



Land at Eastern Way,
Melksham

ARBORICULTURAL
CONSTRAINTS &
OPPORTUNITIES PLAN



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Site Details

Site Name and Location	Land at Eastern Way, Melksham
Central OS Grid Reference	ST 9224 6417
Client	Lidl Great Britain Limited

Quality Assurance

Report Title	Arboricultural Constraints & Opportunities Plan
Report Reference	3074-ACOP-JP
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Issue Date	03 October 2025

Disclosure

The content of this report that has been provided by GE Consulting is true, and has been prepared and submitted in accordance with the Arboricultural Association's Code of Professional Conduct. Its contents are compliant with British Standard BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

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Revision Record

Revision	Date	Author	Approver	Summary of Changes

Ecology
Arboriculture
Land Management

1 Introduction

This document has been produced by GE Consulting on behalf of Lidl Great Britain Limited to provide an outline of the arboricultural constraints identified at the above site and identify opportunities for incorporating arboricultural features into future development proposals.

Note that this document aims to provide design and planning advice, and it is not intended to be submitted with a planning application to develop the Site. However, the information presented below will be used to inform the Arboricultural Appraisal that will be submitted for planning.

2 Site Survey

The survey comprised a thorough assessment on 11 September 2025, of all trees on site and immediately adjacent to site that have the potential to be impacted by any future development in accordance with BS5837:2012.

Key characteristics of each arboricultural feature (tree, tree group, hedgerow or woodland) were recorded, and details can be seen below in the Tree Survey Schedule. The characteristics of the arboricultural feature are then used to calculate the root protection area, radius and categorise the tree using an alphanumeric system. The location of each arboricultural feature, their associated canopy spread and root protection area (colour coded to represent their category) can be seen on the Tree Constraints Plan.

Table 1 below provides a brief overview of how each feature is categorised.

	1 – Mainly arboricultural qualities	2 – Mainly landscape qualities	3 – Mainly cultural/conservation values	Estimated life expectancy
Category A (RPA shown as green circle on Tree Constraints Plan)	Features which are good examples of their species; or those that form an essential component to a wider feature.	Feature of particular visual importance as arboricultural and/or landscape feature.	Feature of significant conservation, historical, commemorative or other value (e.g. veteran trees).	40 years +
Category B (RPA shown as blue circle on Tree Constraints Plan)	Features that may be included in category A but have been downgraded due to impaired condition such that they have a predicted lifespan of < 40 years.	Tree groups or woodland which collectively have a higher rating than the component 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.	20 years +
Category C (RPA shown as grey circle on Tree Constraints Plan)	Unremarkable tree of 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 greater collective landscape value; and/or trees offering low or only temporary landscape benefits.	Trees with no material conservation or other cultural value.	10 years +
Category U (RPA shown as dark red circle on Tree Constraints Plan)	Features that are dead or show signs of significant, immediate decline or have serious, irremediable structural defects which could result in collapse.			< 10 years

Table 2 below provides a summary of the arboricultural constraints and opportunities for the site.

Table 2: Constraints and Potential Opportunities Related to Site Development

Map Ref	Arboricultural Feature	Constraints & Considerations	Opportunities
G2, G5, G6, G8, G9, H10, H11, H13, H15, T16, T18	Category B trees, tree groups and hedgerows	Trees should be retained and incorporated into scheme design. If tree retention is not possible, a tree replacement strategy should be designed and implemented to mitigate any tree loss. Some trees will cast shade into developable area.	Trees will provide mature, soft edge to built environment.

3 Tree Preservation Orders

No TPO protects the trees on site, and the site is not located within a conservation area (as confirmed using Wiltshire Council's online mapping tool on the 2nd October 2025).



