



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
MANAGEMENT CONSULTANTS

Savernake Barn
Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
Tel: 01672 871 862
www.sjstephens.co.uk
e: info@sjstephens.co.uk

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

An Extension

At:-

Chantry House
Ogbourne St George
Marlborough
Wiltshire
SN8 1SU

On behalf of:-

Mark Bevan
Chantry House
Ogbourne St George
Marlborough
Wiltshire
SN8 1SU

Prepared by:

Simon Stephens MA Oxon, Dip
Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 4th March 2026
Report Date: 31st March 2026
Project no: 2585

CONTENTS

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
- 4 LEGAL PROTECTION OF TREES**
- 5 ARBORICULTURAL METHOD STATEMENT**
- 6 ARBORICULTURAL IMPACT ASSESSMENT**
- 7 REFERENCES**

Appendices

- A Tree Protection Plan: drawing no: 2585-01**
- B Tree Schedule**
- C BS 5837:2012 - Trees in relation to design, demolition and construction, Table 1**
- D Tree Protection Fencing Detail**
- E Site photos**
- F Proposed Site Plan**

1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Mark Bevan to specify tree protection measures and assess the arboricultural impact of the proposed construction of an extension to Chantry House.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.4** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.
- 1.5** Documentation supplied:
 - Topographical Survey
 - Proposed Site Plan: drawing no 2116-301

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within influencing distance of the proposed development, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe 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 increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girth tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg "est 300".
- 2.4 At the time of the survey, the weather was overcast, but with no restrictions to visibility. Broadleaf trees were not in leaf. There were no limitations to access around the trees.
- 2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a "T", which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a "G".
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
 - **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
 - **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
 - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
 - **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
 - **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

- 3.4** The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1** The Wiltshire Council website was viewed on 31-03-2026, showing that the site does not contain any Tree Preservation Orders, however it does fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.
- 4.2** Since the site is covered by a Conservation Area, six weeks notification must be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.
- 4.3** Once planning permission has been granted, provided the application clearly shows any trees to be removed or pruned, this overrides protection provided by Tree Preservation Orders or Conservation Areas, provided the work is necessary to implement the approved development. If not essential, a separate tree work application will need to be submitted for trees protected by a Tree Preservation Order.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1** The proposal is for the construction of an extension to Chantry House. The proposed site plan is included as Appendix F and is also shown, along with tree details, on the Tree Protection Plan attached as Appendix A.
- 5.1.2** There is a fine mature beech, T15, growing close to the High Street and various beech hedges.

5.2 Tree Work

- 5.2.1** Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2** No individual trees are proposed for removal, however a section of beech hedge will be replaced with a closeboard fence to allow construction of the extension, as detailed in section 6.1 below. In addition, the beech hedge, G12, will be cut back.

- 5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site / where not covered in hard surfacing, other than for:-
- the area shaded cyan on the Tree Protection Plan, indicating a Ground Protection Areas, where roots must be protected, as described in section 5.5 below.
 - the areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of the Root Protection Area of T15, but where hand excavation must be used, as described in section 5.6, to minimise any potential root damage.
- 5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.
- 5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.
- 5.4.4 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.

5.4.5 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA

KEEP OUT

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
AND CONSERVATION AREA STATUS

CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

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

5.5 Ground Protection Area

- 5.5.1 The Ground Protection Area, which is shaded cyan on the Tree Protection Plan, contains hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.
- 5.5.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.
- 5.5.3 Within the Ground Protection Area, where shown hatched blue on the Tree Protection Plan, ground protection panels must be laid to provide additional ground protection. Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved recycled product, must be used, laid on a compressible layer of sand or woodchips, laid onto a geotextile, with adjacent panels held together with connectors.
- 5.5.4 Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed. Ground protection must be fit for purpose and be replaced with an alternative product if panels start to move or any sign of ground compaction is seen.

5.6 Hand Dig Area

- 5.6.1 The Hand Dig trench, shown cross-hatched red on the Tree Protection Plan, must be dug to a depth of 1m by hand, neatly severing any roots found, using secateurs or a hand saw. Any further excavation required, either to a greater depth or further from the tree, can be carried out with an excavator, since it is unlikely that further significant live roots will be found.

