



A Pre-development Arboricultural Report at

The Vicarage
Lower Road
Charlton All Saints
Salisbury
SP5 4HQ

7th January 2026

Prepared for Mr & Mrs Carter

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TV/TCP

1 INTRODUCTION

- 1.1 Brief:** I am instructed by Mr Stuart Carter, the property owner, to inspect the trees with the potential to be affected by development at The Vicarage, Lower Road, Charlton All Saints, Salisbury SP5 4HQ and to provide an arboricultural report.
- 1.2 Qualifications and Experience:** I have based this report on my site observations and the provided information, and I have come to my conclusions in the light of my qualifications and my 27 years experience in the arboricultural industry. I have the following qualifications in arboriculture, City and Guild's Tree Surgery, Technicians Certificate in Arboriculture (Arboricultural Association) and Professional Diploma in Arboriculture (Royal Forestry Society).
- 1.3 Documents and Information Provided:** Mr Colin Burrows, the site Architect, provided me with a copy of the following document.
- An Ordnance Survey plan of the site
- 1.4 Relevant Background Information:** During the site visit Mr Carter advised me that he had recently purchased the property. He was looking to make some alterations and as there are trees in proximity to some of the areas of possible construction a tree survey was required.
- 1.5 Scope of this Report:** This report is only concerned with a tree assessment based on the criteria in the British Standard 5837 Trees in relation to design, demolition and construction 2012. It includes a preliminary assessment based on a site visit and the document provided, listed in 1.3 above. Trees and shrubs are living organisms whose health and condition can change rapidly, conclusions and recommendations are only valid for a period of one year. These periods of validity may be reduced in the case of any change in conditions in proximity to the trees or built structures.
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2 SITE VISIT AND OBSERVATIONS

- 2.1 Site Visit:** My assistant, Katie Sharples, and I carried out an accompanied site visit in the presence of Mr Carter on 7th January 2026. All observations are from ground level without detailed investigations, I visually inspected the significant trees using binoculars to examine the aerial parts, a nylon faced sounding hammer and a thin metal probe to test external tissue resistance. I measured all dimensions unless otherwise indicated. The weather at the time of the inspection was sunny with good visibility.

- 2.2 Brief Site Description:** Lower Road is a quiet residential street running through the centre of the hamlet of Charlton All Saints. The Vicarage dates from 1862 and consists of a detached property with a detached garage. The house is centrally set on the northern boundary in a large plot. The house is of brick construction with an interlocking clay tile roof. The garage is of timber construction with a peaked tiled roof. There is a shingle entrance drive leading to the garage. The principal garden areas are to the south of the building and are mainly enclosed by walls. The general nature of the locality is low density residential / countryside. The garden areas and adjacent properties contain a variety of mature trees and shrubs.
- 2.3 Tree Identification and Observations:** I visually inspected the trees with the potential to be affected and recorded the information on the Tree Schedule included as Appendix 1. The trees are categorised according to the cascade chart, Table 1 in the British Standard 5837 included as Appendix 2.
- 2.4 Location of the Trees:** I have illustrated the locations of the trees with the potential to be affected on the Tree Constraints Plan, drawing number TV/TCP. The plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information is contained within this report and the provided documents.

3 TREE CONSTRAINTS PLAN

- 3.1 Drawing:** The included Tree Constraints Plan, TV/TCP, illustrates the above and below ground constraints that the trees pose to the development.
- 3.2 Root Protection Area (RPA):** These are calculated in accordance with the criteria in annex C and D of the British Standard 5837 *Trees in relation to design, demolition and construction 2012*. The table calculates the radius of a circular area of soil to be protected prior to the commencement of any works in order to ensure the trees long term survival, adjustments can be made to this according to the soil topography and pre-existing soil conditions.
- 3.3 Canopy Spread:** This is measured at the 4 cardinal compass points and plotted accordingly.

