



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,
RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert
(ArborA), RCArborA. (Operations)

ARBORICULTURAL METHOD STATEMENT

For Protection of Trees at Former Vauxhall Dealership Bath Road Chippenham

April 2026

SJA ams 26019-01

CONTENTS

1. Statement of purpose	3
2. Planning and communication	5
3. Site clearance and security	7
4. Ground preparation and demolition	8
5. Protective fencing	9
6. Installation of underground services	12
7. Construction of permanent hard surfaces.....	13
8. Fencing, landscaping and reinstatement.....	14
9. Supervision and monitoring.....	15

APPENDICES

1. Tree survey schedule (SJA tss 23283-01)
2. Tree Protection Plan (SJA TPP 26017-041)

1. Statement of purpose

1.1. The purpose of this method statement is to detail what actions need to be taken to ensure the demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant at the Former Vauxhall Dealership, Bath Road, Chippenham does not cause any unacceptable damage to the trees to be retained within this site and in the adjacent properties.

1.2. This method statement has been drawn up to comply with Condition no. 18 of the planning permission (PL/2025/03422) granted by Wiltshire Council, which states:

“No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:-

- **A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing along with method to be used to demolish the existing building; (Section 5)**
- **A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012; (Not required)**
- **A schedule of tree works conforming to British Standard 3998:2010; (No pruning proposed)**
- **Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires; (Section 5)**
- **Plans and particulars showing the siting of the service and piping infrastructure; (Appendix 2)**

- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and (Table 2)
- Details of all other activities, which have implications for trees on or adjacent to the site. (Sections 3 to 8)
- In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant and the designated site foreman to discuss details of the proposed work and working procedures. (Section 2)"

1.3. This method statement has been drawn up to comply with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations*. Details of the trees can be found in the tree survey schedule at **Appendix 1**. Their locations are shown on the tree protection plan (SJA TPP 041) at **Appendix 2**. This plan is based on the approved site layout drawing, no. CSS03-MAA-02-XX-DG-A-0001-P05.

1.4. The key words and phrases used in this statement are defined in **Table 1** below.

Arboricultural consultant	Arboricultural expert instructed by the developer to oversee the retention and protection of trees adjacent to the development site.
Arboricultural monitoring	Regular inspections of retained trees by the arboricultural consultant, to monitor their health and condition; and to inspect the effectiveness of the tree protection measures implemented.
Arboricultural supervision	Pre-arranged attendance on site of appointed arboricultural consultant for the duration of specific construction activities that could otherwise result in unacceptable damage to retained trees. Whilst on site the consultant will control, supervise and where appropriate assist in the undertaking of these activities.
Construction Exclusion Zone ('CEZ')	Area based on the root protection area (RPA), normally surrounded with protective fencing, from which access is prohibited during development works.
Ground boarding	Temporary ground covering, designed to prevent compaction of soil in which significant roots of retained trees are growing.
Protective fencing	Temporary fencing, erected for the duration of demolition and construction activities; designed to prevent access and disturbance to the trunks and root protection areas of trees.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth.
Root Protection Area ('RPA')	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Tree Protection Plan ('TPP')	Drawing based upon the finalised proposals; showing trees for retention and illustrating the tree and landscape protection measures.

Table 1: Key words & phrases

1.5. This statement is designed to reflect the principles of the proposed layout as far as these relate to the protection of trees to be retained and should **not** be read as a definitive engineering or construction method statement for this development.¹

2. Planning and communication

2.1. Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the Sequence of Works at **Table 2**.

2.2. The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of demolition and construction works.

2.3. Prior to the commencement of works, the project manager will send copies of any demolition or construction method statement that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the demolition or construction method statements and this arboricultural method statement.

2.4. Prior to the start of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement required as a result of the meeting shall be circulated to all parties in writing.

¹ Reference should be made to the architect or structural engineer over any matters of construction detail, specification, engineering performance standards or regulatory requirements, relating to structures, surfaces or underground services to be constructed. As arboricultural consultants, Simon Jones Associates Ltd. can accept no liability for any matters relating to the structural integrity or engineering performance of structures, surfaces or underground services described, proposed or eventually constructed. The responsibility for satisfying any Health & Safety requirements relating to any operations described in this method statement remains with those commissioning or undertaking the operations concerned.

