

Arboricultural Method Statement for Development Proposals at:

8 Ladydown View
Tisbury
SP3 6LL

Proposal: Extension to rear of existing property

Prepared for: Mr and Mrs Martin

Report Ref: WT 078-25 AMS2

Report Date: 17 March 2026



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SUMMARY OF TREE PROTECTION REQUIREMENTS

Timetabling for tree protection on this site

In general terms, no construction or other site operations should commence until tree protection measures are in place and have been agreed as acceptable by the project manager (in this case the property owner, Mr Martin). More specifically, the table below details individual operations where arboricultural consideration is required on this site.

Timetabling	Operation	Summary of requirements
Before any demolition or construction equipment arrives on site	Pre-commencement site meeting with project manager and builder	To confirm the timing and implementation of the agreed tree protective measures
	Installation of protective fencing	Barriers must be installed before works commence
	Installation of ground protection	Ground protection must be installed before works commence
During construction	Retention of protective fencing	Agreed fencing must be retained as installed for the duration of the development
After all construction activity completed	Removal of protective fencing and ground protection	Once all works are completed



1. INTRODUCTION

1.1 **Instruction:** This report was instructed by Mr and Mrs Martin of 8 Ladydown View, to prepare information that will comply with the Planning Permission PL/2025/06216 dated 16/09/2025 found in Appendix 1. The report details all trees that are relevant to the siting of the proposed development and their positions along with suggested mitigation.

1.2 **Purpose of this Arboricultural Method Statement:** This Arboricultural Method Statement (AMS) has been produced in line with *BS 5837 2012: Trees in relation to design, demolition and construction-Recommendations* to aid the successful retention of the trees adjacent to the proposed development at 8 Ladydown View, Tisbury, SP3 6LL. No development shall take place on the site until this part of the document has been submitted to and approved in writing by the local planning authority (LPA).

1.3 **Scope of statement:** This document sets out the methodology for all proposed works that affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.

1.4 **Relevant plan information:** For details of the trees to be retained and location and types of special protection methods, reference should be made to the tree protection plan WTP2 in Appendix 2. A copy of which should be displayed prominently on site.

Statutory tree protection: After contacting the LPA, it was established that several individual trees within the property are covered by a TPO S/TPO171 and the site is within Tisbury Conservation Area (Image 1). Therefore, it will be necessary to consult with the LPA before any works other than certain exemptions can be carried out.

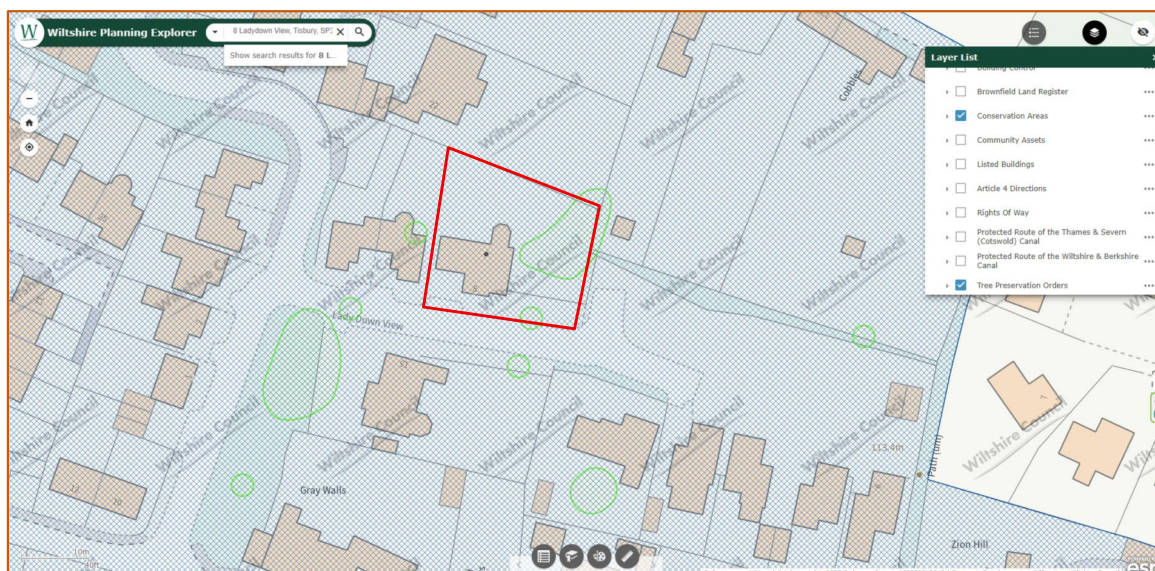


Image 1: The site (outlined red) is within the Tisbury Conservation Area, extract taken from Wiltshire Planning Explorer.



- 1.5 **Limitations of this report:** The following limitations apply to this report:
- 1.5.1 **Archaeology:** Although trees can grow in archaeologically sensitive locations, I have no specialist expertise in this discipline and this report does not consider this aspect.
- 1.5.2 **Ecology:** The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These could impose significant constraints on the use and timing of access to the site in addition to any of the tree constraints set out in this report. These issues are beyond my area of expertise, and I advise that you seek the advice from an ecologist on whether any such constraints apply to this site.
- 1.5.3 **Tree assessment and management advice:** The comments made about the health and stability of the trees within this report were correct at the time of inspection. It should be recognized that trees are dynamic structures that can never be completely predictable and may become unstable or partially unstable even in average weather conditions. Changes can occur not only to environmental triggers but also in response to biological or mechanical events. My inspection of the trees is made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected. No tree is ever safe due to the unpredictable laws and forces of nature.
- 1.5.4 The inspection was carried out from ground level. Where there was restricted access to the base of a tree, its attributes were assessed from the nearest point of access. Binoculars were used to observe features higher in the canopies such as foliage, extension growth and/or bud proliferation. No soil or tissue samples were taken during this inspection and no invasive diagnostic equipment was used to detect decay. If ivy covered, I probed and tapped the wood from ground level to establish if there were any obscured features that were relevant to the assessment. This did not extend to removing all the ivy or probing beyond what could be reached from ground level. Where trees have thick ivy, it would be impractical in every case to remove it or climb into the crown to have a closer look. However, where I suspect there are obvious visible significant outward health problems or structural defects visible under the ivy, I may recommend its removal for a further assessment.
- 1.5.5 **Soil assessment:** British Standard (BS) 5837:2012 Trees in relation to design, demolition and construction – Recommendations advocates that a soil assessment should be carried out to inform decisions relating to Root Protection Areas (RPAs), tree protection, new planting and foundation design. I have consulted the British Geological Survey (BGS) website and their Geology Viewer, and this advises that the bedrock geology for the site is Tisbury Member-Interbedded sandstone and limestone. I did not undertake any excavations on site to confirm this, and a full geotechnical site investigation may need to be undertaken to provide a more in-depth level of information regarding soil type for the site.
- 1.6 **Technical references:** This arboricultural impact assessment and arboricultural method statement is based on the following primary technical references:



- British Standards Institution (2012) BS 5837: Trees in relation to design, demolition and construction – Recommendations
- National Planning Policy Framework (NPPF) revised in 2023 setting out the Governments planning policies for England and how these should be applied.

