

Arboricultural Impact Assessment & Tree Protection Plan

For trees on land at Park Street in Heytesbury



On behalf of Cox Martin Design
Rowan Tree
Shorts Green Lane
Motcombe
Shaftesbury
SP7 9PA

Prepared by: Nick Baxter BSc(Hons) MArborA

Report Reference: NB-2025-064-AIA-RevC

Report Date: 19th March 2026

Summary

Nine residential units are proposed	The trees considered in this report are located on land at Park Street in Heytesbury. This report identifies the arboricultural impact for a scheme to construct nine new residential units at the site.
Only low-quality trees will be removed	Four C-grade trees and one group of Category U trees will need to be removed to construct the proposed development.
35 new trees will be planted	The proposed site has allocated space for 35 new trees. A detailed planting specification has not been produced, but this will be provided as part of a condition. The effect of the proposed tree removals in combination with new tree planting will improve the long-term aesthetic value of the area.
A cellular confinement system will be installed within one RPA	A cellular confinement system will be used to remove chances of soil compaction beneath a new site entrance. 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	In addition to a site visit to oversee ground preparation for the cellular confinement system, a site visit from the project arboriculturist will also be required at the start of the project to check the tree protection measures. A final visit will be required near the end of the project to discuss landscaping operations near trees. 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.
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 2 Tree Removal Plan (TR-1B)

Appendix 3 Tree Protection Plan (TPP-1C)

Arboricultural Method Statement (*provided separately*)

1 Introduction

1.1 Background information

Cox Martin Design proposes to construct a new residential development comprising nine units on land at Park Street in Heytesbury (BA12 0HW); this land is hereafter referred to as the 'site'.

I have been instructed by Cox Martin Design, 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 to accompany a pre-application submission.

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

Document Title	Originator	Document Number
Topographical Survey	SWS	SWS031711topo
Location and ex. Block Plan	Cox Martin Design	2409 L100 P4
Site Layout	Cox Martin Design	2409 L112 P1

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that whilst none of the trees inside the red line boundary have any statutory tree protection, numerous neighbouring trees located beyond the southern and western boundary are 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 open pasture with a belt of mature woodland trees located along the northern boundary which largely consist of sycamore, ash, poplar and elm. A specimen beech tree is also located just beyond the western site boundary near an existing field entrance.

2.2 The tree survey

I visited the site on 29th September 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, tree-group 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	Groups	Hedges
A	High	1	-	-
B	Moderate	10	2	-
C	Low	11	2	7
U	Very Poor	2	1	-
Total		24	5	7

2.4 Tree plans

Two A2 tree plans are presented at the rear of this report. The trees have been plotted 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-1C)	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 Arboricultural impact statement

The proposed site layout has undergone several revisions and has now removed the new entrance from the western boundary which eliminates any impact to a Category A beech tree. The proposed new entrance off Park Street has also reduced in size which lessens impacts to retained trees.

Overall, the proposed development minimises tree removals and impacts to retained trees but includes sensible locations for new trees to increase canopy cover.

3.2 Tree removals

Four C-grade trees will need to be removed to construct the proposed development (T8, T15, T16 & T17) plus one group of Category U trees (G4). All the tree removals are listed in Appendix 1 but a summary of tree removals is shown in Table 3.

Table 3: *Only low-quality trees will need to be removed.*

BS 5837 Category	Quality	Trees	Groups	Hedges
A	High	-	-	-
B	Moderate	-	-	-
C	Low	4	-	-
U	Very Poor	-	1	-
Total		4	1	-

3.3 New tree planting

The proposed scheme has allocated space for 35 new trees to complement the new site layout. A detailed planting specification has not been produced, but this will be provided as part of a condition. The effect of the proposed tree removals in combination with new tree planting will improve the long-term aesthetic value of the area.

3.4 Installation of new hard surfacing near trees

A new site entrance is proposed off Park Street which will be within the RPA of one retained tree (T23). 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 12⁵.

To protect the roots and soil near the adjacent tree, 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-1C) and the surface will be topped with a permeable wearing course. Essentially the proposed methodology will not allow any digging or compaction of the soil near the trees, and the existing soil levels will not be lowered in the root protection area.

In advance of laying this surface, the ground preparation work will be carried out under arboricultural supervision, and the cellular confinement system will be installed in accordance with the accompanying arboricultural method statement.