2.5. On the same occasion, the arboricultural consultant will make a brief re-inspection of the trees to be retained, to identify any risks of tree, stem or branch failure that could cause harm to contractors working on the site. Any such risks will be recorded and passed to the client and to the LPA, to enable appropriate remedial works to be undertaken in a timely manner.

2.6. The developer will immediately inform the arboricultural consultant if at any time during site clearance, demolition or construction the site manager or agent is replaced or transferred. The arboricultural consultant will convene a site meeting with the incoming/replacement site manager, to be held within five working days, to explain all outstanding tree protection measures detailed in this method statement.

2.7. A copy of this method statement shall be supplied to all site personnel who have control over works of any nature within the Root Protection Areas (RPAs) of trees to be retained, or within the footprints of their canopies. The contractor will provide adequate instruction on its implementation for all relevant staff. This instruction will be carried out by, or to the approval of, the arboricultural consultant.

Order	Works	Details at Section:	Supervision required:
1	Pre-commencement site meeting	2	Yes
2	Site clearance and removal of wild cherry no. 24	3	No
3	Erection of tree protection fencing	5	Yes
4	Demolition of existing hard surfaces within the RPAs of nos. 21 and G1	4	Yes
5	Installation of replacement and new hard surfaces within the RPAs of trees nos. 12, 15, 24 and G1	7	Yes
6	Clearance of machinery/materials from site, reinstatement and landscaping	8	No
7	Removal of tree protection fencing	4	No

Table 2: Sequence of works (relevant to tree protection)

3. Site clearance and security

3.1. No clearance of trees or other vegetation and no erection of site security fencing or hoarding shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

3.2. If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to undertake this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it does not cause any soil compaction or damage to the roots of trees to be retained.

3.3. The wild cherry no. 14 to be removed shall be felled and disposed of.

3.4. Stumps of those trees that are within the RPAs of trees to be retained shall either be left in place or shall be ground out.

3.5. None of the retained trees are to be pruned.

3.6. Except where within the RPAs of trees to be retained, all other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

3.7. The erection of site security fencing or hoarding will be undertaken in a way that causes no harm to trees to be retained and no compaction of the soil in which they are growing. This encompasses:

- holes for uprights (assuming hoarding rather than Heras) to be at least 1.5m from any tree trunk and dug with one- or two-man post hole borers rather than with an excavator;
- if uprights are to be concreted into the post holes, the holes shall first be lined with heavy-duty pvc, to prevent the leaching of wet concrete into the soil;
- concrete will be mixed outside the RPAs;
- no vehicles shall access the RPAs;
- no trenches shall be dug where the ground slopes or is uneven; and

- no fence panels or any other part of the fencing or hoarding shall be nailed, screwed or otherwise attached to any part of any of the trees to be retained.

4. Ground preparation and demolition

4.1. No ground preparation or excavation of any kind, including topsoil stripping and levelling or re-profiling of soil, shall be undertaken prior to the pre-start meeting and after the erection of the tree protection fencing (see below).

4.2. Existing areas of hard surfacing to be demolished abut or overlay the RPAs of two individuals and one group of trees (nos. 21, 24 and G1) to be retained.

4.3. Those parts of the existing hard surfacing that are within the RPAs of adjacent trees nos. 21, 24 and G1 shall be removed either by hand (kerbs and the sub-base shall be broken up using a hand-held breaker, and be lifted by hand or excavated using hand tools), or by an excavator fitted with a toothless bucket standing either on the existing surface or outside the RPAs in order not to disturb tree roots that may be present beneath it. This exercise will be undertaken under the control of the arboricultural consultant to ensure that the soil beneath the hard surface is not disturbed in any way.

4.4. If any roots of less than 25mm diameter are encountered they shall be cut cleanly by the arboricultural consultant. If roots of 25mm diameter and above are found, they shall be covered with clean dry Hessian sacking to prevent desiccation. This will be removed only directly prior to backfilling, and this will be done by surrounding roots with a minimum depth of 50mm of topsoil and sharp sand (builders' sand will not be used as it has a high salt content which is toxic to tree roots).

4.5. Where underground structures that are or will become redundant are present within RPAs, these will be sealed off where possible so that the need for excavation is avoided.

