

Arboricultural Impact Assessment & Tree Protection Plan For trees at The Old Paddock on Manor Farm in Winsley



On behalf of Mr & Mrs T Tomkins
Manor Farm House
Winsley
Wiltshire
BA15 2LN

Prepared by: Nick Baxter BSc(Hons) MArborA

Report Reference: NB-2025-040-AIA-RevB

Report Date: 25th March 2026

Summary

A new dwelling is proposed	The trees considered in this report are located at The Old Paddock on Manor Farm in Winsley (BA15 2LN). This report identifies the arboricultural impact for a plan to create a new self-build dwelling at the site.
Only poor-quality trees will be removed	No trees will need to be removed to facilitate the proposed development, but two self-sown ash trees will be removed as part of this scheme, both trees are Category U.
11 trees will be planted	The loss of trees will be compensated by planting 11 new trees in locations that have been carefully selected to ensure that they will have the chance to mature and make a long-term contribution to the local landscape.
A cellular confinement system will be installed	A cellular confinement system will be used to remove chances of soil compaction beneath two new visitor parking bays. The ground preparation works in advance of laying this surface will be carried out under arboricultural supervision in accordance with the accompanying arboricultural method statement.
Trees will be suitably protected during the construction process	Tree protection fencing and ground protection will be installed in the locations identified on the tree protection plan and a specification for these measures are provided in the accompanying arboricultural method statement.
Arboricultural supervision will be required	A site visit from the project arboriculturist will be required at the start of the project to check the tree protection measures. A site visit will be required again to oversee the ground protection for the cellular confinement system. A final visit will be required near the end of the project to discuss landscaping operations. Further arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area of any of the trees on or near the site. The project arboriculturist should be informed of unforeseen works near trees as soon as they become apparent.
This report should be made available to all construction staff	The site manager must be made aware of the tree protection requirements at the site. They must be provided with a copy of this report as well as the accompanying arboricultural method statement. It is the site manager's responsibility to pass on this information to all construction staff.

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Appendix 3 Tree Protection Plan (TPP-1B)

Arboricultural Method Statement (provided separately)

1 Introduction

1.1 Background information

Mr & Mrs Tomkins proposes to construct a new self-build dwelling at The Old Paddock on Manor Farm in Winsley (BA15 2LN); this land is hereafter referred to as the 'site'.

I have been instructed by LP Planning, representing Mr & Mrs Tomkins, to visit the site and survey the trees in accordance with BS 5837:2012¹ to prepare an arboricultural impact assessment, tree protection plan, and method statements for works near trees.

Table 1: *The documents listed below have been reviewed to assist this report:*

Document Title	Originator	Document Number
Topographical Survey	Matthew Read	TOPO_001
Proposed Plan B	ReFrame Studio	SK22 P05
Decision Notice	Wiltshire Council	PL/2025/01271
Decision Notice	Wiltshire Council	PL/2025/06376

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that whilst none of the trees at the site are protected by a Tree Preservation Order (TPO), the whole site is situated in a conservation area.

1.3 Limitations

The assessment and recommendations reflect conditions at the time of inspection. Significant site changes—such as level or hydrological changes, storms, extreme weather, or site works—will require a reassessment of the trees.

This survey is not a tree safety inspection but aims to inform the planning process. Obvious hazards observed have been addressed in the work recommendations. A full risk assessment would consider site use and tree hazards, which may change during and after development. Regular tree risk assessments are therefore advised.

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

² National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

2 Tree Survey Information

2.1 Site description

The site is currently a grassed paddock adjacent to Manor Farm House. The western boundary is dominated by mature trees which include ash, beech and sycamore. Goat willow, hazel and hawthorn are also situated around the other site boundaries, but none have high arboricultural merit.

2.2 The tree survey

I visited the site on 1st April 2025 to carry out the tree survey and weather conditions did not present any constraints to the assessments.

The survey considered all trees on and around the site. Inspections took place from ground level using the Visual Tree Assessment method³. In accordance with the system described in Table 1 of BS 5837, each tree has been classified into four retention categories: A, B, C or U. The stem diameter has been used to calculate the Root Protection Area (RPA⁴) required by each tree.

2.3 Existing tree stock

Information on each tree and hedgerow is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 2.

Table 2: A summary of the trees included in this survey.

