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BS5837:2012 Arboricultural Survey Impact Assessment & Arboricultural Method Statement

**Site Address:
David Lloyd Chippenham
Southpoint Business Park (Plot 100)
West Cepen Way
Chippenham
SN15 2NU**

**Robert Toll
HND Urban Forestry - ND Forestry - MArborA
Ref: RMT2024
Site inspection date: 9th February 2026
Date report published: 19th February 2026
Prepared for David Lloyd Leisure Ltd**



PRO2239

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1 Instructions

- 1.1 On the 29th January 2026 I was instructed on behalf of David Lloyd Leisure Limited by the Planning Consultants Lichfields to undertake a survey of trees that are on or adjacent to Southpoint Business Park (Plot 100), West Cepen Way, Chippenham, SN15 2NU in accordance with *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.
- 1.2 I am a qualified arboriculturalist as it is detailed at **Appendix 11** and this report has been produced in support of a planning application to Wiltshire Council for erection of health, fitness and racquets club, including three outdoor tennis courts within an enclosed air dome structure, three outdoor padel courts enclosed within canopies, indoor and outdoor swimming pools, outdoor multi use court, outdoor battle box exercise facility, external spa garden, child activity area, lounge facilities including a business hub and terrace, together with ancillary facilities, car parking, servicing, landscaping and associated works

2 Introduction

Site Description

- 2.1 The site is open area of land to the northwest of West Cepen Way and forms part of the Southpoint Business Park. The land is relatively flat and is predominantly grassed with trees predominantly along the northern boundaries and in the western corner. To the west of the site is a railway embankment and to the east is the new road which will serve the wider business park.

Image 1 – Southpoint Business Park (Plot 100), West Cepen Way, Chippenham, SN15 2NU shown by an indicative red line



Limitations

- 2.2 The survey was carried out at ground level using a Bosch GLM 120 C Professional Laser Measure for distance measurements, a Nikon Forestry Pro for height measurements, and a diameter tape.
- 2.3 Prior to my visit, I was provided with a topographical survey but it only indicated the growing location of trees T12.
- 2.4 Trees and groups T1 – G11 and G13 – T19 have been plotted on the plans as accurately as possible based on the arboriculturalist's observations.
- 2.5 Measurements required for calculating root protection areas and canopy spreads were obtained wherever practicable. In locations where access was not feasible, dimensions have been estimated.
- 2.6 Diameter measurements were taken at 1.5 m above ground level using a diameter tape wherever practicable. Where measurement at this height was not possible—owing to dense ivy cover, off-site tree locations, or other access constraints—an estimated value was recorded. All estimated measurements are clearly identified with “estimated” or “est” in the tree survey schedule at **Appendix 2**.
- 2.7 In some instances the diameter measurement has been taken at a height other than 1.5m due to such things as low fork unions. Where this has occurred, I have detailed this in the tree survey schedule shown at **Appendix 2**.
- 2.8 This report does not constitute a tree safety assessment. If there are concerns about the risk posed by any trees to persons or property, a separate tree condition inspection should be commissioned.

Legal Restrictions

- 2.9 I have not contacted the local planning authority (LPA) to determine whether the trees on or adjacent to the site are protected by Tree Preservation Orders (TPOs) or located within a Conservation Area.
- 2.10 On the 13th February 2026 I carried out a check on the Wiltshire Council online protected tree maps and they indicate that there is no statutory protection on any of the surveyed trees.
- 2.11 It is an offence under the Wildlife and Countryside Act 1981 and the Rights of Way Act 2000 to disturb nesting birds or roosting/breeding bats. When carrying out tree work care should be taken to avoid disturbance. If necessary, advice should be taken to avoid disturbance. If necessary, advice may need to be sought from a qualified Ecologist.

Tree survey

- 2.12 I visited the site on 9th February 2026 and surveyed a total of fourteen trees and four groups. The surveyed trees and groups have been categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1** and the tree survey schedule can be seen at **Appendix 2**.

- 2.13** At the time of my survey one tree is considered to be category B and moderate value. The remaining trees and groups are considered to be category C and low value.

Table 1 – Tree categorisations as BS5837:2012

Category A	Category B	Category C	Category U
-	T6	T1, T2, T3, G4, T5, G7, T8, T9, T10, G11, T12, G13, T14, T15, T16, T17, T18	-

- 2.14** Other trees were observed on or adjacent to the land at Southpoint Business Park (Plot 100), West Cepen Way, Chippenham, SN15 2NU but have not been included within this report. Their exclusion is based on the assessment that they:

- are located far enough from the proposed development to avoid impact;
- will receive suitable protection through the measures designated for the surveyed trees;
- are of limited arboricultural significance;

Canopy spreads

- 2.15** The canopy spreads have annotated on the tree constraints plan and tree protection plans at **Appendices 3, 4, 5, 6, 7 and 8**.