Appendix 1 – Tree Survey Schedule

Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
G1	Field Maple	Up to 7	130 Av	2	2	2	2	0 Av	1 Av	Young	Good	Good	8.0	1.6	C2	40+
Comments	Planted trees. Epicormic growth at base. Growing on grass verge.										Management	None at the time of survey.				
G2	Ash, Field Maple	Up to 7	Up to 170	3	3	3	3	3 Av	2 Av	Young	Good	Good	12.6	2.0	B2	20+
Comments	Small trees growing in boundary scrub. Signs of Ash Dieback Disease in ash and leaf loss in field maple. 100-170 DBH.										Management	None at the time of survey.				
G3	Lime	Up to 4	85 Av	2	2	2	2	0 Av	N/A	Young	Good	Fair	3.1	1.0	C2	40+
Comments	Planted trees on boundary verge. Middle tree main stem dead.										Management	None at the time of survey.				
G4	Field Maple, Ash, Hazel, Grey Willow	Up to 8	Up to 130 est	3	3	3	3	3 Av	2 Av	Early Mature	Good	Good	8.0	1.6	C2	20+
Comments	Planted trees growing in boundary scrub. Signs of Ash Dieback Disease in ash. Blackthorn understorey.										Management	None at the time of survey.				
G5	Ash	10	180	3	3	3	3	3 Av	2 Av	Early Mature	Fair	Good	14.6	2.2	B2	20+
Comments	Boundary planted trees. Mild signs of Ash Dieback Disease.										Management	None at the time of survey.				
G6	Ash	8	200	3	3	3	3	1 W	2 Av	Young	Fair	Good	18.1	2.4	B2	20+
Comments	Planted on grassland verge. Minor Ash Dieback Disease. 2x trees.										Management	None at the time of survey.				
G7	Cherry	5	110	2	3	2	3	2 Av	2 Av	Young	Fair	Fair	5.5	1.3	C2	20+
Comments	Planted on grassland verge. Minor deadwood. North most tree has two large wounds on stem, partially occluded.										Management	None at the time of survey.				
G8	Grey willow, Ash, Hawthorn, Field Maple	9 Est	Up to 130 est	3	3	3	3	2 Av	2 Av	Young	Fair	Good	8.0	1.6	B2	40+
Comments	Boundary planted scrub. Blackthorn and hawthorn understorey.										Management	None at the time of survey.				
G9	Grey willow, Ash, Hawthorn, Ash	9 Est	Up to 185	3	3	3	3	2 Av	2 Av	Young	Good	Good	15.2	2.2	B2	40+
Comments	Add in ash. Hawthorn, blackthorn, hazel and cherry understorey. Provides some screening from road to west. DBH range 50-185mm.										Management	None at the time of survey.				
H10	Blackthorn, Elm, Hawthorn	Up to 3	75	0.5	0.5	0.5	0.5	0 Av	N/A	Early Mature	Good	Good	2.5	0.9	B2	40+
Comments	Flail managed hedgerow. E most section going south - dead. Growing into post and rail fence.										Management	None at the time of survey.				