BS 5837 Category	Quality	Trees	Hedges
A	High	1	-
B	Moderate	7	-
C	Low	14	2
U	Very Poor	3	-
Total		25	2

2.4 Tree plans

Two A3 tree plans are presented at the rear of this report. The trees have been plotted using the supplied topographical survey and details of both plans are listed below:

Tree Removal Plan (TR-1B) A plan which shows which trees require removal on the existing site layout.

Tree Protection Plan (TPP-1B) A plan which shows the retained trees on the proposed site layout and where protective measures are required during construction activities.

³ Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

⁴ The root protection area (RPA) is 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 roots and soil structure is treated as a priority.

3 Arboricultural Impact Assessment & Proposed Mitigation

3.1 Tree removals

The proposed development has been designed to retain the highest value trees at the site. No trees will need to be removed to facilitate the proposed development, but two Category U trees (T1 & T2) are proposed for removal as part of this scheme. All the tree removals are listed in Appendix 1 but a summary of tree removals is shown in Table 3.

Table 3: *Only very poor quality trees will need to be removed.*

BS 5837 Category	Quality	Trees	Hedges
A	High	-	-
B	Moderate	-	-
C	Low	-	-
U	Very Poor	2	-
Total		2	-

Two further trees (T24 & T25) have been removed since the tree survey was carried out in accordance the granted decision notice from application ref. PL/2025/01271.

3.2 New tree planting

A total of 11 new trees will be planted to complement the new site layout. The proposed locations for these trees are shown on Proposed Plan B (Drawing ref. SK22 P05) drawn by ReFrame Studio. These new trees will provide an age and species diversity that will enhance the resilience of the existing tree canopy cover.

3.3 Facilitative tree pruning

One tree that overhangs into the site (T3) will require a small reduction of the western side of the canopy to facilitate space for the new dwelling and associated scaffolding. A pruning specification for this work is listed in the tree schedule in Appendix 1.

3.4 New service runs

Installation of underground services by typical ‘open trench’ methods near trees is likely to sever roots; this will harm the physiological condition of the trees, provide an opportunity for fungal infection, and could leave them prone to windthrow. Therefore, the locations for new underground services will be designed to avoid the root protection areas required by the retained trees.

If any additional underground services are required, I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate specification and method statement for their installation would need to be produced, and guidance provided in Volume 4 of the Street Works UK publication⁵ must be followed.

⁵ Street Works UK (2026): Publications Volume 4 – Guidelines for the planning, installation and maintenance of Utility apparatus in proximity to Trees. Street Works UK.

3.5 Installation of new hard surfacing near trees

Two visitor parking spaces are proposed near two mature trees (T8 & T11). This area is currently grass-covered so, it's likely that the trees will be rooting in soil beneath the area to be surfaced. Considering this, a low-impact method of installation will be required in this location; this must be built in accordance with guidance provided in Arboricultural Practice Note 12⁶.

To protect the roots and soil near the adjacent trees, it is proposed that a cellular confinement system will be laid on the soil surface in the area identified on the tree protection plan (TPP-1B) and the surface will be topped with a permeable wearing course. Essentially the proposed methodology will not allow any digging or compaction of soil near the trees, and the existing soil levels will not be lowered in the root protection areas. In advance of laying this surface, the ground preparation works will be carried out under arboricultural supervision and cellular confinement systems will be installed in accordance with the accompanying arboricultural method statement.