- 5.6.2 Heavy-duty polythene must be used to line the side of the trench adjacent to the tree, before concrete for foundations is poured, to avoid the toxic effects of cement on tree roots.
- 5.6.3 On no account must use of an excavator be used in the top 1m of the Hand Dig area, which could rip roots and cause unnecessary damage

5.7 General measures

- 5.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.7.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.7.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.7.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.8 Bat roosts

- 5.8.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.9 Birds

- 5.9.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

6 ARBORICULTURAL IMPACT ASSESSMENT

- 6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:
- Category B/C – between categories B and C:
 - G13 – a 11m stretch of beech hedge, shown in the photo in Appendix E.
- 6.2 No trees of any significance are proposed for removal and new building has been kept back from trees to provide adequate separation distances to ensure their future sustainability.
- 6.3 Protection measures have been specified to protect the Root Protection Area of all retained trees, other than for T15, where there will be excavation with approximately 6m², or approximately 1% of the Root Protection Area. Hand digging has been specified as a precautionary measure. However, it is most unlikely any roots will be found with retaining walls and an extensive area of hard surfacing between this area and the beech tree, T15.
- 6.4 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing trees is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*

BS 5837: TREE CATEGORY GUIDE

Category U: Unsuitable for retention, trees with less than 10 years life expectancy.
Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.
Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.
Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.
Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

Key

Category U

Category A

Category B

Category C

Crown spread:
retained trees

Trees For Removal

Root Protection Area

Tree Protection Fence

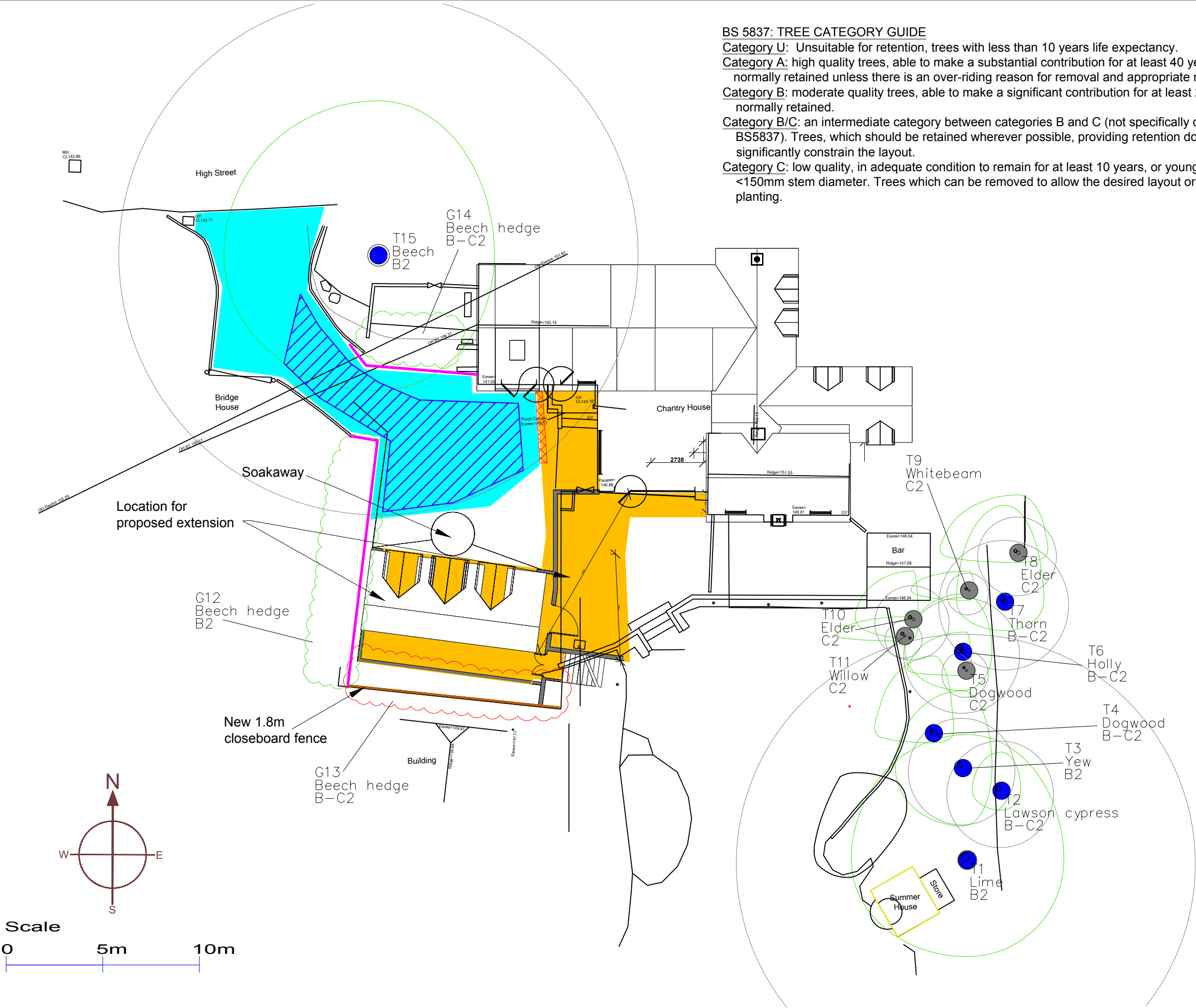
Ground Protection Area
-existing hard surfacing

