

ARBORICULTURAL REPORT



Habitat Pond The Grange,

Gaters Lane, Winterbourne Gunner

25 February 2026

DSE-681-26-AR-V1-XX-TSR

Prepared by
Margaret Wright BSc (Hons) MSc MArborA

Document Control

Issue history

Issue	Date	Description
DSE-681-26-AR-V1-XX-TSP-T101	25 February 2026	Tree Survey Plan Rev A
DSE-681-26-AR-V1-XX-TCP-T102	25 February 2026	Tree Constraints Plan Rev A

Reviewed by:

Executive Summary

This document has been prepared to support a planning application seeking consent for the construction of a habitat pond on grazing land at The Grange, Winterbourne Gunner, Salisbury SP4 6ER.

Project Location

The site comprises grazing land on the edge of the River Bourne. Access is via the existing paddock access to the north of the field.

There are limited arboricultural features of landscape value on site, though G12 and G13 are visible from the public highway of Tanners Lane. G1 is also visible from the public footpath beyond Morgan's Lane.

Arboricultural Study Results

The site was surveyed on 19 February 2026. A total of 18 trees and tree groups have been surveyed; this includes trees within the site boundary, significant trees and tree groups within 15m of the site boundary (where their root protection areas (RPA) trespass onto the site) and trees which form important bodies of hedgerow.

Category	A	B	C	U
Total	0	8	27-30 (individuals & groups)	2

The tree survey, undertaken in accordance, with BS 5837:2012 recorded a mixed population of individual trees and groups located predominantly along field boundaries and access routes,

with more open ground to the centre of the site. The accompanying Tree Survey Plan identifies stem positions, canopy spreads, and calculated RPAs for each surveyed tree.

The surveyed stock comprises predominantly native species that have established through natural regeneration along the margins of the paddocks and watercourse. With the exception of the offsite T15 and the poplar shelterbelt within G1, there is no evidence of intentional planting. The tree population reflects unmanaged agricultural boundary growth typical of riparian and field-edge environments.

Group G1 forms the most visually prominent element of tree cover. The group comprises over-mature poplar standards with interspersed oak, ash and sycamore. The poplars are currently in serviceable condition and exhibit substantial buttress development, with no acute structural defects observed at the time of survey. Given the species' typical life expectancy and age profile, a gradual progression toward physiological and structural decline may reasonably be anticipated over the medium term. The associated native hardwoods are suppressed and exhibit poor form as a consequence of historic competition for light and growing space.

When considered in spatial terms, the tree stock performs primarily a boundary containment and riparian function, rather than forming a designed or high-value ornamental landscape feature. Individual arboricultural merit is generally modest; however, collectively the boundary groups contribute to enclosure, habitat continuity, and localised microclimate regulation within the wider agricultural setting.

Conclusions

When considered in spatial and planning terms, the tree stock at The Grange is modest in arboricultural quality and largely peripheral to the development footprint. The population comprises predominantly naturally regenerated boundary and riparian species typical of unmanaged agricultural margins, with no Category A specimens recorded and only a limited number of moderate-quality trees.

Group G1 forms the most visually prominent element of tree cover. The over-mature poplar standards currently remain in serviceable condition, though their age profile suggests that

gradual physiological decline is likely over time. The suppressed native hardwoods within the group reflect historic competition rather than deliberate management. Elsewhere, the majority of groups comprise self-seeded willow, alder and hawthorn, performing a containment and riparian function rather than forming a designed landscape structure.

While individual arboricultural merit is generally limited, the boundary and streamside groups contribute to local landscape enclosure and provide continuity along the River Bourne corridor, not only to the visual amenity of the area but also to its ecological connectivity and local climate regulation. Retention of these groups wherever reasonably practicable will maintain the structural framework of the site.

Taken as a whole, the arboricultural opportunity at The Grange lies not in preservation of high-value specimens, but in integrating development sensitively with the existing boundary framework so that retained trees continue to provide landscape containment and riparian function, consistent with the principles of BS 5837:2012.

Recommendations

No pruning works or tree removal are currently required, and no immediate risk from the surveyed trees is foreseeable. Where practicable, the retention of dead or declining Category U trees as standing or fallen deadwood should be considered, as this can provide valuable habitat resource without materially affecting safety or amenity.

Statutory Designations



Tree Preservation Orders

No TPO



Conservation Area

The site is not located within a conservation area.