Root protection area (RPA) definition

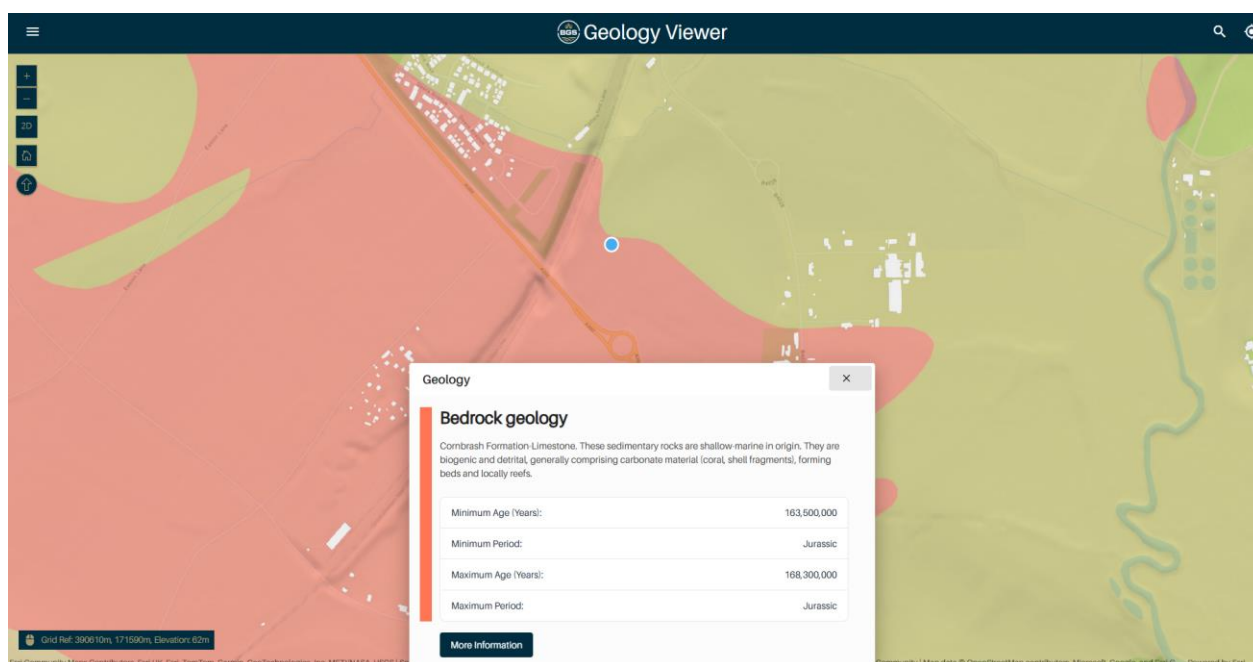
- 2.16** The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure are treated as a priority.

(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).

3 Soil Assessment

- 3.1** The soil assessment is necessary to establish whether the soil on the proposal site is shrinkable. Tree roots and those of other vegetation have the potential to extract moisture from shrinkable soils such as clay, making the soil expand and contract as the soil desiccates and re-hydrates. Where new structures are proposed on shrinkable soils and close to trees, foundations will need to be sufficiently deepened or able to withstand to minimise the risk of indirect damage to foundations.
- 3.2** No soil assessments have been provided however a check the British Geological Survey gives the soil type as Cornbrash Formation-Limestone. This means that the underlying soil is potentially non shrinkable and as such foundations should not need to be deepened. If further assessments are undertaken that show that there is shrinkable clay, then foundations must be designed in accordance with the guidance within the National House Building Council's Standards Chapter 4.2 Building near trees.

Figure 1 – The British Geological Survey indicates that the soil make up at the land at Southpoint Business Park (Plot 100), West Cepen Way, Chippenham, SN15 2NU is potentially non-shrinkable Cornbrash Formation-Limestone.



4 Arboricultural Impact Assessment

Arboricultural Impact Assessment overview

- 4.1 The arboricultural impact assessment assesses the direct and indirect effects of the proposed design on trees that are growing or adjacent to the site. Where appropriate mitigation will be recommended to prevent or minimise harm and details mitigation as appropriate. Consideration will be given to the practicality of the design and the viability of tree retention.

Tree protection fencing

- 4.2 Tree protection fencing will be required throughout the construction process to restrict construction access within the RPAs of trees and groups T1 – G4 and G7 – T18. The areas to be protected by the tree protection fencing can be seen as blue lines on the accompanying Tree Protection Plan at **Appendices 6, 7 and 8**.
- 4.3 Tree protection fencing will consist of 1.8m high wire mesh panels placed in rubber blocks. The panels will be securely bolted together to prevent movement and a backstay must be attached to each panel to prevent movement and resist impacts. Un-braced weld mesh panels on unsecured rubber or concrete feet will not be used as these are not resistant to impact and are too easily removed by site operatives.
- 4.4 A notice will be attached to the fencing which says 'Tree Protection Area. Keep Out!'
- 4.5 The existing boundary fence will provide adequate protection for offsite trees T5 and T6.

