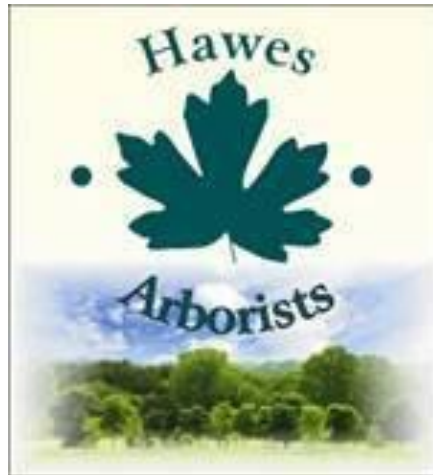




Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan

For

Proposed Dwelling Extension

at

**Font House, Teffont Magna, Salisbury,
Wiltshire, SP3 5QY.**

March 2026

Ref: 26.302

**Caleston
Semley
Dorset
SP7 9AX**



APPOINTMENT

Hawes Arborists have been appointed by Mr & Mrs Swinstead to undertake a Tree Survey and prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support a planning application to extend the existing dwelling and construct a summerhouse at Font House, Teffont Magna, Salisbury, Wiltshire, SP3 5QY.

This report has been compiled by Sebastian Macleod NCH Arb. Dip Arb L6 (ABC) who holds a Lantra Professional Tree Inspection certificate, an Arboriculturist with experience undertaking Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

Any management recommendations will be in accordance with British Standard (BS) 3998:2010 *British Standard Tree Work - Recommendations*.

This document has been prepared in accordance with the scope of **Hawes Arborists** appointment with its client and is subject to the terms and conditions of that appointment.

Hawes Arborists accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.



CONTENTS

1. INTRODUCTION
2. CONSTRAINTS TO PROPOSED DEVELOPMENT
3. TREE SURVEY
4. TREE SURVEY FINDINGS
5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS
6. ARBORICULTURAL IMPACT ASSESSMENT
7. REFERENCES

TABLES

TABLE 1: TREE SURVEY KEY AND SCHEDULE

TABLE 2: BS 5837 SURVEY SCHEDULE

ILLUSTRATIVE MATERIAL

HA-302-01: TREE CONSTRAINTS PLAN (EXISTING)

HA-302-02: TREE CONSTRAINTS PLAN (PROPOSED)

APPENDICES

APPENDIX 1: BS 5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER

APPENDIX 2: BS 5837:2012 ABOVE GROUND STABILISING SYSTEMS

APPENDIX 3: CASCADE CHART FOR TREE QUALITY ASSESSMENT



1. INTRODUCTION

1.1. Hawes Arborists has been instructed by Mr & Mrs Swinstead to conduct a Tree Survey and provide an AIA and TCP to support proposals to extend the existing dwelling and build a summerhouse in the garden of Font House, Teffont Magna. This survey is to assess and categorise the trees/hedges potentially affected by the proposals, outline any constraints that they may pose to its development, and indicate measures required to protect those trees to be retained during any construction process. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.2 This initial arboricultural report includes a survey of the significant trees (those with stem diameter 100mm measured at 1.50m above ground level), hedges or groups of trees currently found on the site (outlined by the plan provided), as well as those on adjacent land that could impact on any proposed development. The quality and condition of these trees is to be assessed and categorised. Any management recommendations deemed necessary are to be put forward.

1.3 The trees surveyed are to be categorised A, B or C, for those to be considered for retention, or U for those unsuitable for retention. Further sub-categories of 1, 2 or 3 are given for those to be considered suitable to be retained. (See Cascade chart for tree quality assessment in Appendix 3). Categorisation will be made in accordance with BS 5837:2012.

1.4 A TCP guided by the above and the below ground constraints that the surveyed trees on site, or adjacent land, may pose to the scheme, is provided in Illustrative material at plan HA-302-01 based on the topographical drawing provided. The constraints to be considered will include the Root Protection Areas (RPA) and temporary Construction Exclusion Zones (CEZ) that trees will require during construction if they are to be retained, as well as the current ground clearance and spread, that may affect the design proposal and construction access.

1.5 The area under assessment is focused on the western side of the dwelling at Font House and the adjacent garden area which consists of paved ground, grassed areas and low walled herbaceous beds with multiple trees which are largely of ornamental specimen type in a range of sizes and age class. The garden boundary runs to the north of the area under assessment defined by a row of hazel coppice and yew. A dominant arboricultural feature stands beyond this northern edge of the assessment area on what is assumed to be adjacent land in the form of an early-mature (a tree in the second third of its life cycle) ash.



1.6 The scheme proposes to infill an alcove on the western side of the dwelling and construct a small extension to its south-western corner. A summer house is also proposed to be constructed near to the boundary on the western side of the house following the removal of a shed in a similar position. A plan of the proposals has been provided by R&S Consultancy (drawing ref: 25041 06) which has been overlaid onto the TCP at plan HA-302-02 (Proposed).

1.7 The site is within the village Conservation Area. No trees on or adjacent to the site are subject to a Tree Preservation Order.

1.8 The soil type for the site is described as 'Freely draining slightly acid loamy soils. Therefore, the site is unlikely to be on shrinkable clay with the potential for subsidence damage to be caused, by trees, to new structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type which may influence the engineering requirements of new structures.

1.9 A site visit was undertaken on the 23rd of January 2026 by Seb Macleod in fair weather conditions.



2. CONSTRAINTS TO PROPOSED DEVELOPMENT

2.1 GENERAL

2.1.1 The trees surveyed represent above and below ground constraints to the proposed development. Above ground constraints include the size and nature of the branching canopy that can influence where structures/utilities can be placed or be an above ground constraint to access during or after construction. Shade cast by individual trees can be beneficial or a nuisance and needs to be considered. In addition, the potential ultimate height and spread of any younger trees on site, and the future impacts they may have, must also be a consideration.