Ancient Woodland

No ancient woodland within 100m of surveyed area



Felling Licences

N/A

Other: G1 is listed as priority habitat (deciduous woodland) on the National Forest Inventory.

Survey summary

	Wildlife features: None noted from ground level tree inspection
	Ancient and veterans: None
	Contribution to irreplaceable habitats: None
	Offsite: T10, T11, G12, G13, T15
	Tree safety work: None urgently required

Arboricultural Impact

The proposal seeks consent for the construction of a habitat pond of approximately 7,500 m² within paddock grazing land at The Grange, Winterbourne Gunner. The works comprise excavation of the pond basin, formation of marginal scrapes, and redistribution of excavated material to form shallow bunding and grading within the field.

The development footprint is largely confined to open grassland. No permanent structures are proposed within the canopy spreads of retained trees. Identified impacts relate primarily to localised changes in ground levels within parts of certain Root Protection Areas (RPAs).

The data collected on trees forms the basis for calculating above and below ground constraints to development. Above ground constraints would include canopy spread and shading whereas below ground constraints are indicated by the calculated RPA in accordance with BS5837 (fig. 1).

The RPA is defined by BS5837 as a design tool, a theoretical model representing the minimum soil volume required to sustain healthy life of the tree. This is detailed as a magenta dashed line on the annexed plans.

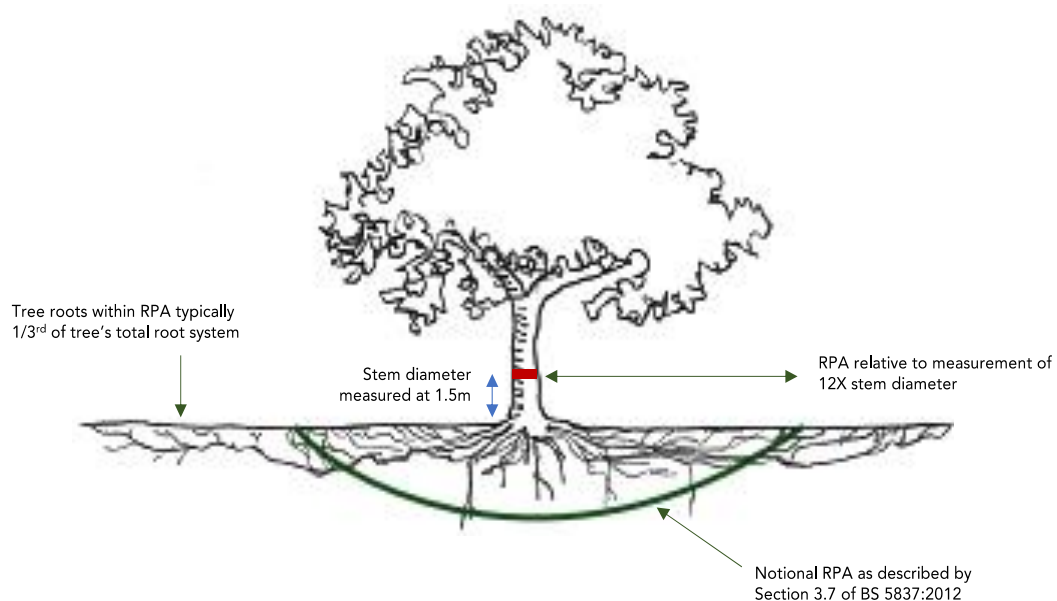


Fig 1; Notional root protection area as described by the British Standard BS 5837:2012

Where proposed development affects the RPA of retained trees, the impact has been calculated using the standard model, accounting for the possibility that roots have grown in every direction. The impact assessed hereafter refers to below ground interaction only; no conflict with above ground features or canopy spreads is foreseeable as a result of development.

Tree Constraints

Tree constraints are illustrated on the Tree Constraints Plan (DSE-681-26-AR-V1-XX-TCP-T102 Rev A). RPAs are shown in accordance with BS 5837:2012 and no offset model is applied in this instance.

The majority of RPAs lie outside the principal excavation area. Where the proposal intersects with RPAs, the interaction is limited to peripheral edges of RPAs and relates to grading and light changes in levels rather than deep excavation. In this regard, the following tree groups require specific consideration:

G1 – Poplar / Mixed Hardwood Group

Access through the outer extent of the RPA of G1 will be required during construction. No excavation is proposed within the immediate rooting zone of principal stems. Subject to:

- installation of protective fencing in accordance with BS 5837 prior to commencement;
- use of ground protection where temporary access is required;
- restriction of storage and mixing activities outside RPAs;

the potential for compaction or root damage can be effectively controlled.