1.7 **Drawings and documents provided:** Several plans and documents were provided as part of the current planning proposal. My drawings and reports have been developed in context with the following provided information:

- Land survey and layout reference 225004-07 Preliminary, received by email on 10th February 2026

1.8 **Qualifications and experience:** This report is based on my site observations and the provided information, interpreted in the context of my experience. I have experience and qualifications in arboriculture that can be reviewed at <https://wadeytrees.co.uk/wp-content/uploads/2020/03/CV-Mark-J-Wadey-2.pdf>.



2. SITE VISIT AND COLLECTION OF DATA

2.1 **Site visit:** The site visit was undertaken on 18th February 2026. The trees were surveyed visually, externally and from ground level only. No detailed investigations were undertaken, samples, or internal decay detection readings taken for further analysis. All dimensions have been estimated unless stated otherwise. Weather conditions at the time of the survey were clear, still and dry, with good visibility.

2.2 **Tree assessment method:** The existing tree stock has been identified and graded in line with the current British Standard BS 5837 2012: Trees in relation to design, demolition and construction - Recommendations to enable informed decisions to be made regarding tree retention. The report also details methods of protection to be implemented to safeguard the retained trees.

2.3 **Independent assessment of trees:** I inspected each tree and have indicated the numbering on the tree protection plan (WTP2) in Appendix 2. For each tree, I collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. As advocated in BS 5837, each tree was then allocated to one of four categories which reflected its suitability as a material constraint on development:

- **Category A:** Trees of high quality and value
- **Category B:** Trees of moderate quality and value
- **Category C:** Trees of low quality and value
- **Category U:** Trees unsuitable for retention, usually to be removed

This information is recorded in the tree schedule included as Appendix 3, with further explanatory notes.

2.4 **The root protection areas and location of tree protection:** BS5837:2012 paragraph 4.6.1 gives recommendations for the areas of root protection to be the equivalent to the area of a circle centred on the single stem tree with a radius of at least 12 times the trunk diameter. For trees with more than one stem, the recommended formulas were used to arrive at the combined stem diameter calculation. The calculated root protection area (RPA) for each tree was capped to 707m². This distance is given for guidance to each tree or group in the schedule. In practice, the siting of the specific protection measures may be different. The implication of this notional RPA is that no significant disturbance should occur within it if the trees are to be successfully retained. As advocated in paragraph 4.6.3 of that document, where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon or equivalent area has been produced. Any modifications to the shape of the RPA have reflected our interpretation of a reasonable and likely root distribution.



3. **SPECIFIC TREE PROTECTION REQUIREMENTS ON THIS SITE**

- 3.1 **Tree protection considerations:** From my site observations and the information provided, I have considered the likely impacts on trees and set out the necessary mitigation options required below to minimise harm and comply with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. In this case, no trees need to be pruned or removed to facilitate the proposal, and the RPAs of adjacent trees are not directly affected by the proposed foundations of the new extension to the rear of the property. The large lime tree (T001) on the property frontage is close to one of the proposed routes for construction access and its RPA overlaps part of the route, so some precautions are needed in this area to minimise tree harm. On this basis, suitable access for personnel and light machinery should be provided during the build using temporary fencing and ground protection. These provisions are supported in BS 5837:2012 and I do not perceive this to be a particular problem provided it is implemented correctly and remains in situ during the construction phase of the project.
- 3.2 **Specific site access and material storage arrangements:** Access can be gained via the East and West sides of the house. There is space for light construction machinery if required and materials can be stored outside the proposed fenced areas without the likelihood of root disturbance. Provided that these precautionary measures are implemented, it is entirely feasible to move materials to the working areas by hand or using small low ground-effect plant, with no significant harm to trees. As required by Condition 5 of the Planning Consent, there will be no fires in connection with the development activities, including storage or mixing of harmful materials within 10m of the trunks of retained trees. The combination of these measures with the proposed tree protective barriers will reduce any risk of damage to retained trees.
- 3.3 **Drainage and other services:** The site is already serviced, and this establishes the principle of drainage runs, electricity cabling, soakaways and their maintenance and repair. It is not intended for there to be any major service upgrades, and the proposal is to connect into the existing services without the need to cause any disruption to RPAs, that could result in important trees being damaged. If this changes for any reason, we advise that these matters are considered at an early stage and agreed with the LPA prior to the work commencing.
- 3.4 **Supervision and monitoring responsibilities:** It will be the responsibility of the project manager (in this case, Mr Martin) to ensure that the details of this method statement are known and understood by all site personnel. A copy must be always kept on site, and the project manager must brief all personnel who could have an impact on the specific tree protection requirements. This should be a part of the site induction procedures and written into appropriate site management documents.
- 3.5 **Phase 1 (Establishment of tree protection measures):** A pre-commencement meeting must be held on site before any of the construction works start. This should be attended by the project manager and builder. The methods of tree protection outlined in this report



must be fully discussed at this meeting so that all aspects of their implementation and sequencing are made clear to all parties.

3.6 **Phase 2 (Precautions during construction):** All the retained trees will be protected from damage using barriers (fencing and ground protection). All these protective measures are shown on the plan WTP2 and explained within the site guidance specifications provided at Appendix 4.

3.7 **Protective fencing:** Where development projects are likely to have a high impact on trees, the BS5837:2012 recommendation requires a braced preformed galvanised steel mesh panels (Heras or similar) to minimise accidental damage. However, the impact from this extension proposal is likely to be low because it will be built at an appropriate distance from the surrounding trees, and:

- The majority of the protection needed is located inside the back garden, which is fully fenced/hedged.
- The site is in a quiet cul de sac in a rural area. There is no passing traffic and minimal visitors.
- The works site where the construction activity will take place is not close to the barrier.
- The client is undertaking minor works and typical personnel numbers on site will be 3 or 4 people, often less.
- No cars or vans can enter the fenced/ hedged back garden.
- The only driven construction plant is perhaps a mini excavator to dig the foundations. This will not be digging in the proximity of the vertical barrier as the construction is some way away.
- The client is responsible for complying with this planning condition and will be living at the works site.

3.8 Therefore, in this case, an alternative protection option (as set out in clause section 6.2.2.3 of the British Standard BS5837:2012) will be used to minimise harm. For example, 2m tall, welded mesh panels on rubber feet (Appendix 4) or a protective barrier using wooden supports and orange mesh (Image below) should be used and retained at the locations shown on plan WTP2 until construction is completed. Provided that either of these barrier options is properly installed and maintained, there is unlikely to be any significant adverse effects on the health or amenity value of these trees.





