inclusive of the planting of 29 new specimen trees along with a significant number of new hedges and shrubs across the site.
- 8.5 As such, adequate compensatory tree, shrub and hedge planting has been provided as part of the proposed landscaping scheme for the necessary low quality tree losses. The adherence to the soft landscape proposal plan, and assurance of subsequent successful establishment of compensatory tree, shrub and hedge planting can be assured through the imposition of a suitably worded planning condition attached to an approval.
- 8.6 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.
- 8.7 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site mitigation in accordance with BNG calculations.
- 8.8 Finally, it is emphasised that all site works, including tree removals, must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES



TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		London Road, Devizes, Wiltshire, SN10 2JG					
Client:		Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd					

Surveyor:	Christopher Forster	Arboricultural Technician
Survey Date:	01 August 2025	
Job Reference:	BTC3281	

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T1	Common Hawthorn	6.5	200	N E S W	2 2 2 2	N/A	SM	P	▪ Located on neighbouring land. ▪ Uprooted and leaning to the east. ▪ Growing in fence line.	▪ Retain tree in context of the development proposal.	<10	U	18	2.4
T2	Plum	4	80	N E S W	1 1 1 1	N/A	Y	D	▪ Stem has snapped at approximately 2m height and fallen to west. ▪ Dense ivy throughout.	▪ Remove tree regardless of the development proposal.	<10	U	3	0.96
T3	Common Ash	8	160#	N E S W	2 1.5 1 1.5	2-W 3	Y	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail. ▪ Displaying signs of early colonisation by Ash Dieback Disease (ADD).	▪ Retain tree in context of the development proposal.	10+	C1	12	1.92
T4	Sycamore	10	300#	N E S W	4.5 4.5 4.5 4.5	2-S 2	Y	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail. ▪ Dense ivy from ground level throughout secondary branches. ▪ Light epicormic growth at base.	▪ Retain tree in context of the development proposal.	10+	C1	41	3.6
G1	Common Hazel, Common Hawthorn, Plum	≤ 6.5	≤ 6x110 (ms)	N E S W	≤ 5 ≤ 5.5 ≤ 5.5 ≤ 4	N/A ≥ 1	SM	G	▪ Multi-stemmed from ground level. ▪ Compact linear group.	▪ Remove group where within site boundaries in order to develop the site as proposed.	10+	C1	≤ 33	≤ 3.23
G2	Goat Willow, Plum	≤ 5.5	≤ 100	N E S W	≤ 2 ≤ 2 ≤ 2 ≤ 2	N/A	Y	M	▪ Compact linear group. ▪ Dense ivy and bramble from ground level and throughout.	▪ Remove group in order to develop the site as proposed.	10+	C1	≤ 5	≤ 1.2
G3	Goat Willow	≤ 6.5	≤ 80#	N E S W	≤ 1 ≤ 1 ≤ 1 ≤ 1	N/A	Y	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail. ▪ Compact linear group.	▪ N/A	10+	C1	≤ 3	≤ 0.96

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#"

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered 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)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

**- TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

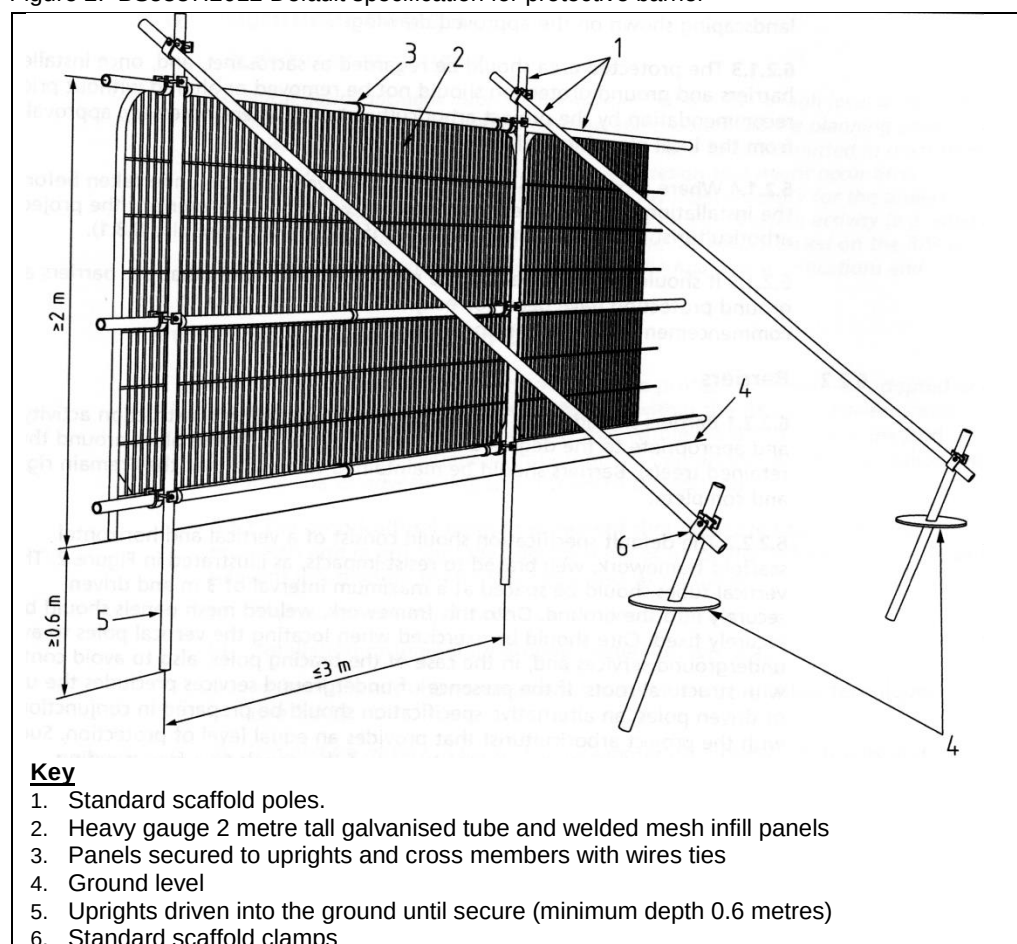
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

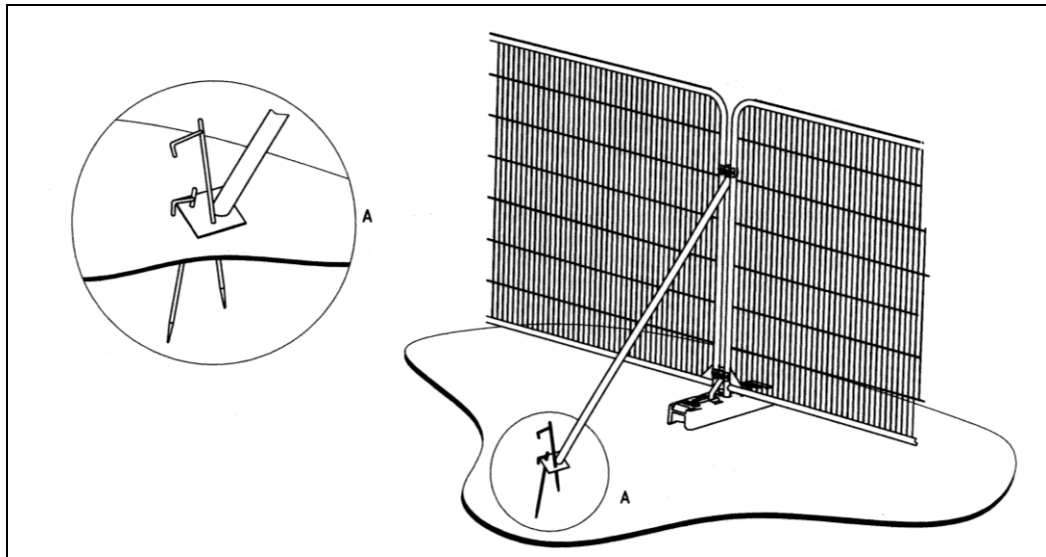
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