No Dig Construction
-panels to be laid

Hand Dig Area

SJ Stephens Associates
Savernake Barn, Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
01672 871862
www.sjstephens.co.uk

JOB TITLE CHANTRY HOUSE		
DRAWING TITLE TREE PROTECTION PLAN		
DRAWING NUMBER 2585-01		REV
REVISIONS		
SCALE 1:200 at A3	DATE MAR 26	DRAWN BY sjss



Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Lime	18	990	6.5	5	5	6	1.8	Mature	9 stems from base - avg 330mm. Tight forks, but all upright stems. Reduced in past. Good vigour.		20-40	B2	11.9	443
T2	Lawson cypress	9	230	2	1	1	1.5	0.7	Early mature	Slight lean to east over adjacent property. Moderate vigour.		15-30	B-C2	2.8	24
T3	Yew	6.5	230	4	3	1.5	3.5	0.5	Semi mature	Twin stems - 80 and 210mm. Asymmetric canopy, but good vigour.		>40	B2	2.8	24
T4	Dogwood	4	360	4	0.5	1	3	0.3	Mature	Cornus mas. Approx 5 stems - avg 160mm. All growing to north.		15-30	B-C2	4.3	59
T5	Dogwood	4	100	2	0	0	3	1.6	Early mature	Low quality. Drawn up.		5-15	C2	1.2	5
T6	Holly	5		3	2	1.5	3	1.6		5 stems from base - avg 110mm. Good vigour.		20-40	B-C2	0.0	0
T7	Thorn	5.5	280	5	1.5	2	2.5	1.8	Mature	Becoming engulfed in ivy.		15-30	B-C2	3.4	35
T8	Elder	3	170	3	0.5	1.5	4	0.5	Mature	Only moderate vigour.		5-15	C2	2.0	13
T9	Whitebeam	4	90	1	0.5	0	3	1.7	Early mature	Twin stems from 0.3m - 60 and 70mm - both leaning to west.		10-20	C2	1.1	4
T10	Elder	3.5	160	2.5	1	0	3	1.6	Mature	Moderate vigour.		5-15	C2	1.9	12
T11	Willow	2.5	80	1	0	0	3.5	1.6	Semi mature	Twin stems - 40 and 70mm - both leaning to west.		5-15	C2	1.0	3
G12	Beech hedge	3	75 - 100					0	Early mature	Well developed hedge, providing good year round screening.	Prune back to construct extension	20-40	B2	1.2	5
G13	Beech hedge	3	50 - 100					0	Early mature	Regularly trimmed hedge. Thinning at base.	Remove to construct extension.	20-40	B-C2	1.2	5
G14	Beech hedge	3	50 - 75					0	Early mature			15-30	B-C2	0.9	3
T15	Beech	19.5	1120	8	7	6	8	2	Mature	Previous crown reduction, with dead branches up to 100mm diameter. Lower canopy shows better vigour. Cavity in old branch wound at 6m to east.	Remove dead wood.	20-40	B2	13.4	567