2.1.2 Below ground constraints are principally concerned with the RPA, or the rooting area, of an individual tree that must be maintained in its current condition (i.e. not excavated, compacted or re-graded) to ensure the continuing health of the tree during and after development. Roots that are 25mm or over must not be damaged, in order to ensure the future structural and physiological function of the tree.

2.1.3 New buildings should not be positioned within the RPA of a tree to be retained. No ground should be disturbed, materials stored, or vehicle/pedestrian traffic undertaken within the RPA of a retained tree. It is also the default position that construction access must be outside the RPA of any tree to be retained on site. Above and below ground constraints can be mitigated by felling, or pruning, if justified in the impact assessment. Incursion of works into the RPA of a tree to be retained can be facilitated by special construction techniques, if justified in the impact assessment.

2.1.4 The RPAs are calculated as per Section 4.6 of BS 5837:2012 and, where applicable, are recorded as an area of a nominal circle or a radius of that circle. The British Standard states the following:

- 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 two calculation methods is to be used:
- For trees with two to five stems:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter } 1)^2 \times \text{number of stems}}$$



2.1.5 In all cases, the stem diameters are measured in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D. The RPA is capped at 707m squared or a 15m radius.

2.1.6 Where trees are positioned close to adjacent areas of hardstanding, which are impervious to air and water, and where tree roots are unlikely to ingress, the RPA may be off set from the centre of the tree to reflect the areas where the roots are more likely to have established.

2.1.7 RPAs for hedges will normally be set at a distance from the central base of the hedge calculated as half its average height.

2.2 OTHER CONSTRAINTS

2.2.1 Potential constraints to the development of the site include the above ground area occupied by the crowns of the trees, potential shade and debris cast by the trees, working space during development and, if applicable, allowances for future growth of the trees. The extent of these constraints is determined by considering the suitability of the species and its characteristics within the context of the proposed development, plus the existing and future crown spread of the tree. A further consideration is that the crown could be modified by appropriate tree surgery. Site planning and development design must therefore give consideration to these issues in order to prevent future problems arising.

2.2.2 Any remedial works on trees to improve safety or to facilitate construction must be undertaken in accordance with BS 3998:2010 British Standard *Tree Work - Recommendations*. Work must be undertaken by qualified and experienced professionals.

2.2.3 All services should be directed outside the retained trees' RPAs. However, where it is agreed that services can be located within an RPA, they must be hand-dug in accordance with the principles contained within National Joint Utilities Group Guidelines Vol. 4, in a position no closer than four times the stem circumference of the tree and dug down to the required level. Small diameter roots should be neatly cut with clean secateurs, whilst roots over 25mm in diameter, and/or large root masses, must be retained undamaged. Alternatively, if underground services are to run through the RPAs of trees to be retained, specialist construction techniques, such as impact moling, could be employed to install any pipework at a depth greater than 600mm from ground level, where tree roots are unlikely to be found.



2.2.4 No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes storage of materials, unplanned routing of underground services or incursions by vehicles or site operatives unless specified and accompanied by specialist protection measures.

2.2.5 Mixing of cement or concrete, or the storage of fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to contamination of the RPA of any tree to be retained.

2.2.6 Fires must not be lit in a position where flames could extend to within 10m of the foliage, branch framework or trunk of any tree to be retained.

2.2.7 Landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.

2.2.8 Changes in soil level should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the LPA, in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed or the roots and rooting zones are not compromised by compaction.

2.2.9 All soil storage must be outside the RPAs of all retained trees to ensure that any run-off of water or residue does not seep into their RPAs.

2.3 TREE PROTECTION MEASURES

2.3.1 Tree protection fencing will be required to form a CEZ, to prevent construction activity within the RPAs of trees to be retained, or to protect the crowns of retained trees. They must be constructed from weldmesh panels of at least 2.00m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS 5837:2012. Examples of the design specification are shown in Appendix 1 & 2.

2.3.2 The location of CEZ fencing will be determined when the final site layout is agreed. This will provide the minimum protection of the retained trees. Any surfacing within the RPA, be it temporary or permanent, must be of a no-dig design in accordance with the principles of BS 5837:2012.



2.3.3 After the erection of the CEZ fencing, a minimum of two days' notice must be given to the Local Planning Authority (LPA) before any construction, including any groundwork, starts on site. The CEZ fencing must be maintained and retained for the duration of the works or until such time as agreed in writing with the LPA.

2.3.4 Services and drain runs must be kept outside the fenced RPA of the retained trees unless agreed in advance of construction.

2.4 ARBORICULTURAL SUPERVISION

2.4.1 A suitably qualified arboriculturist must be retained during the development period to carry out the following:

- To inspect tree protection fencing once erected prior to construction or ground works starting on site.
- To advise of any issues at the request of the LPA, the property owner or contractor as necessary.

2.4.2 The details of each visit are to be recorded in a site visit pro-forma, with copies circulated to the contractor, developer and the LPA Tree Officer.



3. TREE SURVEY

3.1.1 This tree survey has been undertaken in accordance with BS 5837:2012 in order to establish and record:

- The principal attributes of those trees on site with a stem diameter over 150mm measured at 1.50m from ground level (such as height, stem diameter, height of first branch break, crown spread, crown clearance).
- The condition, quality and value of the trees on site.
- The retention value of those trees as categorised by BS 5837:2012.
- The outline and area of RPA required for those trees to be retained on site, and any other remedial works necessary to ensure a reasonable level of safety, or to facilitate the development in accordance with conditions set out in BS 5837:2012.