⁵ 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.

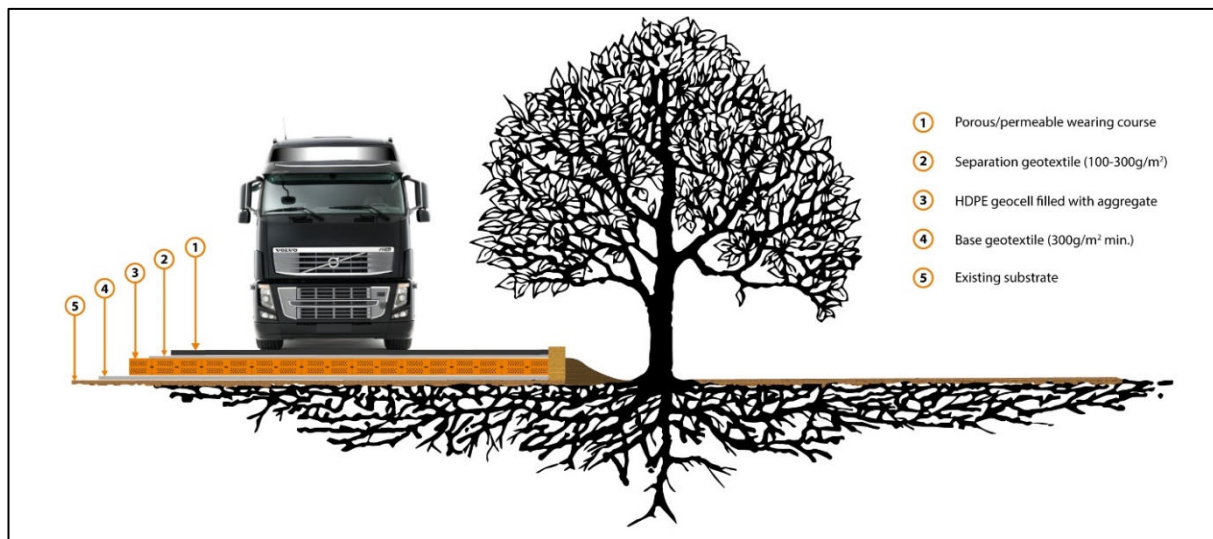


Figure 1: An example of the system proposed for protecting the soil near the retained trees.

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 RPA of T23 that will be covered by the new surface is just 12.5% (see Table 4). Therefore, provided the surface is laid in accordance with an approved arboricultural method statement, I expect the adjacent tree to easily tolerate this impact.

Table 4: The percentage of RPA covered by a cellular confinement system.

Tree Number	Total RPA (m ²)	Area of RPA Incursion (m ²)	Percentage of RPA Incursion
T23	366	45.9	12.5%

3.5 New service runs

New underground services from Park Street will need to be routed beyond the RPA of T23 and be installed before the cellular confinement system is laid. The space for these services is identified on the tree protection plan.

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 publication⁶ must be followed.

⁶ Street Works UK (2026): Publications Volume 4 – Guidelines for the planning, installation and maintenance of Utility apparatus in proximity to Trees. Street Works UK.

3.6 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-1C). 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

No remedial works are recommended for the protected trees in this project. However, it is important to note that under The Town and Country Planning (Tree Preservation) (England) Regulations 2012, it is an offence to damage or destroy a tree protected by a Tree Preservation Order (TPO) without local planning authority consent. Offenders may face an unlimited fine and be required to plant a replacement tree. Trees within conservation areas are protected in the same way as those with a TPO.

If this report is submitted to support a full planning application, and that application is subsequently approved, any tree works listed in the report may be carried out prior to the commencement of construction without the requirement for further permission from the planning authority. But, if any arboricultural works are intended before planning permission has been approved, then before works start, the local planning authority should be contacted again to confirm if any of the trees have subsequently become protected since the previous check. Also, if trees are owned by a third party, permission for any arboricultural management must be agreed with 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.

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

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 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. An agenda for arboricultural supervision is shown on the tree protection plan (TPP-1C).