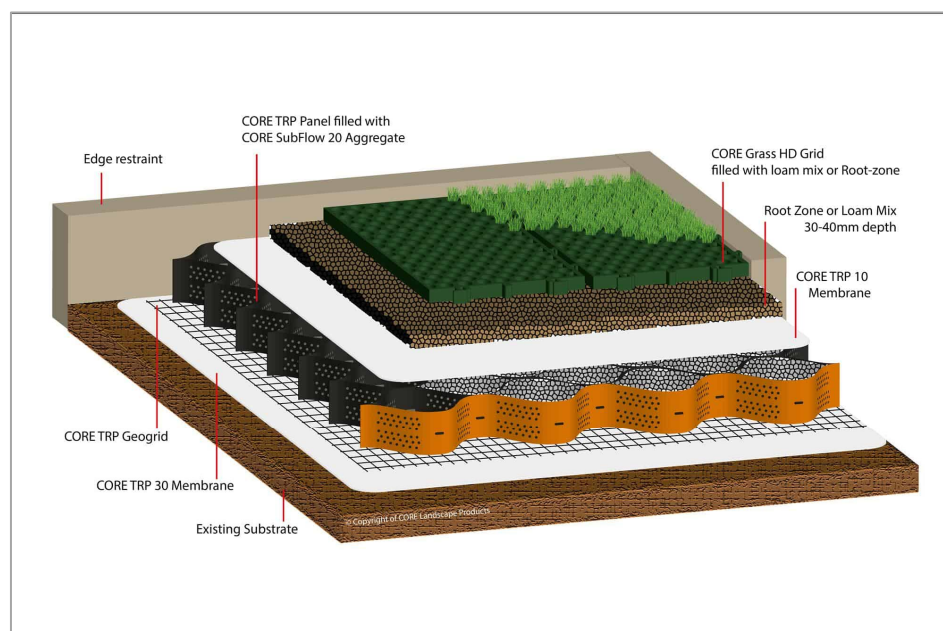


Figure 1: An example of the no-dig system proposed for this project.

Section 7.4.2.3 of BS 5837 recommends that new hard surfacing does not exceed 20% of any existing unsurfaced ground within an RPA. I have calculated the area covered by the new surface for these trees and found that it does not exceed 6.5% (see Table 4). Therefore, provided the surface is laid in accordance with an approved arboricultural method statement, I expect these trees to easily tolerate these impacts.

Table 4: The percentage of RPAs covered by the cellular confinement system.

Tree Number	Total RPA (m ²)	Area of RPA Encroachment (m ²)	Percentage of RPA Encroachment
T8	572.5	37.5	6.5%
T11	307.0	0.6	0.2%

⁶ Rose, B (2020). The Use of Cellular Confinement Systems near Trees: A Guide to Good Practice. Arboricultural Practice Note 12. Arboricultural Association. The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire, GL10 3DL.

3.6 Level changes and retaining walls

Any changes in levels or slopes need to comply with the constraints attached to the construction exclusion zones. This means that any soil grading must take place outside of the fenced areas identified on the tree protection plan.

3.7 Tree protection measures

Temporary fencing and ground protection must be used for this project during construction activities to protect the retained trees. The location of necessary tree protection measures are indicated on the tree protection plan at the rear of the report (TPP-1B). For effective tree protection it is crucial that the fencing and ground protection are installed before any heavy plant machinery is used on the site. The tree protection measures must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas and space beneath the ground protection will be construction exclusion zones.

A specification for suitable tree protection fencing and ground protection is provided in the accompanying arboricultural method statement.

4 Recommendations

4.1 Tree works

All of the tree works that would be necessary for the proposed development to proceed are listed in the schedule in Appendix 1.

All permitted and approved tree work must be undertaken in accordance with BS 3998:2010 – Recommendations for tree work⁷. It would be easiest if these works are carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

4.2 Legal restrictions to tree works

The Town and Country Planning (Tree Preservation) (England) Regulations 2012⁸ and the accompanying guide to tree preservation procedures make it clear that it is an offence to deliberately destroy a tree subject to a Tree Preservation Order (TPO), or to damage it in a manner that is likely to destroy it, without the permission of the local planning authority. To do so is punishable by an unlimited fine and a replacement tree would normally need to be planted. Trees standing within a conservation area are protected in the same way as a tree protected by a tree preservation order.

For trees protected by a TPO or situated in a conservation area, written permission for tree management works needs to be provided by the local planning authority if the works are not directly necessary to implement the construction of the development (even if planning permission for the scheme has been granted). Therefore, in this instance I advise that a notification for the removal of T1 & T2 is made to Wiltshire Council and that it is accompanied by a copy of this report. Be aware that this is a 6-week process. The pruning works required to T3 will be necessary to implement the development so this will not require any further approval. Permission for

⁷ British Standards Institution (2010). BS 3998 Recommendations for Tree Work. BSI, London.

⁸ Town and Country Planning, England. *The town and country planning (tree preservation) (England) regulations 2012*. Town and Country Planning, England: London. Available at: https://www.legislation.gov.uk/uksi/2012/605/pdfs/ukxi_20120605_en.pdf.

arboricultural works to trees owned by a third party must always be sought from and granted by the owner in advance of the works.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

4.3 The accompanying arboricultural method statement

An arboricultural method statement for works near trees has been produced and this is provided as a separate stand-alone document. The following method statements are provided in the accompanying document:

1. General method statement for effective tree protection
2. Specification for tree protection fencing
3. Specification for ground protection
4. Method statement for installing cellular confinement systems
5. Method statement for landscaping operations

4.4 Agenda for arboricultural supervision

A site visit from the project arboriculturist will be required **for at least three tasks** during this project and a record of each visit will be made available to the local authority planning case officer.

