Land at Home Farm
Warminster

Arboricultural Impact Assessment

March 2026
12639_AIA.001 Rev C

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Contents

Text:

Executive Summary 1

1 Introduction 2

2 Statutory Designations 4

3 Policy Review 4

4 Arboricultural Impact 6

5 Conclusions 9

6 Recommendations 9

Tables:

Table 1. Tree Removals by BS5837:2012 Category.

Figures:

Figure 1. Application boundary overlain with OS mapping and aerial photography.

Appendices:

Appendix A: Tree Constraints Plan (12639 TCP 01)
Appendix B: Tree Survey Schedule (12639 TS 01)
Appendix C: Tree Protection Plan (12639 TPP 01 Rev B)
Appendix D: Tree Survey Methodology (12639 TSM 01)

Executive Summary

i) **Introduction.** Aspect Arboriculture are commissioned by Bellway Homes Limited to establish and report on the arboricultural impact of the proposed development of land at Home Farm, north of Boreham Road, Warminster.

ii) **Proposals.** The proposals seek *'full planning permission for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessibly amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works.'*

iii) **Surveys.** The site was surveyed by Aspect during September 2025 following the guidance contained within BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

iv) **Statutory Designations.** Background checks confirm that that there are no protected trees within influence of the application area and that the site is not within a Conservation Area, albeit it is acknowledged that the site is directly adjacent to the Bishopstrow Conservation Area.

v) **Arboricultural Impact.** The scheme benefits from extensive arboricultural review and input during the iterative design process. Accordingly, the direct arboricultural impact of the scheme is low and will be limited to the removal of five individual trees and the partial clearance of four hedgerows (total 7no. sections of hedgerow). Whilst this includes a single category B tree, losses are unavoidable and necessary to accommodate the scheme and can be mitigated through the provision of replacement planting.

The scheme integrates all high value tree cover and those most important to the sites transition with the wider setting, including a notable Ash and four veteran Ash which occur within the northern extent of the site.

A tree protection drawing is provided to demonstrate the deliverability of safeguarding measures for retained trees, although it is recommended that this is reviewed alongside a construction phasing plan.

Conclusions drawn against the NPPF and Wiltshire Council's development control Policies, conclude that on balance, the development can be supported from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are instructed by Bellway Homes Limited to establish and report on the arboricultural impact of the proposed development of land at Home Farm, north of Boreham Road, Warminster.

1.1.2 The proposals seek *'full planning permission for residential development (Use Class C3) comprising 135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessibly amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works.'*

1.2 Purpose of the Report

1.2.1 This report documents the methods and findings of the baseline arboricultural survey and desktop study carried out to establish the existing arboricultural interest of the site. To inform the planning balance, it provides an appraisal of the direct and any likely residual effects of the proposals, and provides a review of any mitigation and enhancement measures to safeguard any significant arboricultural interest.

1.3 Site Overview and Tree Stock

1.3.1 The application area falls within the administrative control of Wiltshire Council and comprises c.11ha of agricultural land on the eastern periphery of Warminster. The site is accessed via an agricultural entrance off a private drive which connects to Boreham Road and serves a property known as Home Farm to the east of the application area.

1.3.2 Boreham Road defines the southern extent of the application boundary, alongside a number of residential curtilages which back onto the site. The western boundary is enclosed by lapsed hedgerow containing trees and groups of trees, which define the edge of the current built extents of Warminster. Development to the west comprises a mixture of residential units, including large-detached dwellings and semi-detached properties. There is an existing public right of way which runs adjacent to the western boundary and bisects the northern extent of the site before turning eastward and travelling parallel with the northern boundary of the application area.

1.3.3 Comparisons with Ordnance Survey map series dated 1830s-1880s show that there has been historic loss of internal hedgerow and decline in large canopy trees within the site interior. There is also a transition in the assemblage to include some domestic plantings associated with the encroachment of the settlement fringe of Warminster. Figure 1 overleaf illustrates the application boundary imposed over historic OS mapping, relative to a modern OS map and recent aerial photography.