- 3.9 **Ground protection measures:** Where the positioning of tree protection barriers is not feasible due to the need for construction access, then ground protection measures will be needed to safeguard RPAs. The position of ground protection is shown on the plan WTP2 included in Appendix 1, with guidance for ground protection design included in Appendix 4 and ground protection types available to view at <https://www.ground-guards.co.uk/collections/all>. The ground protection will be installed before any materials or machinery are brought onto the site and before any clearance or construction activities occur. Again, once the ground protection has been positioned, it will stay in situ for the duration of the construction phase.
- 3.10 **Reinstatement/landscaping works:** No machinery should be driven over unprotected ground and materials must be stored outside RPAs. The tree protective fencing can only be removed with the agreement of the project manager and may have to be reinstalled during a break in operations. Any soil removal or replacement, excavations for hard landscaping or installation of any structures including lighting, water, electric gates etc must be approved by the project manager. Unwanted vegetation can be removed using handheld tools to avoid damage to the stems of retained trees. Planting holes for new trees or shrubs shall be dug by hand and will be repositioned if woody roots are encountered. For further advice, refer to the tree protection guidance notes in Appendix 4.
- 3.11 **Summary of main requirements:** The following general responsibilities should be known to all parties involved with working on site to ensure that important retained trees on site are sufficiently protected:
- All tree protection details set out on the approved tree protection plan should be agreed at the pre-commencement meeting and recorded by the project manager for all parties to consider.
 - Protective barriers must be regarded as sacrosanct and must only be moved under direct supervision of the project manager. It is of paramount importance the fencing is repositioned correctly after any agreed operations.
 - All construction machinery engaged in site clearance work should work from outside the RPAs.
 - No materials, chemicals, machinery or vehicles must be stored within the RPAs as defined on the tree protection plan and identified on site by protective fencing and above ground root protection.
 - Ground protection must not be lifted or removed without prior consultation with the project manager.
 - Damage caused to protective fencing or ground protection must be reported to the project manager to ensure appropriate repair.
 - Any damage to retained trees must be reported without delay to the project manager so appropriate remedial work can take place without delay.
 - No fires will be lit on site.
 - Notice boards, telephone cables or any other signage or services are not to be attached to any part of retained trees.



- 3.12 **Tree protective guidance notes:** The specific tree protection requirements set out in Appendix 4 are necessary to minimise harm to retained trees. These must be informed by the tree protection guidance notes if tree harm is to be minimised.

Mark Wadey NDArb CUEW MArborA RCarborA MICFor

Arboricultural Consultant



Institute of
Chartered Foresters
Registered Consultant

Appendices:

- 1 Planning Consent and relevant tree protection conditions
- 2 The tree protection plan WTP2
- 3 Data collection – Tree schedule & explanatory notes
- 4 Site Guidance Specifications



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2025/06216
Decision Date: 16/09/2025

Particulars of Development:	Removal of existing conservatory to rear elevation and construction of replacement single storey Garden Room, alterations and associated external works/terrace areas.
At:	8 LADY DOWN VIEW, TISBURY, SALISBURY, SP3 6LL

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design and Access Statement Received: 30 July 2025

Site block plan and ground plan as proposed Drawing No. 225004/03 Rev A Received: 12 August 2025

Elevations as proposed Drawing No. 225004/04 Rev A Received: 12 August 2025
Trees Plan Received: 12 August 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

Appendix 1 – Planning Consent: Relevant tree protection conditions

- 4 The Solar Panels hereby approved shall be removed as soon as reasonably practicable when no longer required.

REASON: To protect the long-term visual amenity of the area.

- 5 No development, demolition works, site clearance or storage of building materials shall commence on site until there has been submitted to, and approved in writing by, the Local Planning Authority details of a scheme for the protection of the existing trees (those subject of the existing Tree Preservation Order) shown on the submitted Trees Plan. The scheme shall accord with BS5837:2012 and be prepared by an a suitably qualified arboricultural consultant. The scheme shall include all appropriate tree protection measures required before and during the course of construction (in accordance with BS5837:2012), any proposed pruning, or other work, any proposed alterations to existing ground levels and of the position of any proposed excavation that might affect the root protection area. The approved scheme shall be carried out during any demolition works and throughout the entire course of construction.

In particular, the details of a scheme for the protection of the existing trees must include details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to the following:

- Construction Management Plan (CMP) with details of activities which have implications for trees on the site such as accessing the location of the development, the area for storage of materials, construction vehicles and machinery in connection with the proposed development.
- Tree Protection Plan conforming to British Standard BS5837:2012 with the identification of tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Details of the development's foundation design and underground services, to take account the existing trees.
- Should any proposed works rely on the changing of levels and/or impact the RPA of any tree, a detailed Arboricultural Method Statement must also be submitted to and approved in writing by the Local Planning Authority to demonstrate that the trees have been sufficiently considered during construction and that the methods proposed are appropriate in that they do not cause significant damage to the roots, thereby affecting their longevity and amenity value.
- Confirmation that no fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

REASON: The mature trees on the existing site are subject of a Tree Preservation Order and the application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990. In the interest of protecting existing trees.

Informative

6 BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Informative

7 Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 10 **Building Regulations.** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Appendix 2 – The Tree Protection Plan (WTP2): Illustrating tree protection proposals