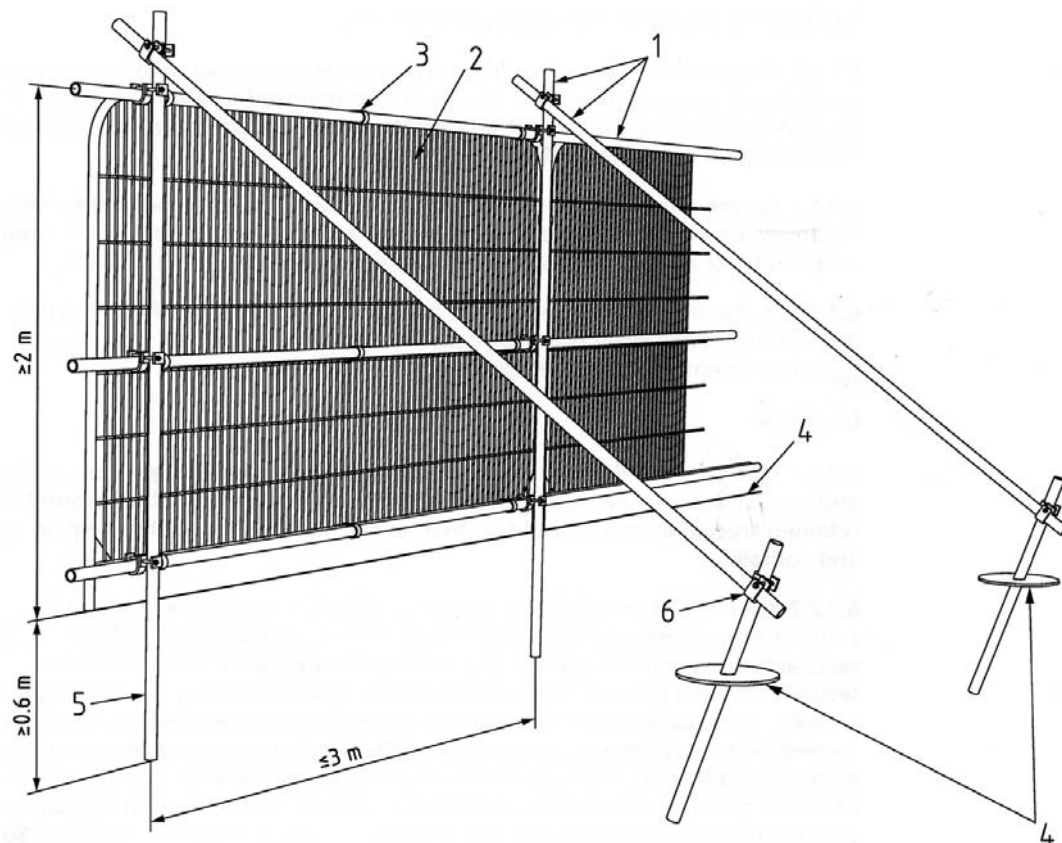
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

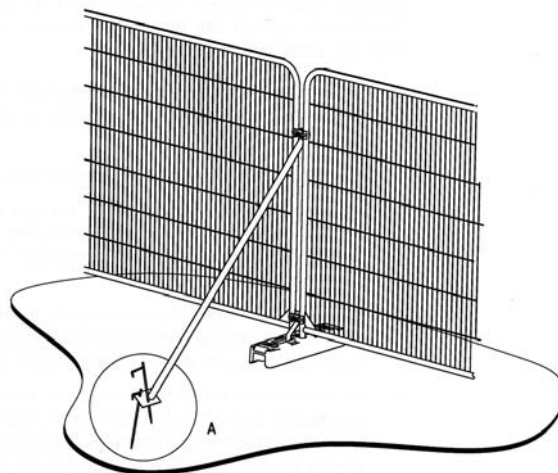
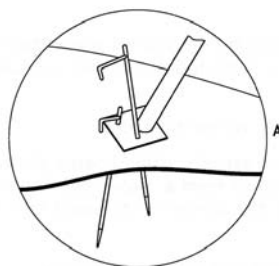
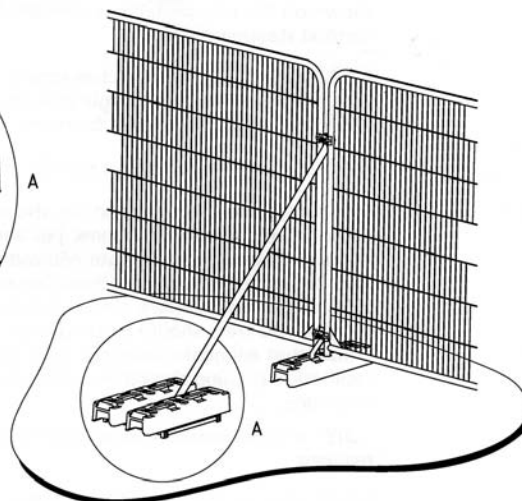
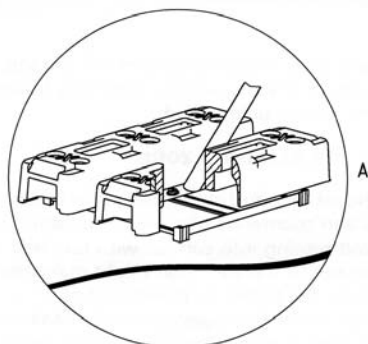