3.1.2 The findings of the survey highlight which trees are of particular merit and should be marked as a material constraint in the planning process.

3.1.3 The suitability of trees for inclusion in the proposed development is considered, with particular regard given to their safe, useful life expectancy, and suitability in the site after development is completed.

3.1.4 The Tree Survey was undertaken in accordance with Section 4 of BS 5837:2012, which grades trees into the following categories (See Appendix 2: Cascade chart for Tree Quality assessment):

- A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- U – Trees in such a condition that they cannot be realistically retained due to poor condition.

Further subcategories are given as follows:

- Mainly arboricultural qualities (1).
- Mainly landscape qualities (2).
- Mainly cultural values, including conservation (3).



3.2 SURVEY LIMITATIONS

3.2.1 This survey was undertaken from ground level using visual assessment techniques only. Physical assessment of suspected decay has been limited to probing with metal rods or sounding with a hammer. No specialist decay equipment or internal investigation tools have been employed during the assessment. No soil samples have been taken in the course of this assessment.

3.2.2 The observations and recommendations presented are based on the knowledge, qualifications and experience of the surveyor only.

3.2.3 All dimensions are measured as far as reasonably practicable, with the plotting of tree locations dependent on the topographical survey provided, or the available satellite coverage at the time of inspection. Stem diameter may have been estimated where trees are on third party land or where stems are inaccessible due to obstructions by undergrowth. Stem diameter may also have been estimated from best measurements available if the tree is ivy clad. The survey methodology follows that prescribed in BS 5837:2012.

3.2.4 Trees are dynamic evolving organisms subject to a range of external influencing factors (particularly the weather) the consequences of which may not always be foreseeable under the scope of this survey.

3.2.5 This survey will be valid for 12 months from the date of inspection and may become invalid within this period if any works are undertaken on or near to trees assessed in the survey. Such works include un-prescribed tree surgery, soil level changes, trenching etc.

3.2.6 Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert advice in this area prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

3.2.7 The nesting season for most birds runs from 1st March to 31st July. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.



3.2.8 Trees with a Tree Preservation Order or those sited in a conservation area are protected under section 198 and 211 (1) of the Town and Country Planning Act 1990. Consent from the LPA must be sought before any works are to be undertaken on such trees, unless the proposed works to protected trees are a necessary consequence of granted full planning consent.



4. TREE SURVEY FINDINGS

4.1 Altogether eight trees were assessed and appear in the survey schedule (Table 2). Other trees or shrubs on or adjacent to the proposed development area have not been included in the survey schedule as they were either a considerable distance from areas proposed to be developed and therefore not considered a constraint to the scheme and potentially threatened by development activity, or were too small to be considered as arboricultural features that would pose a material constraint to the scheme. These include many shrubs within borders that surround the development area which are not considered to qualify as arboricultural features that would pose a constraint to the proposals.

4.2 The trees assessed consist mainly of those to the north of the area of the garden proposed to be developed and include of a pair of hazel coppice (T6 & T7) and a yew (T5) which form a boundary feature at the northern edge of the garden and an early mature ash (T4) beyond a boundary gateway. Directly adjacent to the western side of the house stand an Irish yew (T3), a holly (T2) an ornamental katsura tree (T1). The eighth tree assessed is a low spreading mature maidenhair tree (T8) standing to the south-west of the house

4.3 Of the trees assessed, the katsura tree (T1), ash (T4), yew (T5) and maidenhair (T8) were considered good quality features in the B grade retention category. The remaining trees assessed were considered to be in the lower quality C grade retention category largely due to limited stature or commonality of occurrence in the case of the hazels.

4.4 Particular attention was given to the ash T4 assessed for the presence of ash dieback infection. Ash dieback (*Hymenoscyphus fraxineus*) is a chronic fungal disease, currently affecting ash trees in the UK and Europe, that causes a vascular wilt characterised by leaf loss and crown dieback in infected trees of all age classes, often resulting in the death of the host tree. Infected ash trees can show rapid decline and become prone to large limb failure as the condition progresses. Trees of the species in the UK have largely either died from this disease or are in declining condition from infection. However, in some cases trees can show complete resistance to the ash dieback or only appear to be suffering from relatively mild to moderate or sustainable symptoms over successive seasons. T4 was not showing any clear or confirmed symptoms of ash dieback infection.

4.5 Several of the trees assessed including the katsura (T1), Holly (T2), ash (T4) and maidenhair (T8) have recently been subject to pruning work to reduce the height of their crowns. Some of the pruning



work undertaken is considered as topping (internodal pruning) and has not been applied within best arboricultural practice.

4.6 The shading profiles of the trees adjacent to the existing dwelling are not considered to be a significant constraint or likely to have any negative impact on the proposed development with the exception of the katsura tree which will heavily shade the extension on the western side of the dwelling.

4.7 The only direct conflict between the trees assessed and all aspects of the proposed scheme is between the south-eastern side of the RPA of the katsura tree (T1) and the proposed infill of the alcove at the western side of the dwelling. The proposed development in this area, particularly foundation excavation will inflict considerable damage to the root system of the tree with both structural and physiological implications.



5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 The trees assessed are largely of good quality with tangible amenity value that represent a fraction of the arboricultural features in what is a large and clearly lovingly maintained garden with a rich population of trees in both the ornamental and naturally occurring species range.

5.2 The katsura tree (T1) is marked to be removed on the TCP at plan HA-302-02 (Proposed) to address the RPA conflict between it and the adjacent extension to the dwelling as well as the heavy shading it will cast over this area of the house. As the removal of this tree will form part of the planning application for the proposed development of the house, providing the LPA grant consent for the scheme, a separate 211 notice of proposed works to trees in a conservation area will not need to be made to Wiltshire Council prior to the removal of T1.