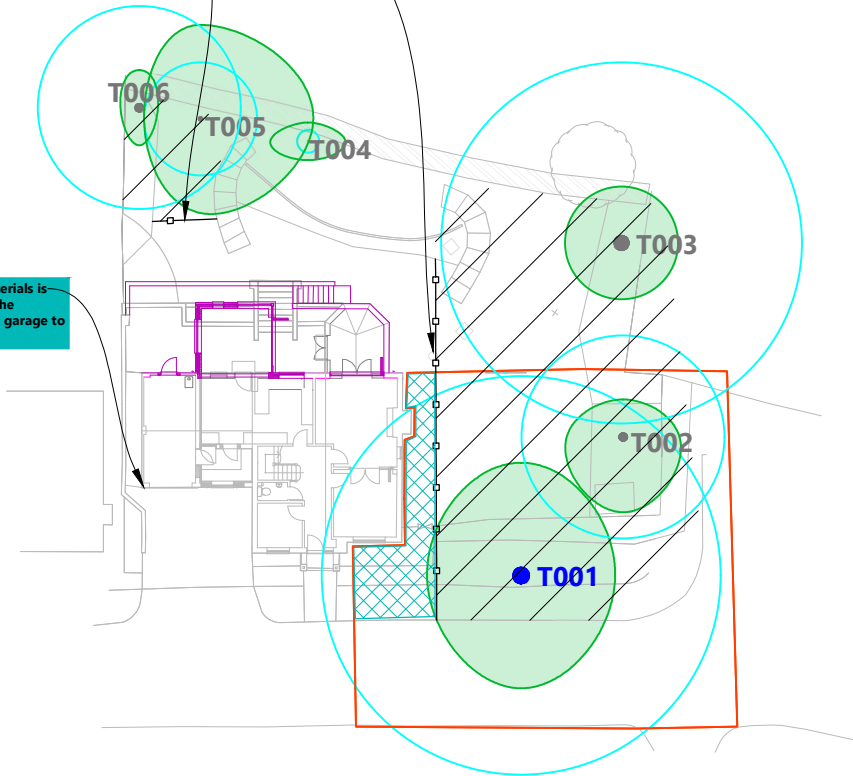
Content: 1 x A2 plan @ scale 1:200

Tree No.	Species	Retention Category	RPA
T001	Lime (<i>Tilia sp.</i>)	B1	Radius: 10.6m. Area: 356 sq m.
T002	Ash (<i>Fraxinus sp.</i>)	C1	Radius: 5.4m. Area: 92 sq m.
T003	Lime (<i>Tilia sp.</i>)	C1	Radius: 9.6m. Area: 290 sq m.
T004	Apple (<i>Malus sp.</i>)	C1	Radius: 0.6m. Area: 1 sq m.
T005	Cherry (<i>Prunus sp.</i> 'Cherry')	C1	Radius: 3.0m. Area: 28 sq m.
T006	Hornbeam (<i>Carpinus betulus</i>)	C1	Radius: 5.4m. Area: 92 sq m.

In this case, an alternative protection option (as set out in clause section 6.2.2.3 of the British Standard BS5837:2012) will be used to minimise harm. For example, 2m tall, welded mesh panels on rubber feet (specification attached and Appendix 4 of the Wadey Trees report) or a protective barrier using wooden supports and orange mesh (image below) should be used until construction is completed. Provided that either of these barrier options is properly installed and maintained, there is unlikely to be any significant adverse effects on the health or amenity value of these trees.



Access for large/heavy materials is feasible along this side of the property or via the existing garage to minimise impact to trees.



Tree Protection Guidance

Examples of alternative protective barriers

As set out in clause section 6.2.2.3 of the British Standard BS5837:2012 a range of alternative methods can be used to protect the trunks and underlying soil but whatever the choice of method, the end result must be fit for purpose to prevent the protected area from being breached by the construction activities.

Extract from BS5837:2012 Figure 3: Example of above ground stabilising systems.

Tree Protection Advice (TPA2)

Ground Protection Guidance

In all cases, the objective should be to avoid compaction of the soil from the constant foot traffic heavy vehicles, especially in wet conditions, so that tree root functions remain unimpacted. New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

Key:

- T001 Trees - colour coded by BS 5837 category
- A BS category - Trees of high quality
- B BS category - Trees of moderate quality
- C BS category - Trees of low quality
- U BS category - Trees unsuitable for retention
- Notional BS 5837 RPA boundaries
- Offset BS 5837 RPAs taking account of pre-existing barriers to root growth
- Tree canopies
- Existing layout
- Proposed layout
- Construction exclusion zone (CEZ) to be protected by BS 5837 compliant fencing
- Ground protection

For further information, refer to the WT tree schedule. Do not scale from this drawing (unless for planning purposes), please check all dimensions on site, and notify us of any discrepancies. Wadey Trees Ltd cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Wadey Trees Ltd 2020. This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.

Wadey Trees Ltd

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CLIENT

Mr and Mrs Martin

ARCHITECT

DRAWN

ENG

CHECKED

MMW

DATE

17 Mar 26

REVISION

LOCATION OF TREE, CALCULATIONS & DEVELOPMENT AT

8 Ladydown View, Tisbury, SP3 6LL

CONSTRUCTION

Tree Protection Plan

SCALE

1:200

POST CODE

A2

POST NUMBER

WT PROJECT NO

WT 078-25

STATUS

PUBLISHED

CURRENT PROVIDED PLAN REF

225004-07 Preliminary

Appendix 3 – Data Collection:

(In accordance with BS 5837 (2012), all tree schedule data has been collected based on the recommendations set out in subsection 4.4 of BS 5837)

NOTE: Colour annotation is A trees green background; B trees blue background; C trees grey background; U trees red background

Tree No.	Species	Height (m)	Stem diameter(s) (mm)	Spread	Physiological Cond	Structural Cond	Life Stage	Survey Notes	Rem. Contrib.	Retention Category	RPA	Recommendations
T001	Lime (<i>Tilia sp.</i>)	20	880	N:6 E:5 S:6 W:5	Good	Fair	Mature	No significant defects and could be retained with minimal remedial care. Pruning history - reduced in the past with new regrowth forming at old pruning points.	40+ Years	B1	Radius: 10.6m. Area: 356 sq m.	
T002	Ash (<i>Fraxinus sp.</i>)	12	450	N:2 E:3 S:4 W:3	Fair	Fair	Early Mature	Minor ash dieback symptoms visible: Health Class 2 – 75%–50% remaining canopy. Heavily reduced asymmetrical crown.	20+ Years	C1	Radius: 5.4m. Area: 92 sq m.	
T003	Lime (<i>Tilia sp.</i>)	10	800	N:3 E:3 S:3 W:3	Fair	Fair	Mature	Tree pollard with minor regrowth	30+ Years	C1	Radius: 9.6m. Area: 290 sq m.	
T004	Apple (<i>Malus sp.</i>)	3	50	N:1 E:2 S:1 W:2	Good	Fair	Young	Young or insignificant small tree. Limited visual amenity and easily replaced.	30+ Years	C1	Radius: 0.6m. Area: 1 sq m.	
T005	Cherry (<i>Prunus sp.</i> 'Cherry')	7	250	N:5 E:6 S:5 W:3	Good	Fair	Young	Small poorly developed tree with one sided crown. Limited visual amenity and easily replaced.	30+ Years	C1	Radius: 3.0m. Area: 28 sq m.	

Appendix 3 – Data Collection: (In accordance with BS 5837 (2012), all tree schedule data has been collected based on the recommendations set out in subsection 4.4 of BS 5837)

Tree No.	Species	Height (m)	Stem diameter(s) (mm)	Spread	Physiological Cond	Structural Cond	Life Stage	Survey Notes	Rem. Contrib.	Retention Category	RPA	Recommendations
T006	Hornbeam (<i>Carpinus betulus</i>)	5	450	N:2 E:1 S:2 W:1	Fair	Fair	Early Mature	Tree pollard with minor regrowth.	30+ Years	C1	Radius: 5.4m. Area: 92 sq m.	

Appendix 3 – Data collection Cont'd: Explanatory notes

The site data columns and abbreviations: The relevant tree data was collected and recorded as described in the table below:

Structure: The following categories are assigned appropriately to each landscape feature: T=(tree); G=(group); H=(hedge); C=(coppiced); M=(multi-stemmed); P=(pollard); Sh=(shrubs); S=(stump) or W=(woodland).

Species: Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name in the botanical names section to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed. The tree botanical names surveyed on this site are listed in column 2.

Height: Height is estimated to provide an indication of the size of the tree.