Figure 1. *Application boundary overlain with OS mapping and aerial photography.*

1.3.4 All trees within influence of the application area have been objectively appraised using the guidance provided within BS5837:2012: *'Trees in Relation to Design, Demolition and Construction - Recommendations'.* The survey provides details of the extant tree cover by way of distinctions between 73no. individual trees, 18no. groups of trees/scrub and 20no. hedges (agricultural and domestic combined). The tree survey is available within appendices A and B, and comprises a scaled Tree Constraints Plan and accompanying schedule (12639 TCP 01 and 12639 TS 01, respectively).

1.3.5 The site's principal trees comprise an assemblage of four veteran Ash which occur centrally within the application area (T10, T11, T13 and T14). They occur as lapsed pollards which when compared to others of the same species and against published data[1], are considered to be old and large enough to represent exceptional examples of their type. When their aged crown features are also taken into account, they are judged to satisfy the NPPF (December 2024) definition of veteran trees and have subsequently been awarded enlarged buffer zones in accordance with Natural England and Forestry Commission Standing Advice equivalent to 15x their trunk diameters and have been treated as key constraints during the design process.

1.3.6 A fifth Ash (T19) adjacent to the western boundary of the application area is also old and large by comparison against others and published data, however the tree does not possess sufficient aged features to satisfy the NPPF definition of a veteran tree and is instead acknowledged to be a Notable tree. It has nevertheless formed an important constraint during the design process and has been treated as a priority to retain within the proposals.

1.3.7 Other trees of high value include 2no. Horse Chestnut and 1no. Lime which occur adjacent to the western boundary within the southern extent of the application area. Whilst their trunks were not accessible at the time of the survey, their maturity and cohesive crown area make a positive and important contribution towards the site amenity and verdant appearance. Accordingly, they are considered to collectively be of high arboricultural quality and have also been treated as priority constraints during the iterative process.

[1] Lonsdale, D. (ed) (2013) Ancient and other veteran trees: further guidance on management. The Tree Council, London 212pp.

1.3.8 The remaining assemblage majors on lapsed agricultural hedgerow and unremarkable scrub, interlinked with sections of domestic hedging containing the occasional standard tree. They include a broad mixture of deciduous and coniferous trees which intermittently occupy boundaries shared with adjacent residential property. Ash, Beech, Lime, Silver Birch, Yew and Sycamore are present, alongside exotic examples of Cedar, Spruce and Redwood which provide structural interest and diversity.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the application area does not occur within a Conservation Area, albeit it is known that the site is directly adjacent to the Bishopstrow Conservation Area (Wiltshire Council, cited January 2026).

2.2 Tree Preservation Orders

2.2.1 Checks of the Council's online database have also confirmed that there are no trees within the application area that are subject to a Tree Preservation Order (Wiltshire Council, cited January 2026).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (December 2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:

3.1.2 Paragraph 136 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'*

3.1.3 Building upon paragraph 136, the Framework also considers that *'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 187b).

3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.*

3.1.5 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'…opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can… enhance public access to nature where this is appropriate.'*

3.2 Wiltshire Council

3.2.1 At a local level, Wiltshire Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Council's current local plan is understood to comprise the Wiltshire Core Strategy (January 2015) with some saved policies from former district local plans. Core Policy 51 *Landscape*, Core Policy 57 *Ensuring high quality design and place shaping* set out the Council's tests considered relevant to trees in the context of development (relevant parts reproduced below).

3.2.2 **Core Policy 51** Landscape

'Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identifi ed in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, fi eld boundaries, watercourses and waterbodies.'

3.2.3 **Core Policy 57** Ensuring high quality design and place shaping

'A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate

the development into its setting and to justify and mitigate against any losses that may occur through the development.'

4 Arboricultural Impact

4.1 The Iterative Process

4.1.1 Throughout the design process consideration has been given to National and Council Policy requirements, whilst acknowledging aspirations for housing delivery and feedback received from Technical Officers on the site's historic withdrawn application (reference 16 10502 OUT).

4.1.2 This has resulted in a sympathetic design which accommodates all high value and important trees, including the site's notable Ash and four veteran Ash which occur within the central hedgerow. With regards to the veteran Ash (T10, T11, T13 and T14), design has afforded them particular consideration given their irreplaceable status under the NPPF (December 2024). This has enabled their entire veteran tree buffer zones to be retained within an area of open space where the trees will be buffered from development and areas of high recreational uses.