Ground protection

- 4.6 As stated above, the RPA is a sacrosanct area of ground where encroachment by construction activities should be avoided wherever possible. In the case of G11, construction access will be required within its RPA for the duration of the development. Where working space or temporary access within the RPA is justified, this will be facilitated by setting back the alignment of the tree protection barrier and installing suitable ground protection. The areas requiring ground protection are shown as orange hatching on **Appendices 6, 7 and 8**.
- 4.7 In all cases, the objective is to avoid soil compaction, which can result from the single passage of a heavy vehicle or repeated pedestrian movement, particularly in wet conditions. Soil compaction can significantly impair root development and function and may lead to a decline in the tree's physiological and structural condition.

Areas for site compounds, storage and mixing

- 4.8 Site compounds will be located away from trees wherever possible and ideally 2m from any protective barriers.
- 4.9 On this occasion it is proposed to utilise the area of open ground for the site compound, storage and mixing as shown at **Appendices 6, 7 and 8**.

Services

- 4.10 The proposed layout of incoming (water, gas and electricity) and outgoing (foul sewer) services is not yet established but they should be installed outside root protection areas. If it is necessary for a trench to be dug through an RPA a specific method statement will be required which will need to specify that the trench will be hand dug and that care will be taken to preserve all roots encountered which are larger than 25 mm diameter.
- 4.11 There is considered to be adequate room for new services to be constructed without requiring trenches that pass-through the RPAs of trees.

Conclusions

- 4.12 I visited the land at Southpoint Business Park (Plot 100), West Cepen Way, Chippenham, SN15 2NU on the 9th February 2026 and surveyed a total of fourteen trees and four groups in accordance with BS5837: 2012.
- 4.13 At the time of my survey one tree was considered to be category B and moderate value. The remaining trees and groups were considered to be category C and low value.
- 4.14 All trees were categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1**.
- 4.15 The development will not require the removal or pruning of any trees.
- 4.16 The trees to be retained will be protected during development and methods for ensuring their protection have been described.
- 4.17 The development is sympathetic to the leafy character of the area.

5 Arboricultural Method Statement

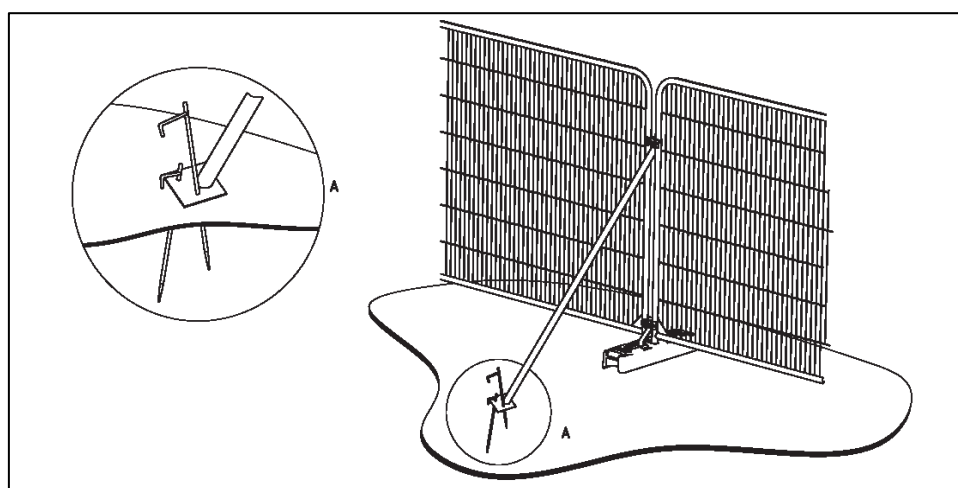
Pre-commencement meeting

- 5.1 Prior to the commencement of development all tree protection will be erected and a site meeting will be held between the appointed building contractors, the appointed arboriculturalist and local authority Tree Officer as it is stipulated at **Appendix 5**. This meeting is necessary to agree that the position of the tree protection is correct.