Stem diameter: Stem or trunk diameter is estimated or measured and recorded in 2.5cm increments as advised in BS 5837 Table D1. It is measured with a diameter tape unless access is restricted, direct measurement is not possible because of ivy on the trunk or the tree is assessed as poor quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837. The RPAs given below have been used for single stem trees and the equivalent resultant combined stem diameter for multi-stemmed trees.

Branch height and crown spreads: Where crown accuracy varies from site observations and the original topographical survey, new measurements of the crown may be taken and illustrated on the plan as a crown amendment. These are taken in the context of the development proposal where it is considered there may be encroachment from the development. For example, it may only be necessary to record the measurement of one side of the canopy where it overhangs the site, or where there is likely to be some kind of impact to branches/crown of the tree from development proposals. If there are any significant trees missing from the original topographical survey, their positions are estimated and branch spread is taken as a minimum at the four cardinal points, to derive a representation of the crown. Also, where it is considered appropriate, existing height above ground level of: 1) first significant branch and direction of growth (e.g. 2.4-N); 2) canopy will be recorded to inform on ground clearance where access issues may be a concern.

Tree condition: The tree condition is represented by the surveyor's initial visual observations of its health and/or structural integrity. These are separated into the following subcategories:

Physiological condition (P)	Description
Good	Appears to be healthy and have good vitality.
Fair	Generally, in good health but with visible signs of decline or reduced vitality.
Poor	Obviously in poor health and significant decline.
Dead	Dead, or very little live growth.

Appendix 3 – Data collection Cont'd: Explanatory notes

Structural condition (S)	Description
Good	No significant structural defects/weaknesses.
Fair	Some visible defects but no significant hazards/weaknesses.
Poor	Significant defects/weaknesses or dangerous/potentially dangerous condition.

Life stage: For the purposes of this report the following life stages are recorded as one of seven categories below. Age class is indicative and will vary between species:

LIFE STAGE	DEFINITION
Newly planted	Very young, newly planted trees at least within the last 5 years.
Young	Small establishing tree in its youngest years that could be transplanted with specialist equipment, i.e. less than 150mm in diameter at 1.5m.
Semi-mature	An established tree, but with some growth to make before reaching its potential maximum size. A tree within its first third of lifespan.
Early mature	A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. A tree in the second third of life span.
Mature	A mature specimen with limited potential for any significant increase in size, even if healthy. A tree within its final third of expected lifespan.
Over mature	A senescent (declining/degradation) or moribund specimen of low vigour within its final third of expected lifespan. Possibly also containing sufficient structural defects with safety and/or duty of care implications.
Veteran	Specimens exhibiting features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
Ancient	A tree which is remarkably old for its species.

General observations: Only relevant features such as tree physiology, structural condition, decay and crown or branch structure that may impact on the proposed development are recorded. If there are no notes, then the presumption should be that no relevant features were observed.

Remaining contribution: This is broadly interpreted as <10 years, 10+ years, 20+ years, or 40+ years to provide some indication of a tree's potential for future contribution to its locality.

BS category: Each tree is placed into a relevant coloured category based on their quality and contribution they offer in terms of their arboricultural, landscape or cultural values. This assessment is based on the BS5837 Table 1 cascade chart for tree quality assessment found at the beginning of Appendix 2 in this report.

Appendix 3 – Data collection Cont'd: Explanatory notes

RPA measurements: For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods set out in paragraph 4.6 of BS5837 recommendations will be used. In all cases, the stem diameter(s) will be measured in accordance with Annex C and Annex D of that document. The calculated RPA for each tree will be capped to 707 m².

Future tree safety inspections: My assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and my advice on tree condition must be reviewed annually from the date of that visit.

Tree protection guidance

Objective: This guidance sets out the general principles that must be followed when working in Root Protection Areas (RPAs). Before work starts on site, the purpose of this guidance is to demonstrate to the LPA that tree protection issues have been properly considered and to provide a written record of how they will be implemented. Once the site works start, this guidance is specifically for the site personnel to help them understand what has been agreed and explain what is required to fully meet their obligations to protect trees. All personnel working in RPAs must be properly briefed about their responsibilities towards important trees based on this guidance.

RPA description: RPAs are the areas surrounding important trees where disturbance must be minimised if they are to be successfully retained. All RPAs close to the construction area are illustrated on the tree protection plans accompanying this advice. Damage to roots or degradation of the soil through compaction and/or excavation within RPAs is likely to cause serious damage. Any work operations within RPAs must be carried out with great care if trees are to be successfully retained.

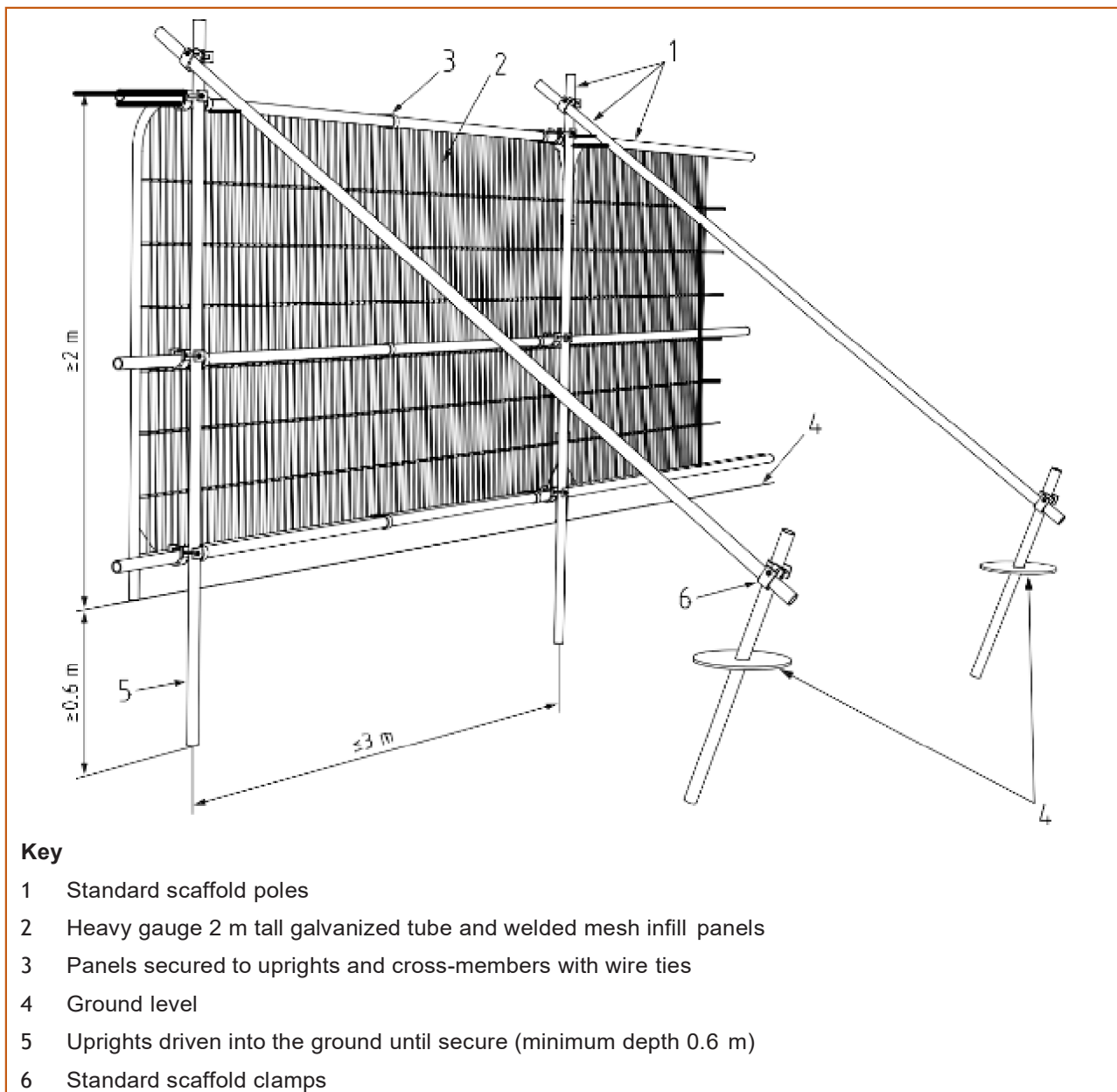
Use of this guidance: Anyone working within an RPA must follow this guidance if important trees are to remain unharmed. They must take care to minimise excavation into existing soil levels and limit any fill or covering that may affect soil permeability.