5. Protective fencing

5.1. No site clearance, ground preparation, demolition or construction shall commence on site, and no demolition or construction vehicles or plant will enter the site until the RPAs of the trees to be retained have been safeguarded by the erection of protective fencing to the specification recommended in BS 5837: 2012, Section 6.2.2, as shown in Figure 3 of that document (see *Figure 1* below).

5.2. The protective fencing will be located in the positions shown by the **continuous bold blue lines** on the TPP.

5.3. The fencing shall be at least 2.1m in height, comprising a scaffolding or a timber post and rail framework supporting either a minimum of 20mm exterior grade ply or other robust man-made boards, or standard anti-climb 'Heras' welded mesh fence panels, fixed to each other with at least two clamps, and secured with anti-lift devices to concrete or plastic bases (footings) that are pinned at least 450mm into the ground with lengths of scaffold tube.

5.4. Scaffolding construction shall be to BS EN 12811-1:2003; uprights shall be at minimum 3.5m centres and every other one shall be supported on the side closest to the trees by struts braced to the ground at an angle of 45°. If used, 'Heras' panels shall be secured to two cross members between the uprights with heavy-duty cable ties. Notices stating "Tree Protection Zone, Keep Out!" will be attached to every third panel with cable ties.

Figure 2 Default specification for protective barrier

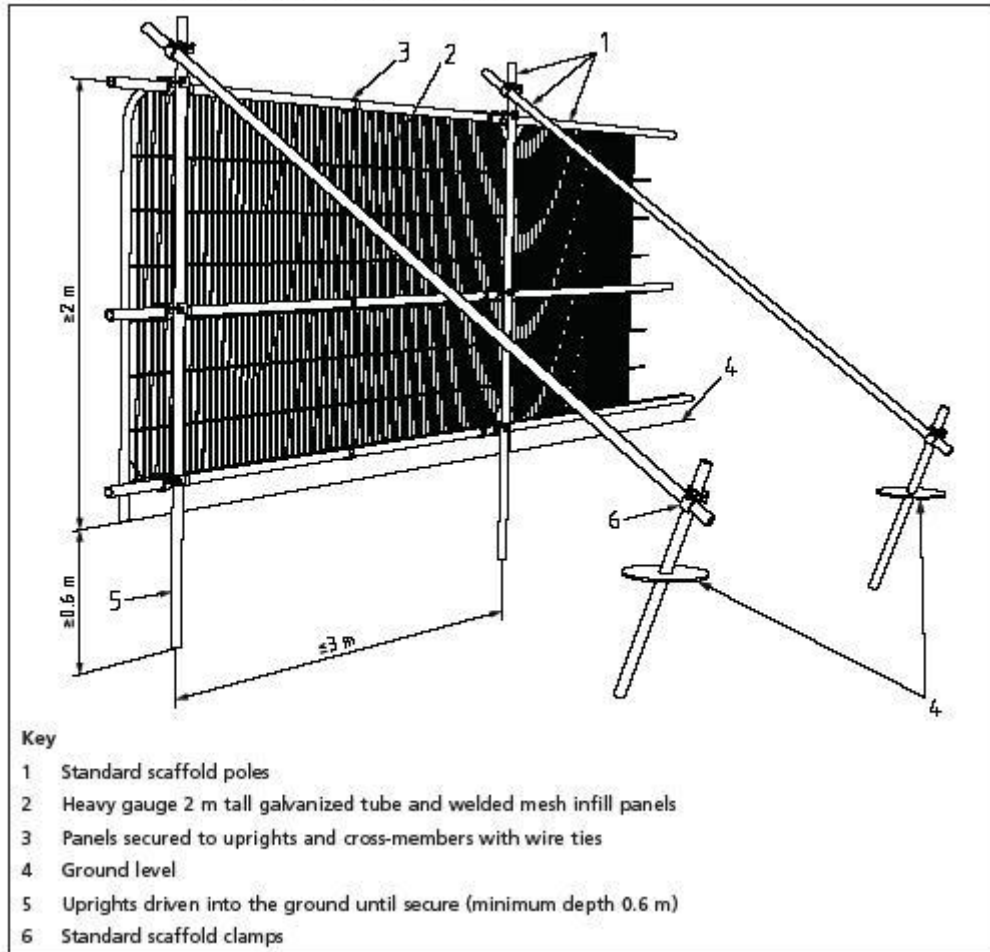


Figure 1 Protective fencing.