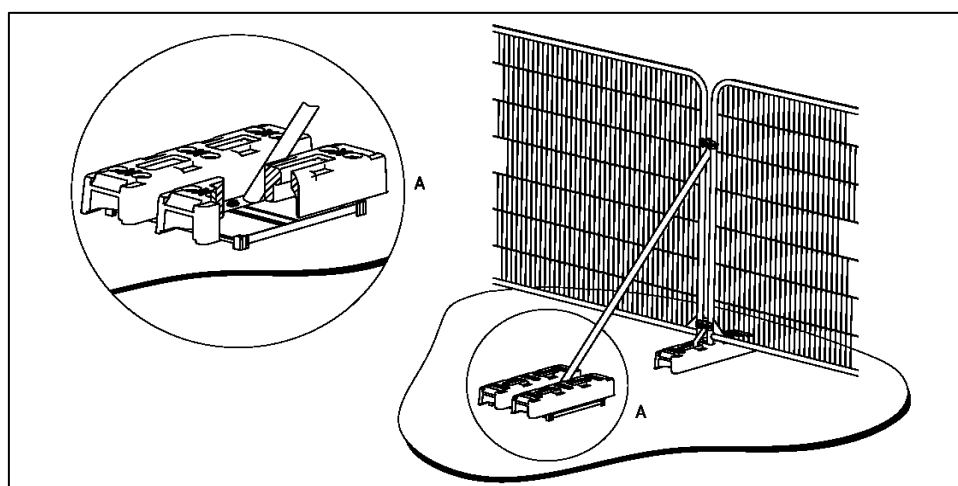
Protective barriers/fencing

- 5.2 All tree protection barriers will be erected in the positions shown in **Appendices 6, 7, and 8** in accordance with the specifications detailed in Figures 2 and 3.

Figures 2 and 3 – Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

Image taken from British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

Warning signs

- 5.3 All weather notices will be attached to the tree protection fencing.

Figure 4 – Examples of tree protection warning sign



Temporary ground protection within RPAs

- 5.4 A permeable geotextile such as Terram will be laid and onto this will be placed treated timber (100 mm x 80 mm) at spacings of no more than 1m. The area between the timber bearers will be filled with a compressible material such as woodchips and will then be covered by 20 mm thick marine ply which will be screwed down onto the timber (Figures 5 and 6). The plywood may need to be coated with a non-slip paint.

Figure 5 – Specification for ply board ground protection

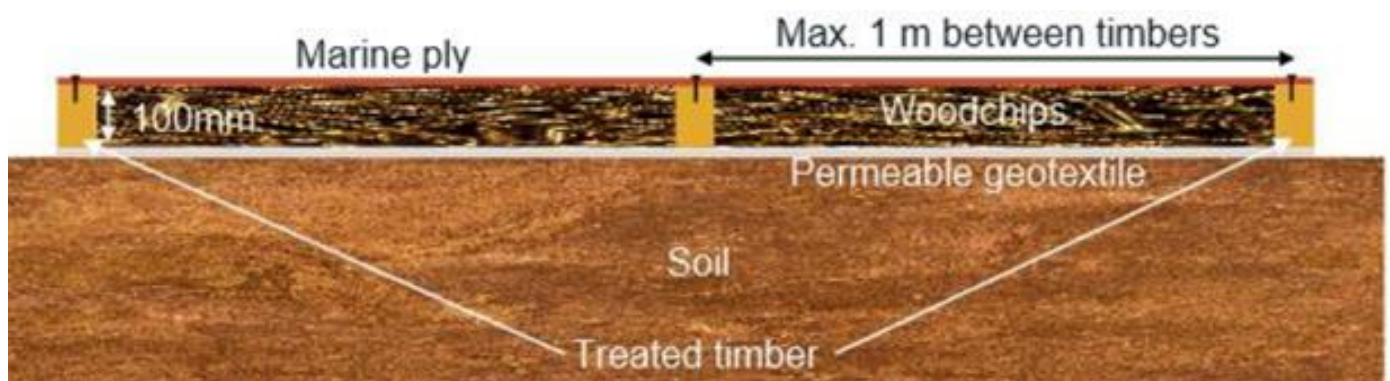


Figure 6 – Plywood sheeting used as ground protection.



- 5.5** Single thickness of scaffold boards placed on top of driven scaffold frame to form a suspended walkway (Figure 7).

Figure 7 – Specification for scaffold ground protection



- 5.6** Development can commence in accordance with the planning consent.
- 5.7** Following completion of all development the tree protection can be dismantled to allow landscaping works to take place.

Appendix 1 – British Standard 5837:2012 tree categorisation chart

TREES UNSUITABLE FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA			IDENTIFICATION ON PLAN
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 4.5 of BS5837:2012</i>			RED  RGB 127.000.000
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA - SUBCATEGORIES			IDENTIFICATION ON PLAN
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
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)	LIGHT GREEN  RGB 000.255.000
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value	MID BLUE  RGB 000.000.255
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY  RGB 091.091.091

