

Preliminary Arboricultural Impact Assessment



**Tyler
Grange**

**Land at Marlborough Road, Royal
Wotton Bassett
18th June 2024**

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Summary

- S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Richborough Estates. It sets out the findings of a Preliminary Arboricultural Impact Assessment at Land at Marlborough Road, Royal Wootton Bassett, SN4 7SE, hereinafter referred to as 'the site'. The proposals are for an outline planning application for a residential development with associated access, landscaping, and drainage features.
- S.2. Existing trees form a key component of the site's overall network of green infrastructure. They form part of the site's natural landscape, comprising a combination of tree lines, hedgerows, and stand-alone specimens. Most of the trees have an agricultural context and there are limited areas of ornamental tree cover. Key Principle arboricultural features of merit include six veteran trees and other mature tree belts and groups.
- S.3. The survey and assessment have been completed in accordance with the British Standard 5837 (2012) to accord with industry best practice. Given the presence of 6no. veteran trees, the government standing advice has also been followed to ensure such features remain unaffected by the development.
- S.4. There are no trees on site subject to statutory protection under a Tree Preservation Order (TPO), nor is the site situated within a Conservation Area.
- S.5. The potential tree loss expected to be required to accommodate the development has been assessed. This initial assessment, in the absence of detailed designs and fixed layouts, predicts the potential loss of around 2no. various lengths of hedgerows, which are of low to moderate arboricultural quality and value. No high value trees will require removal during development. All remaining trees, groups, hedgerows and woodland will be retained, including the six veteran trees.
- S.6. The opportunities for new tree planting as part of the development is anticipated to provide a future net-gain in tree cover despite the required tree loss predictions. The illustrative landscape masterplan demonstrates an example extent of new planting that could be achieved, yet final tree planting specifications will be formalised through future reserved matters submissions once a detailed layout is derived. The development is considered compliant with the NPPF (2023) and local planning core policy 51 – Landscape.
- S.7. Further work is recommended to include a full Arboricultural Impact Assessment once detailed designs have been prepared. This is anticipated to take place at the reserved matters stage and should include an Arboricultural Method Statement (AMS) detailing procedures for tree protection throughout the construction stages.



Section 1: Introduction

Purpose

- 1.1. This Preliminary Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd on behalf of Richborough Estates to accompany a planning application at Land at Marlborough Road, Royal Wootton Bassett, SN4 7SE.
- 1.2. Outline planning permission is sought for residential development with associated access, landscaping, and drainage features. The indicative layout of the proposed development is shown on the Illustrative Masterplan included at Appendix 1 to the rear of this report.
- 1.3. This report:
 - Provides the findings of a field-based tree survey and the associated tree constraints towards new development; and
 - addresses the potential arboricultural impacts of the proposed development based on its indicative design in the context of local and national planning policy.
- 1.4. The application is to be submitted to Wiltshire Council (WC). WC's Local planning policy and national planning policy pertinent to trees and the new development is set-out at **Appendix 2**.
- 1.5. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.

Site Description

- 1.6. The site is centred on national grid reference SU 07076 81241 and its boundary is demarcated by the red line as shown on the Tree Constraints Plan (**15770/P08**) located to the rear of this report (See Plan 1)
- 1.7. The site comprises mostly temporary grass and clover ley habitat with small areas of scrub, tall forbs, and woodland, with linear features including hedgerows, tree lines and a watercourse.
- 1.8. The site is located to the immediate south of Royal Wootton Bassett's settlement boundary and built edge. While there is commercial and residential development within its immediate context to the north, east, and south, it is situated within a wider landscape of scattered farms, small/medium sized blocks of woodland and irregular field parcels divided by hedgerow and found south of Royal Wootton Bassett and the Great Western Main Line Railway, located 335m north of the site.

