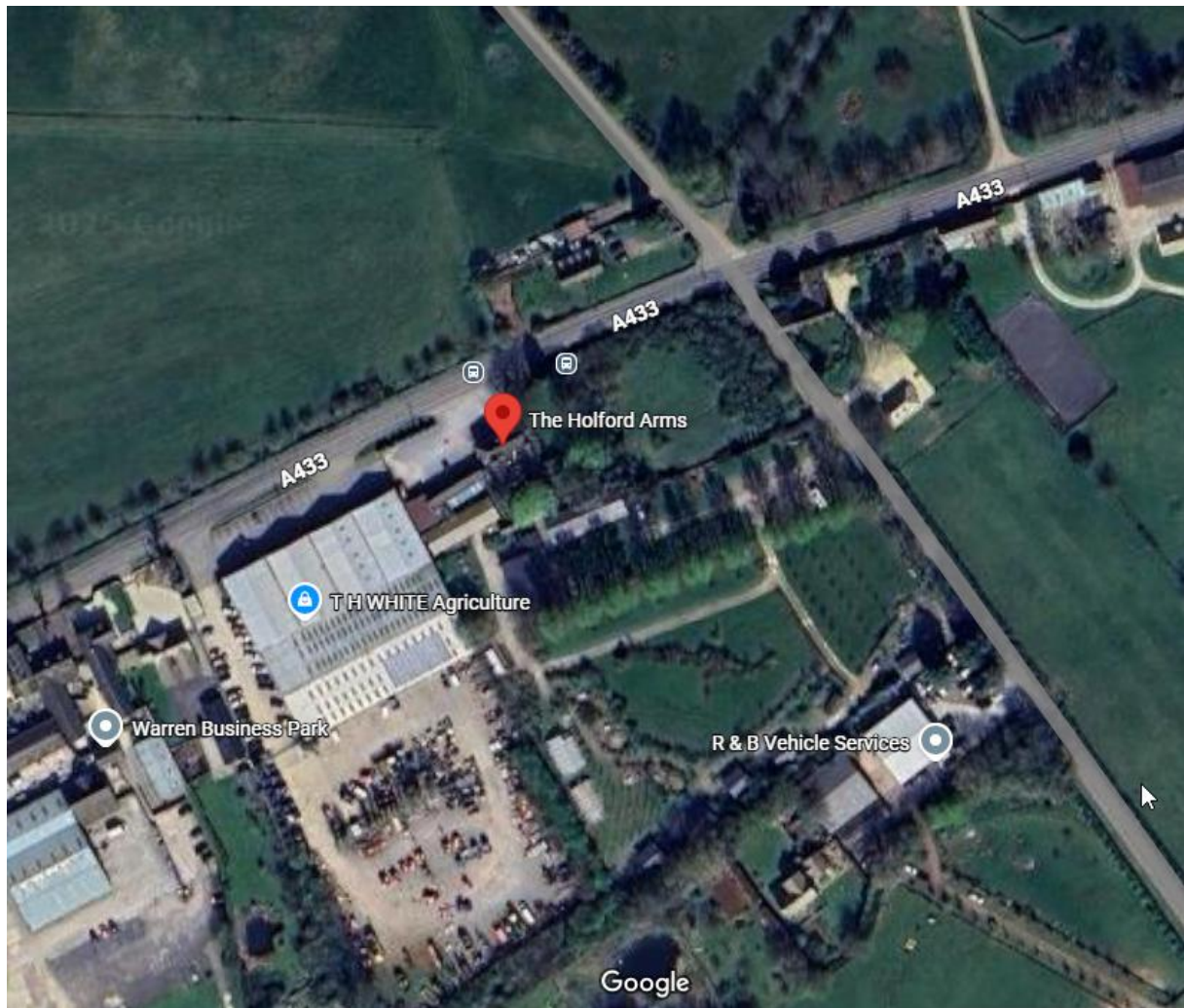




The Holford Arms, Knockdown, Tetbury

Arboricultural Report containing:

- **Arboricultural constraints**
- **Arboricultural impact assessment (AIA)**
- **Tree protection**
- **Arboricultural method statement**



On behalf of
James Reynolds

Prepared by:
Deb Randall BSc TechArborA
Arboricultural Consultant
March 2026

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1.0 Instructions/Scope

Silverback Arboricultural Consultancy have been instructed to compile an arboricultural report containing tree survey, tree constraints plan, arboricultural impact assessment, tree protection plan, and arboricultural method statement regarding trees growing within and adjacent to The Holford Arms, Knockdown, Tetbury GL8 8QY. This report is intended to accompany a planning application relating to the construction of an extension to the existing indoor spa, extensions to the north of the existing function room and soft and hard landscaping in the garden area to the east of the building. This document has been produced to demonstrate that the implications of the proposed development to the existing trees has been fully considered during the detailed design process.

1.1 Recommendations for the safeguarding of trees in close proximity to development are set out in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. We have therefore carried out the assessment of the trees in accordance with that document.

1.2 Specifically, this report and the accompanying information are supplied to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs), in a Tree Schedule and on a Tree Constraints Plan (TCP).
- Assess the impact of the proposed development on the trees on or adjacent to the site and the impact that retained trees will have on the site post development.
- Identify trees to be removed, trees to be retained, and specify measures necessary to protect retained trees during the construction phases of the development.
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the construction phases of the development.
- Present information regarding the location of protective barriers or fencing and ground protection on a Tree Protection Plan (TPP).