Appendix 2 - Tree survey schedule

agl:above ground level – c:circa – gl:ground level

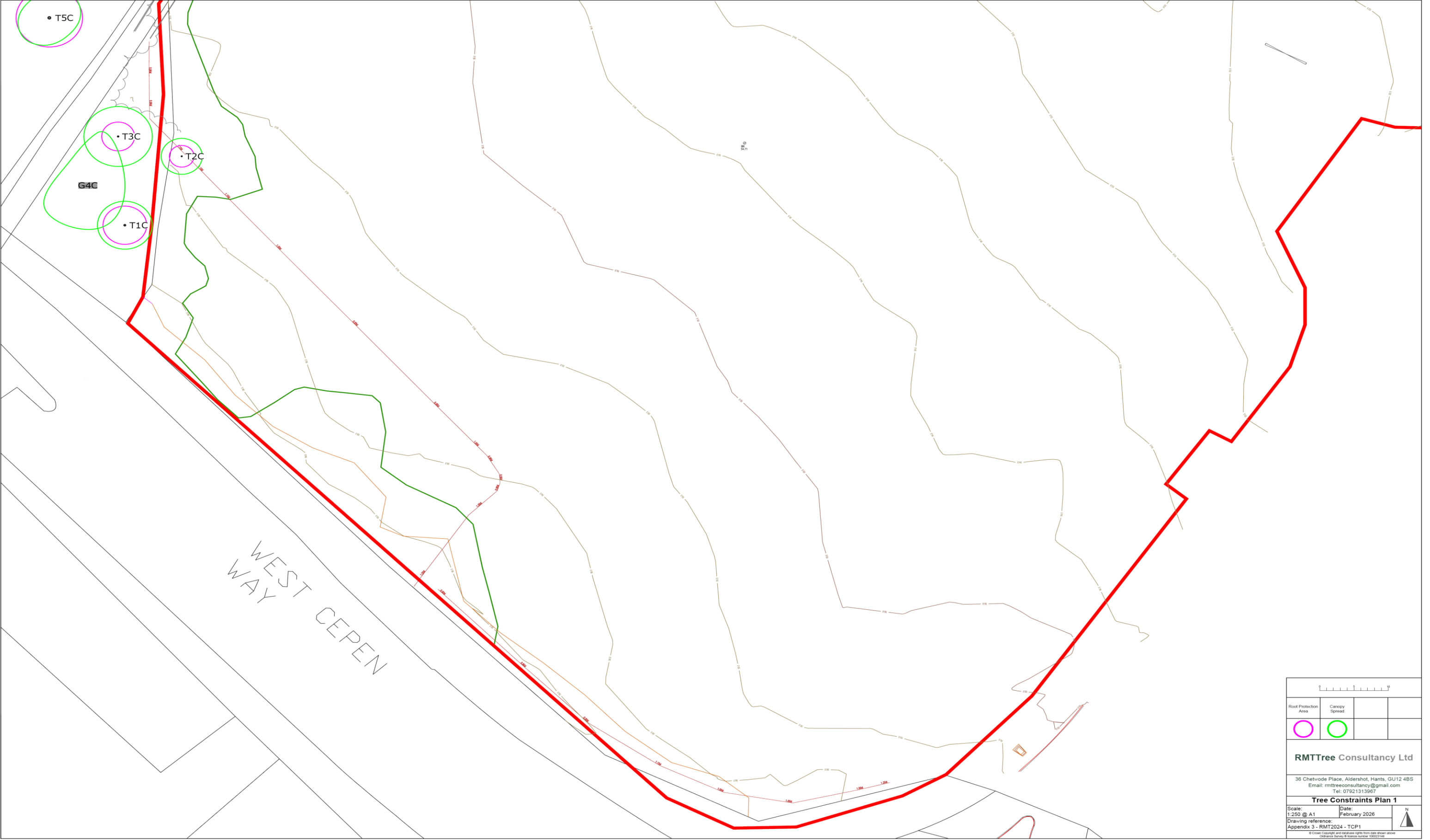
Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T1	Goat Willow (<i>Salix caprea</i>)	8m	200mm 175mm est	N4m E4m S4m W4m	3m	Semi mature	Good	Good	Off-site tree. Vegetation impedes survey. Unremarkable tree.	10+	C	3.2m	31.9m ²
T2	Common Ash (<i>Fraxinus excelsior</i>)	7m	150mm est	N3m E3m S3m W3m	3m	Young	Good	Good	Vegetation impedes survey. Unremarkable tree.	10+	C	1.8m	10.2m ²
T3	Goat Willow (<i>Salix caprea</i>)	8m	200mm est	N5m E5m S5m W5m	3m	Semi mature	Good	Good	Vegetation impedes survey. Unremarkable tree.	10+	C	2.4m	18.1m ²
G4	Group of Common Ash Goat Willow	10m	Max 250mm est	NE3m SE3m SW3m NW3m	2m	Young	Good	Good	Off-site group. Unremarkable group.	10+	C	3.0m	28.3m ²
T5	Common Ash (<i>Fraxinus excelsior</i>)	15m	250mm 225mm 225mm est	NE5m SE4m SW5m NW4m	9m	Early mature	Good	Fair	Off-site tree Vegetation impedes survey. Three-stemmed from below 500mm.	10+	C	4.9m	74.1m ²
T6	Common Oak (<i>Quercus robur</i>)	16m	700mm est	NE6m SE4m SW8m NW6m	4m	Mature	Good	Good	Off-site tree.	20+	B	8.4m	221.7m ²
G7	Group of Common Hazel Common Hawthorn	4m	Max 150mm est	NE3m SE3m SW3m NW3m	2m	Semi mature	Good	Fair	Unremarkable group. Multi-stemmed coppice. Remnants of field boundary hedge.	10+	C	1.8m	10.2m ²
T8	Field Maple (<i>Acer campestre</i>)	9m	201mm 335mm	N3.5m E4m S5m W4.5m	3m	Semi mature	Good	Good	Unremarkable tree.	10+	C	4.7m	69.0m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T9	Field Maple (<i>Acer campestre</i>)	11m	375mm 325mm est	NE3m SE5m SW5m NW4.5m	3m	Semi mature	Good	Fair	Unremarkable tree. Tight compression fork with included bark at 750mm with main stems fusing together between 750mm and 1.9m.	10+	C	6.0m	111.4m ²
T10	Common Elder (<i>Sambucas nigra</i>)	4m	260mm @250mm	NE3m SE2m SW0.5m NW1.5m	2m	Semi mature	Good	Good	Unremarkable tree.	10+	C	3.1m	30.6m ²
G11	Group of Common Hazel (x2)	7m	Max 600mm @250mm est	NE5.5m SE4.5m SW6.5m NW3m	3m	Mature	Good	Fair	Multi-stemmed coppice. Coppice regrowth has been topped at c5m.	10+	C	7.2m	162.9m ²
T12	Common Hawthorn (<i>Crataegus monogyna</i>)	8m	265mm	NE3m SE2.5m SW2m NW3m	2m	Semi mature	Good	Good	Unremarkable tree.	10+	C	3.2m	31.8m ²
G13	Group of Common Hawthorn Field Maple Common Hazel	7m	Max 400mm @250mm est	NE4m SE4m SW4m NW4m	2m	Early mature	Good	Fair	Multi-stemmed coppice.	10+	C	4.8m	72.4m ²
T14	Field Maple (<i>Acer campestre</i>)	11m	467mm	N0.5m E3.5m S7m W5.5m NW4m	2m	Mature	Good	Fair	Unremarkable tree. Crown biased to the south.	10+	C	5.6m	98.7m ²
T15	Field Maple (<i>Acer campestre</i>)		268mm 375mm	N3m E6m S6.5m W3m	3m	Mature	Good	Fair	Unremarkable tree.	10+	C	5.5m	96.1m ²
T16	Common Hawthorn (<i>Crataegus monogyna</i>)	7m	200mm est 225mm 193mm	N0.5m E1.5m S4m W3m NW1.5m	3m	Semi mature	Good	Fair	Unremarkable tree. Crown has been previously topped at 7m.	10+	C	4.3m	57.8m ²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T17	Common Hawthorn (<i>Crataegus monogyna</i>)	9m	125mm 125mm 125mm 200mm 125mm est	N2m E3.5m S2m W3m	4m	Early mature	Good	Fair	Unremarkable tree. Multi-stemmed from base.	10+	C	3.8m	46.4m ²
T18	Field Maple (<i>Acer campestre</i>)	9m	225mm 300mm est	N2m E2m SE5m S5m W6m	3m	Early mature	Good	Fair	Standing water impedes survey. Unremarkable tree. Crown biased to the south.	10+	C	4.5m	63.6m ²