4 ARBORICULTURAL IMPACT ASSESSMENT

- 4.1 Tree Removal:** It is not yet known which trees may require removal as proposed site plans have yet to be prepared.
- 4.2 Retained Trees:** The garden contains a varied treescape providing maturity and screening.
- 4.3 Tree 1:** This mature Scots pine is a good example of the species with few visible defects and public visibility. It is growing in a relatively confined area to the north of the house in a brick raised flowerbed close to the brick boundary wall. Its RPA has been plotted as a circular area as defined in the British Standard 5837. The presence of the foundations of the house and

garden room should exclude rooting. Mr Carter indicated to us that he wished to extend the garden room within this area. The British Standard guidance indicates that new structures should be located outside of RPA's wherever possible. If construction in this area can be adequately justified, a planning application will need to be accompanied by a detailed arboricultural method statement, in order to prevent damage to the rooting area of this tree.

- 4.4 **Trees 2-11:** These are a mixture of species situated around the boundaries, they provide the property with maturity and screening. Construction work within their RPA's has the potential to limit their lifespans. Given their locations they should be relatively simple to protect and retain.
- 4.5 **Tree 12:** This Beech has significant remaining lifespan and is publicly visible, its retention should be prioritised. It is a significant distance from the proposals and the likelihood of construction related damage is low.
- 4.6 **Trees 13-15:** These are all smaller ornamental trees growing in and around the lawn, they will require protection if they are to be retained. Given their stature, longevity and visibility, objections to their removal would be unlikely.
- 4.7 **Neighbouring Trees:** There are no neighbouring trees close enough to be affected.

5 ARBORICULTURAL METHOD STATEMENT

- 5.1 **Arboricultural Method Statement:** For a planning application a detailed method statement will be required following the preparation of the proposed site plan to prevent damage to the retained trees during construction works and to ensure the long term survival of any remaining trees. The method statement will include some of the draft headings below:-

- Fencing Specification and Location
- Restrictions Within RPA's
- Additional Precautions
- Demolition
- Ground Protection
- Specialised Foundations
- Drainage Trench
- Cranes
- Services
- Future Arboricultural Considerations

- 5.2 **Tree Protection Plan:** This will be required following the preparation of the final layout to provide details of the trees to be retained, the location of tree protective fencing and any other measures required for tree protection. This is designed to minimise the effects of the development and ensure that the trees to be retained will have an adequate volume of soil for future survival and growth.

5.3 Tree Protection Measures:

- 5.3.1 Tree Surgery:** Under no circumstances shall construction personnel undertake any tree pruning operations. Any pruning works to the retained trees that are necessary to complete the building works will be specified in an arboricultural method statement.
- 5.3.2 Implementation of Tree Works:** I advise that any work is carried out by a suitably qualified and insured contractor from the local authority list. The contractor should carry out all tree works to BS 3998 *Recommendations for tree work* (2010).

6 OTHER CONSIDERATIONS

- 6.1 Trees Subject to Statutory Controls:** The Wiltshire Council Planning Website indicates that there are no Tree Preservation Orders on site and that the property is not located in a Conservation Area. Any tree works specified will only be necessary to enable construction and should be acceptable to the local authority. However, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.
- 6.2 Planning Permission Conditions:** Often in cases where the trees are close to the building work the Council will add a planning condition for Arboricultural site monitoring and/or a final compliance statement. Should either of these be required it will be the applicant's responsibility to inform Sharples Tree Services of these conditions.

7 REFERENCES

British Standard 5837 Trees in relation to design, demolition and construction – recommendations 2012

Tree Roots in the Built Environment by John Roberts, Nick Jackson & Mark Smith

Principles of Tree Hazard Assessment by D Lonsdale 1999

Diagnosis of Ill-Health in Trees by R G Strouts & T G Winter 1994

British Standard 3998 – Recommendations for tree work 2010

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For Sharples Tree Services**