This advice should always be read in conjunction with the tree protection plan (TPP) illustrating the areas where specific precautions are necessary. Each area where precautions are required is annotated on the plans as identified on their keys. All plans are illustrative and intended to be interpreted in the context of the site conditions when the work is started. All protective measures should be installed according to the prevailing site conditions and agreed as satisfactory by the appropriate supervising officer before any demolition or construction work starts.

Preventing adverse impact to the RPA: Any part of the RPA beyond the agreed work area must be isolated from the work operations by protective barriers or ground protection to at least the minimum standard described in BS 5837 for the duration of the work. Any further precautions required to minimise harm to trees should be undertaken using the relevant tree protection guidance in the following pages.

Tree protective barriers

Installing Barriers: Tree Protective barriers must be fit for purpose, and once installed must not be moved or removed without consent from the LPA or project arboriculturist. If it is absolutely necessary for any adjustments, they should be under direct supervision of the project Arboriculturist to maintain the Root Protection Area (RPA) of each tree. No materials, chemicals, machinery or vehicles must be stored within the protected area as defined on the Tree Protection Plan. On this site, all exposed rooting areas should be protected by barriers (while vulnerable to damage), in accordance with BS 5837 figures 2 and 3 below until there is no risk of damage from the development activity. This work should be subject to arboricultural supervision.

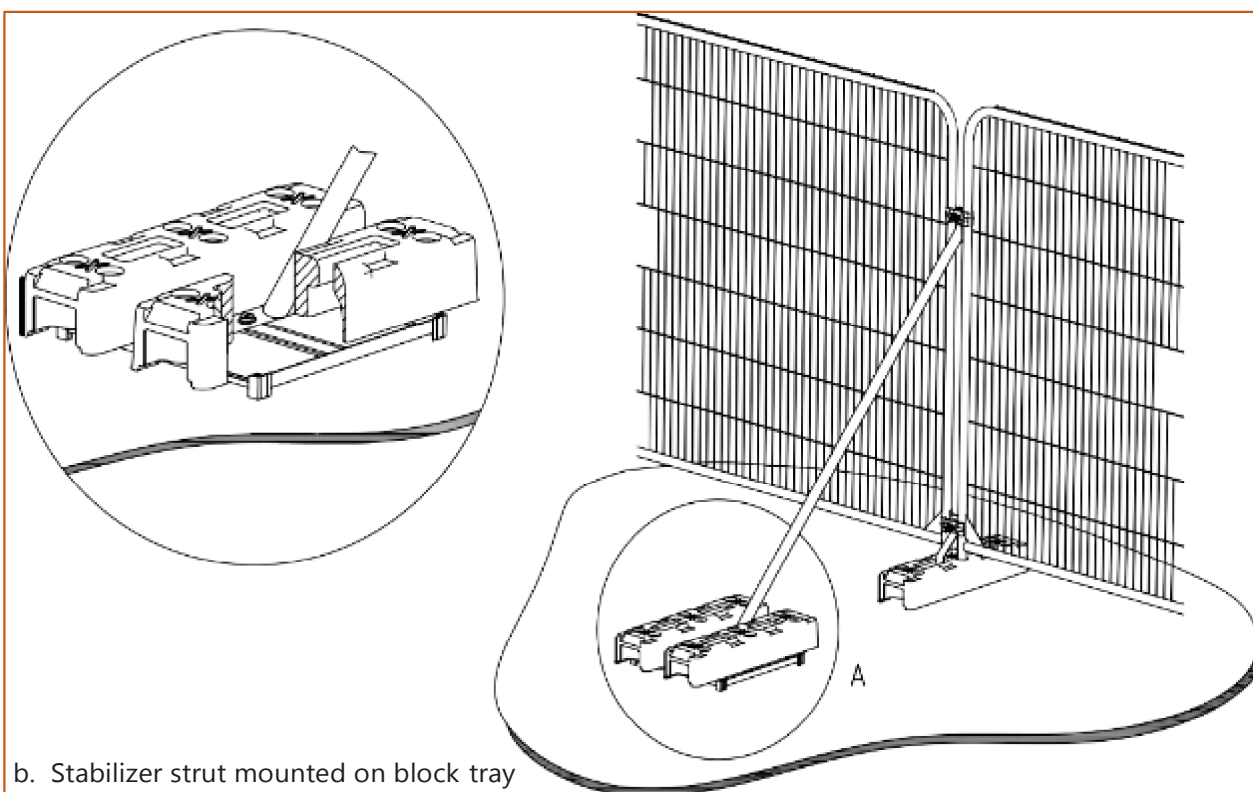
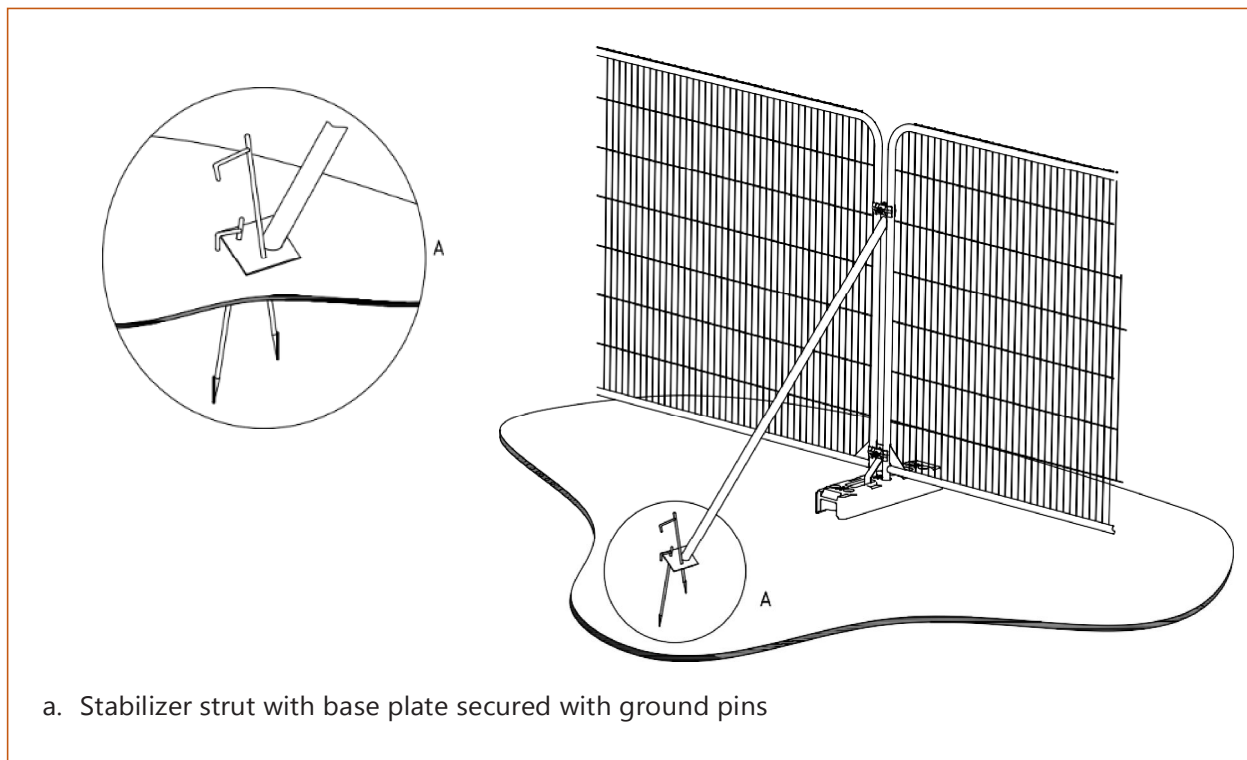