Appendix 1: Tree Schedule

Surveyor: Nick Baxter

Site: Land at Park Street, Heytesbury

Date of Survey: 29th September 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	Copper beech	21	1	119	11	11	9.5	10	4	FM	G	40+	Past crown lift. No obvious significant defects. Located on the grass verge beside the lane. Compacted field entrance to the north. Electric pole to the east with cables that pass through the canopy. Situated in a conservation area.	No action required at present.	A1
T2	Hawthorn	6	1	15	2	2	2	2	2	EM	G	10+	No obvious significant defects. Located in a neighbouring garden, surveyed from inside the site. Situated in a conservation area.	No action required at present.	C1
T3	Lawson cypress	16	1	40	4	4	4	4	5	M	P	<10	Major crown dieback. Little long-term future. Located in a neighbouring garden, surveyed from inside the site. Situated in a conservation area.	No action required at present.	U
T4	Ash	19	3	78	8	8	8	8	8	M	F	20+	Slightly thin crown which I expect to be early symptoms of Chalara ash dieback (class 4) but no advanced symptoms at this stage.	No action required at present.	B1
T5	Lawson cypress	13	1	22	2.5	2.5	2.5	2.5	3	EM	G	10+	No obvious significant defects. Located in a neighbouring garden, surveyed from inside the site.	No action required at present.	C1
T6	Lawson cypress	13	1	22	2.5	2.5	2.5	2.5	3	EM	G	10+	No obvious significant defects. Located in a neighbouring garden, surveyed from inside the site.	No action required at present.	C1
T7	Hawthorn	6	1	38	4	3	3.5	3.5	1	FM	G	10+	No obvious significant defects. Located in a neighbouring garden, surveyed from inside the site.	No action required at present.	C1
T8	Hawthorn	4	3	14	0	5	2	4	1	M	G	10+	Suppressed crown extends south. Low wall to north.	Fell and remove the stump.	C1
T9	Sycamore	14	1	20	5	2	0	6	5	EM	F	10+	Suppressed crown extends west.	No action required at present.	C1
T10	Sycamore	16	1	64	4	6	5	6	6	M	G	20+	Arboreal ivy. A woodland tree. Slight lean to the south.	No action required at present.	B2
T11	Ash	20	1	49	6	4	5	5	10	M	G	20+	Arboreal ivy. A woodland tree.	No action required at present.	B2

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
T12	Sycamore	16	3	51	4	6	5	5	3	M	G	20+	Three stems extend from base. A woodland tree.	No action required at present.	B2
T13	Ash	20	1	52	7	5	5	5	7	M	G	20+	A tall woodland tree. High crown.	No action required at present.	B2
T14	Plum	7	1	25	3.5	2	3	3	4	M	F	10+	An understorey tree with a suppressed crown. Pavement to north.	No action required at present.	C2
T15	Plum	9	1	28	2	4	2	3	4	M	F	10+	Arboreal ivy. Trunk leans south. Pavement to north.	Fell and remove the stump.	C2
T16	Plum	9	2	32	3	5.5	7	2	4	M	F	10+	Two stems extend from base. Asymmetric crown. Ivy extends into the top of the crown. Pavement to north.	Fell and remove the stump.	C2
T17	Plum	8	1	25	3	3	3	4	4	M	F	10+	Arboreal ivy. Pavement to north.	Fell and remove the stump.	C2
T18	Grey poplar	16	1	52	7	2	5.5	6	8	M	F	20+	Trunk leans north over the pavement. Past height reduction to 10m but since re-grown. Few merits. Pavement to north.	No action required at present.	C2
T19	Grey poplar	30	1	56	5	8	5	3	15	M	G	20+	A tall woodland tree. High crown. Slight trunk lean to the south. Pavement to north.	No action required at present.	B2
T20	Grey poplar	30	3	88	7	8	7	7	8	M	G	20+	Three stems extend from base. A tall woodland tree. Pavement to north.	No action required at present.	B2
T21	Ash	20	3	72	0	13	5	5	1	FM	G	20+	Three stems extend from base. Three cavities on the smallest stem at 2m. The whole crown leans south into the field.	No action required at present.	B2
T22	Norway maple	10	3	37	4	6.5	3	3	2	EM	F	<10	One stem has major decay with an open cavity and another stem has once torn from the base. Few merits.	No action required at present.	U
T23	Sycamore	19	2	96	4.5	7	5	5	10	M	G	20+	Two large stems extend from base. High crown.	No action required at present.	B2
T24	Small leaf lime	9	1	20	3.5	3.5	3.5	3.5	2	EM	G	20+	Symmetrical crown. No obvious significant defects. Located in a neighbouring garden, surveyed from inside the site.	No action required at present.	B1