Given the scale of available rooting volume beyond the limited access corridor, no measurable long-term adverse effect on health or structural stability is anticipated.

G3 – Young Poplar Group

A minor increase in ground levels is proposed within approximately 5–10% of the nominal RPA. The group comprises young, suckering stems of limited diameter and modest physiological demand. Given their age, vigour and the availability of unconstrained rooting volume elsewhere within the field margin, the proposed level change falls within a tolerable range and is unlikely to materially affect establishment or longevity.

G4 – Young Self-Seeded Willow

The proposal requires relocation of several young, self-seeded willow stems. These are Category C trees of limited individual merit and can be lifted and replanted locally within retained margins. Their removal would not result in material canopy loss or reduction in landscape character, and given the species, no consequences to health or growth is predicted.

Hawthorn Groups (G5, T6, T7, T9)

Soft landscaping associated with shallow marginal scrapes extends into peripheral RPA areas. These works will be undertaken by hand only and confined to upper soil horizons. Provided that excavation remains shallow and mechanised plant is excluded from RPAs, no adverse arboricultural effect is anticipated.

G8 – Willow with Phoenix Regeneration

Changes in levels of up to approximately 10% of the nominal RPA are proposed. The group comprises partially collapsed stems with regenerative growth typical of unmanaged riparian willow. Given the existing condition, regenerative habit and extensive surrounding rooting area, the proposed grading is not expected to materially alter the long-term health or appearance of the group.

T10 – Pollarded Oak

A limited increase in levels (approximately 6% of the RPA) is proposed in association with bund formation. T10 is a mature, lopped oak in moderate physiological condition with extensive open ground available to the south and west. The tree is assessed as capable of tolerating the identified level change without measurable decline.

G14 – Alder

Minor level changes occur adjacent to, but not within, the calculated RPAs. No excavation is proposed within the RPA. No direct arboricultural impact is anticipated, and protection of this group can feasibly be managed in accordance with BS 5837.

Justification & Conclusions

In designing the pond layout, excavation has been located within the open field to avoid conflict with retained trees. Identified impacts amount to peripheral RPA interaction where avoidance is not reasonably practicable due to landform and hydrological requirements. This impact is controllable with protection measures in accordance with BS 5837. Mitigation will comprise:

- Relocation of G4;
- Installation of protective fencing prior to any works;
- Ground protection where access within RPAs is unavoidable;
- Hand excavation only within identified RPA areas;
- Periodic monitoring at a frequency to be agreed with the Local Planning Authority.

Compensatory planting is not relied upon to justify avoidable loss; rather, the design seeks to retain the existing boundary framework and manage a defined and limited degree of interaction. In professional terms, the residual arboricultural effects are proportionate to the scale of development and are capable of being controlled through the measures described. The proposal does not undermine the long-term retention of the principal boundary and riparian groups.

Retained trees will continue to contribute not only to the visual amenity of the area but also to ecological connectivity and local climate regulation. The identified impacts fall within a tolerable threshold and are consistent with the principles of BS 5837:2012 as well as relevant local policy..

APPENDICES



QUALIFICATIONS & EXPERIENCE
POLICY FRAMEWORK
COPYRIGHT
CAVEATS
USAGE
ABBREVIATIONS
SURVEY EXPLANATORY NOTES
SURVEY METHODOLOGY

Qualifications and Experience

Margaret Wright is director of Wright Landscape and Arboriculture Ltd with over 20 years industry experience as an arboricultural consultant and Local Authority Tree Officer. Margaret has presented research at a national conference and has an arboricultural MSc (first) with the University of Central Lancashire.

Margaret is Bond Solon trained, a former executive committee member of the London Tree Officer's Association and professional member of the Arboricultural Association. As such, Margaret is required to uphold the professional and ethical standards within the industry codes of conduct. Published works, qualifications and details of forthcoming publications provided on request.

Policy Framework

National Policy - NPPF

The NPPF recognises the role of trees and green infrastructure in delivering sustainable development, climate resilience, and environmental net gain. Paragraphs 131 and 174 place emphasis on the importance of integrating new trees into developments and ensuring the protection of existing trees with high amenity or biodiversity value. Impacts must therefore be considered not only in relation to local planning policies, but also within the wider national objective of achieving well-designed places that support health, biodiversity, and long-term environmental quality.