Table 5: *Arboricultural supervision will be required for at least three tasks.*

Stage	Action
Pre- construction	A pre-commencement site visit from the project arboriculturist will be required to check the position of the tree protection measures and to discuss any potential conflicts to trees with the contractors.
During construction	Another site visit will be required to oversee the ground preparation in advance of laying the cellular confinement system. Further arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	A final visit will be required at the end of the project when fencing is removed, and subsequent landscaping operations can be discussed.

Appendix 1: Tree Schedule**Surveyor:** Nick Baxter**Site:** The Old Paddock at Manor Farm, Winsley**Date of Survey:** 1st April 2025

Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Ash	5	1	10	2	2	2	2	2	SM	F	<10	A self-sown tree beside an old stone boundary wall. This tree would damage the wall if left to mature.	Fell and poison the stump.	U
T2	Ash	5	1	10	2	2	2	2	2	SM	F	<10	A self-sown tree beside an old stone boundary wall. This tree would damage the wall if left to mature.	Fell and poison the stump.	U
T3	Goat willow	8	2	46	6.5	6.5	5	7	2	M	G	10+	Crown extends west. Located in Walnut Cottage, no access to base.	Reduce the western side of the crown by 2m to facilitate space for the proposed dwelling.	C1
T4	Hazel	5	MS	17	2.5	2.5	2.5	2.5	3	EM	G	10+	No obvious significant defects.	No action required at present.	C1
T5	Ash	8	5	18	2	2.5	2	2	4	SM	F	10+	A self-sown tree beside an old stone boundary wall. This tree would damage the wall if left to mature. This tree grows into the overhead wires.	No action required at present.	U
T6	Beech	11	1	62	6	6	6	6	3	M	G	20+	No obvious significant defects. Located beyond the site boundary, no access to base.	No action required at present.	B1
T7	Hazel	7	MS	30	6	4	5	5	2	M	G	10+	No obvious significant defects.	No action required at present.	C1
T8	Ash	20	1	113	7	8	12	8	3	M	F	10+	Ivy recently severed at base but it still obscures most of the main stem at the time of inspection. A low limb extends east from 2m. Cavity at 2m and two dead stubs at 3m. Co-dominant stems extend from 3m. Two fallen fruiting bodies of <i>Innonotus hispidus</i> at base and two more on a secondary stem at 6m near old pruning wounds. The felling of this tree has been granted approval (Ref.PL/2025/06376) but its removal is not essential to facilitate the proposed development.	If this tree is retained then a detailed tree risk assessment should be carried out.	C2
T9	English oak	11	1	20	3	3.5	4	3	2	SM	G	10+	No obvious significant defects.	No action required at present.	C1
T10	Fastigate beech	11	1	45	4.5	4.5	4.5	4.5	3	EM	G	10+	Suppressed crown. Located beyond the site boundary, no access to base.	No action required at present.	C1