(Based on Figure 2, BS 5837: 2012)

5.5. No activity will take place within the Construction Exclusion Zones (“CEZs”) behind the fencing: no equipment or materials will be stored, and no vehicles, plant or personnel shall enter these areas. Ground levels will not be changed within them, and existing vegetation and topsoil will be left undisturbed. The site logistics plan is shown in **Figure 2** below.

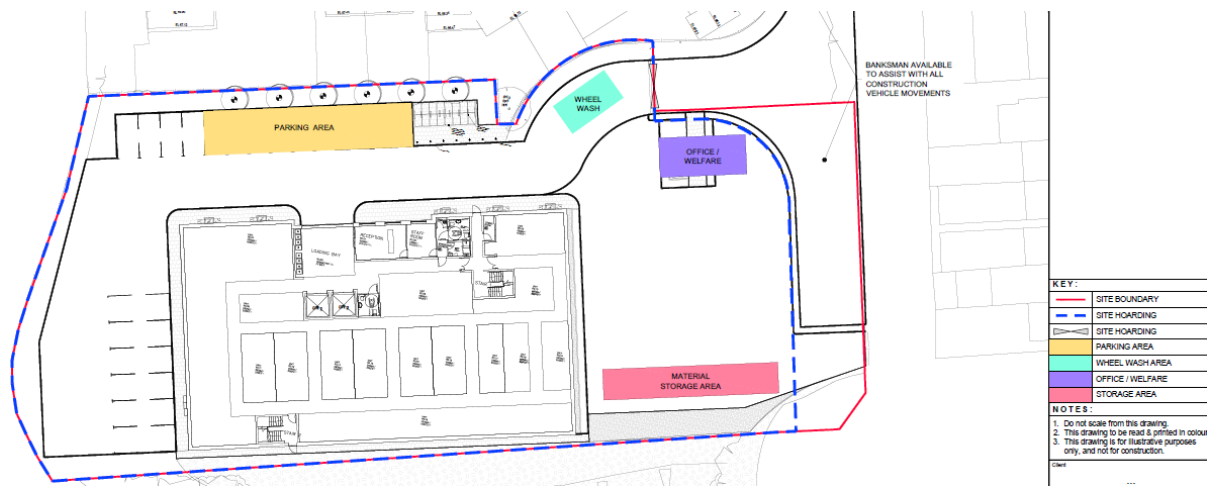


Figure 2: Site logistics plan including welfare, parking and materials storage

5.6. Areas for the storage of materials shall be outside the CEZs. Oil, bitumen, diesel, and cement shall not be stored, mixed or discharged onto the ground within 10m of the trunks of any trees. Areas for the storage or mixing of such materials shall be agreed at the pre-commencement meeting.

5.7. No notice boards, or power or telephone cables, shall be attached to any of the trees. No fires shall be lit where their flames could extend to within 5m of any parts of trees.

5.8. If the protective fencing or ground boarding is accidentally damaged or knocked over, those sections will immediately be cordoned off with high visibility plastic mesh fencing. The damaged sections then will be repaired or replaced within 48 hours (2 working days). All instances of damage and re-instatement shall be recorded and immediately reported to the arboricultural consultant.

5.9. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect it. He will record the position of the fencing and the condition of the retained trees. If it complies with this statement, the arboricultural consultant will 'sign off' the fencing to the contractor and copy this (in writing) to the developer. (See also 'Supervision and Monitoring' below.)

5.10. The protective fencing will not be moved or re-located without the prior approval of the arboricultural consultant. It will only be removed once all construction works are completed: the arboricultural consultant will be informed in advance of when it is intended to remove the fencing.

6. Installation of underground services

6.1. A review of the drainage and combined services plans highlights that none of the underground service and drainage routes shall be located so that no excavation is required within RPAs.

6.2. If amendments are required to the underground services, these shall be reviewed by the arboricultural consultant and presented to the LPA for review, and only proceed once written agreement is received from the LPA. If amended underground services within RPAs are unavoidable, underground services shall be installed the following way, in accordance with NJUG guidelines².

6.3. **Manual excavation.** This involves hand digging of a continuous trench to a depth of at least 750mm, under arboricultural supervision; with the careful retention and protection of all roots of a diameter greater than 25mm, as detailed elsewhere in this method statement. If soil conditions and/or root distribution render it appropriate, the arboricultural consultant may require hand excavation to extend to a greater depth than this.