- Identify special engineering, excavation or protection measures intended to minimise the impact on retained trees where the site design layout requires a breach of the Root Protection area (RPA).
- Provide an Arboricultural Method Statement for the recommended works detailing measures which should be implemented to protect retained trees during the demolition and construction phases of the development.

1.3 This report is based on a ground level assessment of the trees. A site survey was undertaken by Deb Randall BSc (Hons) *TechArborA*, technical member of the Arboricultural Association and a Lantra certified Professional Tree Inspector with over five years' experience in the industry, and Chris Wright *M.Arbor.A* a professional member of the Arboricultural Association and Lantra certified Professional Tree Inspector with over thirty years' experience in the industry. The site was visited on Tuesday 3rd March 2026. The weather was bright with good visibility.

1.4 Documents Provided

- Topographic survey dwg N° 25.1598/03
- Proposed site layout dwg N° 25.1598/04 Rev A

2.0 Survey Methodology

The survey includes tree and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.1 All inspections were made from ground level with the use of binoculars, sounding hammer, and metal probe where necessary, using the Visual Tree Assessment method (Mattheck & Breloer, 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies, and any structural defects that could affect the structural integrity of the trees have been noted.

2.2 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where several trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single number, prefixed with a 'G'

Species: common name and botanical name in *italics*

Tree Height: approximate height in metres

Stem Diameter: diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012

(# estimated dimensions for off-site or inaccessible trees)

Crown spread: approximate spread in metres taken at the four main compass points N, E, S, W

Crown clearance: approximate height from ground to lowest part of canopy

Age class: Young, Semi Mature, Early Mature, Mature, Over-Mature, Veteran

Structural condition: Good, Fair, Poor, Collapsed

Physiological condition: Good, Fair, Poor, Diseased, Dead

Observations: observations noted during tree inspections

Preliminary recommendations: recommended action to ensure the health and safety of the tree.

Remaining contribution (years): <10, 10+, 20+, 40+

BS Cat - category grading in accordance with BS 5837:2012

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 realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

RPA – Root Protection Area - measured in metres from the centre of the tree stem.

2.3 Presentation of the Data Collected

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table (appendix 1) in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.

- The data significant to the proposed site layout is also presented on the Tree Constraints Plan (Drawing Number 260310-HAK-TCP-Rev A-NB (appendix 2) and Arboricultural Impact Assessment Plan (Drawing Number 260320-HAK-AIA-Rev B-NB (appendix 3).
- All other relevant data are presented within the main body of this report.
- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule sheets, and on all plans presented in the appendices of this report.

3.0 Report Limitations

Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

- 3.1 No internal decay devices or other invasive tools to assess tree condition were used. No soil excavation or root inspection was undertaken. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.
- 3.2 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.
- 3.3 The survey contained within this report is not a tree safety inspection. It has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the tree schedule sheets (appendix 1). A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.
- 3.4 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions regarding their retentive worth.
- 3.5 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. Any amendments to the design or position of the proposed development will invalidate this report.

4.0 Legal duty

- 4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the Occupiers Liability Act (1957 & 1984).
- 4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.
- 4.3 Searches of Wiltshire Council's online mapping system showed there are no Tree Preservation Orders or other statutory constraints covering the trees on the site.

5.0 Tree and Site Assessment (to be read in conjunction with the survey schedule sheets)

- 5.1 The proposed development is for the construction of an extension to the existing indoor spa, extensions to the north of the existing function room and soft and hard landscaping in the garden area to the east of the building. The area proposed for development currently comprises of the existing building accessed from the north end of the site from the A433.
- 5.2 The area to the south of the main building consists of hardstanding and outbuildings. The majority of trees, including fruit trees, are growing around the borders of the site. Two trees are growing within the pub courtyard with hardstanding to their base.
- 5.3 G16 is a significant group of Hybrid Black Poplar and Sycamore trees forming a screen across the southern boundary of the site with the adjacent camp site to the south of the trees. Overall, no significant defects were visible at the time of inspection. Overall, the trees were considered to be in good structural condition and of moderate quality and value.
- 5.3 Thirteen trees and three groups of trees were surveyed. Of the trees surveyed, two trees and one group of trees were categorised **A**, two trees were categorised **B**, the remaining trees and groups were categorised **C**. The trees were assessed and categorised in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

6.0 Arboricultural Constraints

Trees have a widely spreading, shallow root system. In most cases, the majority of tree roots are situated within the top 600mm of soil although some roots may extend down to 2m. Small feeder roots can also be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.

6.1 Constraints on the design of the development are presented in the Tree Schedule Sheets (appendix 1), Tree Constraints Plan (appendix 2) and the Arboricultural Impact Assessment Plan (appendix 3). These constraints are also considered in the main body of the report below and recommended remedial works and mitigating measures.

6.2 The Tree Constraints Plan (TCP) shows the Root Protection Areas (RPAs) for the individual trees identified in the tree schedule tables. This represents the minimum area in m² which ideally should be left undisturbed around each tree were it to be retained. The TCP/ AIA also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

6.3 Trees Identified for Retention and Removal.

It is proposed to remove T08, part of G09, T10, T11, T12, T13, T14, T15 to facilitate the proposed development. The remaining trees will be retained and protected throughout the proposed development.

