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Arboricultural Report

Including a tree survey, impact assessment and method statement
for three padel courts on

Land Adjacent to Unit 21, Leaffield Industrial Estate,
Corsham, SN13 9SW

Reference: MW.2601.LEE.AIA
Client: Padel People
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Executive Summary

Trees are a consideration in this planning application for three padel courts. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012-compliant tree survey, an arboricultural impact assessment, and a tree protection strategy, including a method statement and tree protection plan.

No trees are to be removed to facilitate the proposals.

The new courts are located outside the root protection areas of retained trees, so all can be adequately protected throughout the construction process.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.



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1. Instructions and Terms of Reference

- 1.1. In November 2025, I was instructed by Padel People to undertake a tree survey and subsequently, in January 2026, to produce this report to accompany a planning application for three padel courts on land Adjacent to Unit 21, Leafield Industrial Estate, Corsham, SN13 9SW.
- 1.2. Following the recommendations of the British Standard¹, this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).
- 1.3. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.
- 1.4. Correctly implementing the tree protection specified in this report is critical for ensuring the retained trees are successfully protected throughout construction.
- 1.5. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.
- 1.6. A tree's root protection area (RPA) represents a minimum area in m² that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

Documents Supplied

- Proposed: 25-055-P-002.pdf
- Site survey: 25398.dwg

¹BS5837:2012 Trees in relation to design, demolition and construction

2. Statutory & Other Relevant Constraints

Local Planning Authority	Wiltshire Council
Tree Preservation Orders & Conservation Area restrictions Checked at the time of writing using the following link https://development.wiltshire.gov.uk/pr/s/	
Tree Preservation Orders	None
Conservation Areas	None
Forestry Act (1967)	Licence may be required for tree removals
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	None
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	None
Obvious veteran trees	None
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	No
Legal covenants and outstanding planning conditions	Not known
Bedrock: British Geological Survey: https://geologyviewer.bgs.ac.uk/?_ga=	Forest Marble Formation-Mudstone
Soil: Landis SoilScape https://www.landis.org.uk/soilscapes/	Lime-rich loamy and clayey soils with impeded drainage
Checked online at the time of writing (information must be verified before any tree work is carried out).	

Ecology

- 2.1. The Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to conserving biodiversity when carrying out their functions. This includes protecting trees that provide habitats for wildlife. The Wildlife and Countryside Act 1981 also provides protection for certain species of plants and animals, making it an offence to intentionally damage or destroy their habitats.

3. Survey Scope & Methodology

- 3.1. Tree survey data can be found on the appended plan.
- 3.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 3.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment² (VTA) method.
- 3.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.7. Tree heights were measured with a clinometer or estimated in relation to those measured.
- 3.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.
- 3.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.10. All estimated dimensions are noted in the data.

² Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London: H.M.S.O.

4. Arboricultural Impact Assessment

Proposal

- 4.1. It is proposed to build three new padel courts. The location of which is shown on the appended plan.

Tree Removals

- 4.2. No trees need to be removed to facilitate this proposal.

Tree Surgery

- 4.3. There are no plans for any tree surgery work at this stage.

Construction Impact

- 4.4. All three courts and any associated construction space sit outside the root protection areas of the subject trees. Therefore, all trees can be protected by the standard tree protection barriers. The line of which is shown on the appended plan.

Supervision & Monitoring

- 4.5. Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.
- 4.6. It is my opinion that regular monitoring visits would not be necessary for this project.

Barrier Type

- 4.7. As the proposed construction work is comparatively 'low impact', the default British Standard tree protection specification seems somewhat onerous. Therefore, it is my opinion that an adequate level of protection can be provided with a lesser specification.
- 4.8. Alternative specifications can be found in [Appendix i](#). TPF 2 or TPF 3 are proposed.

Service & Utility Provisions

- 4.9. There is adequate space to service the site whilst avoiding all RPAs.

Summary

- 4.10. Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.

5. Arboricultural Method Statement

- 5.1. The tree protection on this site is subject to implementation as detailed in the following sections.
- 5.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.
- 5.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.
- 5.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.
- 5.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.
- 5.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Phasing

- 5.7. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

1	Installation of protection barriers (Appendix i: TPF 2 or 3)
2	Confirmation that tree protection barriers are installed to be sent to LPA
3	Site clearance phase
4	Construction Phase
5	Removal of tree protection barriers upon completion of work

Table 1: Timing of operations in relation to trees

- 5.9. The above has been drafted at the planning stage. Shall any of the protection measures prove incompatible with elements of the build program, contact the project arboriculturist to discuss options.

Pre-start Confirmation

- 5.10. The most important step in the tree protection process: confirmation that the tree protection barriers are in place must be forwarded to the LPA before any external work starts. This may be a photographic record sent via email.

Construction Exclusion Zone (CEZ)

5.11. The CEZ is a root-sensitive area where construction activities are to be excluded. The default method of doing so is through the installation of tree protection barriers. If construction access is required in the CEZ then ground protection can be used to facilitate this.