5.3 No direct conflicts have been identified between the scheme and any of the other arboricultural features assessed that are adjacent to the areas proposed to be developed. However, adjacent trees to be retained, particularly critical roots within the identified tree RPAs are threatened by inadvertent damage during the construction process. This is potentially through ground compaction by the passage of plant or site operatives, via inadvertent excavation within RPAs or ground contamination through the mixing/storage of materials such as chemicals, fuel or cement.

5.4 In order to protect the sensitive features of the trees to be retained that are potentially threatened by the construction process, CEZs would need to be established protected by CEZ fencing as exemplified in Appendix 1 & 2. This will ensure that those trees to be retained, particularly their RPAs and critical root systems are not inadvertently damaged during the development process.

5.5 To allow for construction access in areas around the summerhouse and western side of the dwelling some ground within RPAs of trees to be retained cannot practicably be fenced off to restrict construction access. Areas within the RPAs of trees to be retained that cannot be fenced off from construction activity due to access requirements for practicable development can be protected with Temporary Ground Protection (TGP) during the development process. Therefore, TGP will need to be established in the areas marked in blue hatch on the TCP at plan HA-302-02. This, along with CEZ fencing will need to have been installed prior to all other construction activity commencing on site to protect the root systems of the adjacent trees to be retained from damage (particularly through ground compaction) while allowing construction access in the required areas. TGP can consist of a



100mm layer of woodchip spread over a geotextile layer with purpose built rigid plastic ground protection matting on top or plyboard.

5.6 The proposed position of the CEZ fencing is marked as blue dashed lines in the TCP provided at plan HA-302-02. The CEZ and TGP would need to be established at the outset of the development process before any other development activity commences and remain in situ until all other aspects of the scheme are completed.



6. ARBORICULTURAL IMPACT ASSESSMENT

6.1 The calculated RPAs of trees that are marked for retention are highly sensitive. The ground within the RPAs can be easily damaged by construction activity, with potentially negative impacts for those trees concerned. The severance of roots within the RPA of a tree has the impact of reducing its physiological function in terms of its ability to store energy, as well as draw water and nutrients from the soil to the effect that severe dysfunction or death of the tree can result. The removal of larger roots within the RPA can have the impact of reducing the structural integrity of the tree, leaving it exposed to failure during adverse weather conditions. The wounding resulting from the severance of roots can offer tree pathogens entry points for infection, which can cause dysfunction, loss of structural integrity or premature death.

6.2 Roots require access to oxygen and water in order to respire, as well as providing the rest of the tree with water and nutrients. Compaction of the soil will reduce this function to the effect that severe dysfunction or premature death of the tree can result. Installation of a non-porous hard-standing area within the RPA of a tree will have the same impact as compaction of the soil. Contamination of the soil from substances such as cement, fuel or chemicals, can have severe negative impacts on the physiological function of the root system in terms of its ability to store energy. It can also affect the drawing of water and nutrients from the soil, which can lead to physiological dysfunction, loss of structural integrity or premature death of the tree.

6.3 The stems and branching structure of trees are important to their physiological and structural function. The pruning of trees has the impact of reducing their ability to store energy, maintain their physiological system, and photosynthesise, which requires energy from the sun. This can lead to a loss of physiological function, expose the tree to pathogens and potentially lead to decline or premature death. The wounding resulting from the removal of branches can offer tree pathogens entry points of infection. A tree can be unbalanced by excessive pruning on one side, which can leave it exposed to new stresses and lead to failure during adverse weather (the removal of adjacent trees can have the same effect). The inadvertent damage of the stem and branching structure that may be a consequence of construction activity, has similar potentially negative impacts to pruning.

6.4 The only negative arboricultural impact of the scheme is the proposed removal of the B grade katsura tree (T1). The retention of the remaining arboricultural features is considered an important aspect of an approach to minimise the negative effects of the proposed development.



6.5 The loss of the single katsura tree has a very limited negative arboricultural impact nor will it have a particularly tangible impact on the arboricultural character of the site and its surroundings due to the generously treed nature of the large garden at Font House. The katsura tree is limited in stature, particularly since its height reduction and is not ideally located in such close proximity to the dwelling and is an ornamental species that lacks much of the conservation/wildlife habitat value native tree species contain. Due to the heavily treed nature of the garden, imposing a requirement to replace the loss of T1 is not considered necessary in this case.

6.6 There exists the potential for inadvertent damage to be inflicted on the trees to be retained through the construction process which would bring negative arboricultural impacts. However, if the recommended protective measures are followed, specifically the establishment of a fenced construction exclusion zone and the use of temporary ground protection as shown on the TCP at HA-302-02, then the potential for such damage to be inflicted should be negligible.

6.7 The current or ultimate shading profile of those trees assessed are not, nor are they likely to become, a constraint to the proposed use of the site by excessive shading.

6.8 Overall, there are no significant negative arboricultural impacts of the proposed scheme despite the proposed removal of the katsura tree T1 as this is not considered to represent a particularly tangible loss to the arboricultural identity of the site.



7. REFERENCES

British Standards Institute, 2012. *BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations*. Online: BSI.

British Standards Institute, 2010. *BS 3998:2010 – Trees work. Recommendations*. Online: BSI.