6.4 Mitigation

6.4.1 It is proposed to mitigate for the loss of these trees by the implementation of a landscaping scheme including replacement trees and shrubs to enhance that landscape and visual amenity of the site. The details and specification for the proposed landscaping will be agreed with the Local Planning Authority.

6.5 Trees Outside Site Boundary

There are no trees outside of the site boundary which are impacted by the proposed development.

7.0 Arboricultural Impact Assessment

- 7.1 New hard surfacing including gravel footpath, paved seating area are proposed within the calculated Root Protection Area (RPA) of T01 and T04. Any excavation or soil compaction in this area could potentially lead to root severance or damage. This could subsequently lead to a reduction in the trees ability to take up water and nutrients, which may lead to a deterioration in the tree's health.

Where new hard surfacing is to be installed within the Root Protection Areas of T01 and T04, construction will be in accordance with Arboricultural Guidance Note 12 'The use of Cellular Confinement Systems near Trees. A Guide to Good Practice' using a 75mm deep Cellular Confinement System such as 'Cellweb'.

- 7.2 Any encroachment into the Root Protection Area (RPA) of retained trees could lead to ground compaction resulting in root damage.

Protective fencing, in accordance with BS5837:2012 will be erected to prevent any unauthorised access into the Root Protection Area (RPA) during the development works.

- 7.3 Existing hard surfacing covers sections of the calculated Root Protection Areas (RPAs) of trees around the proposed development areas. It is considered that this will offer protection for underlying roots from soil compaction during the construction.

The existing hard surfacing will be retained and maintained in position throughout the proposed development.

- 7.4 Storage and mixing of construction materials could lead to soil compaction and ground contamination through spillage.

All storage and mixing of materials will be undertaken outside the Root Protection Area (RPA) of the retained trees. If considered necessary, due to ground levels, a suitable waterproof ground covering with bunds at the edges to prevent leakage will be laid over the storage, mixing area.

- 7.5 Overhanging and low branches could potentially be damaged during the erection of scaffolding or during the delivery of materials to site.

There is sufficient clearance under the canopies of T01 and T04 to accommodate the proposed landscaping works. The protective fencing will enclose the branch spreads of the other retained trees preventing any potential damage to the tree canopies.

- 7.6 Drainage and service routes in association with the proposed development have been planned outside the calculated Root Protection Area of any trees proposed for retention.

Should this change, installation of drainage or services runs will be in accordance with Section 7.7 (Underground and above-ground utility apparatus) of BS5837:2012.

- 7.7 **Shading:** - Potential shading of buildings by retained trees can lead to pressure for the pruning or removal of the trees. *BS5837: 2012 par 5.3* states that proposed buildings should be designed to take account existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

There are no shading issues associated with the proposed development.

- 7.8 **Future growth:** - Future extension growth of branches can result in the continuous whipping of branches against the fabric of a building or damage to the roof tiles. Structures should therefore be located with due consideration for a tree's ultimate growth.

The proposed extensions are at a sufficient distance from the retained trees for there to be no issues.

8.0 Tree Protection

The trees to be retained on site during and after development as listed in Section 6.3 will require both above and below ground protection. Above ground protection may involve remedial tree surgery works. These works, where applicable, are presented in the Tree Schedule Sheets (appendix 1) and are discussed in Section 8.1 below.

8.0.1 Below ground protection measures, based on the root protection areas (RPA), indicated in the Tree Constraints Plan, will involve the erection of tree protection barriers as discussed in Section 8.2. Where the proposed site layout encroaches into the RPAs of retained trees, measures are recommended to minimise the potential damage to the roots and the root environment of the trees in question. The tree protection fencing is illustrated in Tree Protection Plan (Drawing Number 260331-HAK-TPP-Rev D-NB) (appendix 4).

8.0.2 The potential position of tree roots as indicated in the Arboricultural Impact Assessment Plan and Tree Protection Plan are only guidelines based on calculations shown in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

8.1 Recommended Remedial Tree Surgery Works

Remedial tree work specifications are set out in the tree schedule table (appendix 1) and discussed in section 8.1.1 below. All works will be undertaken in accordance with BS3998:2010 Tree Work Recommendations and should be undertaken by a suitably qualified and experienced Tree Surgery contractor.

8.1.1 No remedial works are considered necessary to facilitate the proposed development.

8.2 Tree Protection Fencing

The Tree Protection Plan indicates the location of the proposed tree protection barriers where appropriate. These barriers will create a Construction Exclusions Zone (CEZ) around the retained trees.

8.2.1 The Construction Exclusion Zones will be erected in accordance with the recommendations in Section 6.2 of BS5837:2012. The specifications for the barriers are presented in Figure 3 from BS5837:2012 (appendix 5).

8.2.2 It is *essential* that tree protection fencing barriers are erected before any demolition, site preparation or construction work be commenced. (Remedial tree works however, should be undertaken before such fencing is erected – See Section 8.1). Once erected, the protective fencing will be retained and maintained in position for the duration of the development.

- 8.2.3 Should any construction activity require the repositioning of the tree protection barriers, advice will be sought from Silverback Arboricultural Consultancy and approval requested from the Local Authority Tree Officer before any of the fencing is altered.