The removal or loss of trees should be weighed against their environmental and amenity contribution, and where removal is justified, mitigation through appropriate replanting is supported in principle under the NPPF. By incorporating species diversity, long-term canopy cover, and site-appropriate soil volumes, the proposed planting scheme aims to align with the national planning direction to deliver net environmental benefit, consistent with sustainable land use principles.

Local Policy – Local Development Plans & SPDs

The site lies within the administrative area of Wiltshire County Council, whose development plan includes the Wiltshire Core Strategy (adopted 2015) and saved policies of the Wiltshire Local Plan.

Core Policy 50 (Biodiversity and Geodiversity) and Core Policy 51 (Landscape) seek to protect and enhance natural features, including trees, hedgerows and watercourses, and to ensure development conserves local landscape character. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires development to integrate effectively with its landscape setting and retain important natural features wherever practicable.

Copyright

Chloris is the trading name of Wright Landscape and Arboriculture Ltd. The copyright of this document and any appendices remain with Wright Landscape and Arboriculture Ltd. The content and format of this report and any appendices are for the exclusive use of the client and their agents for the purposes of their planning application. It may not be sold, lent, hired or divulged to a third party without the written consent of Wright Landscape and Arboriculture Ltd. Wright Landscape and Arboriculture Ltd terms and conditions apply to this report and all their associated works in conjunction with this project.

Caveats

With regards to the General Data Protection Regulations [GDPR] (EU) 2016/679 in force as of May 2018, records of the site and the management advice contained within this report will be kept by the consultant for 12 months. Within this 12-month period, data gathered on behalf of the client will not be shared unless the express consent of the client has been given in writing.

Birds and bats (including nests and roosts of a temporary nature) are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way act 2000) and under European legislation by the Conservation of Habitats Regulations 2010. It is therefore essential that any future works to trees are timed considerably to avoid disturbance of any protected species.

Predictions on the future growth of trees and significant bodies of vegetation are made on the assumption of average environmental conditions over the next decade in the absence of extreme weather events and unforeseen changes in the availability of soil water. Predictions should be considered with the view that trees may grow considerably more or less dependent on environment.

The contents of this report represent a faithful record of site conditions as observed during the survey. Evaluations of tree condition and value are offered in good faith and reflect the professional expertise of the author at the time of writing. Young trees under 75mm in stem diameter (measured at 1.5m from ground level), shrubs and tree-like shrub species have been excluded, in accordance with the recommendations of the relevant British Standard.

Use of This Document

British Standards are guidelines produced by the British Standards Institute Group, the National Standards body for the UK. British Standards are best practice documents, following formal consensus of opinion from arboricultural industry peer review. British Standard BS 5837:2012 Trees in relation to design, demolition and construction – recommendations [BS5837] provides guidance on the assessment of trees in the context of development and sets minimum standards for protection of retained trees on development sites.

Recommendations within British Standard documents are not law. However, for planning applications that have the potential to impact trees, the majority of Local Planning Authorities [LPAs] require submission of an arboricultural report compliant with the recommendations of this standard. This report satisfies that requirement, and is based on the following technical references (where applicable):

- British Standards Institution (2010) BS 3998: Tree works – recommendations.
 - British Standards Institution (2012) BS 5837: Trees in relation to design, demolition and construction– recommendations.
-

Abbreviations

Tree Survey	TSP
Tree Survey Report	TSR
Arboricultural Impact Assessment	AIA
Tree Constraints Plan	TCP
Tree Protection Plan	TPP
Arboricultural Method Statement	AMS
Root Protection Area	RPA
Construction Exclusion Zone	CEZ
Project Arborist/Arboricultural Clerk of Works	ACoW
Local Planning Authority	LPA
Tree Preservation Order	TPO
National Planning Policy Framework	NPPF
Supplementary Planning Guidance/Document	SPD
Biodiversity Net Gain	BNG
Department for Environment, Food and Rural Affairs	DEFRA
Capital Asset Valuation of Amenity Trees	CAVAT
Overhead Services	OH