6.4. Such an excavation will be undertaken using a pick or a hand fork to loosen the soil, which will then be cleared from roots using a compressed air soil pick and removed using shovels or trowels. All roots encountered of less than 25mm diameter will be cut cleanly with secateurs or a sharp pruning saw.

6.5. The faces of all excavations that contain exposed roots will be covered with hessian sacking and be kept moist at all times; they will not be left exposed to frost, wind or direct sunlight.

6.6. Protection of retained roots shall be conducted in the following way. A 50:50 mix of sharp sand and composted organic matter shall be prepared and packed around the root within a wrapping of Hessian (builders' sand will not be used as it has a high salt content and may be toxic to trees). The layer of sharp sand and compost shall be not less than 50mm in thickness around the full circumference of the root section. If concrete is to be poured or placed around these roots, they shall also be wrapped with

² National Joint Utilities Group. Volume 4, GUIDELINES FOR THE PLANNING, INSTALLATION AND MAINTENANCE OF UTILITY APPARATUS IN PROXIMITY TO TREES", Issue 2: 16th November 2007.

an impermeable polythene membrane. Both the hessian wrapping and the polythene membrane shall be secured by degradable ties, in a manner that will not constrict future growth of the root.

6.7. Excavation beneath 750mm depth (or greater if the arboricultural consultant has deemed it appropriate) may be undertaken by an excavator working from outside the RPAs, provided this is supervised to prevent any retained roots being damaged.

7. Construction of permanent hard surfaces

7.1. To prevent unacceptable root damage, proposed replacement hard surfaces within the RPAs of the trees nos. 24 and G1 shall be installed no deeper than the sub-base of the existing surface.

7.2. The existing hard surface shall be removed based on the methodology set out in 4.3. above. There shall be no digging into the soil beneath and the replacement hard surfaces shall be constructed above existing ground level. This is to ensure that roots are not severed, soil is not compacted, and oxygen can continue to reach roots beneath the engineered surface. The replacement surfaces can then be installed upon the level ground within the RPAs.

7.3. The installation of the new hard surfaces within the RPAs of trees nos. 12 and shall be excavated by hand or an excavator with toothless bucket under direct arboricultural supervision.

7.4. The arboricultural consultant shall cut cleanly any roots exposed, but the consultant will keep a record of the number and sizes of roots severed assess the damage and undertake any necessary remedial works. He will report to the client the extent of the damage and any long-term effect to the tree's stability or health.

7.5. Construction should be undertaken in dry weather; ideally this should be between May and October when the soil is at its driest and least prone to compaction.

8. Fencing, landscaping and reinstatement

8.1. Care will be taken to ensure that landscaping and reinstatement do not cause any damage to the existing trees. Prior to the commencement of any landscaping works within RPAs the developer will convene a site meeting to be attended by the site manager or agent, the landscape contractor, the fencing contractor and the arboricultural consultant. The methods of tree protection outlined in this section of the arboricultural method statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement shall be recorded and circulated to all parties in writing.

8.2. Within RPAs the following points shall be observed:

- Ground levels will not be changed.
- Only lightweight plant or vehicles shall enter the RPAs.
- No fuels or chemicals shall be brought into or stored within these areas.
- Digging (for fence posts etc.) shall be done by hand. Any roots of 25mm diameter and above that are encountered shall not be cut: if such sized roots are found the position of the proposed post will be re-located. Any smaller roots shall be cut cleanly. All roots exposed should be backfilled with sharp sand on the same day they are uncovered.
- No parts of any fencing shall be nailed or otherwise attached to any parts of the retained trees.
- Unwanted vegetation shall be removed manually or by using chemicals that cannot damage the roots of the trees.
- No irrigation or drainage pipes shall be installed within RPAs.

9. Supervision and monitoring

9.1. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect these tree protection measures. If the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor and copy this (in writing) to the client.

9.2. Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals, as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to; and will contact the site manager or agent on a weekly basis whilst ground works are being undertaken, and on a fortnightly basis thereafter, to ascertain what works are planned for the coming week and whether any of these require arboricultural input or supervision. Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA.