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

Appendix 1: Group Schedule

Site: Land at Park Street, Heytesbury

Surveyor: Nick Baxter

Date of Survey: 29th September 2025



Group Number	Tree Species	Number in Group	Height (m)	Number of stems	Stem Ø (mm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	1st Branch	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
G1	Leyland cypress	6	6	1	200	2	2	2	2	EM	F	10+	A row of conifers that have been planted as a hedge but received little management. Located in a neighbouring property, surveyed from inside the site. Situated in a conservation area.	No action required at present.	C2
G2	Holly and cherry	3	5	1	180	3	3	3	2	EM	F	10+	Small garden trees located just beyond the site boundary. Situated in a conservation area.	No action required at present.	C2
G3	Sycamore, ash and elm	8	14	1	350	4	4	4	4	M	G	20+	Woodland trees with elm in the understorey.	No action required at present.	B2
G4	Elm and plum	8	5	1	80	1.5	1.5	1.5	2	SM	F	<10	Predominately a group of young elm which are beginning to suffer from Dutch elm disease.	Remove.	U
G5	Sycamore, ash, horse chestnut and lime	10	20	1	500	5	5	5	5	M	G	20+	Woodland trees with elm in the understorey.	No action required at present.	B2

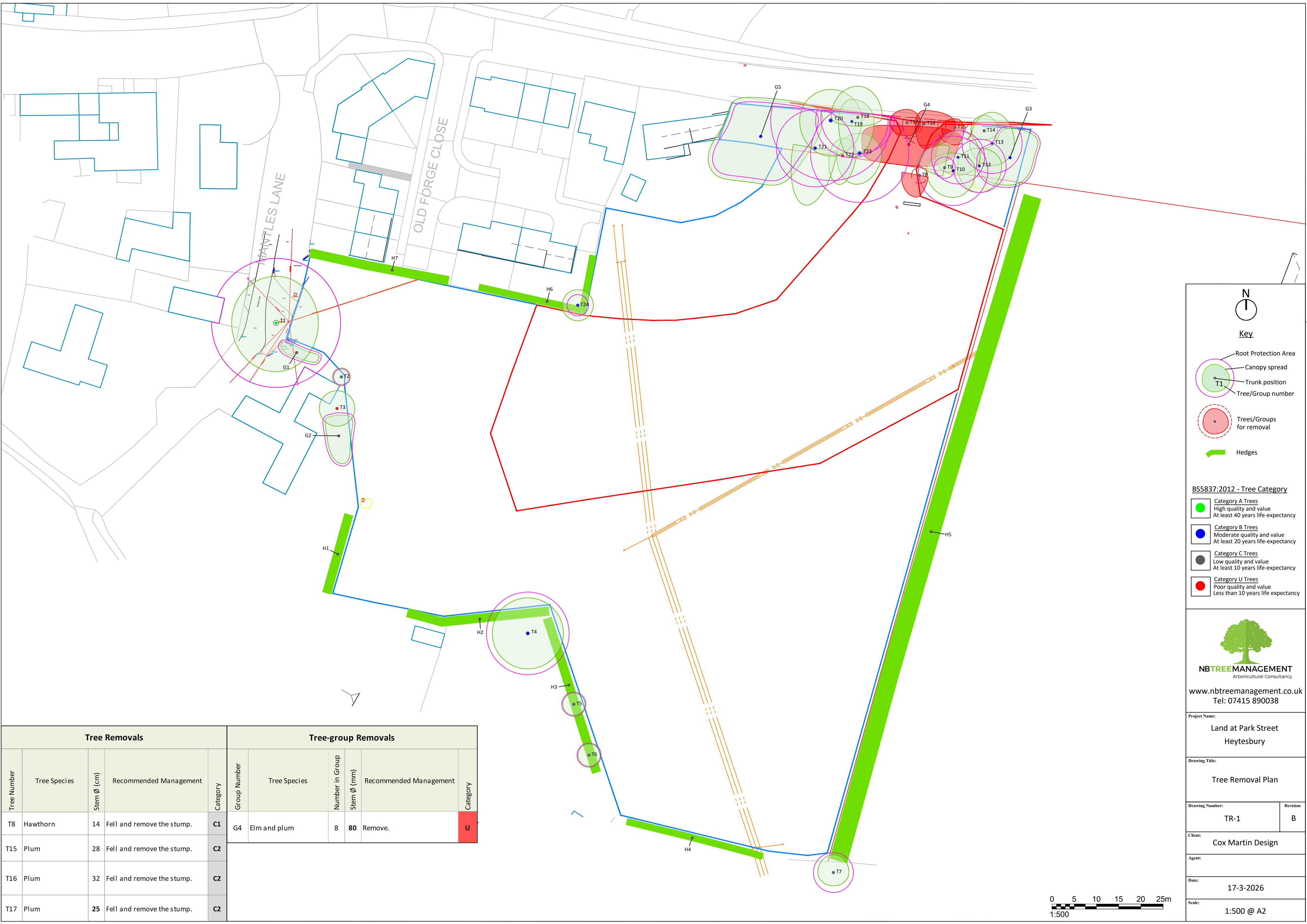
A key explaining each category is provided at the rear of the schedule