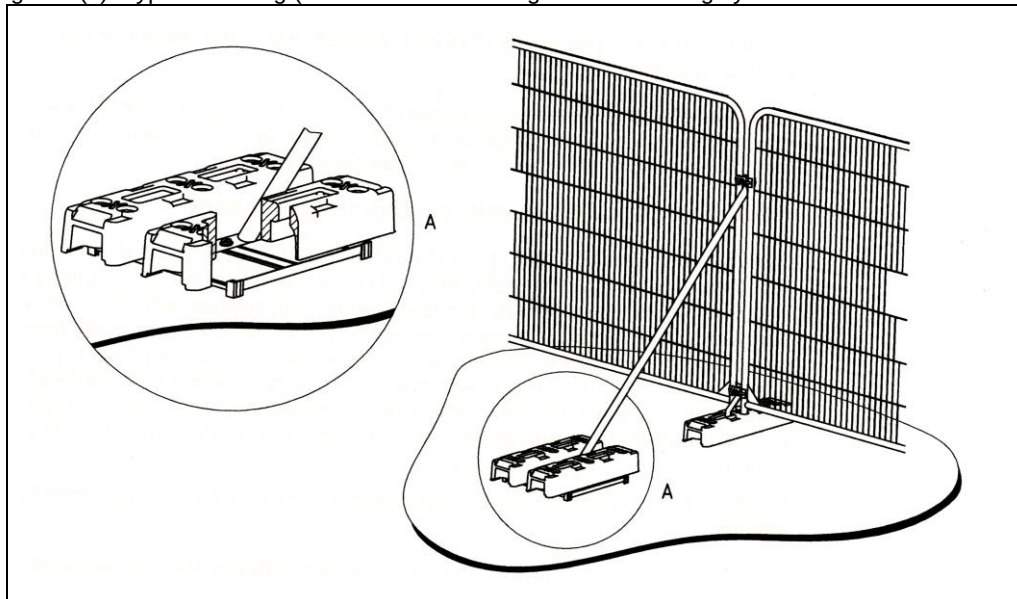
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

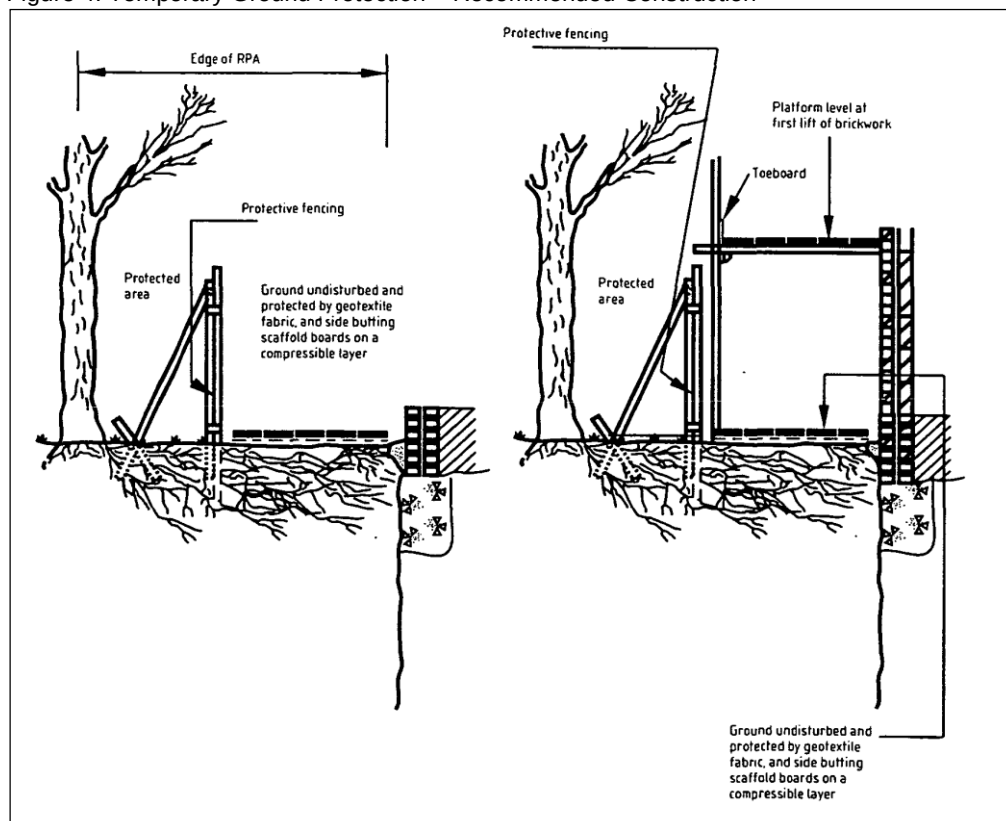
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group
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

Note: The locations and extents of trees T1 and T2 and groups G1, G2 and G3 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LONDON ROAD
DEVIZES
WILTSHIRE
SN10 2JG

Client:
HIGHGROVE GROUP (READING)
LIMITED ON BEHALF OF PRZM
REAL ESTATE AND ALDI STORES LTD.