9.3. The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include:

- location of protective fencing
- demolition of existing surfaces within the RPAs of trees nos. 21, 24 and G1
- construction of hard surfacing within the RPAs of 12, 15, 24 and G1
- (if necessary) installation of underground services

9.4. The project or site manager will give the arboricultural consultant at least 48 hours written notice of the date of intended construction of any proposed buildings or structures, underground service runs, or areas of hard surfacing that are within the RPAs of any of the trees, so that he/she can attend.

9.5. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant to enable him to advise on any changes to the impact on trees that these drawings may cause, and to be able

to provide solutions to avoid or minimise any further tree damage. All such drawings will be approved in writing by the arboricultural consultant before works within or abutting RPAs are proceeded with.

9.6. The arboricultural consultant will issue variation orders to the client in the case of any agreed changes to this method statement, and non-compliance notices in any cases of substantial deviation from the statement. These will be recorded in a final completion statement suitable for submission to the LPA if required.

SJAtrees

April 2026

APPENDIX 1

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,
RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)
(Operations)

Tree Survey Schedule

Vauxhall Dealership, Bath Road, Chippenham

August 2023

SJA Ref: 23283-01

Tree Survey Schedule: Explanatory Notes

Vauxhall Dealership, Bath Road, Chippenham

This schedule is based on a tree inspection undertaken Finn Cullerne of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday 2nd August 2023. Weather conditions at the time were overcast with periodic heavy rain. Deciduous trees were in full leaf

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category 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.

(1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).

(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE
Vauxhall Dealership, Bath Road, Chippenham