Section 2: Baseline Information

Tree Survey Summary

- 2.1. The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 31st January 2024. The survey was completed in accordance with BS5837 and the methodology as detailed at **Appendix 3**. A measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context.
- 2.2. The distribution of the trees surveyed is illustrated on the TCP (**See Plan 1**) together details of their constraints to new development in accordance with BS5837, including:
 - Tree quality gradings¹;
 - Root Protection Areas (RPAs)²;
 - Tree canopy spreads³; and
 - Tree shading⁴.
- 2.3. Findings for each of the trees surveyed are detailed in the **Tree Survey Schedule (See Appendix 4)**. This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
- 2.4. A total of 22no. individual trees (trees T1 – T22), 13no. groups of trees (G1 – G13), 6no. hedgerows (H1 – H6) and 1no. woodland (W1) were identified during the tree survey of the site and its immediate vicinity.
- 2.5. The tree stock was dominant with ash *Fraxinus excelsior* standards, with crack willow *Salix fragilis* and English oak *Quercus robur* also present. Understorey species included hawthorn *Crataegus monogyna* and blackthorn *Prunus Spinosa*. Single species groups of field maple *Acer campestre* and poplar *Populus sp.* were observed with mixed deciduous groups, including oak, ash, sycamore *Acer pseudoplatanus*, hornbeam *Carpinus betulus*, and cherry laurel *Prunus laurocerasus* recoded throughout the site. Tree cover was located on the existing field boundaries and there was an even mix of age classes including six veteran trees. The tree stock was assessed to be of predominantly high (Category A) and moderate (Category B) quality, contributing both to the amenity and the habitat value of the site.

Tree Grading Summary

- 2.6. The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See **Appendix 4**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed.
- 2.7. The category gradings for each survey is detailed in the table below.

¹ The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 3.

² a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 3.

³ Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.



Table 1: Category grading of arboricultural features

	Category U	Category A	Category B	Category C
Individual Trees	None	T1, T4, T6, T9, T10 T17	T3, T7, T12, T13, T18, T21, T22	T2, T5, T8, T11, T14, T15, T16, T19, T20
Groups of Trees	None	G9	G2, G3, G4, G6, G7 G8, G10, G13	G1, G5, G11, G12
Hedgerows	None	None	H1, H3, H4, H5, H6	H2
Woodlands	None	W1	None	None

Tree-related Designations

- 2.8. Following a background check of available online mapping with WC (dated 16th February 2024), the presence or absence of tree-related designations is detailed in the table below.

Table 2: Tree-related Designations / Tree References Numbers

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁵	None
Conservation Area ⁶	None
Ancient Woodland ⁷	None
Woodland Habitat ⁸	None

⁵ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁶ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁸ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.

Section 3: Preliminary Arboricultural Impact Assessment

- 3.1. This Preliminary Arboricultural Impact Assessment has been undertaken to address the outline development proposals in relation to existing trees.
- 3.2. The assessment is informed by a composite overlay of the tree survey information and Preliminary Sketch Layout prepared by Thrive Architects (drawing ref: RICH230313 SKSKL.01) which is shown on the **PTRRP (15770/P15)** located to the rear of this report (**See Plan 2**).
- 3.3. The proposed development is presented in outline ahead of detailed designs. This assessment therefore should be considered as an initial appraisal of expected arboricultural impacts given the infancy of the scheme design. It is reasonable to expect that changes to the general layout of the development would form part of subsequent detailed designs. Further assessment work will therefore be required to provide a definitive assessment of arboricultural impacts based on proposals presented in detail.

Expected Tree Retention and Removal

- 3.4. The likely extent of tree removal to accommodate the development is illustrated on the **PTRRP (See Plan 2)** and is further detailed in the table below by reference to tree category grading.

Tree Number / Grading Category	Description of Loss
H4 (Category B)	Partial removal of mature hawthorn and blackthorn hedgerow to accommodate the proposed access.
H2 (Category C)	Partial removal of mixed species hedgerow to accommodate the internal road.

Impacts to Retained Trees

- 3.5. The preliminary site layout has been constraints led, veteran tree buffers have been accommodated and the majority of high and moderate quality trees retained with the exception of a small section of H4 proposed for removal.
- 3.6. No RPA incursions are proposed as part of the outline layout however a small pedestrian link is shown from the development area to the field to the south. This pedestrian link would run through the RPAs of T19, T20, and T21, two Category C trees and a Category B respectively, an additional section of H4 may also require removal. Low impact options for the pedestrian link will need to be considered at detailed design, a mown informal path through the trees would be an ideal solution. If a more robust surfacing is required, the site levels and exact route of the link will need to be assessed for the suitability of a minimal dig cellular confinement system.

New Tree Planting Opportunities

- 3.7. A Preliminary Sketch Layout has been prepared (Thrive Architects, 2024) as part of the outline application. This indicatively illustrates the approach to incorporating existing and new green infrastructure across the proposed development. This includes new planting associated with gardens, streets, and shared green spaces, as well as a landscaping buffer to the existing tree lines to the south and east of site.