A key explaining each category is provided at the rear of the schedule

Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T11	Ash	21	5	83	8.5	5.5	7.5	7	15	M	G	20+	Ivy recently severed at base. Five stems extend from base. High crown. No obvious significant defects.	No action required at present.	B2
T12	Beech	11	1	25	4	4	4	4	2	EM	G	20+	Symmetrical crown. No obvious significant defects.	No action required at present.	B2
T13	Ash	17	1	72	7	6	11	9	4	M	F	10+	Ivy recently severed at base. Two stems extend from a large bark included union at base. Past crown lift. The felling of this tree has been granted approval (Ref.PL/2025/06376) but its removal is not essential to facilitate the proposed development.	No action required at present.	C2
T14	Hazel	4	MS	24	5.5	3	6	3	1	M	G	10+	No obvious significant defects.	No action required at present.	C2
T15	Sycamore	15	1	43	7	7	7	7	5	M	G	20+	No obvious significant defects. Located beyond the site boundary wall, no access to base.	No action required at present.	B2
T16	Ash	17	1	62	6	6	7	8	5	M	G	20+	A secondary stem extends west from 1.5m. Arboreal ivy.	No action required at present.	B2
T17	Norway maple	10	1	34	5	2	4.5	4	4	EM	G	10+	Suppressed crown. Arboreal ivy.	No action required at present.	C2
T18	Hazel	6	MS	27	4	6	5	4	2	M	G	10+	Multi-stemmed from base.	No action required at present.	C2
T19	Ash	14	2	24	3	2	1	4	4	EM	G	10+	A self-sown tree.	No action required at present.	C2
T20	Sycamore	14	1	26	5	2	4	1	2	EM	G	10+	A self-sown tree.	No action required at present.	C2
T21	Hazel	6	MS	21	4	3	6	2	2	M	G	10+	Multi-stemmed from base.	No action required at present.	C2
T22	Hazel	6	MS	28	1	6	5	5	2	M	G	10+	Multi-stemmed from base.	No action required at present.	C2
T23	Beech	19	1	76	7.5	7.5	7.5	7.5	3	M	G	40+	Symmetrical crown. No obvious significant defects.	No action required at present.	A1
T24	Ash	20	2	87	9	8	9.5	7	2	M	G	20+	Four stems extend from 2m. No obvious significant defects. This tree has now been felled following approval (Ref.PL/2025/01271).	No action required at present.	B2
T25	Ash	20	3	76	5	9	6	7	2	M	G	20+	Four stems extend from 2m. Crown extends south. No obvious significant defects. This tree has now been felled following approval (Ref.PL/2025/01271).	No action required at present.	B2

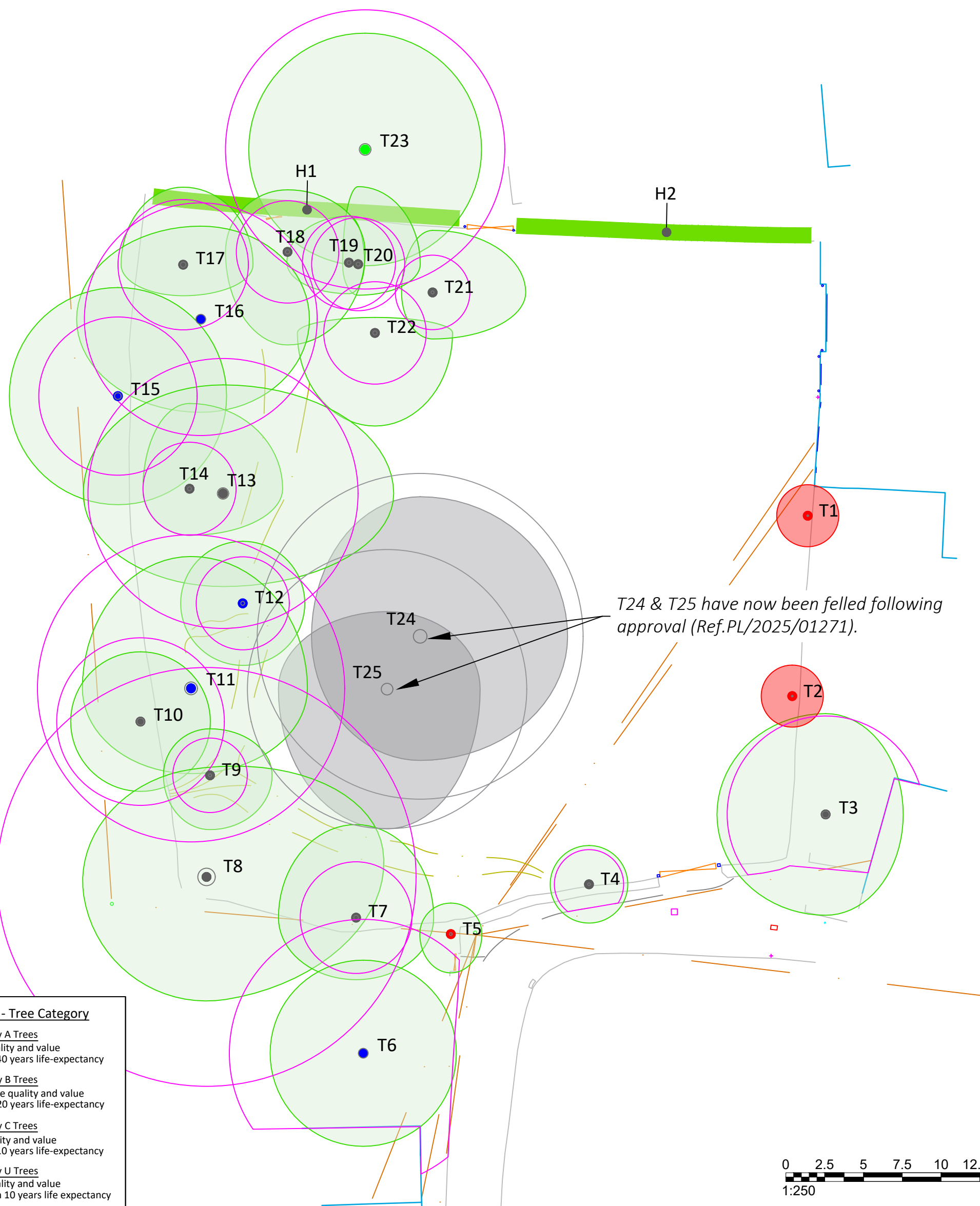
A key explaining each category is provided at the rear of the schedule

