

2nd January 2026

Rectory Barn
Whaddon Lane
Hilperton

Owner/developer: Sally Evans
E: ccscwhaddon@gmail.com
Architect: Matthew Mudd
E: matthew@richmondbellarchitects.com



Arboricultural implications Assessment relating to the proposed development at the above property.



The proposed development of a home on the land north of Rectory Barn would require the removal of T1, T2 & T4.

T3 & T5 were removed recently due to safety concerns and ill health.

T1 & T2 are shrubs of 3m height and will have little if any impact upon the site. T4 is a young semi mature whitebeam that with a lot of care could be transplanted but given the low value of the tree may be better to remove and re-plant another. There is a large space (paddock area) to the east of both the houses where any required mitigation planting could be undertaken.

Access to the plot would be via the existing gateway entrance to the north of the proposed new plot. Protection would be needed in the form of tree protective fencing for the remaining trees T6, 7 & 8 as well as the hedge from T6 through to the gate entrance and 3m to hedge on the east side of the entrance to the extent of the red line boundary. The protective fencing is there to stop construction traffic causing damage to the trees and hedges and also to minimise damage to the root areas through compaction of the soil. The positioning of the fencing would be shown on a Tree Protection Plan.

Acer Tree Surgeons is a Limited Company, registered in England and Wales
Registered No. 06247048
Registered Office | Old Post Office | 85 High Street | Chapmanslade | Westbury | Wilts | BA13 4AN
VAT No. 908 979 659





An Approved Contractor



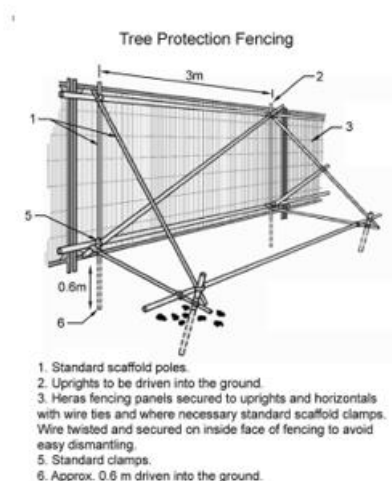
An expert from an arboricultural method statement provides the reasons to retain trees rooting system and health and protect RPAs (Root Protection Areas):

- In general the older the tree the less successful it will adapt to new conditions, therefore, any possible planned or unplanned works within the RPA the Arboricultural Consultant must be kept informed at all times of any activities so as to assess whether a watching brief is required.
- During the construction phase care must be taken to prevent physical damage to the roots such as compaction and root severance. Provision for water and oxygen must be made, allowance for future root growth must be made, preservation of the soil structure and a suitable bulk density for root growth and function.
- Tree roots must not be exposed but if for any reason they are tree roots exposed must be wrapped in dry Hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm diameter can be pruned back to a side branch using a sharp tool such as secateurs or a handsaw.
- Prior to backfilling, Hessian wrapping must be removed, and retained roots must be surrounded by sharp sand (not builders sand which is high in salts leading to exosmosis and leaching of the trees water and nutrients), before soil or other material is replaced. This material must be free of other contaminants and foreign objects potentially injurious to tree roots. This must also be a no fines material which can compact the medium and lead to suffocation of the tree roots.
- If excess water is likely to be a problem drainage must be considered and planned for but these drains must not be located within the RPA.
- Care should be taken when planning operations near by where the use of tall or wide loads or plant with booms, jibs and counterweights can operate without coming into contact with trees. Contact can cause serious damage and may result in making their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees must be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times.
- Material which will contaminate the soil, e.g. concrete mixings, diesel oil, vehicle washings, must not be discharged within 10 metres of any tree stem.
- Direction of slope should be considered with the above.
- Notice boards, telephone cables or any other services must not be attached to any part of the trees.
- Trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care must be taken in the routing and hand dug trenching for all underground services within the RPA in accordance with NJUG.
- Where there is provision, services must be located away from trees, roots can cause direct damage and water from leaking damaged drains (by root activity or other means) encourages localized root growth. Roots are then likely to enter the drains causing further blockages and an enlarging initial defect.

This is an example of the fencing that would be required throughout the build to protect the trees and RPAs:



An Approved Contractor



Report Limitations:

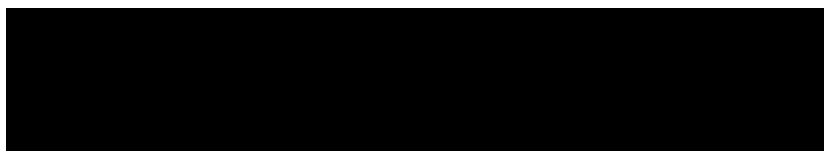
Trees are living, dynamic organisms that can be affected by external conditions. It is, therefore not possible to state with any certainty that a tree is 100% guaranteed safe.

No internal decay devices, or other invasive tools to assess tree condition, were used. No excavation was undertaken.

Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. I'd always recommend trees to be re-inspected annually especially higher risk trees next to property, gatherings of animals or people or public rights of way.

If you have any questions or require further information please do not hesitate to contact me and I will be happy to assist.

Yours sincerely,



Nick Cranston BA (Hons) | Tech Arbor A | NC (Arb) | PTI
Managing Director



Acer Tree Surgeons is a Limited Company, registered in England and Wales

Registered No. 06247048

Registered Office | Old Post Office | 85 High Street | Chapmanslade | Westbury | Wilts | BA13 4AN

VAT No. 908 979 659





An Approved Contractor



The Arboricultural Association (the Association) was founded in 1964 and is the largest body for amenity tree care professionals in the UK. A world-leading authority on arboricultural best practice, the Association delivers professional standards and guidance to ensure responsible tree management.

Acer Tree Surgeons Ltd (Acer) holds Approved Contractor status with the Arboricultural Association after being subject to the Association's rigorous assessment and approved as fully competent and compliant with the Association's standards.

The Association's assessment of an organisation includes confirmation of their:

- Knowledge of trees and tree maintenance
- Understanding and practical application of current arboricultural practice
- Compliance with the legislative requirements of arboricultural contracting
- Compliance with the health and safety requirements of arboricultural contracting (endorsed by the CHAS scheme)
- Customer service and business management.

The standards set out by the Association are very high and reflect contemporary arboricultural research findings, current legislation, health and safety requirements and best practice; Acer is regularly reassessed to ensure that the Company continues to meet the current standards.

As an AA Approved Contractor, Acer's clients can be assured that:

- Acer is fully insured (including Public Liability, Employers Liability and Professional Indemnity)
- Acer teams are properly trained and suitably qualified
- Tree works carried out by Acer are compliant with British Standard BS 3998:2010 unless otherwise stated
- Acer is endorsed by recognised industry bodies.

Privacy Notice.

Acer Tree Surgeons Ltd complies with the General Data Protection Act 2018. We shall only ask for contact details so that we may provide you with an estimate, undertake any works you instruct us to do, and to invoice you upon completion of the works. We will not advertise to you or share your information with anyone unrelated to the works you ask us to carry out.

Due to the nature of the services we offer and the relationship we have with our customers, we will assume that you are still a customer until you tell us that you no longer wish to be considered as a customer.

You can request:

- To obtain any personal data that we hold regarding yourself.
- To have any inaccuracies rectified.
- That we erase your personal data.

You can make requests verbally or in writing and we will respond within one month of receipt, we will use reasonable means to verify your identity.

If you have any queries regarding how we use your personal data, please feel free to get in touch with us.

You have the right to make a complaint about how we process your personal data to the Information Commissioners Office: Commissioners Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. 0303 1231113. <https://ico.org.uk/concerns>.