Construction Mitigation

- 3.8. Given the indicative nature of the proposed design at this stage, a detailed methodology for tree protection during the site preparation and constructions stages has not been prepared.
- 3.9. During the detailed planning and design phase of the proposed development, it will be necessary to demonstrate how retained tree cover will be protected during the construction of development, including both above and below ground constraints. It is therefore recommended that a full Arboricultural Method Statement (AMS) is prepared as part of a reserved matters application or to discharge applicable and suitably worded planning Conditions.
- 3.10. An AMS will set out a practical methodology to the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs (if required)
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.11. This report sets-out the findings of a tree survey and provides a preliminary assessment of arboricultural impact to accompany an outline planning application.
- 3.12. None of the trees surveyed are subject to a Tree Preservation Order nor are they located within a Conservation Area. Six (6) trees of high arboricultural value are present on the application site, with all of these being assessed as Veteran. The tree cover includes individual trees of low to high value, groups of trees and field boundary hedgerows.
- 3.13. This report identifies that around 2no. various lengths of hedgerows are likely to be removed. No high value trees require removal and the six Veteran trees will be retained within their buffer zones sufficiently offset from the development.
- 3.14. The proposed scheme is considered to demonstrate accordance with national and local planning policy as it relates to trees. Further work is recommended to include an arboricultural assessment through the detailed design stage and an adoption of tree protection measures throughout the construction stages.

- 3.15. Further work is recommended to include an updated Arboricultural Impact Assessment (AIA) following the detailed design, in addition to an Arboricultural Method Statement to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions.
- 3.16. The opportunities for new tree planting as part of the development is expected to provide a future net-gain in tree cover despite the tree loss predictions. The development is therefore considered supportable in the context of the NPPF (2023) and local planning core policy 51 – Landscape.

Appendix 1: Preliminary Sketch Layout





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Rev

Description

P1

Preliminary Issue

Date

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15.05.24

NJ/TM

NJ

Project

Marlborough Road, Royal Wootton Bassett

Drawing

Sketch Layout

Client

Richborough Estates

Job no.

RICH230313

Dwg no.

SKL.01

Author

NJ/TM

Checked

NJ

Status

PRELIMINARY

Client ref.

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Date

15.05.24

Rev.

P1

Scale

1:1250@A2

Office

Portishead

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Appendix 2: Planning Policy Context

- A1.1 Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Applicable arboricultural planning policy that relates to the site is set out below at a National and Local level.

National Planning Policy

- A1.2 National Planning Policy Framework (NPPF) The National Planning Policy Framework (NPPF) was updated in December 2023 and is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 12 'Achieving well-designed and beautiful places' and Section 15 'Conservation and Enhancing the Natural Environment'.
- A1.3 Section 12, paragraph 136 states that "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".
- A1.4 Section 15, paragraph 180 provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
- A1.5 Section 15, paragraph 181 addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
- A1.6 Section 15, paragraph 186 highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".
- A1.7 Section 15, paragraph 186 (c) also adds that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists".



Local Planning Policy

A1.8 Local planning policy relating to trees and new development is set-out at Core Policy 51 of WC's Local Plan as set-out below.

A1.9 Policy 51 states that:

"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies."



Appendix 3: Tree Survey Methodology, Constraints Mapping and Limitations

Field Work

- A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.



- A3.7. The measured canopy shapes have been plotted on the **Tree Constraints Plan** at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.
- A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A3.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows 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.

Physiological and Structural Condition

- A3.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A3.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

- A3.12. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices



Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

A3.13. The value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See **Appendix 4**). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values respectively.

Root Protection Areas

A3.14. The **Tree Constraints Plan** shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.15. Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

A3.16. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure;
- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.17. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.18. The distribution of tree canopy cover on and within influence of the site is illustrated on the **TCP**. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at **Appendix 5** to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.