8.3 Damage Limitation-Special Measures

Areas are identified on the Tree Protection Plan where special measures will be required to minimise the impact of the proposed site layout on the retained trees where the construction works breach the RPAs.

- 8.3.1 Where new hard surfacing is to be installed within the Root Protection Areas of T01 and T04 construction will be in accordance with Arboricultural Guidance Note 12 'The use of Cellular Confinement Systems near Trees. A Guide to Good Practice' using a 75mm deep Cellular Confinement System such as 'Cellweb'.
- 8.3.2 In the event of any unforeseen circumstances the project arboriculturist will be informed immediately and will advise on suitable precautionary measures.

9.0 Arboricultural Method Statement

This section sets out the basis of the methodology for all works in relation to the proposed development in proximity to trees located within the site boundary.

- 9.0.1 Copies of the Arboricultural Method Statement document will be available for inspection on site and will form the basis of the management of all works relating to the trees on the site for the Site Agent/Manager following commencement of the project.

9.1 Programme of Works

- Arboricultural works
- Erection of protective barriers
- Installation of no dig surfacing
- Hard landscaping
- Construction of proposed extensions

9.2 Arboricultural Works

The work recommendations discussed in Section 9.2.1 set out the proposed works to trees within the development site. These works will be carried out before commencement of other site operations including the erection of protective barriers. The proposed tree works will be undertaken by a professional arboriculturist in accordance with the recommendations contained in BS3998:2010 Tree work-recommendations.

- 9.2.1 The removal of T08, part of G09, T10, T11, T12, T13, T14 and T15 will be undertaken to facilitate the proposed development.

9.3 Tree Protection Fencing

BS5837:2012 recommends the erection of protective fencing around retained trees before development commences. The position of the fencing is calculated using the tree's diameter (DBH) measured at 1.5m up the stem. The area within the fencing is called the Root Protection Area (RPA).

- 9.3.1 To allow access to the site and facilitate the construction it will not be possible to erect the protective fences at recommended distance contained with BS5837:2012. It is proposed to erect the protective fencing as indicated on the Tree Protection Plan (TPP). This will create a Construction Exclusion Zone (CEZ).
- 9.3.2 The protective fencing will be constructed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. This will consist of weld mesh panels positioned in rubber feet braced with stabilizer struts secured with ground pins, in accordance with Figure 3 of BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (appendix 5).
- 9.3.3 Once erected, the protective fencing will be retained and maintained in position for the duration of the development. If it is necessary to move the protective fencing advice will be sought from Silverback Arboricultural Consultancy and approval requested from the Cotswold District Council Tree Officer before any of the fencing is altered.

9.3.4 Weatherproof signage will be attached to the fencing indicating its function as illustrated (appendix 6).

9.3.5 In the CEZ (construction exclusion zone):

- There must be no alteration of ground levels, including soil stripping other than those detailed within this report
- Any installation of drainage or services will be in accordance with Section 7.7 (Underground and above-ground utility apparatus) of BS5837:2012.
- Oil, bitumen, cement or other harmful materials will not be stored, mixed or discharged within 10m of any retained trees
- Fires will not be lit beneath or within 10m upwind of tree canopies

9.4 Construction of the footpath and patio in garden area

To minimise any impact on the rooting area of the trees, the new hard surfacing, within the RPAs will be constructed using a three dimensional ‘Cellular Confinement System’ (CCS), “Cellweb” to prevent any ground compaction or potential impact on the health of the tree roots. (appendix 7)

9.4.1 The position of the new footpaths and patio area will be marked out, cleared of vegetation and a general level created using hand tools and clean sand where necessary. A geo textile membrane will then be laid across the surface overlaying the edges of the area by 300mm. Any joints will be overlap by a minimum of 300mm.

9.4.2 75mm ‘Cellular Confinement System’ (CCS) will then be laid across the area and secured with J pins in the corners and 10x J pins per panel. Adjacent panels will be stapled together. This will provide a load-bearing and permeable structure. The cellular design and perforated cell walls reduce the vertical load pressure on sub soils to tree roots and prevents damage.

9.4.3 Once the CCS is in place it will be backfilled with Type 4/20 or Type 20/40mm clean angular stone which will enable air and moisture to reach the roots and encourage healthy growth. There will be a minimum overfill of clean angular stone.

- 9.4.4 A porous wearing course will then be applied to a depth of 30-40mm as the finished surface. The edges of the hard surfacing will be retained using tandalised wooden retaining boards staked into the ground tapering down to the existing ground level with topsoil.

9.5 Supervision and Monitoring

The project arboricultural consultant will be employed to oversee operations relating to works close to or within Root Protection Areas of retained trees and to issue a site inspection report of practical completion for the following operations:

- The erection of protective barriers around the retained trees in accordance with TPP (appendix 4)
- Installation of no dig surfacing

- 9.5.1 A record of site visits completed by the project arboriculturist will be maintained for inspection on site and copies are forwarded to the Local Planning Authority Tree Officer.

- 9.5.2 This development will be overseen Silverback Arboricultural Consultancy. If there are any alterations to the proposed working methodology necessary, works will be stopped until the arboricultural consultant has been notified and agreement reached with the Local Planning Authority Tree Officer.