Figure 3b

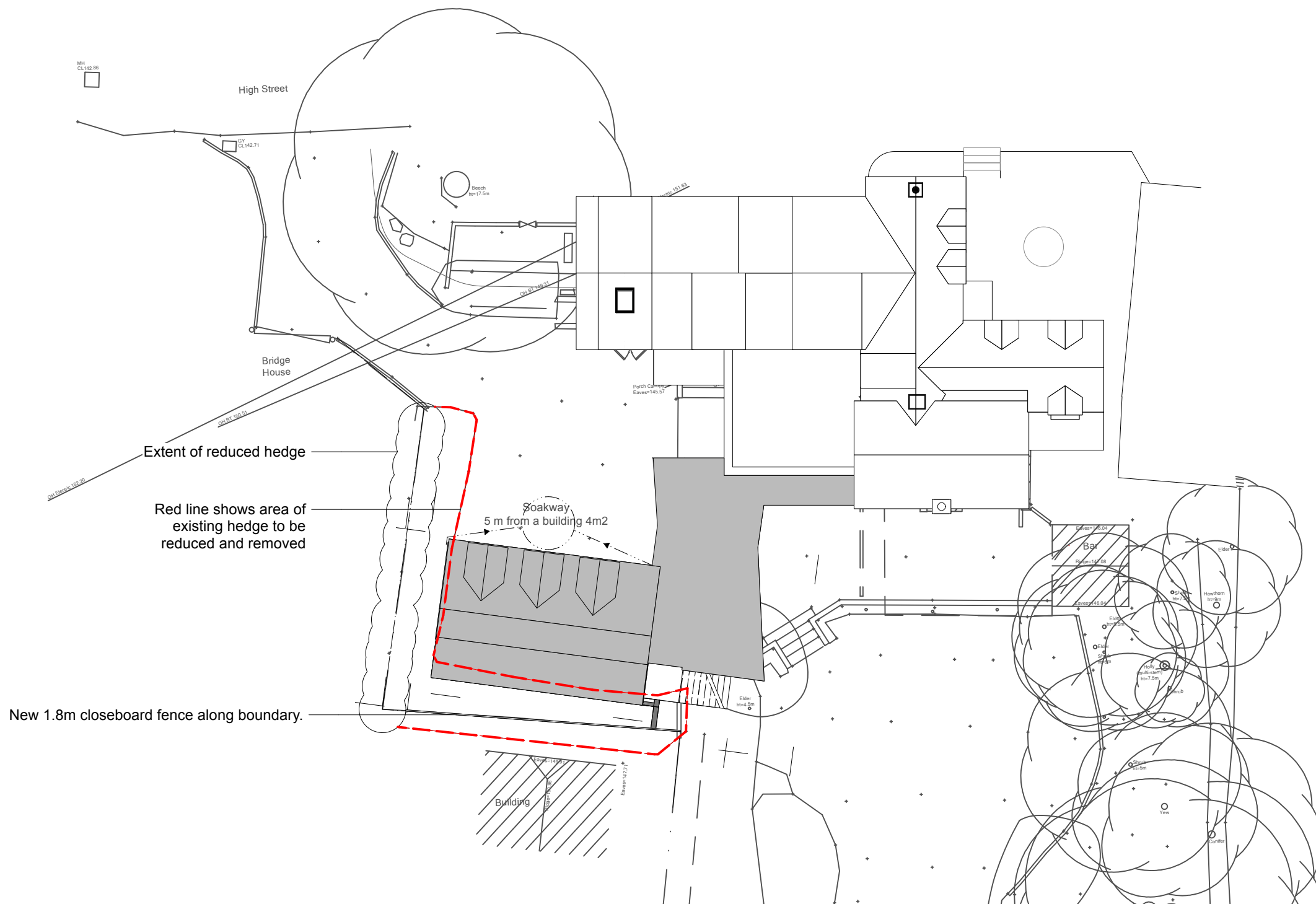
Stabiliser strut mounted on block tray



Appendix E



G12 – Beech hedge to be cut back



PROP. SITE PLAN 1:200



No	Date	Revision Notes
Info@offgridarchitecture.co.uk www.offgridarchitecture.co.uk +44 (0)7759 482619		

These details are subject to all relevant statutory approvals. If doubtful, check. All dimensions are to be checked on site. Areas where quoted are approximate. Figured dimensions only are to be taken from this drawing. Any discrepancies with other related information is to be reported to OFF GRID Architecture prior to order/construction/installation. This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which OFF GRID Architecture was commissioned. OFF GRID Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.			
Status			
PLANNING			
Project Title			
EXTENSIONS & ALTERATIONS			
Project Address			
Chantry Hse, Ogbourne St George, Marlborough, SN8 1SU			
Sheet Title			
PROP. SITE PLAN			
Scale	Date	Drawn By	Project ID
1:100 @ A3	24/10/2025	SJT	2116 301