- A3.19. The principal tree shadow constraints are shown on the **TCP** and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.
- A3.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

- A3.21. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A3.22. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A3.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A3.24. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A3.25. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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			DARK RED
	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)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	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)	LIGHT GREEN
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 remedial 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	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 benefits.	MID BLUE
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 150mm	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 5: Tree Survey Schedule (15770/TSS01)



Tree Number	Common Species Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran's RPA Radius (m)
				N	E	S	W									
T1	English oak	15m	1240	8.00	8.00	8.00	9.00	1.00	Veteran	Good	Good	A3	Not plotted on topo. Location estimated. Old tree with large buttress roots on west side of shallow ditch.	14.9	696	18.60
T2	English oak	4m	140	2.00	2.00	1.00	2.00	1.00	Young	Good	Fair	C2	-	1.7	9	
T3	Crack willow	15m	430, 520	4.00	7.00	5.00	4.00	3.00	Mature	Good	Good	B2/3	Growing within W1 at edge of watercourse	8.0	203	
T4	Crack willow	12m	720	4.00	10.00	8.00	4.00	1.00	Veteran	Good	Fair	A3	Growing within W1 at edge of watercourse. Historically collapsed but regenerated. Phoenix tree.	8.6	235	10.80
T5	Ash	13m	650	8.00	7.00	4.00	8.00	3.00	Mature	Fair	Fair	C2	Not plotted on topo. Location estimated. On east side of watercourse. No obvious signs of ash dieback at time of assessment.	7.8	191	
T6	Crack willow	16m	1220	10.00	11.00	9.00	7.00	1.00	Veteran	Good	Fair	A3	Lapsed pollard. Gnarled lower trunk. Good habitat potential	14.6	673	18.30
T7	English oak	6m	230	4.00	4.00	4.00	4.00	1.00	Semi-mature	Good	Good	B2/3	Good future potential	2.8	24	
T8	English oak	4m	150	3.00	1.00	1.00	2.00	0.00	Young	Fair	Fair	C2	-	1.8	10	
T9	Crack willow	16m	1650	9.00	9.00	8.00	7.00	0.00	Veteran	Good	Fair	A3	Lapsed pollard. Some upper limb failures creating niche habitat.	15.0	707	24.75
T10	Crack willow	15m	1650	9.00	9.00	8.00	7.00	1.00	Veteran	Good	Fair	A3	Not plotted on topo. Location estimated. Lapsed pollard. Dense ivy. On east side of watercourse.	15.0	707	24.75
T11	Ash	11m	720	4.00	4.00	7.00	9.00	0.00	Over-mature	Fair	Fair	C2	Could not access trunk. Diameter estimated. In a state of partial collapse. Good habitat potential.	8.6	235	

Tree Number	Common Species Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran's RPA Radius (m)
				N	E	S	W									
T12	Ash	17m	630, 510, 380	12.00	9.00	8.00	9.00	4.00	Mature	Fair	Good	B2/3	Not plotted on topo. Location estimated. No obvious signs of ash dieback at time of survey.	10.8	366	
T13	Ash	14m	620	8.00	8.00	7.00	4.00	2.00	Mature	Fair	Fair	B3	Not plotted on topo. Location and diameter estimated. Growing within H3. Pruned away from power lines.	7.4	174	
T14	Ash	9m	250, 200	3.00	4.00	4.00	4.00	2.00	Semi-mature	Fair	Fair	C2	Not plotted on topo. Could not access trunk. Location estimated. Growing within H3.	3.8	46	
T15	Ash	10m	480, 200	5.00	8.00	6.00	5.00	3.00	Mature	Fair	Fair	C2	Not plotted on topo. Could not access trunk. Location estimated. Growing within H3.	6.2	122	
T16	Ash	11m	610	6.00	6.00	8.00	8.00	4.00	Mature	Fair	Fair	C2	Not plotted on topo. Could not access trunk. Location estimated. Growing within H3.	7.3	168	
T17	English oak	18m	1250	10.00	9.00	9.00	10.00	3.00	Veteran	Good	Good	A3	Not plotted on topo. Could not access trunk. Location estimated. Growing within H3.	15.0	707	18.75
T18	Ash	14m	500	4.00	7.00	4.00	0.00	2.00	Mature	Fair	Fair	B2/3	Not plotted on topo. Could not access trunk. Location estimated. Growing within H3 and below T17.	6.0	113	
T19	Ash	19m	930	5.00	10.00	9.00	7.00	2.00	Mature	Fair	Fair	C2	Not plotted on topo. Location estimated.	11.2	391	
T20	Ash	14m	450	4.00	6.00	5.00	5.00	3.00	Early-mature	Fair	Fair	C2	Not plotted on topo. Location estimated. Dense ivy	5.4	92	
T21	Crack willow	17m	220, 200, 290, 300, 280	8.00	8.00	0.00	5.00	4.00	Mature	Fair	Fair	B2/3	Not plotted on topo. Location estimated. Growing on bank of watercourse. Multi stemmed	7.0	154	