Extract from BS5837: 2012 Figure 2: Example of above-ground stabilizing systems

Appendix 4 – Site Guidance Specifications

Examples of tailored protective barriers: A range of methods can be used to protect the trunks and underlying soil but whatever the choice of method, the end result must be fit for purpose to prevent the protected area from being breached by the construction activities.

Extract from BS5837: 2012 Figure 3: Example of above-ground stabilizing systems



Appendix 4 – Site Guidance Specifications

Picture 1: All barriers should be labelled to keep working activities outside the Construction Exclusion Zones (CEZs).



Picture 2: Scaffolding supports and board coverings erected around the trunks of trees can provide suitable protection against traffic turning into the site.



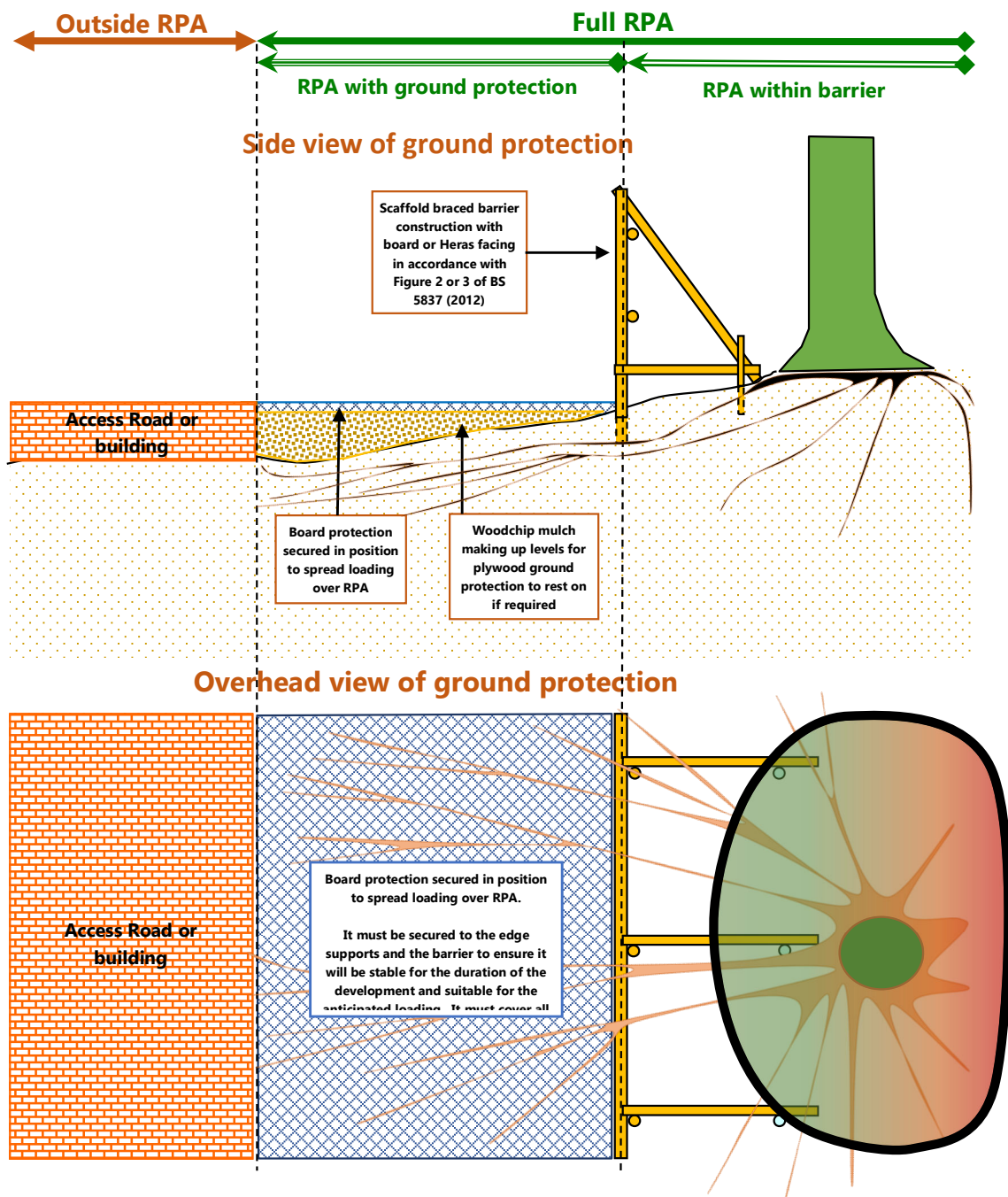
Picture 3: Temporary barriers are useful around individual trees where construction activities only occur during a short period.