Title:
TREE CONSTRAINTS PLAN
in Relation to Land to the South of

Scale:

1:500@A1

Date:

February 2026

Drawn by:

OM

Checked by:

NS

Bowland

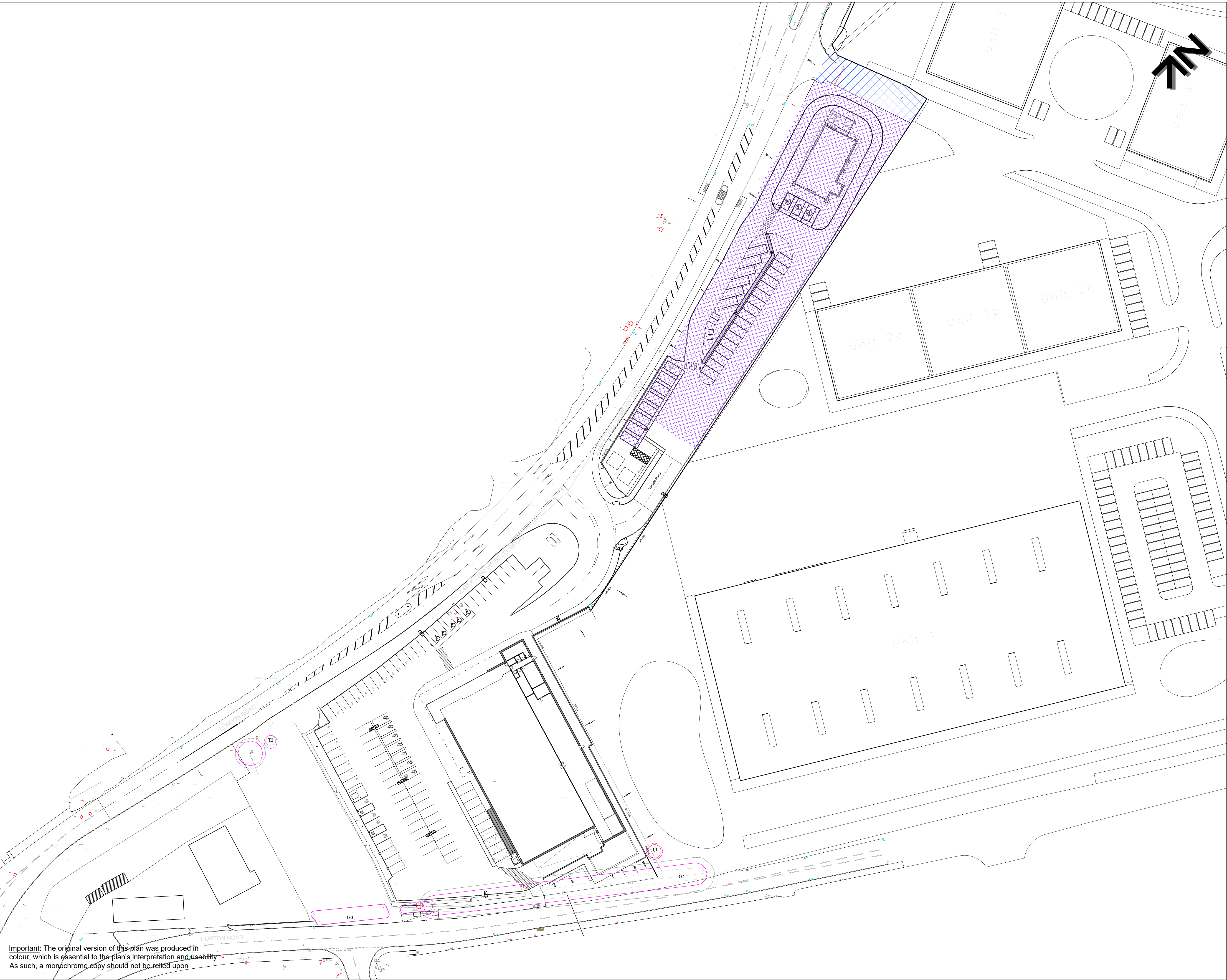
Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk

t: 01772 437150

Ref: BTC3281-TCP

Rev: A



KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group
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