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
H11	Blackthorn, Dogwood, Elm, Ash	2	75	1	1	1	1	0 Av	N/A	Early Mature	Good	Good	2.5	0.9	B2	40+
Comments	Flail managed. Mixed species hedgerow bordering site. Growing into post and rail fence.										Management	None at the time of survey.				
T12	Oak	9	130 est	3	2	3	3	3 E	2 W	Young	Good	Good	8.0	1.6	C2	40+
Comments	Standard in hedgerow. Asymmetric crown - flailed on eastern face. Minor wound 2.5m up main stem.										Management	None at the time of survey.				
H13	Elm	3	75	0.5	1	0.5	1	0 Av	1 N	Early Mature	Fair	Good	2.5	0.9	B2	20+
Comments	Flail managed mature hedgerow with some gaps. Signs of Dutch Elm Disease. Some dead trees.										Management	None at the time of survey.				
T14	Elm	6	175 est	3	2	3	2	N/A	0.5 Av	Dead	Poor	Poor	13.8	2.1	U	0
Comments	Dead elm. Once standard in hedgerow. Likely Dutch Elm Disease.										Management	None at the time of survey.				
H15	Field Maple, Hawthorn, Elm	3 Av	75	1	0.5	1	0.5	0 Av	N/A	Early Mature	Good	Good	2.5	0.9	B2	40+
Comments	Flail managed mixed species hedgerow bordering site. Minor gaps of dead elm. North most section 2m.										Management	None at the time of survey.				
T16	Oak	13	750 est	6	7 e	6	7	2 Av	2 S	Late Mature	Poor	Good	254.3	9.0	B2	30+
Comments	NE of crown mostly dead with some epicormic growth. Developing veteran features with a range of deadwood throughout.										Management	None at the time of survey.				
G17	Elm	11	200 est	3	3	3	2	N/A	3 S	Dead	Poor	Poor	18.1	2.4	U	0
Comments	2x standing dead elms. Likely Dutch Elm Disease. Offsite. Elm, blackthorn understorey.										Management	None at the time of survey.				
T18	Oak	10	250 est	6	6	4	3	2 E	1 E	Early Mature	Good	Poor	28.3	3.0	B2	30+
Comments	Offsite. Heavy lean to Northeast. Pruning evident. Minor deadwood.										Management	None at the time of survey.				
G19	Blackthorn	6	100 est	1	2	4	2	3 S	2 S	Early Mature	Fair	Poor	4.5	1.2	C2	20+
Comments	Offsite boundary trees. Heavy lean to south, Outgrown hedgerow to linear group. Eastern most tree dead.										Management	None at the time of survey.				
H20	Elm, Blackthorn, Hawthorn	4	Up to 130 est	1	1	1	3	0 Av	2 Av	Early Mature	Good	Good	8.0	1.6	C2	20+

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
Comments	Unmanaged hedgerow to linear group. Offsite. Provides screening from house to east. Some dead elms. Some lean to west. DBH range 50-130 mm.										Management	None at the time of survey.				
T21	Elm	8	130 est	1	2	1	2	N/A	2 Av	Dead	Poor	Poor	8.0	1.6	U	0
Comments	Dead elms in hedgerow. Likely Dutch Elm Disease.										Management	None at the time of survey.				