Appendix 1: Hedge Schedule**Surveyor:** Nick Baxter**Site:** Land at Park Street, Heytesbury**Date of Survey:** 29th September 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	Hornbeam	2	MS	100	2	20	M	G	10+	A garden boundary hedge. It seems to be regularly trimmed.	No action required at present.	C2
H2	Leyland cypress	5	MS	150	2	35	M	G	10+	A tall garden boundary hedge. It seems to be regularly trimmed.	No action required at present.	C2
H3	Beech	2	MS	90	2	35	M	G	10+	A garden boundary hedge. It seems to be regularly trimmed.	No action required at present.	C2
H4	Hawthorn, blackthorn, elder and dog rose	3	MS	80	2	35	SM	G	10+	A tall recently established hedge. No sign of recent management.	No action required at present.	C2
H5	Hawthorn, blackthorn, hazel, field maple, elder, beech, sweet chestnut and pine	4	MS	80	3	150	EM	G	10+	A tall hedge located beyond the field boundary. There are a few taller trees that will one day become taller than the hedgerow species.	No action required at present.	C2
H6	Hawthorn, blackthorn, dogwood and hazel	3	MS	80	3	25	EM	G	10+	A property boundary hedge. Few signs of recent management.	No action required at present.	C2
H7	Hawthorn, blackthorn, dogwood, hazel and ash	3	MS	80	2	25	SM	G	10+	A property boundary hedge which creeps into the field.	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.		



N

Key

Root Protection Area

Canopy spread

Trunk position

Tree/Group number

Trees/Groups for removal

Hedges

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

NBTREEMANAGEMENT

Arboricultural Consultancy

www.nbtreemanagement.co.uk

Tel: 07415 890038

Project Name:

Land at Park Street
Heytesbury

Drawing Title:

Tree Removal Plan

Drawing Number:

TR-1

Revision

B

Client:

Cox Martin Design

Agent:

Date:

17-3-2026

Scale:

1:500 @ A2

Tree Removals					Tree-group Removals				
Tree Number	Tree Species	Stem Ø (cm)	Recommended Management	Category	Group Number	Tree Species	Number in Group	Stem Ø (mm)	Recommended Management
T8	Hawthorn	14	Fell and remove the stump.	C1	G4	Elm and plum	8	80	Remove.
T15	Plum	28	Fell and remove the stump.	C2					
T16	Plum	32	Fell and remove the stump.	C2					
T17	Plum	25	Fell and remove the stump.	C2					
									Category
									U



N

Key

Root Protection Area

Canopy spread

Trunk position

Tree/Group number

Hedges

Phase 1 Tree Protection Fence

Phase 2 Tree Protection Fence

Cellular confinement system



NBTREEMANAGEMENT
Arboricultural Consultancy

www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name:
**Land at Park Street
Heytesbury**

Drawing Title:
Tree Protection Plan

Drawing Number:
TPP-1

Revision
C

Client:
Cox Martin Design

Agent:

Date:
17-3-2026

Scale:
1:500 @ A2

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.