APPENDIX 1

Tree Schedule

Tree No.	Species	Height (m)	Dia @ 1.5m (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Maturity	Structural Condition	Estimated Remaining Contribution	BS 5837 Category Grading	RPA Radius
				N	E	S	W						
1	Scots Pine <i>Pinus sylvestris</i>	15	700	5	5	5	5	5 E	Medium Mature	In raised bed	40+	A/B1	8.4
2	Amelanchier <i>Amelanchier lamarkii</i>	6	ms	3	4	2	2	2.5 S	Medium Mature	Divides at 0.5m into 6 x 100. In raised bed. In contact with wall.	10-20	B/C1	3.0
3	Yew <i>Taxus baccata</i>	5	220	3	3	3	1	1 N	Early Mature	In raised bed	10-20	B/C2	2.6
4	Holly <i>Ilex aquifolium</i>	8	ms	3	3	3	3	2 S	Medium Mature	Divides at ground level into 250, 260 & 300.	10-20	B2	5.6
5	Fig <i>Ficus carica</i>	6	ms	2	2	2	2	1	Medium Mature	Divides at ground level into 13 x 70. Regularly pruned.	20-40	C1	3.0
6	Field Maple <i>Acer campestre</i>	6	220	2	2	2	2	1.5 W	Early Mature		10-20	B/C2	2.6
7	Hazel <i>Corylus avellana</i>	8	ms	3	3	3	3	0	Medium Mature	Divides at ground level into 20 x 80. Historic coppice form.	10-20	C2	4.3
8	Hawthorn <i>Crataegus monogyna</i>	10	ms	2	3	2	2	2 E	Medium Mature	Divides at ground level into 2 x 250	10-20	C3	4.2
9	Yew <i>Taxus baccata</i>	6	260	3	5	3	3	2 E	Early Mature		20-40	B/C2	3.1
10	Yew <i>Taxus baccata</i>	6	590	3	6	6	3	1	Medium Mature	Divides at 1m, measured below	20-40	B2	7.1
11	Yew <i>Taxus baccata</i>	6	ms	2	5	4	4	1	Early Mature	Divides at 1m into 220 & 260	20-40	B/C2	4.1
12	Beech <i>Fagus sylvatica</i>	17	850	6	6	6	5	2	Medium Mature		40+	A1	10.2
13	Holly <i>Ilex aquifolium</i> sp	6	ms	2	2	2	2	0	Early Mature	Divides at ground level into 100, 110, 130 & 170	20-40	B/C2	3.1

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				N	E	S	W						
14	Hawthorn <i>Crataegus monogyna</i>	6	ms	3	3	3	3	1	Medium Mature	Divides between ground level and 1m into 7 x 100. Height reduced in past.	20-40	B/C3	3.2
15	Magnolia <i>Magnolia</i> sp	4	ms	2	3	3	2	0	Early Mature	Divides at ground level into 2 x 100	10-20	C1	1.7

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Tree Schedule Explanatory Notes

- **Measurements:** All dimensions are measured unless otherwise indicated. Measurements are taken with a tape or digital clinometer.
- **Tree Number:** All surveyed trees are numbered and their locations are mapped on the Tree Constraints Plan included as TV/TCP.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name in italics.
- **Height:** Height is measured with a digital clinometer and rounded to the nearest metre.
- **Dia @ 1.5m:** Diameter at 1.5m above ground level and is recorded in millimetres. Diameter is measured with a diameter tape. 'ms' indicates trees or shrubs with multiple stems at 1.5m, the number of stems and their corresponding diameters are recorded in the observations.
- **Crown Spread:** Crown spread is measured in metres and is a maximum radial measurement in the four cardinal points.
- **Crown Clearance:** The height in metres of crown clearance above adjacent ground level.
- **Maturity:**
 - Semi-mature = less than one third life expectancy
 - Early-mature = one third to two thirds life expectancy
 - Medium-mature = last one third of life expectancy
 - Over-mature = older than the average life expectancy for the species
- **Estimated Remaining Contribution:** The estimated number of years left that a tree can safely contribute to the amenity of the site.
- **BS5837 Category Grading:** The trees are categorised according to the cascade chart, Table 1 in the British Standard 5837 included as Appendix 2.
- **RPA Radius:** The radius in metres of the Root Protection Area as calculated by the table in Annex D of The British Standard 5837 2012.

APPENDIX 2

British Standard Cascade Chart

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
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 unstable 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.	See Table 2
Trees to be considered for retention		
1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboreal and/or landscape features
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
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with material conservation or other cultural value
	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