10.0 Contact Details

10.1 Arboricultural Consultant

Chris Wright

Silverback Arboricultural Consultancy

E-mail: chris@silverbackarb.co.uk

10.2 Local Authority Tree Officer

Justin Hobbs

Arboricultural Officer

Cotswold District Council

E-mail: justin.hobbs@cotswold.gov.uk

11.0 References

Mattheck, C. and Breloer, H. (1994). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London

British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London

12.0 Appendices

- Tree schedule sheets
- Tree constraints plan
- Arboricultural impact assessment (AIA)
- Tree protection plan
- BS5837:2012 Trees in relation to construction: Recommendations Protective Fencing Detail
- Protective fencing sign
- Cellular Confinement System Detail

Deb Randall BSc TechArborA

Arboricultural Consultant

Silverback Arboricultural Consultancy

31st March 2026

Arboricultural Survey Holford Arms, Knockdown

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m ²
						N	E	S	W									
T01	Silver birch	<i>Betula pendula</i>	15	1	560	5	5	7	5	2	Mature	Good	Good	No significant defects visible at time of inspection	No action required at the time of inspection.	40+ Years	A1,2	Radius: 6.7m. Area: 141 sq m.
T02	Hazel	<i>Corylus avellana</i>	5	1	100	1	1	1	1	1.5	Mature	Fair	Good	No significant defects visible at time of inspection Included bark at stem union Suppressed by neighbouring trees	No action required at the time of inspection.	20-40 Years	C2	Radius: 1.2m. Area: 5 sq m.
T03	Hazel	<i>Corylus avellana</i>	5	1	100	1	2	2	2	1.5	Mature	Fair	Good	No significant defects visible at time of inspection Included bark at stem union Suppressed by neighbouring trees	No action required at the time of inspection.	20-40 Years	C2	Radius: 1.2m. Area: 5 sq m.
T04	Horse chestnut	<i>Aesculus hippocastanum</i>	13	1	1100	6	6	6	6	3	Mature	Good	Good	No significant defects visible at time of inspection Multi- stemmed from base	No action required at the time of inspection.	40+ Years	A1,2	Radius: 13.2m. Area: 547 sq m.
G05	Wild cherry	<i>Prunus avium</i>	11	1	150	2	2	3	2	4	Mature	Fair	Fair	Growing in linear row as screen Suppressed by neighbouring trees Prolific ivy throughout canopy	No action required at the time of inspection.	20+ Years	C2	Radius: 1.8m. Area: 10 sq m.
T06	Cotoneaster	<i>Cotoneaster sp.</i>	3	1	100	0.5	0.5	0.5	0.5	2	Mature	Fair	Fair	Multi- stemmed from base Suppressed by neighbouring trees Prolific ivy throughout canopy	No action required at the time of inspection.	10+ Years	C2	Radius: 1.2m. Area: 5 sq m.

Arboricultural Survey Holford Arms, Knockdown

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m ²
						N	E	S	W									
T07	Wild cherry	<i>Prunus avium</i>	14	2	360	5	5	5	5	2	Mature	Fair	Good	Growing on edge of footpath No significant defects visible at time of inspection Ivy growing up main stem Previously crown lifted	No action required at the time of inspection.	20-40 Years	B2	Radius: 4.4m. Area: 61 sq m.
T08	Wild cherry	<i>Prunus avium</i>	4	1	190	2	2	2	2	1	Early Mature	Fair	Good	Low graft No significant defects visible at time of inspection	No action required at the time of inspection.	20-40 Years	C2	Radius: 2.3m. Area: 17 sq m.
G09	Apple	<i>Malus sp.</i>	1	1	90	0.5	0.5	0.5	0.5	0	Semi Mature	Fair	Good	9 Apple trees growing in planting pit No significant defects visible at time of inspection	No action required at the time of inspection.	20-40 Years	C2	Radius: 1.1m. Area: 4 sq m.
T10	Box	<i>Buxus sp.</i>	2	1	80	0.5	0.5	0.5	0.5	1	Early Mature	Fair	Good	Pruned as round shrub No significant defects visible at time of inspection	No action required at the time of inspection.	20+ Years	C2	Radius: 1.0m. Area: 3 sq m.
T11	Box	<i>Buxus sp.</i>	2	1	80	0.5	0.5	0.5	0.5	1	Early Mature	Fair	Good	Pruned as round shrub No significant defects visible at time of inspection	No action required at the time of inspection.	20+ Years	C2	Radius: 1.0m. Area: 3 sq m.
T12	Sycamore	<i>Acer pseudoplatanus</i>	16	1	630	5	5	5	6	3	Mature	Good	Good	No significant defects visible at time of inspection Branches to west encroaching on neighbouring building Suppressed by neighbouring trees	No action required at the time of inspection.	20-40 Years	B2	Radius: 7.6m. Area: 181 sq m.