Note: The locations and extents of trees T1 and T2 and groups G1, G2 and G3 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate. Note 2: Trees and groups with identifiers noted in grey, and stems marked in red, are proposed for removal in the context of the proposed development.

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Retained Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:

LONDON ROAD
DEVIZES
WILTSHIRE
SN10 2JG

Client:

HIGHGROVE GROUP (READING)
LIMITED ON BEHALF OF PRZM
REAL ESTATE AND ALDI STORES LTD.

Title:

TREE IMPACT PLAN

in Relation to Land to the South of

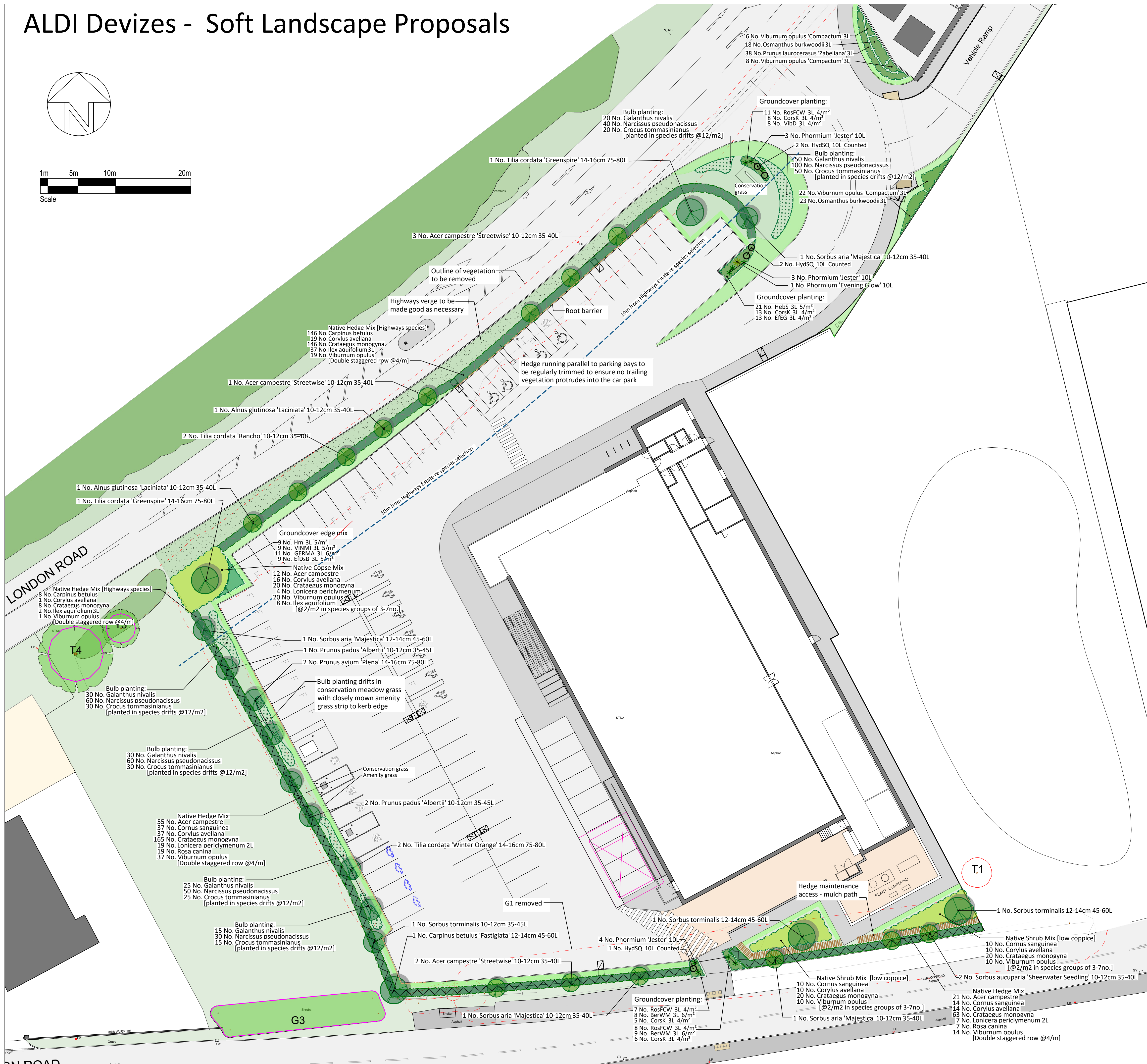
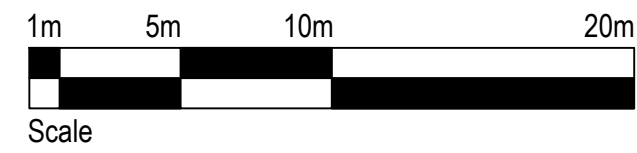
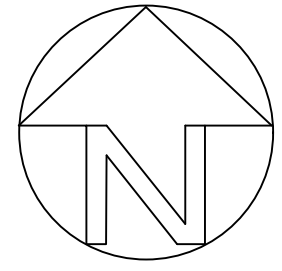
Scale: 1:500@A1
Date: February 2026
Drawn by: JT
Checked by: NS