5.12. Everyone engaged in the construction process is responsible for respecting the tree protection measures and observing the necessary precautions within and adjacent to them.

5.13. Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access (unless ground protection is installed);
- No fire lighting.

5.14. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

5.15. Variations from the above may be specified in the following sections of this method statement. This is only acceptable where detailed and will typically be subject to supervision by the arboriculturist.

Protection Barriers

5.16. Barriers must be fit to exclude construction activity and appropriate to the degree and proximity of work around the retained tree(s). Barriers shall be maintained to ensure that they remain rigid and complete.

5.17. See Appendix i for barrier specifications.

5.18. On this project, types TPF 2 or TPF 3 are to be used.

Ground Protection

5.19. If required to facilitate access within the CEZ (or as shown on the appended tree protection plan), ground protection is to be installed. If not already included on the tree protection plan, it must be approved in writing by the local planning authority before implementation. The ground protection must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.



GP1: Tree protection barriers and scaffold ground protection



GP2: Tree protection barriers & trackmat ground protection

5.20. Stages of ground protection installation:

1. If required, dismantle barriers and re-erect them to protect any newly exposed CEZ not to be covered by ground protection;
2. Any shrubs, saplings or trees to be removed, are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage the roots of retained trees;
3. Lay woven geotextile over the existing ground surface by hand;
4. Cover the area with a compressible layer (200mm of woodchip, for example), using hand tools only;
5. Cover compressible layer with side butting scaffold boards, plywood boards or proprietary trackway/trackmats;
6. Confirm surface is acceptable for use with the project arboriculturist;
7. Area ready for construction access;
8. Any scaffolding required within the area will be erected with the uprights placed on spreader boards;
9. The boarding will be left in place until the construction works are finished.

5.21. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the RPA, ground protection will involve the use of temporary geocell/cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.

5.22. Track-boards can be sourced from Trakmats, 0800 622 6838, www.trakmats.co.uk, or GroundGuards, 0113 209 3685, www.ground-guards.co.uk.

5.23. There is to be no excavation within the ground protection area whatsoever. This includes the installation of services and associated utilities, without prior approval.

Site Induction

5.24. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.

5.25. In general, this will include the following:

1. Explanation of the purpose of the tree protection barriers and any ground protection
2. Explanation of the demolition procedures near trees
3. Explanation of the sensitive/supervised excavation areas
4. What to do if access is needed within a protected area for any reason
5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

Tree Surgery

5.26. Should any pruning work be required, the following must be adhered to once any requisite permissions are obtained.

5.27. All work will be carried out under BS3998³ industry best practice and in line with any works already agreed upon with the council.

5.28. The statutory protection^{4 5} will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

³ BS3998:2010- *Recommendations for Tree Work*. London: British Standards Institute

⁴ *Wildlife and Countryside Act*. (1981) London: HMSO.

⁵ *Conservation of Habitats and Species Regulations (2017)* London: HMSO.

- 5.29. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.
- 5.30. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

6. Limitations of Use and Copyright.

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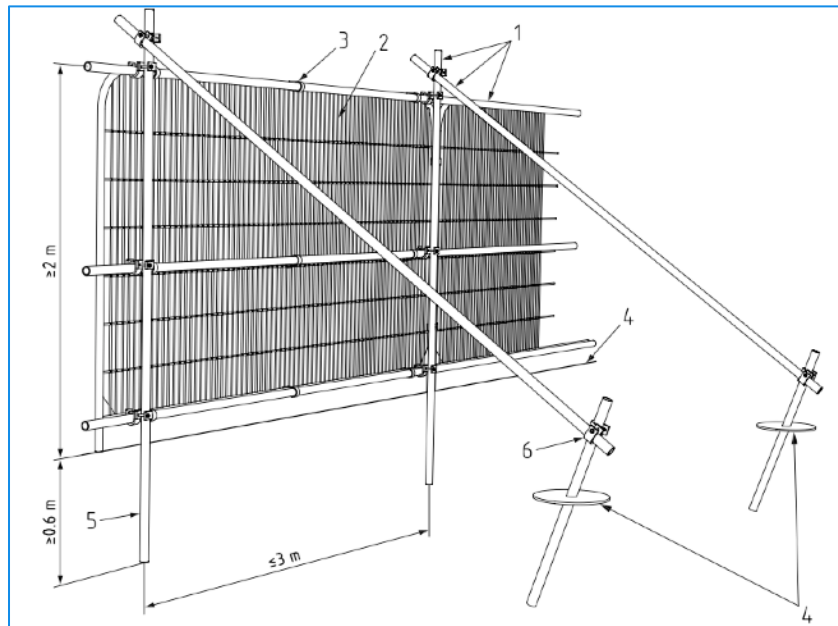
Appendix





i.