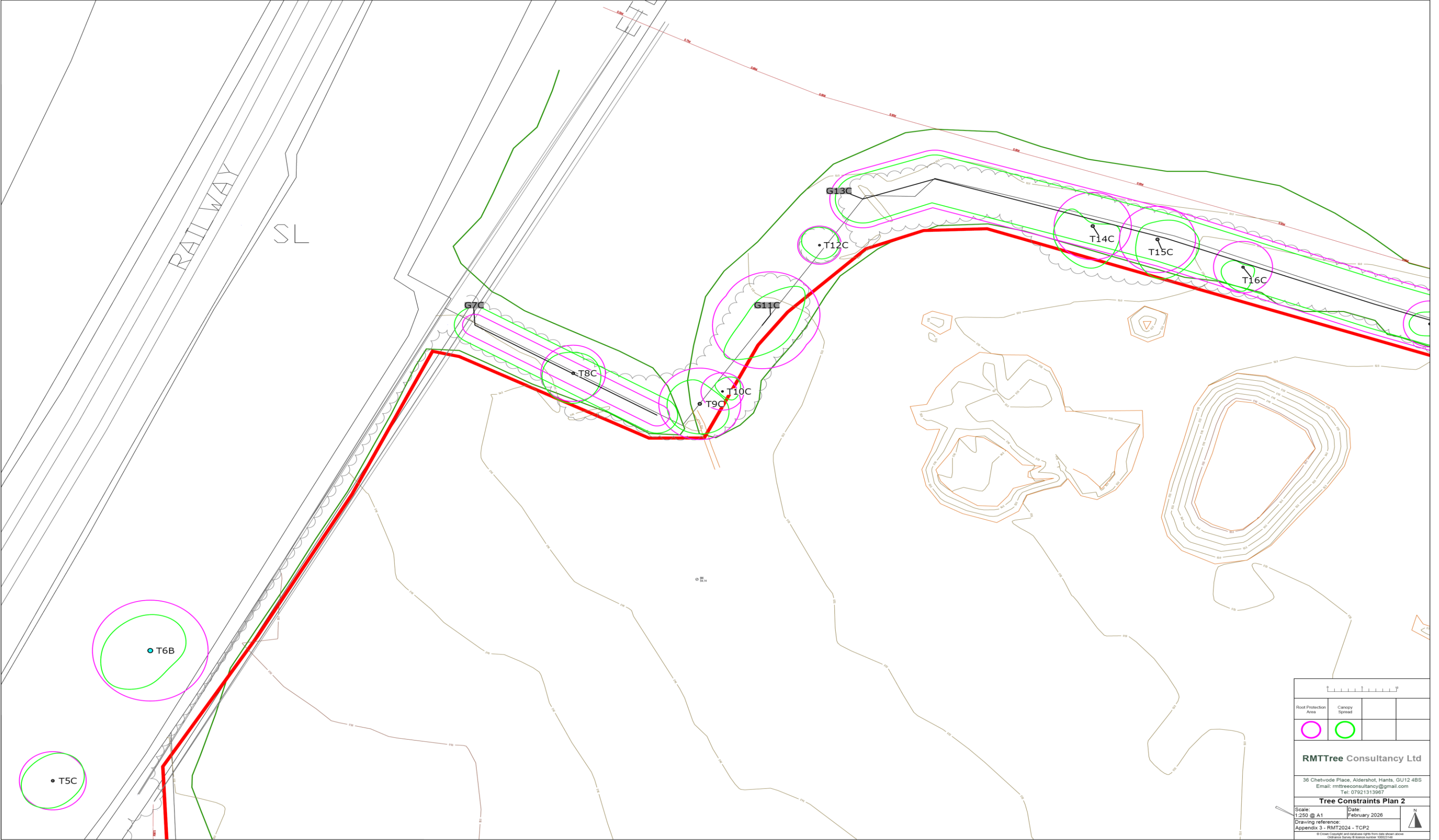
Appendix 3 – Tree Constraints Plan 1 – RMT2024 – TCP1