Tree Number	Common Species Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran's RPA Radius (m)
				N	E	S	W									
T22	Crack willow	12m	600, 250, 350, 500	6.00	8.00	10.00	9.00	1.00	Mature	Fair	Fair	B2/3	Not plotted on topo. Location estimated. Multi stemmed from base. Base submerged within watercourse. Could not access trunk. Diameter estimated.	10.7	358	
G1	Oak x 1, Field maple x 1	7m	290	-	-	-	-	4.00	Semi-mature	Fair	Fair	C2	Within H1. Not plotted on topo. Location estimated.	3.5	38	
G2	Willow	14m	300	-	-	-	-	1.00	Mature	Good	Fair	B3	Not plotted on topo. Location estimated.	3.6	41	
G3	Cherry laurel, ash, hornbeam	9m	230	-	-	-	-	1.00	Early-mature	Fair	Fair	B2/3	Not plotted on topo. Location estimated. Planted as a screen from the barn.	2.8	24	
G4	Sycamore, ash, willow, alder	15m	400	-	-	-	-	2.00	Newly planted	Good	Good	B2/3	Trees on both sides of watercourse	4.8	72	
G5	Ash x 2	7m	380	-	-	-	-	1.00	Early-mature	Fair	Fair	C2/3	Large fallen tree directly to the east	4.5	65	
G6	Poplar x 3	17m	650	-	-	-	-	2.00	Mature	Good	Fair	B2/3	-	7.8	191	
G7	Sycamore and ash with blackthorn understory	15m	400	-	-	-	-	2.00	Mature	Good	Fair	B2/3	-	4.8	72	
G8	Field maple x 3	9m	280	-	-	-	-	7.00	Early-mature	Good	Good	B2/3	Not plotted on topo. Location estimated.	3.3	35	
G9	Ash x 5	12m	600	-	-	-	-	1.00	Mature	Fair	Fair	A3	Not plotted on topo. Location estimated. In various states of collapse. Excellent habitat.	7.2	163	
G10	Willow, ash, blackthorn	16m	400	-	-	-	-	1.00	Mature	Fair	Fair	B3	Not plotted on topo. Location estimated. Riparian trees in varying states of collapse. Good habitat.	4.8	72	

Tree Number	Common Species Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)	Veteran's RPA Radius (m)
				N	E	S	W									
G11	Elm and hornbeam	7m	190	-	-	-	-	2.00	Semi-mature	Good	Fair	C2	Not plotted on topo. Location estimated. Outgrown hedge trees	2.3	16	
G12	Blackthorn	5m	250	-	-	-	-	0.00	Mature	Fair	Fair	C2	Not plotted on topo. Location estimated.	3.0	28	
G13	Willow, alder, cherry	15m	380	-	-	-	-	2.00	Early-mature	Good	Good	B2/3	Not plotted on topo. Location estimated. Group of trees either side of watercourse.	4.5	65	
H1	Blackthorn, elm, hawthorn	5m	150	-	-	-	-	2.00	Mature	Fair	Fair	B3	Recently flailed field boundary hedge. Dead elm throughout.	1.8	10	
H2	Blackthorn, with occasional field maple and elm	4m	-	-	-	-	-	1.00	Semi-mature	Fair	Fair	C2	-	-	-	
H3	Blackthorn, with occasional field maple, ash and elm	4m	90	-	-	-	-	0.00	Mature	Fair	Fair	B3	Wide hedgerow with occasional standard trees. Larger ones have been individually recorded. Dense bramble in places.	1.1	4	
H4	Hawthorn and blackthorn	2m	80	-	-	-	-	0.00	Mature	Good	Fair	B3	Well maintained field boundary hedge.	1.0	3	
H5	Hornbeam	2m	100	-	-	-	-	0.00	Early-mature	Good	Good	B3	Screening houses to the north	1.3	5	
H6	Hawthorn, blackthorn, elm	6m	100	-	-	-	-	0.00	Mature	Good	Fair	B3	Unmanaged hedgerow. Occasional dead elm	1.3	5	
W1	Alder, birch, willow, poplar, oak with hawthorn	12m	300	-	-	-	-	1.00	Early-mature	Good	Good	A2/3	Small wooded area along watercourse to the south of the field. Planted within the last 50 years. Several old willows along watercourse.	3.6	41	