Bowland
Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

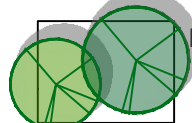
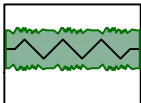
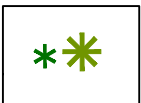
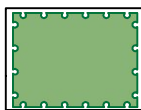
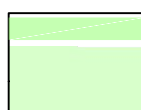
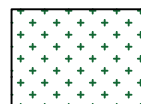
Ref: BTC3281-TIP

Rev: A

ALDI Devizes - Soft Landscape Proposals



key

- | | |
|---|--|
|  | <p>Existing Trees
 <i>Refer to Arboricultural Assessments for further details</i></p> |
|  | <p>Existing vegetation to be removed</p> |
|  | <p>Proposed Tree Planting</p> |
|  | <p>Proposed Native Copse Mix Planting
 <i>transplants planted @ 1-2/m² in species groups</i></p> |
|  | <p>Proposed Native Mix Hedge Planting
 <i>planted @ 4/Lm in double staggered row</i></p> |
|  | <p>Proposed Feature Specimen Shrub Planting
 <i>10L pots</i></p> |
|  | <p>Proposed Groundcover Planting
 <i>2L pots planted @ 3-5/m²
 species from RHS 'Plants for Pollinators'</i></p> |
|  | <p>Proposed Groundcover Edge Mix Planting
 <i>2L pots planted @ 3-5/m²
 species from RHS 'Plants for Pollinators'</i></p> |
|  | <p>Proposed Conservation Meadow Grass - hedgerow & shady margins and General Purpose Meadow Mix
 <i>Emorsgate Seeds EH1 Hedgerow Mixture sown / EM1 Meadow Mix, @ 4g/m² or equivalent turf</i></p> |
|  | <p>Proposed Closely Mown Amenity Grass - kerb margins
 <i>Emorsgate Seeds EL1 Flowering Lawn Mixture sown, @ 4g/m² or equivalent turf - kerb margins 600mm wide edge alongside parking kerbs Germinall A24 Wear & Tear mix</i></p> |
|  | <p>Proposed Bulbs and / or Wildflower Plugs</p> |
|  | <p>Root barrier - reroot 600 of similar approved</p> |

NOTES:
Refer to dwg 1636-03 for planting schedule and notes

CAMBIUM : Landscape architecture Arboricultural consultancy			
Project			
Aldi, Drive-thru and EV Hub - London Road, Devizes			
Title			
Soft Landscape Proposals			
Client			
PRZM Real Estate & Aldi Ltd			
Date		Drawn	Checked
February 2026		LR	MW
Scale		Status	Planning
1:250@A1			
Dwg No.		Revision	
DR-L-1636-02		P04	