Arboricultural Survey Holford Arms, Knockdown

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m2
						N	E	S	W									
T13	Sycamore	<i>Acer pseudoplatanus</i>	12	1	330	1	4	5	5	4	Mature	Fair	Good	No significant defects visible at time of inspection Branches to west encroaching on neighbouring building Suppressed by neighbouring trees	No action required at the time of inspection.	20-40 Years	C2	Radius: 4.0m. Area: 50 sq m.
T14	Wild cherry	<i>Prunus avium</i>	2	1	80	0	1.5	1.5	1	1	Semi Mature	Fair	Good	Suppressed by neighbouring trees	No action required at the time of inspection.	10+ Years	C2	Radius: 1.0m. Area: 3 sq m.
T15	Apple	<i>Malus sp.</i>	3	1	90	0	1	2	2	0.5	Semi Mature	Fair	Good	Growing through wooden decking Suppressed by neighbouring trees	No action required at the time of inspection.	20+ Years	C2	Radius: 1.1m. Area: 4 sq m.
G16	Mixed species	Mixed species	22	1	600	5	5	5	5	3	Mature	Good	Good	Linear group of 23 Poplars and 15 Sycamores forming single canopy No significant defects visible at time of inspection	No action required at the time of inspection.	20-40 Years	A1,2	Radius: 7.2m. Area: 163 sq m.



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Site: Holford Arms, Knockdown

Drawing Title: Tree Constraints Plan

Drawing Number: 260310-HAK-TCP-Rev A-NB

March 2026

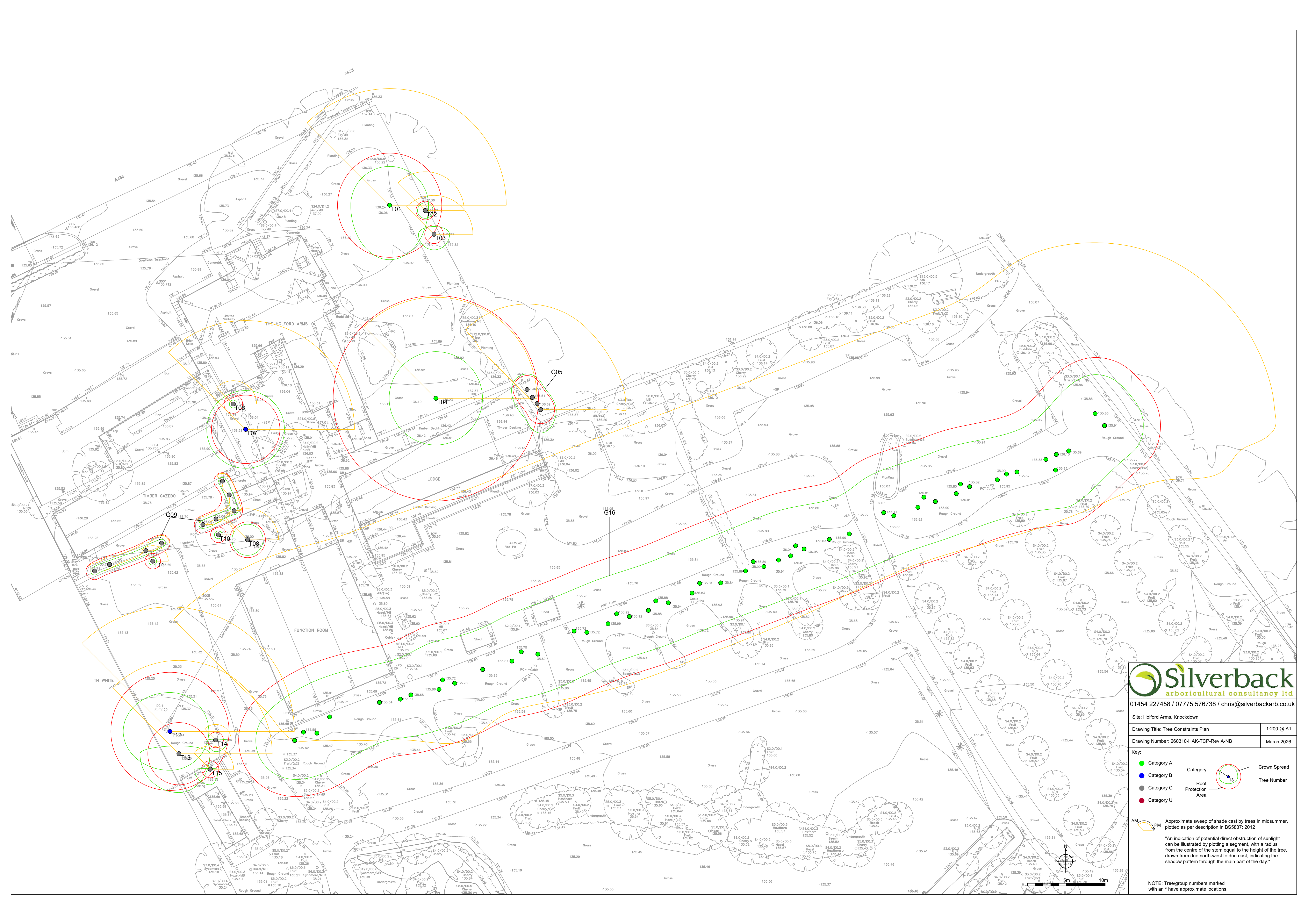
Key:

- Category A
- Category B
- Category C
- Category U
- Category
- Crown Spread
- Tree Number
- Root Protection Area

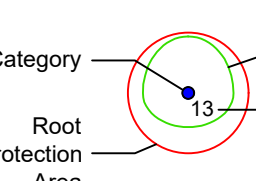
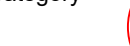
AM PM Approximate sweep of shade cast by trees in midsummer, plotted as per description in BS5837: 2012

"An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

NOTE: Tree/group numbers marked with an * have approximate locations.