Appendix 1: Hedge Schedule**Surveyor:** Nick Baxter**Site:** The Old Paddock at Manor Farm, Winsley**Date of Survey:** 1st April 2025

Hedge Number	Tree Species	Height (m)	No. of Stems	Stem Ø (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Site Notes	Recommended Management	Category
H1	Lonicera	2	MS	70	1	20	EM	G	10+	A narrow garden hedgerow located just beyond the site boundary.	No action required at present.	C2
H2	Lonicera	2	MS	70	1	30	EM	G	10+	A narrow garden hedgerow located just beyond the site boundary. Recently cut back to the fence line.	No action required at present.	C2

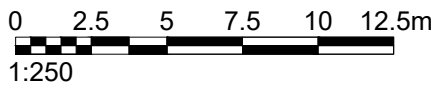
A key explaining each category is provided at the rear of the schedule

Key Headings	Definition	Key Headings	Definition
Tree, Group or Hedge Number	Reference number for tree as illustrated on the accompanying plan.	1st Branch	This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.
Species	Common name of the tree.	Tree Structural Condition & Site Notes	Observations of the trees structural integrity and notes of site features or property within falling distance.
Number in Group	Number of trees within a tree-group. The group may include more than one species of tree.	DBH	Diameter of the main trunk measured at 1.5m using diameter tape.
Height	Estimated tree height (m) from ground level.	Age Class	Y = Young, SM = Semi-Mature, EM = Early Mature, M = Mature, FM = Fully Mature, & V = Veteran
Stem/ Combined Stem Diameter	Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance. The stem diameters are measured in accordance with Figure C.1 of BS5837:2012.	Crown Spread Radius	The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Constraints Plan and Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.
Number of Stems	The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This influences how the root protection area is calculated.	ULE (Years)	Useful Life Expectancy. Anticipated future contribution to amenity, in years.
Overall health	A measure of physiological condition. G = Good, F = Fair, P = Poor and D = Dead.	Category	Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality), C (low quality) & U (very low quality).
Management Recommendations	Recommended works to be carried out prior to construction.		



BS5837:2012 - Tree Category

- Category A Trees**
High quality and value
At least 40 years life-expectancy
- Category B Trees**
Moderate quality and value
At least 20 years life-expectancy
- Category C Trees**
Low quality and value
At least 10 years life-expectancy
- Category U Trees**
Poor quality and value
Less than 10 years life expectancy



Key

Hedges

NBTREEMANAGEMENT
Arboricultural Consultancy

www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name: The Old Paddock at Manor Farm Winsley		Client: Mr & Mrs Tomkins	
Drawing Title: Tree Removal Plan		Agent: LP Planning	
Drawing Number: TR-1		Date: 25-3-2026	
Revision B		Scale: 1:250 @ A3	

Agenda for Arboricultural Supervision

Stage	Action
Pre- construction	A pre-commencement site visit from the project arboriculturist will be required to check the position of the tree protection measures and to discuss any potential conflicts to trees with the contractors.
During construction	Arboricultural supervision will be required again to oversee the ground preparation in advance of laying the cellular confinement system. Further arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	A final visit will be required at the end of the project when fencing is removed, and subsequent landscaping operations can be discussed.