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	Field maple	9m	250mm	N3.9m E4m S0m W1m	3m	3m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
2	Field maple	10m	460mm	N3m E3.4m S5m W4.7m	1.5m	2.5m	Semi-mature	Average	Moderate	No significant defects observed at base; ain unions tensile; moderate quality; significant component of group in which it stands, readily visible from xx rd.	B (1)
3	Field maple	9m	340mm	N4m NE4m E3m S1m W3m NW4m	2.5m	3m	Semi-mature	Average	Indifferent	Small suppressed specimen; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
4	Ash	12m	335mm	N5.4m E4m SE5m S5m W3.8m	3.5m	3m	Semi-mature	Average	Moderate	No significant defects observed at base; significant component of group in which it stands; visible in glimpses from Bath Road; co-dominant canopy; 120mm surface root exposed 1m from trunk to N.	B (1)
5	Wild cherry	8m	2 stems @ 240mm	N1m E4m S4.5m W4m	1m	3m	Semi-mature	Average	Poor	Suppressed canopy with leaning trunk; weak main unions noted; readily visible from Bath Road.	C (3)
6	Wild cherry	9m	235mm	N3.8m E2m S2m W2m	1.5m	2.5m	Semi-mature	Average	Poor	Weak main union at 1.5m; inessential component of the group in which it stands; unremarkable tree of very limited merit.	C (1)
7	Field maple	9m	250mm	N4.8m NE4.5m E3m S1m W3m	3m	4m	Semi-mature	Average	Indifferent	High canopied; suppressed canopy; inessential component of the group in which it stands.	C (1)
8	Field maple	9.5m	220mm	3m	1.5m	4m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
9	Field maple	9.5m	255mm	3.8m	1.5m	4m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
10	Whitebeam	9.5m	160mm	2.5m	1.5m	4m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
11	Field maple	9.5m	240mm	3m	1.5m	4m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
12	Field maple	10m	270mm	N3.9m NE4.3m E4.5m S2m W3m	4m	3.5m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size.	C (1)
13	Field maple	10m	190mm	2.5m	4m	3.5m	Semi-mature	Average	Moderate	Inessential component of the group in which it stands; of moderate quality, but currently of low value due to small size.	C (1)
14-16	Wild cherry	9m	#T14 205mm #T15 165mm #T16 195mm	3m	4m	4m	Semi-mature	Average	Moderate	Row of three cherries of no more than moderate quality; mutually suppressed; inessential components of the group in which they stand; screened in views from Bath Road.	C (1)
17-18	Field maple	9.5m	#T17 240mm #T18 210mm	NE4.6m SE3m SW1.5m NW3m	4m	4m	Semi-mature	Average	Moderate	Small, mutually suppressed maples; inessential components of the group in which they stand.	C (1)
19	Ash	11m	180mm	3m	4.5m	6m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
21	Field maple	11m	255mm 250mm all ivy.	N4m E6m S3m W4m	0.5m	3m	Semi-mature	Average	Indifferent	Off-site tree; heavily ivy-covered impeding visibility; co-dominant canopy; significant component of the group in which it stands; readily visible from existing forecourt but screened in views from road to W.	C (1)
22	Ash	9m	200mm	N4m NE4m E2m S1m W2m	1.5m	3m	Semi-mature	Average	Indifferent	Off-site tree; small suppressed specimen; unremarkable tree of very limited merit.	C (1)
23	Ash	12m	255mm	N4m E4.5m S4m W2m	2m	6m	Semi-mature	Below average	Indifferent	Off-site tree; progressed ash die back noted with tip dieback and significant levels of deadwood; of medium to short-term potential.	C (3)
24	Rowan	5m	175mm est.	3m	1m	1m	Semi-mature	Average	Moderate	Off-site tree; no access so all measurements estimated; of moderate quality, but currently of low value due to small size.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
25	Field maple	6m	2 stems @ 160mm 215mm 2 stems @ 150mm	N5.5m E1m SE0.5m S2m SW6m W5.8m	0.5m	0m	Semi-mature	Average	Indifferent	Off-site tree; heavily suppressed specimen with weak union at 0.5m; heavily suppressed; inessential component of the group in which it stands.	C (1)
26	Field maple	12.5m	390mm	5.4m	2m	1.5m	Mature	Average	Moderate	Off-site tree; no significant defects observed at base; main unions tensile; dominant canopy; significant component of group in which it stands.	B (1)
G1	Various	11m	Min 180mm Max 450mm Avg 220mm	3m	1.5m	3m	Semi-mature	Average	Moderate	Dense belt of closely planted trees c. 150; species include field maple, ash, whitebeam, cherry; individuals of moderate quality but limited individual merit; form a significant screen along Bath Road; contributes to road character and softens hard landscape.	B (12)
G2	Various	5m	Avg 120mm	2m	0m	0m	Semi-mature	Average	Indifferent	Area of shrubs and small trees including hazel, rose, birch and ash with dense brambles; of limited merit.	C (1)
G3	Various	Max 13m Avg 11m	Min 75mm Max 460mm Avg 180mm	4m	2m	0m	Semi-mature	Average	Moderate	Offsite bely of trees planted along Bath Road of 200+ individuals; species include hazel, ash, cherry, field maple ad dogwood; of moderate quality; of screening value; contributes to green character of Bath Road.	B (12)
G4	Various	10m	Avg 200mm	5m	1m	0m	Semi-mature	Average	Moderate	Narrow tree belt planted along Hereford Close; species include crab apple, hazel, field maple dogwood; young to semi-mature trees in high density; of limited individual merit but collectively form dense screen.	B (1)

Root Protection Areas (RPAs)

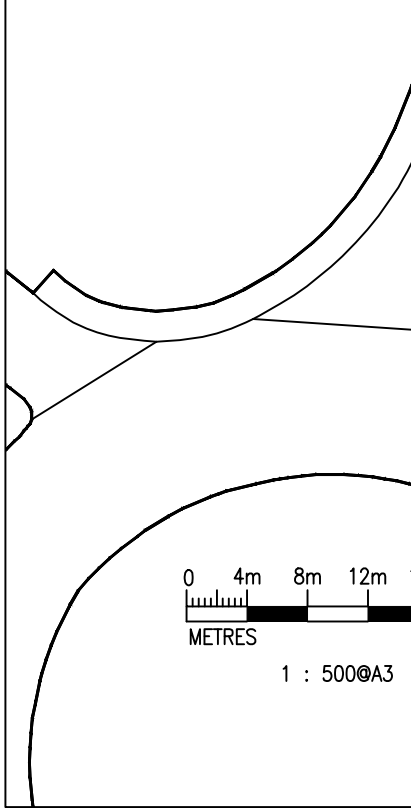
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Field maple	28.3m ²	3.0m
2	Field maple	95.7m ²	5.5m
3	Field maple	52.3m ²	4.1m
4	Ash	50.8m ²	4.0m
5	Wild cherry	52.1m ²	4.1m
6	Wild cherry	25.0m ²	2.8m
7	Field maple	28.3m ²	3.0m
8	Field maple	21.9m ²	2.6m
9	Field maple	29.4m ²	3.1m
10	Whitebeam	11.6m ²	1.9m
11	Field maple	26.1m ²	2.9m
12	Field maple	33.0m ²	3.2m
13	Field maple	16.3m ²	2.3m
14-16	Wild cherry	19.0m ²	2.5m
		12.3m ²	2.0m
		17.2m ²	2.3m
17-18	Field maple	26.1m ²	2.9m
		20.0m ²	2.5m
19	Ash	14.7m ²	2.2m
21	Field maple	57.7m ²	4.3m
22	Ash	18.1m ²	2.4m
23	Ash	29.4m ²	3.1m
24	Rowan	13.9m ²	2.1m
25	Field maple	64.4m ²	4.5m
26	Field maple	68.8m ²	4.7m
G1	Various	91.6m ²	5.4m
G2	Various	6.5m ²	1.4m
G3	Various	95.7m ²	5.5m
G4	Various	18.1m ²	2.4m