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A2.



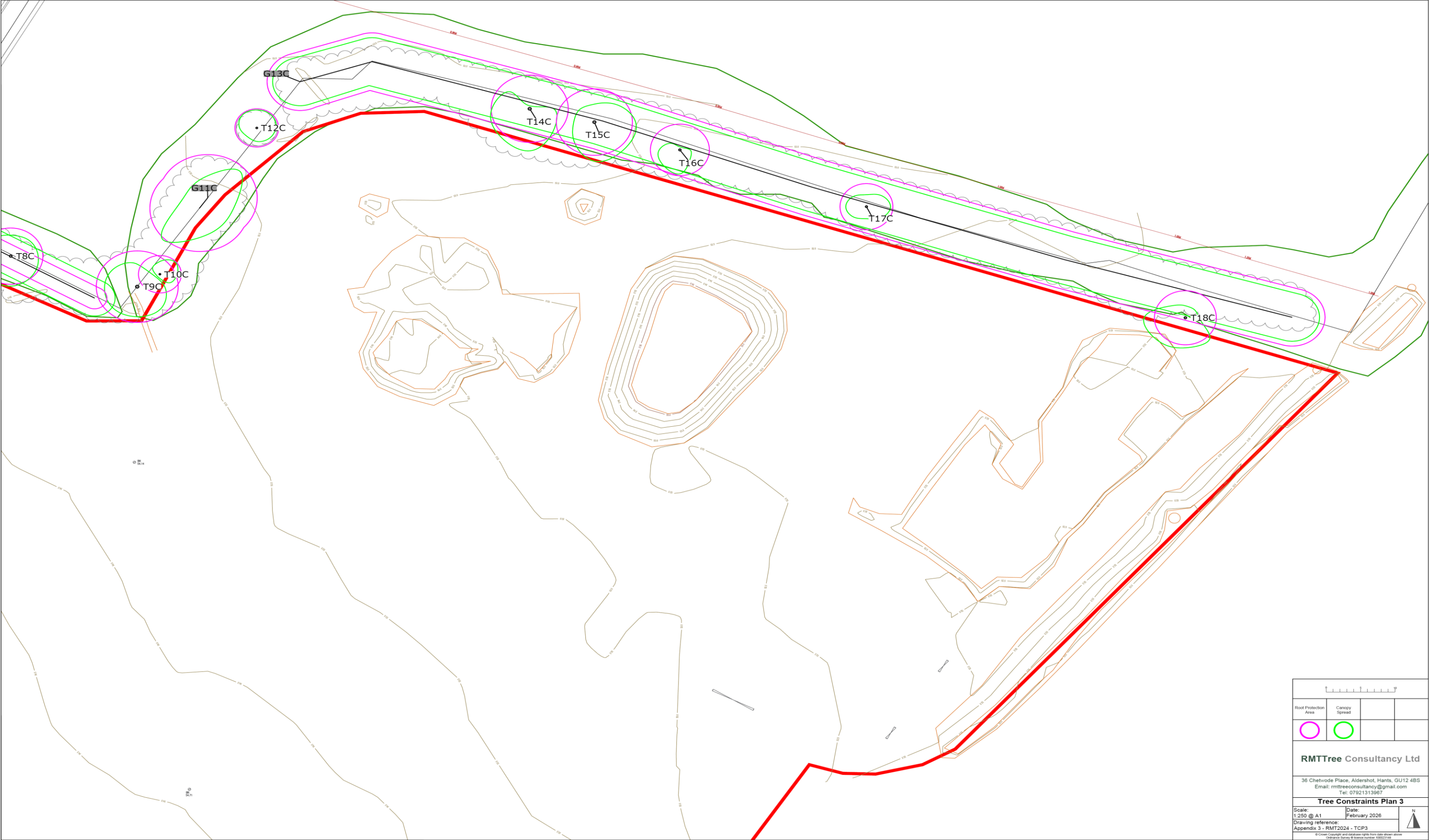
Appendix 4 – Tree Constraints Plan 2 – RMT2024 – TCP2