Plans:

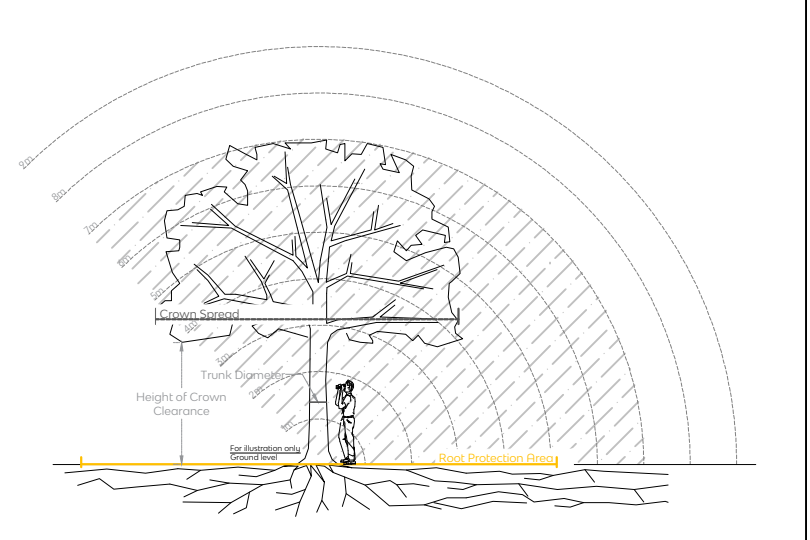
Plan 1: Tree Constraints Plan (TCP), (15770/P08)

Plan 2: Preliminary Tree Retention and Removal Plan (PTRRP),
(15770/P15)





- Survey Boundary
 - Category A - Trees of High Quality and Value
 - Category B - Trees of Moderate Quality and Value
 - Category C - Trees of Low Quality and Value
 - Root Protection Areas
 - Veteran Tree Buffer
 - Tree Shading Constraints
- *Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



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Rev	Description	Date
Head Office: 97 Icknield Street, Hackley, Birmingham, B18 6TU E: info@tylergrange.co.uk W: www.tylergrange.co.uk		
Project title Land at Marlborough Road, Royal Wotton Bassett		
Drawing title Tree Constraints Plan		
Scale Date	1:400 @ A0 15.02.2024	Drawn Checked PD/LB JP
Drawing number 15770_P08		Revision -

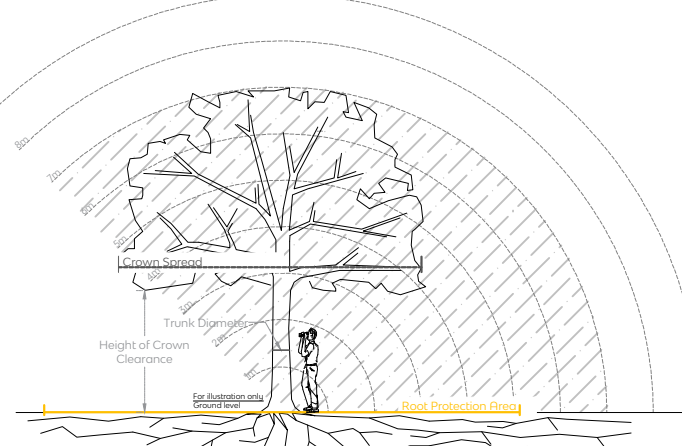
A, 19 INDUSTRIAL UNITS AS PER
CATION (FEB.24) PL/2023/07556

PEDESTRIAN LINK TO EXISTING PATHWAYS

CONTINUATION OF PEDE
LINK TO SOUTHERN PA

- Application Boundaries
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Veteran Tree Buffer
- Tree Shading Constraints
- Potential Tree Removals

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

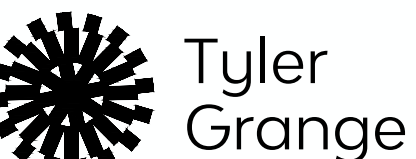


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Project title
Land at Marlborough Road, Royal Wotton Bassett

Drawing title
Preliminary Tree Retention and Removal Plan

Scale	1:400 @ A0	Drawn	PD/LB
Date	15.06.2024	Checked	JP
Drawing number	15770_P15	Revision	-



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