Tree Protection Barriers



1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels

3 panels secured to up rights and cross members with wire-ties

4 ground level

5 uprights driven into the ground until secure (minimum depth 0.6 m)

6 Standard scaffold clamps

TPF1: Default specification for protective barrier (Fig 2 from BS5837:2012)



TPF 2: Alternative fencing option: scaffold uprights with backstay



TPF 3: Alternative fencing option: on boots with backstay



TPF 4: Plastic barrier for low intensity areas of construction



TPF 5: Chain-link for low intensity areas on large projects

ii.

Tree Categories Explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.		
	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)
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
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees 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



iii.

Protection Plan



See the following page

Retained Trees / Groups														
Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
01	Mixed broadleaves	Mixed broadleaves	9m	250mm	2m	Semi-Mature	6 Field maple and 4 wild cherry. All semi-mature. DBH is an estimated maximum. Numerous included cypress and all ivy clad. Previously reduced to south and west with juvenile regrowth under 3m in diameter.		10 Years	20/12/06	C2		184.63m²	1
02	X Cuprocypris leylandi	Leyland cypress	15m	320mm	1m	Semi-Mature	Approximately 24 Leyland cypress is in line forming the border of the grassed area of the site. DBH is an estimated average. Uniform size and aged. Presumably planted for screening from the rest of the industrial site.		10 Years	20/12/06	C2		301.58m²	
03	Prunus padus	Bird cherry	8m	20mm		Early-Mature	Fairly inaccessible. Approximately 10 stems of bird cherry. Some dead stems and appears failed. Low quality. DBH is an estimated imated average		10 Years	20/12/06	C2		129.97m²	1
04	X Cuprocypris leylandi	Leyland cypress	15m	500mm		Early-Mature	Larger than other leyland cypress. Multitempered. Provides screening. Unremarkable. Inaccessible. DBH estimated		10 Years	7/1/2006	B2	6m	113m²	1
05	X Cuprocypris leylandi	Leyland cypress	15m	350mm		Early-Mature	Multitempered. Provides screening. Unremarkable. Inaccessible. DBH estimated		10 Years	7/1/2006	B2	4.2m	55m²	1
06	X Cuprocypris leylandi	Leyland cypress	15m	500mm		Early-Mature	Larger than other leyland cypress. Multitempered. Provides screening. Unremarkable. Inaccessible. DBH estimated		10 Years	7/1/2006	B2	6m	113m²	1
07	Mixed species	Mixed species	7m	250mm		Early-Mature	Low quality bird cherry suppressed by cypress. Forms border of site DBH estimated average. Approximately 4 stems.		10 Years	20/12/06	C2		95.72m²	1
08	X Cuprocypris leylandi	Leyland cypress	15m	40mm		Early-Mature	Uniform cypresses acting as screening of industrial site. Unremarkable		10 Years	20/12/06	C2		163.32m²	
09	X Cuprocypris leylandi	Leyland cypress	15m	500mm		Early-Mature	Larger than other leyland cypress. Marking the end of the line of cypresses. Multitempered. Provides screening. Unremarkable. Inaccessible. Edge of bank which slopes down steeply by approximately 1.5m to a lower level. DBH estimated		10 Years	7/1/2006	B2	6m	113m²	
10	Quercus robur	Pedunculate oak	12m	740mm	3m	Mature	Bifurcates at 3m. Ivy clad with somewhat sparse crown. Suppressed by larger cypresses. DBH over ivy. Located approximately 1.5m down bank.		20 Years	7/1/2006	B2	9m	255m²	1
11	Mixed broadleaves	Mixed broadleaves	10m	270mm		Semi-Mature	Small trees set upon bank extending to boundary of site. DBH is an estimated maximum. Hawthorn, field maple, blackthorn and one hazel. Inaccessible. Brambles at base and intermittent ivy throughout.		10 Years	20/12/06	C2		256.82m²	1
12	Quercus robur	Pedunculate oak	10m	400mm	2m	Early-Mature	DBH over ivy. Set upon bank. Ivy clad. Fine tree in good vitality without notable defects or risk features.		20 Years	7/1/2006	B2	4.8m	72m²	
13	Quercus robur	Pedunculate oak	10m	420mm	2m	Early-Mature	DBH over ivy. Set upon bank. Ivy clad. Fine tree in good vitality without notable defects or risk features.		20 Years	7/1/2006	B2	5.1m	81m²	1
14	Acer campestre	Field maple	8m	100mm	1m	Young	Approximately 4 juvenile stems at site boundary. DBH is an estimated maximum.		10 Years	20/12/06	C2		24.46m²	1
15	Mixed species	Mixed species	9m	300mm		Semi-Mature	DBH is an estimated maximum. Thicket of smaller trees upon slope along the boundary of site. Retained by chainlink fencing which is 3m high. Inaccessible. Wild and brist cherry. 2 scots pine, blackthorn and field maple visible. To the southeast, the site slopes by approximately 3m and is retained by a concrete wall along the eastern boundary. Perhaps 100 stems.		10 Years	20/12/06	C2		802m²	1

Base plan/site survey reference: 25-055-P-002.pd