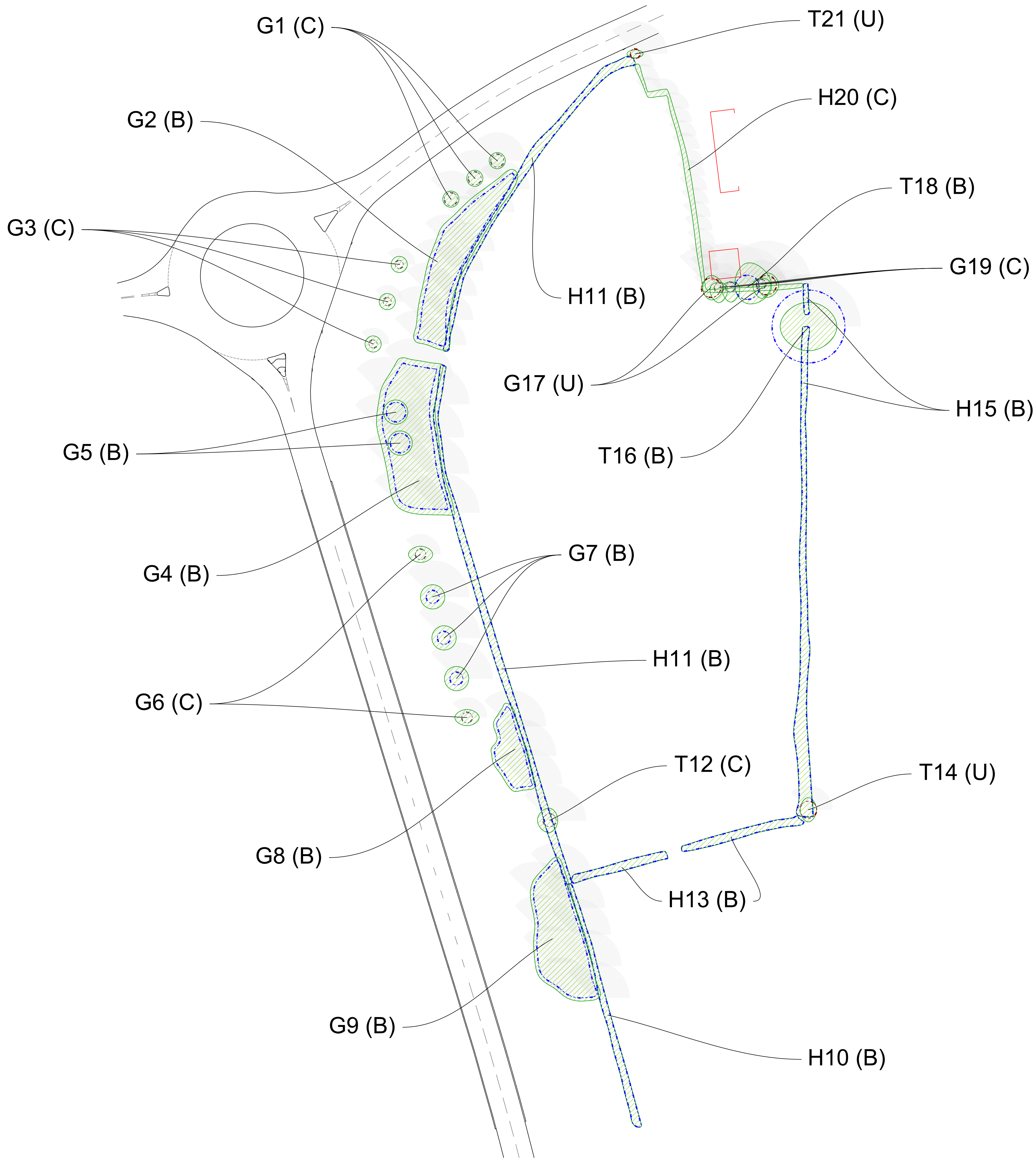
Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
 Est: Estimated Dimension Comb: Combined Stem Diameter

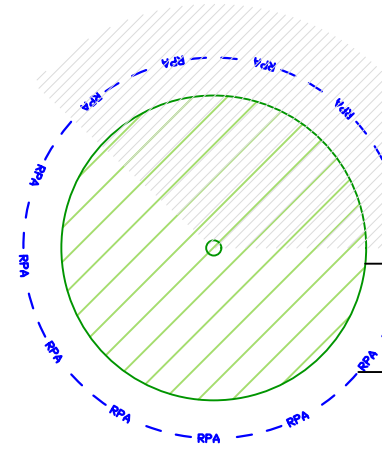




Appendix 2 – Tree Constraints Plan



Key:



Indicative Tree Shadow Extent

Tree Canopy

Root Protection Area
(colour coded to indicate tree category)

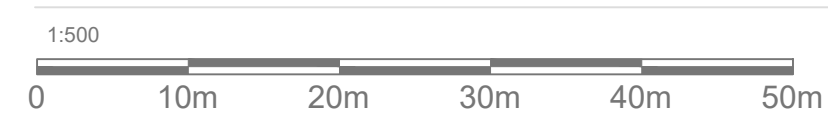


Category A

Category B

Category C

Category U



Scale @ A1: 1:500

Drawing should be viewed in colour.

Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Constraints Plan

Project:
Land at Eastern Way Melksham - Lidl

Client:
Lidl Great Britain Limited

Date: 02/10/2025	Drawn: JP
Drawing Number: 3074-TCP-JP	Revision: -



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