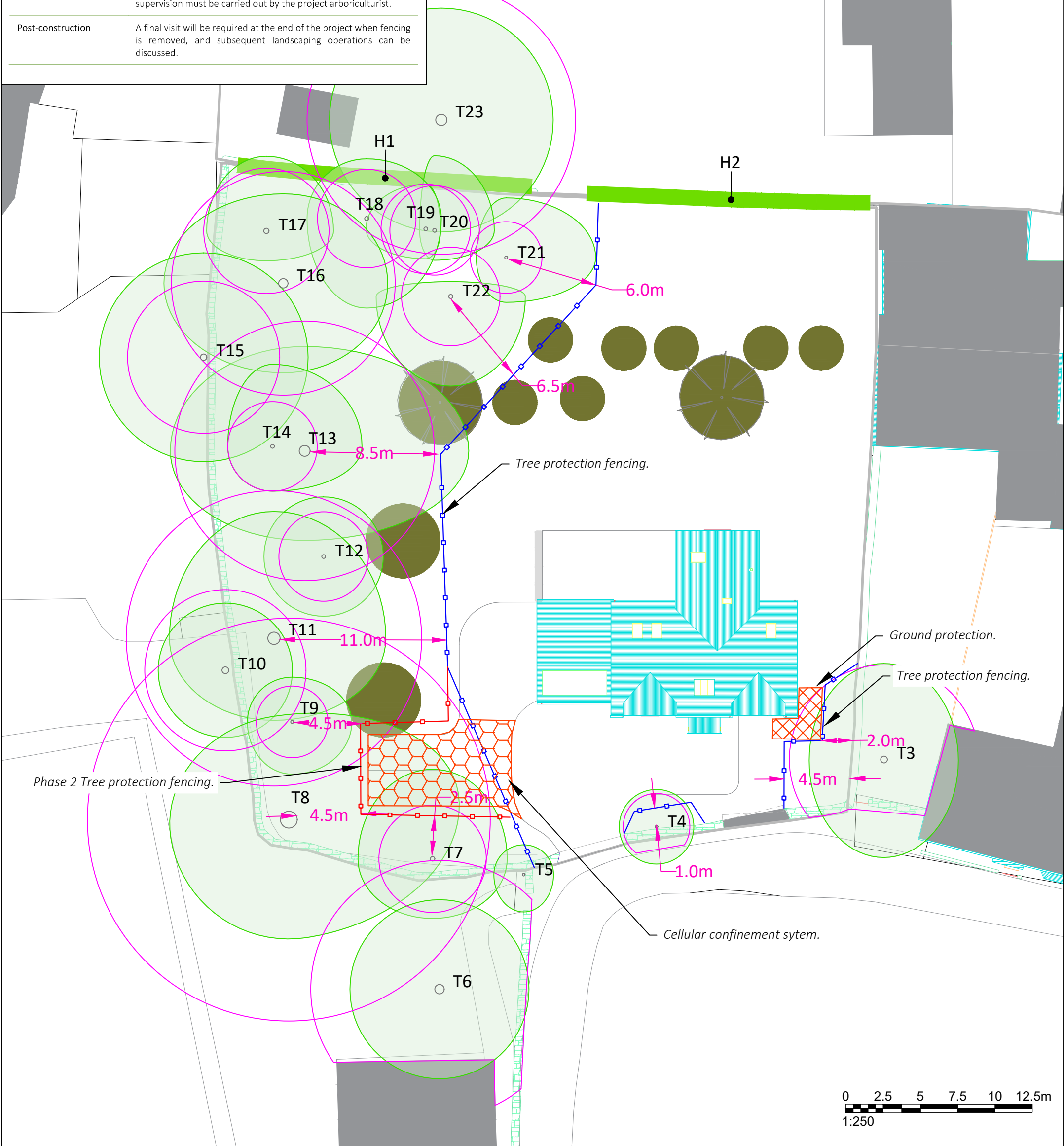
Construction Exclusion Zones

The areas beyond the tree protection fencing and surfaces which are ground protected are designated as Construction Exclusion Zones.

The following restrictions apply to the Construction Exclusion Zones;

- No excavations (including utility trenches) without the supervision of the project arboriculturist.
- No mixing or storage of materials.
- No welfare facilities.
- No fires.

Further details are included in the arboricultural method statement.



Key

NBTREEMANAGEMENT
Arboricultural Consultancy

www.nbtree management.co.uk
Tel: 07415 890038

Project Name: The Old Paddock at Manor Farm Winsley	
Drawing Title: Tree Protection Plan	
Drawing Number: TPP-1	Revision B

Client: Mr & Mrs Tomkins
Agent: LP Planning
Date: 25-3-2026
Scale: 1:250 @ A3