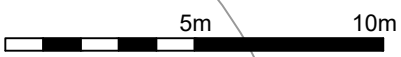
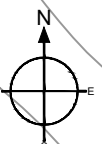
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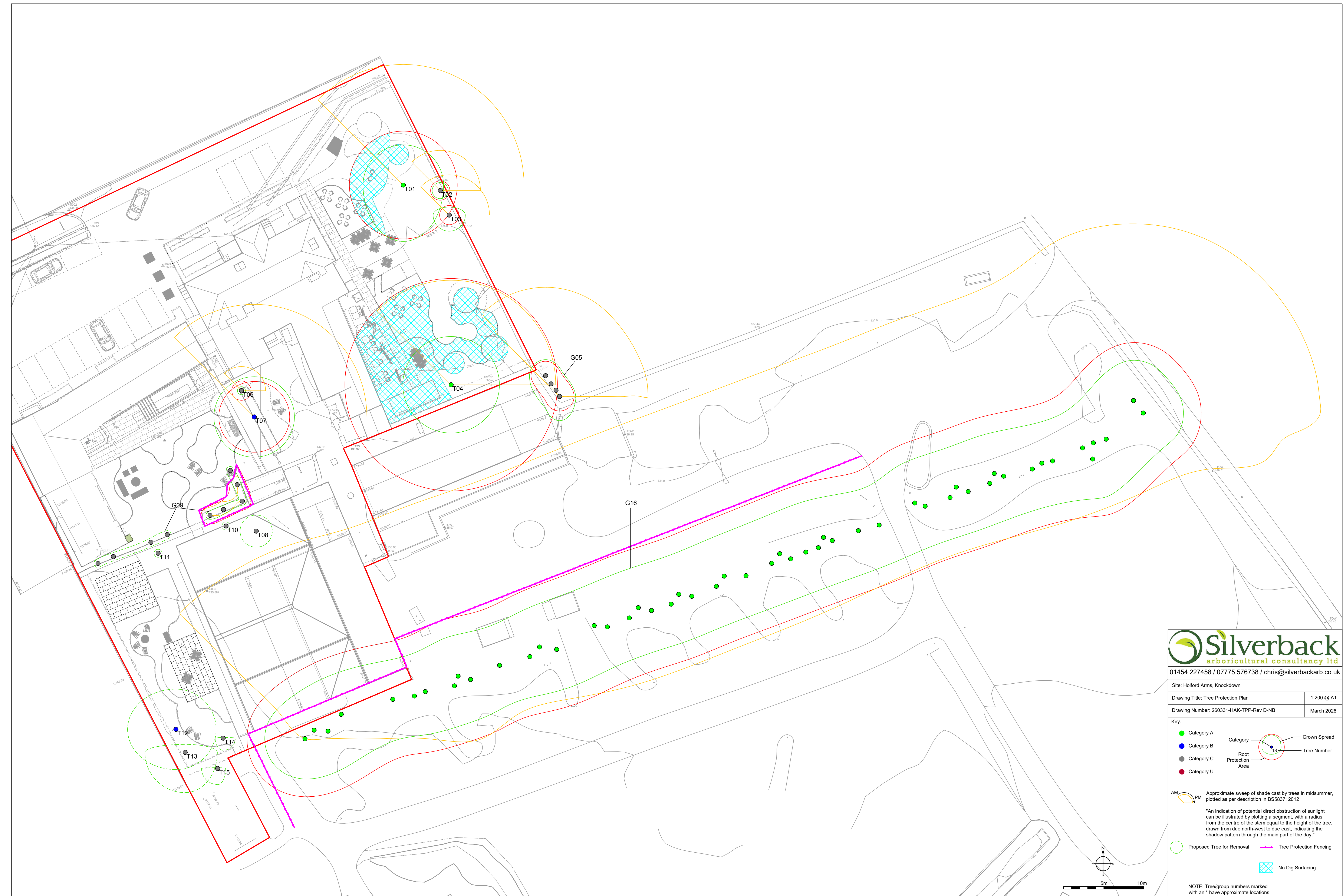
 Category A	 Category B	 Category C	 Category U
 Category  Crown Spread  Root Protection Area Tree Number 			

AM  PM Approximate sweep of shade cast by trees in midsummer, plotted as per description in BS5837: 2012

"An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

NOTE: Tree/group numbers marked with an * have approximate locations.