Soilscapes, 2026. *Soilscapes Map*. Available at: <<http://www.landis.org.uk/soilscapes/>>

TABLES

Table 1 Tree Survey Key and Schedule

Tree/Tag No: Individual trees will be denoted as T1, T2 etc. on plans or diagrams. Groups of trees too numerous to individually survey or groups comprising of mainly trees of a stem diameter less than 150mm will be denoted as G1, G2 or W1, W2, etc. Hedgerows will also be shown as groups denoted as H1, H2, etc. Tree stumps denoted by S. Individual trees located in a group or hedgerow can still be assessed individually.

Species: using common and scientific name.

Measurement Conventions:

1. Height, crown spread, and crown clearance is recorded to the nearest half metre (crown spread is rounded up) for measurements up to 10m and to the nearest whole metre if over 10m.
2. Stem diameter is recorded in millimetres rounded to the nearest 10mm.
3. Any estimated dimensions (e.g. for inaccessible trees or those located on adjacent land) are suffixed by "#".

Tree height measured using an electronic clinometer. Site conditions may render this technique impractical in which case an estimated height will be suffixed by "#".

Stem Diameter: normally measured at 1.5m from ground level or using techniques as stated in Annex C of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. If estimated denoted by #.

Ivy clad trees will be noted as without removing the ivy a stem diameter will have to be estimated from best measurement available.

Age Class: Y - a young tree in first third of life cycle.

EM - an early mature tree in second third of life cycle.

M - a mature tree in the last third of its life cycle.

OM - an over-mature tree in decline due to age.

Physiological Condition:

Good (G) - tree appears to be in a satisfactory physiological condition showing no signs of poor health.

Fair (F) - may be showing some minor signs of stress.

Poor (P) - slightly compromised showing significant signs of stress i.e. crown retrenchment.

V. Poor (VP) - significantly compromised e.g. advanced retrenchment.

D - dead.

Structural Condition: (Crown, stem and base of tree each given a value)

Good (G) - tree appears to be in a satisfactory structural condition with no significant defects found.

Fair (F) - some defects, but of low significance.

Poor (P) - slightly compromised e.g. poor branch unions found or evidence of decay.

V. Poor (VP) - profoundly compromised and imminent failure likely.

- cannot be assessed due to ivy/vegetation cover.

D/W - deadwood.

Estimated Remaining Contribution: Measured in years: <10 (under 10 years), >10 (over 10 years), >20, >40.

Retention Category: Denoted as U, A, B, C with sub-categories 1, 2, 3. as defined in Table 1 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Root Protection Area (RPA): Radius given in m. Area given in m².