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A2.



Appendix 5 – Tree Constraints Plan 3 – RMT2024 – TCP3

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 250 @ A2.



Tree protection plan (TPP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The location of protective fencing is shown as blue lines and ground protection as orange hatching. The plan has been provided separately as a PDF at a scale of 1: 250 @ A2.



Tree protection plan (TPP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The location of protective fencing is shown as blue lines and ground protection as orange hatching. The plan has been provided separately as a PDF at a scale of 1: 250 @ A2.



Appendix 8 – Tree Protection Plan 3 – RMT2024 – TPP3

Tree protection plan (TPP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The location of protective fencing is shown as blue lines and ground protection as orange hatching. The plan has been provided separately as a PDF at a scale of 1: 250 @ A2.



Appendix 9 – Arboricultural site supervision schedule

Activity	Supervision Required
Pre-commencement meeting between the local authority arboricultural officer, the appointed arboriculturalist and the appointed building contractor.	✓
At any time that there are conflict issues with the agreed tree protection.	✓

Following every visit the appointed arboriculturalist will fill out the site monitoring form which is shown at **Appendix 10** and this will be forwarded to the LPA.

Appendix 10 – Site monitoring form

RMTTree Consultancy Ltd 			
Site monitoring form			
Date of visit		Site	
Consultant in attendance			
Observations/status of tree protection/comments:			
Recommendations (if necessary):			
Date of next visit		Signature	

Appendix 11 – Qualifications and experience

Robert Toll has been working with trees since 2004 when he completed his studies.

In 2000 he began his studies at Riseholme College, Lincoln where achieved a pass with merit in Forestry at National Diploma level. In 2002 he attended Moulton College in Northampton where he gained a Level Five Higher National Diploma in Urban Forestry with merit.

In 2004 Robert began work as a temporary tree inspector at Northampton Borough Council, undertaking inspections of trees in response to enquiries from the public. After 4 months Robert took up a permanent tree inspector role at Coventry City Council which predominantly involved undertaking safety inspections of trees on school sites.

In 2006 Robert moved to Warwick District Council to take up a temporary post of Tree Protection Officer which involved reviewing old area tree preservation orders and identifying those trees which were considered worthy of protection under new specific orders. He also streamlined the council procedure for making new tree preservation orders, cutting the time from making to serving from up to 2 weeks to within 2 hours.

In 2008 Robert moved to Hart District Council, Hampshire to take up the role of Tree Officer within the planning department. This role included determining works trees applications, commenting on planning proposals, liaising with the public and providing arboricultural advice to other departments within the Council.

Between 2014 and 2016 Robert took up the role of Tree Officer at Elmbridge Borough Council, Surrey, once again carrying out tasks such as determining works trees applications, commenting on planning proposals and liaising with the public. While at Elmbridge Borough Council he passed the Arboricultural Association's Professional Tree Inspection course.

Robert is a professional member of the Arboricultural Association.