Ground protection

Protecting the ground: Where it is not practical to protect the trees using a vertical barrier, the soil can be protected with ground protection. This allows improved access next to trees, preventing damage to the roots outside the protection of the barrier. The following illustration and examples provide some guidance but ultimately any protection must be fit for purpose.

Illustration 1 - Ground protection in RPAs



Appendix 4 – Site Guidance Specifications

Examples of tailored ground protection: Many methods can be used, including the retention of existing surfacing or structures that already protect the soil, installing new protection, or a combination of both. Whatever the choice of method, the end result must be fit for purpose to protect the underlying soil (rooting environment).



Pictures 1 and 2: Mulch applied underneath plyboards can provide good protection for foot traffic. Where ground protection is required to fit around light structures or new extensions, this can be constructed using plyboard cut to size



Pictures 3 and 4: Ground protection can be erected on scaffold platforms or with temporary ground mats that can be easily lifted once the development has been completed

Material storage and pollution control

Loose building materials, chemicals and other pollutants that can contaminate the soil must be stored in locations outside the RPAs. If space around the site is limited, materials must be ordered in smaller/less frequent amounts to minimise excessive build-up of unused building materials. Where liquids or powder/granule products are required, precautionary measures of bunding or sealed frameworks should be sufficient to prevent contamination and must be designed so they are fit for purpose. If spillage or leakage occurs, there should be immediate procedures put in place to reduce further risk to the surrounding RPAs. All contributing contaminants must be moved away from the affected RPAs in a way that minimises harm to tree roots and the surrounding soil.



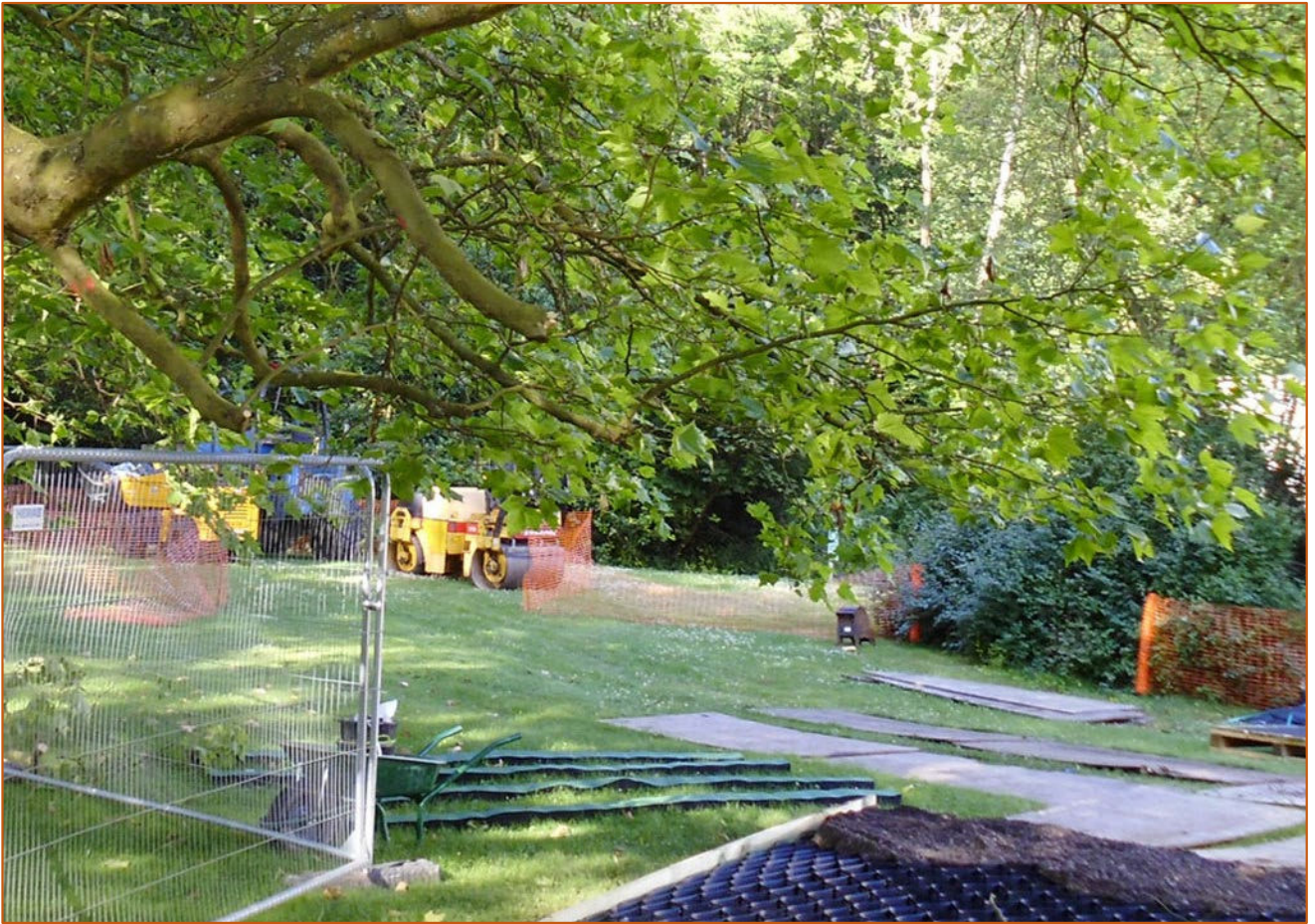
The following points must be adhered to:

Minimising harm from storage of pollutants

- The storage of fuels or toxic materials must be kept outside RPAs
- Emergency spillage kits must be available on site at all times to reduce the risk of accidents to the environment
- Where space is limited, contaminants must be kept safe using tailored containment systems fit for purpose.
- Cement washings must be contained to prevent leaching into the soil within RPAs
- Concrete pouring must be done in a way that ensures all RPAs within influencing distance are adequately protected. Liners should also be used where possible to prevent contamination.



Reinstatement works or landscaping around trees



Reinstatement works or landscaping in RPAs: Reinstatement works, or landscaping is usually the last stage of works and often the most important to minimise harm within RPAs. The re-profiling of existing soil levels and covering the soil surface with new plants or an organic covering (mulch). It does not include the installation of solid structures or compacted surfacing. Soft landscaping activity after construction can be extremely damaging to trees.

Minimising harm from works

- a. No significant excavation or cultivation, especially by rotovators, should occur within RPAs.
- b. Where new designs require levels to be increased to tie in with new structures or the removal of an existing structure has left a void below the surrounding ground level, good quality and relatively permeable top soil should be used for the fill.
- c. It should be firmed into place but not over compacted in preparation for turfing or careful shrub planting.
- d. Ideally, all areas close to tree trunks should be kept at the original ground level and have a mulched finish rather than grass to reduce the risk of mowing damage.
- e. All installations of light systems or other garden improvements that involve trenching works must be undertaken following the hand digging guidance above.



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