Table 2 BS5837 Survey Schedule

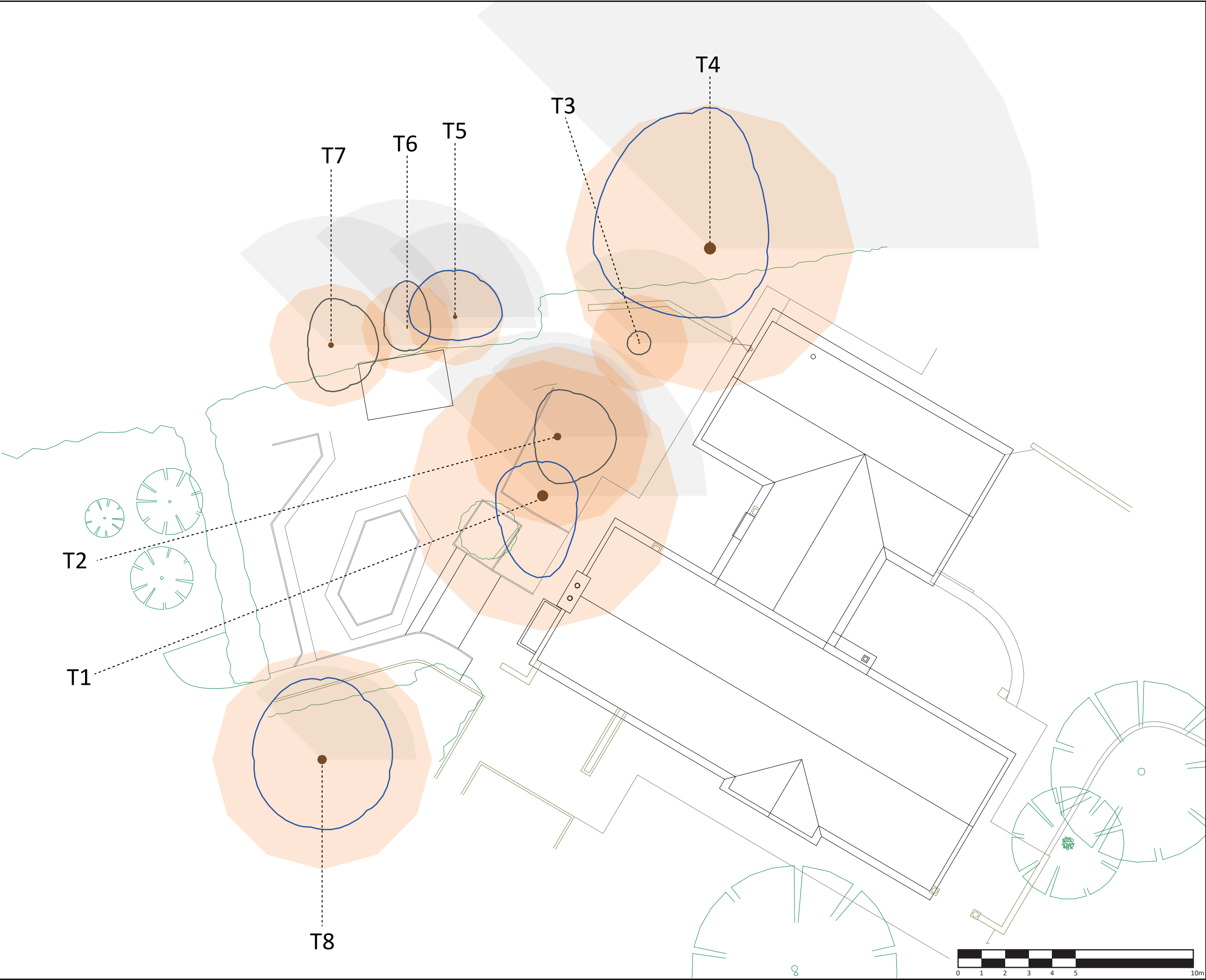
Site: Font House, Teffont Magna

Client: Mr & Mrs Swinstead

Date: 28th February 2026

Tree/Tag. No	Species	Tree Height (m)	Stem Diameter (mm)	Crown spread (m)				Height & Direction of 1 st Branch	Min. Crown Clearance (m)				Life Stage	Physiological Condition	Structural Condition: CROWN/STEM/BASE General Observations: Preliminary Management Recommendations	Estimated Remaining Contribution	Retention Category	RPA R (m)	RPA A (m²)
				N	E	S	W		N	E	S	W							
T1	Katsura tree <i>Cercidiphyllum japonicum</i>	7	290 270 250	1.5	1.5	3.5	2	1.5n	2	2	4	4	M	F	G/F/G Topped at 8m Codominant stems from 0.5m Surrounded by hard standing patio/pathways	>20	B1	5.7	102
T2	Holly <i>Ilex aquifolium</i>	4	180 170 140 130	2	2.5	2	1	1e	2	2	2	2	EM	F	G/F/G Topped at 4m Codominant stems from 0.5m	>10	C1	3.9	48
T3	Irish yew <i>Taxus baccata</i> 'Fastigiata'	4	60 X10	0.5	0.5	0.5	0.5	-	0	0	0	0	EM	G	G/G/G	>40	C1	2.1	14
T4	Ash <i>Fraxinus excelsior</i>	14	500	6	2.5	3	5	3s	10	5	4	8	EM	G	G/G/G No clear ash dieback symptoms Upper crown reduced in height	>40	B1	6.0	113
T5	Yew <i>Taxus baccata</i>	4	120 120	2	2	1	2	-	0	0	0	0	EM	G	G/G/G Tree pruned to form boundary hedge feature	>40	B1	2.1	14
T6	Hazel <i>Corylus avellana</i>	5.5	50 X10	2	1	1	1	-	3	3	3	3	M	G	G/F/F Hazel coppice	>10	C1	2.1	14
T7	Hazel <i>Corylus avellana</i>	5.5	120 130 120	2	2	2	1	-	3	3	3	3	M	G	G/F/F Hazel coppice	>10	C1	2.7	23
T8	Maidenhair tree <i>Ginkgo biloba</i>	4	380	3.5	3	3	3	-	2	2	2	2	M	G	G/G/G Topped at 4m	>40	B1	4.5	64

ILLUSTRATIVE MATERIAL



KEY:

 - 'A' Category

 - 'B' Category

 - 'C' Category

 - 'U' Category

Tree stem Shading arc

Crown spread Root Protection Area (RPA)

(in colour of retention category)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

 - Unserved tree

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

This drawing has been prepared in accordance with the scope of Hawes Arborists appointment with its client.

Hawes Arborist accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided.

If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.



Hawes Arborists

Caleston

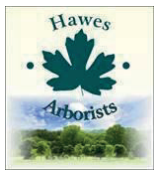
Semley

Dorset

SP7 9AX

t: 01747 850253

e: info@hawesarborists.co.uk



Project:

Font House, Teffont Magna

On behalf of:

Mr & Mrs Swinstead

Drawing title:

Tree Protection Plan (Existing)

Drawing number:

HA-302-01

Rev:

Date:

Mar 26

Scale:

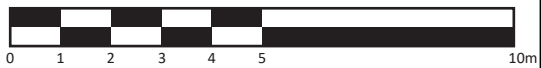
1:150 @ A3

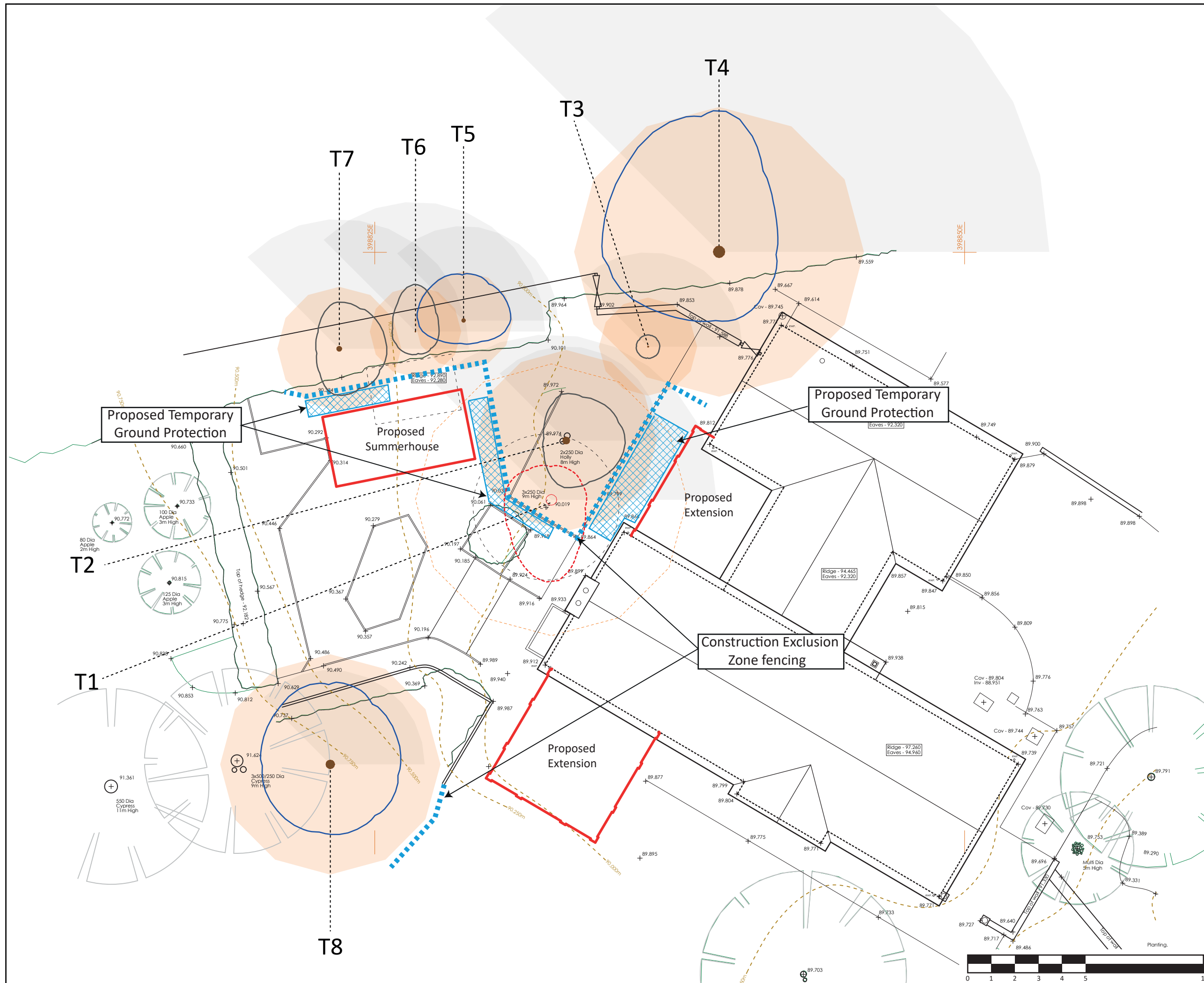
DB:

SM

CB:

MH





KEY:

- 'A' Category
- 'B' Category
- 'C' Category
- 'U' Category

Tree stem Shading arc

Crown spread Root Protection Area (RPA)

(in colour of retention category)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Unsurveyed tree
- Tree to be removed
- RPA of tree to be removed
- Extent of areas to be developed
- Temporary Ground Protection
- Construction Exclusion Zone fencing

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

This drawing has been prepared in accordance with the scope of Hawes Arborists appointment with its client.

Hawes Arborist accepts no liability for any use of this drawing other than by its client and only for the purposes for which it was prepared and provided.

If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.

Hawes Arborists
 Caleston
 Semley
 Dorset
 SP7 9AX
 t: 01747 850253
 e: info@hawesarborists.co.uk

Project:
 Font House, Teffont Magna

On behalf of:
 Mr & Mrs Swinstead

Drawing title:
 Tree Protection Plan (Existing)

Drawing number:
 HA-302-01

Rev:

Date:
 Mar 26

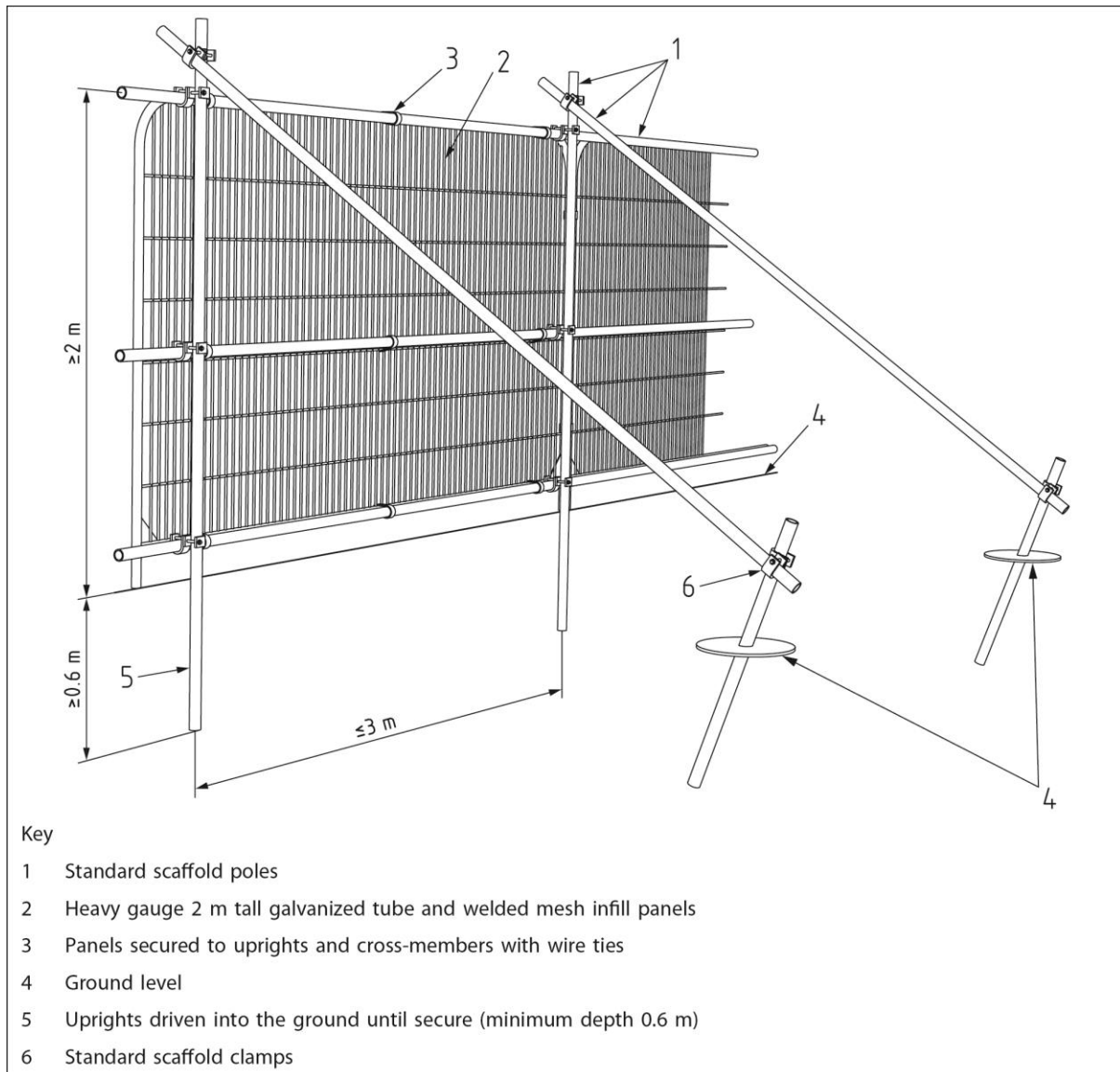
Scale:
 1:150 @ A3

DB:
 SM

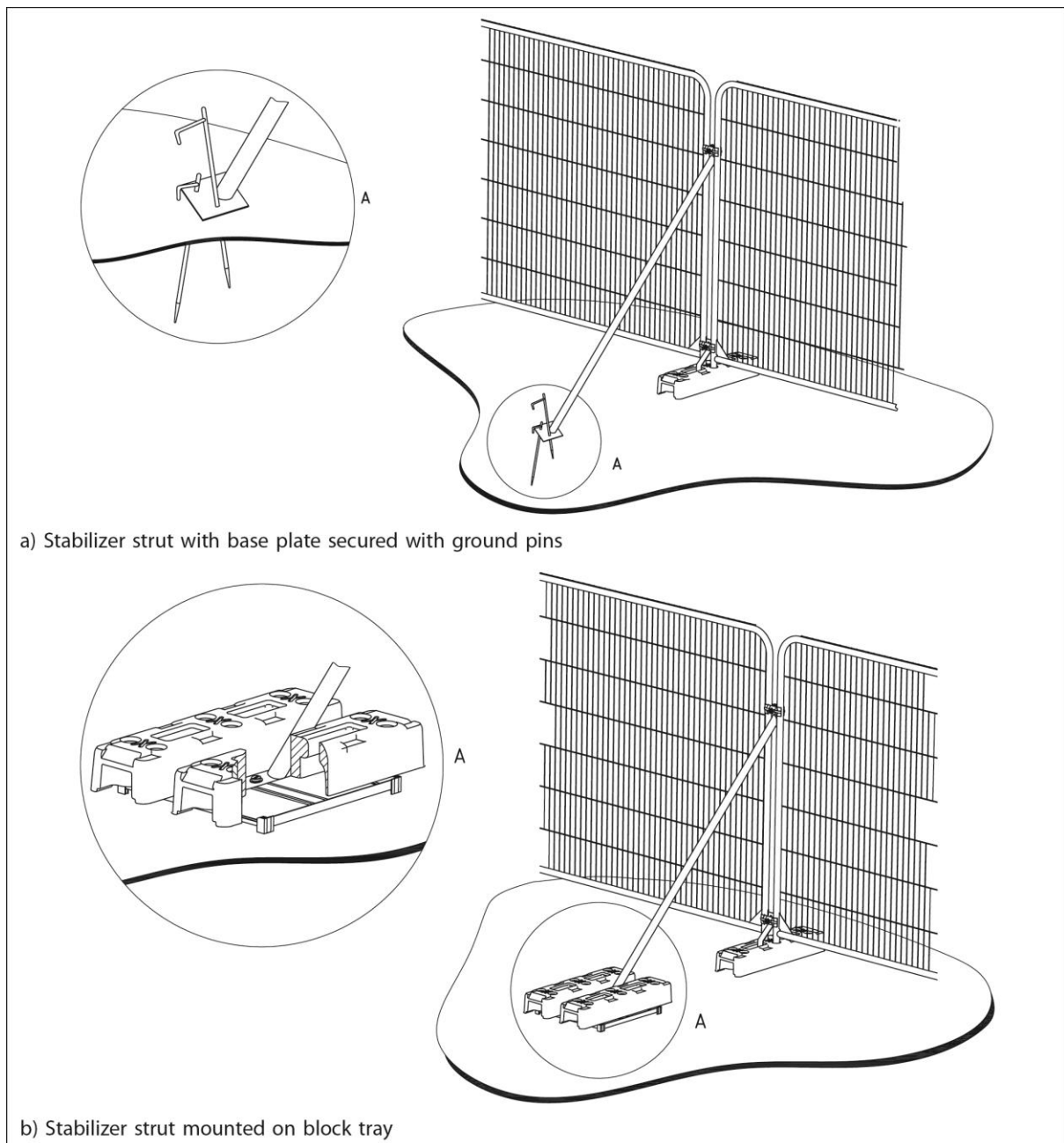
CB:
 MH

APPENDICES

APPENDIX 1: BS5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER



APPENDIX 2: BS5837:2012 ABOVE GROUND STABILISING SYSTEMS



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

APPENDIX 3: CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.		• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
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 arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	