**BS 5837:2012 – TREES IN RELATION TO DESIGN, DEMOLITION AND
CONSTRUCTION – RECOMMENDATIONS**

EXAMPLES OF ABOVE-GROUND STABILIZING SYSTEMS

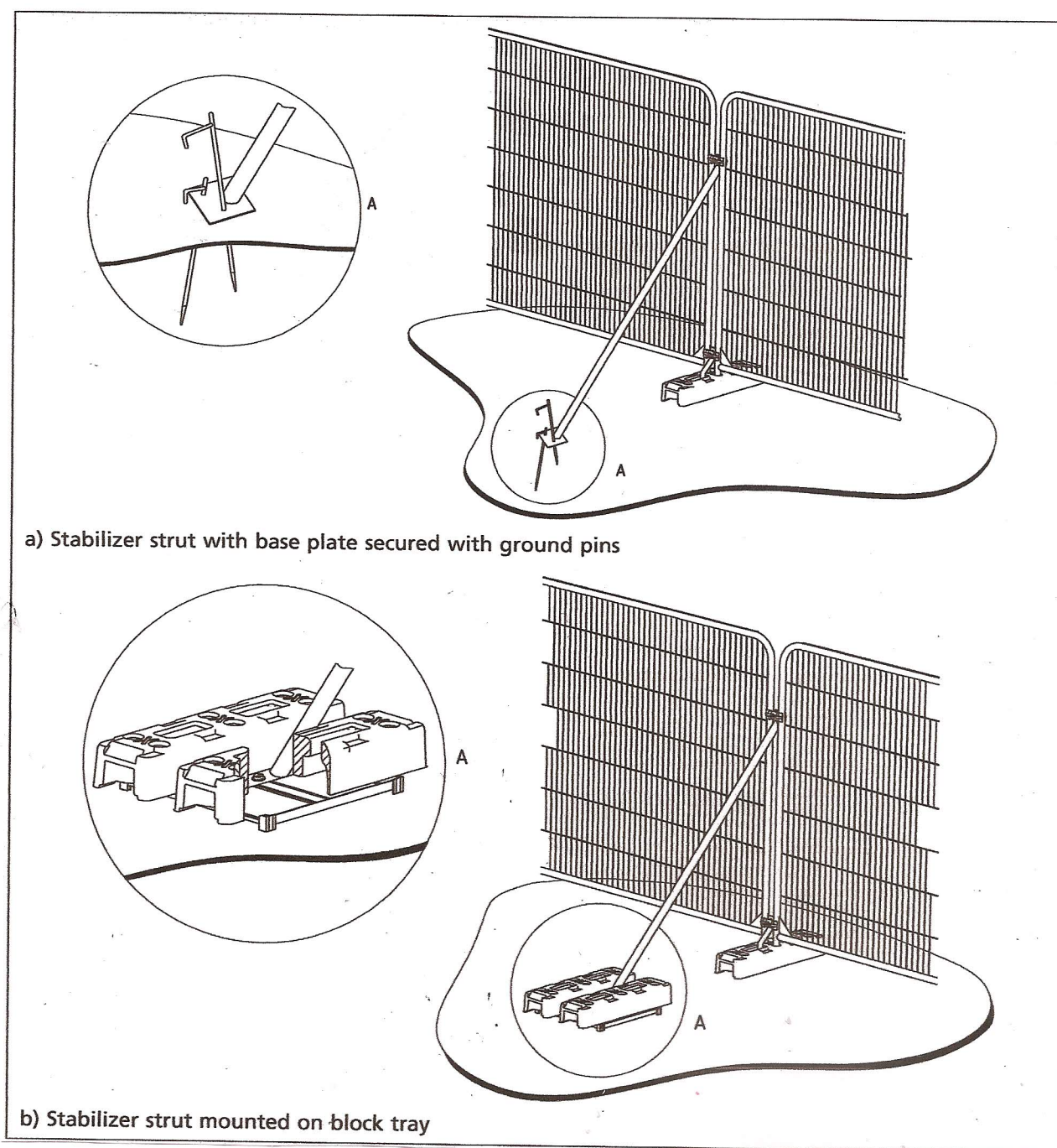


Figure 3 Examples of above-ground stabilizing systems



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Cellweb® TRP

Tree Root Protection

Cellweb® TRP is a 3D cellular confinement tree root protection system. The system provides a 'no dig' solution for the construction of new hard surfaces within root protection areas (RPAs). Cellweb® TRP has been designed and independently tested to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction.



Cellweb® TRP Key Functions

Cellweb® is a 'no dig' solution which is constructed directly on the existing ground surface. This eliminates the requirement for excavation, preventing root severance.

Cellweb® is a completely porous system allowing continued water permeation and gas exchange between the rooting environment and atmosphere.

Cellweb® spreads point loads, minimising increases in soil compaction within the rooting environment. This maintains an open graded soil structure allowing continued root growth, water, gas and nutrient migration.

The Cellweb® TRP system comprises the following three components

Treetex™ Geotextile. Following minimal ground preparation the Treetex™ is laid onto the existing ground and top soil. This acts as a separation layer, separating the system above from the soil and rooting environment below. Treetex™ performs as a hydrocarbon pollution control measure in accordance with BS5837, holding 1.7lt of oil per square meter.

Cellweb® 3D Cellular Confinement. The Cellweb® is installed on top of the Treetex™ layer. This is fixed to the ground using ten steel J pins per panel. The panels can be cut to the required shape and adjoining panels can be connected using heavy duty staples or cell ties.

4-20mm Clean Angular Stone. The expanded Cellweb® is infilled with a 4-20mm clean angular stone. The confined angular stone locks together to produce a rigid stone mattress, while maintaining air pockets for continued water permeation and gas exchange. The low fines content of the stone prevents the Treetex™ layer from becoming blocked over time.

Which depth of Cellweb® TRP?

The Cellweb® System is provided in four different depths; 200mm, 150mm, 100mm and 75mm. The depth required is determined by the proposed traffic loadings and the site ground conditions. Geosynthetics in house engineering department can provide a free site specific technical recommendation. For free technical and engineering support please contact Geosynthetics Ltd 01455 617139 or the full installation guide can be found on our website www.geosyn.co.uk.

Indicative Cellweb with overfill