Survey Schedule Explanatory Notes

- **Tree number:** Individual trees referred to by a T prefix, groups as G, woodlands as W.
- **Species:** Species listed by common name. Where name is followed by the abbreviation *ssp.* or *cv.* the sub-species or cultivar is undetermined.
- **Trunk diameter:** Measured in millimetres, at 1.5m from ground level.
Measurements are taken with a calibrated stem diameter tape or laser sight where access is restricted. Where access to measure the trunk is impossible, for example the tree is on adjacent property, a laser sight measure is used, or trunk diameter measurements are estimated.
- **Height:** Measurement of tree height given to the nearest meter. May be derived by compensating lines of sight or approximated, based on best available evidence to hand.
- **Crown spread:** Crown/canopy spread typically given to the nearest meter or half meter, measured from the face of the trunk to the tips of live branches. Measures towards cardinal points unless otherwise stated and typically measured with a laser range finder. May be paced or estimated, if access is restricted.
- **Crown clearance:** Measured or estimated in metres, gives height of clear stem before first branch break.
- **Life stage:** Young/trees up to 10 years of age = Y, early-mature/trees exceeding 1/3rd life expectancy = EM, mature/maturing trees between exceeding 2/3rds life expectancy = M, over mature/beyond life expectancy, declining and aged trees of low vigour = OM, veteran/trees possessing certain attributes relating to veteran trees = V, ancient/notable specimens of national importance given their age and history = VA. Age is estimated from visual indicators of growth and experience of tree growth rates and should only be taken as an estimated or provisional guide as tree growth is largely dependent on the availability and historic availability of soil and water resource.
- **SULE: Safe useful life expectancy.** No. remaining years life (estimated) based on condition and species.

- **Vigour:** An assessment of the tree's growth compared with a healthy, open grown tree of the same species (ideal conditions). [N] Normal (as expected), [L] Low; less growth than expected.
- **Structural condition:** An assessment of the general condition of the tree as a biomechanical structure, considering (but not limited to) the presence and significance of decay pathogens, fibre buckling, broken branches, splits and cracks within the main stem or scaffold limbs etc. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Physiological condition:** An assessment of the general condition of the tree considering (but not limited to) vigour, extension growth, crown density, and presence of pathogens. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Preliminary management recommendations:** Recommendations for urgent tree works based on the tree's condition and an assessment of its risk to current surroundings. Preliminary recommendations for work do not exceed the client's duty should the tree/s listed be protected by TPO, Conservation area, felling licence, grant program, or legal covenant.
- **RPA:** Measurement of root protection area (radius) to nearest 10mm, as defined by BS 5837:2012 Trees in relation to design, demolition and construction –

recommendations. This is shown on the tree survey plan as a magenta dashed line. Where this has been offset, this is shown as a red dashed line.

Methodology

This survey has been undertaken in accordance with BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*. The purpose of the assessment is to establish a clear understanding of the existing tree stock, its suitability for retention, and any arboricultural constraints relevant to development planning. The approach reflects current best practice in applied tree biomechanics and professional arboricultural survey.

Trees are assessed from ground level only. No climbing or invasive investigation (e.g. decay detection tools, root radar) is undertaken unless expressly instructed. Measurements are taken using hand-held diameter tapes, laser rangefinders, or estimated where access is constrained. Each tree is recorded individually or as part of a group where relevant. Where trees are assessed as growing in groups, or where group context contributes to arboricultural value, this is recorded and considered in categorisation.

Structural condition is assessed through visual inspection of the tree's form and mechanical stability. Particular attention is given to, co-dominant stems and union form, stem taper and load distribution, deadwood, fractures, decay, or occlusion patterns, branch attachments, especially in relation to known biomechanical models (e.g., axillary wood formation and asymmetric stress loading).

Physiological condition is determined based on vigour, crown density, shoot extension, and presence of visible stress indicators (e.g., chlorosis, early senescence).

Trees are categorised according to the criteria in *Table 1 of BS 5837:2012*, which classifies trees by quality and potential for retention within development. Category U trees are unsuitable for retention. Categories A, B and C reflect high, moderate and low quality respectively, with further subcategories indicating the basis for assessment (e.g. arboricultural, landscape, or cultural value).



Facebook



Insta



LinkedIn



www.chloris.uk



01737 516064

margaret@chloris.uk

Registered England & Wales Companies Act 2006 Reg. No: 10927390 VAT. No: 379207960
Chloris™ is a trading name of Wright Landscape and Arboriculture Ltd