APPENDIX 3

Tree Protection Plan

Arboricultural Impacts: Summary			
(For details, see below)			
Impact			No. of Trees
Trees to be removed			1
Groups of trees to be removed			0
Trees to be pruned			0
Trees/groups of trees where supervised demolition needed within RPAs			3
Trees/group of trees where manual excavation needed within RPAs			3
Trees where above soil surfacing needed within RPAs			1
Trees with proposed underground services within RPAs			0
Trees to be Removed			
No	Species		Category
14	Wild cherry		C (1)
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	1	U	0
Trees that require manual excavation within RPAs			
No.	Species	Type of structure	
12	Field maple	Proposed driveway	
15	Wild cherry	Proposed driveway	
24	Rowan	Proposed footway	
G1	Various	Proposed driveway	
Trees that require supervised demolition within RPAs			
No.	Species	Type of structure / surface	
21	Field maple	Existing hard surface	
24	Rowan	Existing hard surface	
G1	Various	Existing hard surface	
Arboricultural Supervision			
The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:			
1. Location of protective fencing.			
2. Excavation/demolition of existing surfaces.			
3. Construction of hard surfacing.			
4. All excavations, whether for proposed foundations, hard surfacing, or underground services.			



Protective Fencing			
to be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). FREE PROTECTION ZONE - KEEP OUT* or similar notices to be attached to every fifth panel.			
Figure 3 Examples of above-ground stabilising systems  			
FREE PROTECTION FENCING as shown in BS 5837: 2012, Section 3.2.2 & Figure 3.			
Manual Excavation			
Within root protection areas the first 750mm depth of excavation for the proposed driveway shall be undertaken by hand, under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse.			
Supervised demolition			
Within root protection areas ('RPAs') existing hard surfaces shall be removed with care, under the direct supervision of the arboricultural consultant. Surfaces will be broken up with handheld breakers, and then removed by hand, wheelbarrow, or in the bucket of an excavator standing outside the RPA. At the discretion of the arboricultural consultant, an excavator positioned outside the RPA and using an appropriately sized toothless bucket may be used in some instances. Once completed, the base of the excavation and/or the edge closest to the trees will be covered immediately with hessian sacking to prevent drying out of the soil, and where necessary be shuttered to prevent soil collapse.			
 ARBORICULTURAL PLANNING CONSULTANTS www.sjatrees.co.uk			
Project:	Vauxhall Dealership, Chippenham		
Client:	Cinch Self-Storage		
Drawing:	TREE PROTECTION PLAN		
Drawing no:	SJA TPP 26019-041		
Based on:	Site layout, hard landscaping and civils plans		
Drawn by:	Date of Issue:	Scale:	
FJC	April 2026	1:500 @ A3	
Checked by:	Tel:	sjatrees.co.uk	
FPS	(01737) 813058		
Tree nos.:	Canopies of trees to be retained:	Category 'B' RPA:	
1			
Category 'C' RPA:	Trees to be removed:	Protective fencing:	
			
Manual excavation:	Above soil surfacing:	Supervised demolition:	
			
For further information refer to the SJA Trees Tree Survey Schedule Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026 This drawing is copyright and may not be used or changed without the written consent of SJA Trees. This drawing is based on the proposed layout plan shown and referred to above. SJA Trees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.			