4.1.3 Other key responses to the veteran Ash include a bespoke drainage solution which seeks to drain surface and foul water to the north into the main spine road by utilising deep drainage channels, rather than exploiting the natural flow route which would have to cross VTB's. The drainage solution also features a swale to the eastern edge of their VTBs to: *(a)* deter public access within VTBs, and *(b)* to provide an opportunity for the conversion of agricultural land to natural habitat on the periphery of their VTB's, thereby enhancing the trees' connectivity in the landscape.

4.1.4 Elsewhere, sympathetic design has been achieved through an outward facing design or by buffering retained trees and hedgerow with areas of public open space. This has resulted in appropriate offsets from retained trees/hedgerow and allows for sustainable relationships to be delivered where the risk of inappropriate residual pressure to carry out tree works will be low. The southern extent of the application area will also be converted to an area of public open space where there will be substantial opportunity to incorporate new tree planting, including the restoration of large canopy bearing tress which have been historically lost from the site's field pattern.

4.2 Proposed Tree Removals[2]

4.2.1 To introduce the proposed development, it will be necessary to remove the trees detailed within Table 1 below. They can be quantified as the removal of five individual trees and the partial clearance of four hedgerows (total 7no. sections of hedgerow).

Table 1. *Tree Removals by BS5837:2012 Category.*

Category A	Category B	Category C	Category U
None	T15 Ash	T52 Ash	T54 Ash
		T53 Ash	T55 Apple
		H1+Δ (3no. sections)	
		H6+Δ (2no. sections)	
		H9+Δ (1no. section)	
		G8+Δ (1no. section)	

+ Denotes an assemblage of two or more species (refer to appendix B)
Δ Denotes partial removal of scrub or tree group

4.2.2 Tree removals are focused on unremarkable hedgerow and low-quality trees, including a dead Ash and a young Apple which is in terminal decline. There is a single category B Ash to be removed within the northern extent of the application site, which is necessary to accommodate the proposed built form and an efficient development cell which respects higher value trees, including the notable and veteran Ash to the south. Whilst the loss of a single category B tree is regretful, it is considered that the scheme has the capacity to mitigate for the loss of the tree with substantial new tree planting and that there will be no harm to the site's amenity or verdant appearance.

4.2.3 Replacement trees have formed an integral part of the scheme's landscape strategy, with emphasis on ensuring that new planting is suitable for the locality and provides long term benefits. This has directly influenced both species selection and tree pit design, making certain that there is appropriate consideration for adequate, and good quality, soil volumes.

4.3 Mitigation Proposals

4.3.1 The application is supported by a comprehensive soft landscape design and planting design prepared by Pegasus Group (drawing refs. P22-1991_EN_06-1_B, P22-1991_EN_06-2_B and P22-1991_EN_05_B). The design includes detailed proposals for tree planting throughout areas of public open space and residential areas of the scheme, capitalising on opportunities to incorporate large canopy bearing species which have been historically lost throughout the interior of the site.

4.3.2 The strategy includes a significant uplift in tree numbers across the site which will provide a substantial increase in canopy coverage, providing amenity benefits to both the existing and proposed setting. Proposed trees are also laid out to compliment the retained assemblage, providing reinforcement to boundaries alongside structural

[2] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

diversity and interest. It focuses on 'right tree, right place' and ensures that new trees benefit from sufficient soil volumes and are provided with sufficient space to establish full and complete crowns.

4.4 Pruning Works[3]

4.4.1 The need for pruning work to accommodate the development proposal is low and will be limited to the selective pruning of unmanaged hedgerows/scrub to provide clearance for private amenity spaces or construction room. These works are anticipated to effect G2, G11 and H5, and to be limited to the shortening of lateral growth by approximately 1m to 2m and are expected to be achievable within any negative effects on tree health, vitality or amenity.

4.4.2 Although not required to accommodate the development, it is also recommended that throughout the entire site, dead branches are removed from the canopies of retained trees to help relieve occupier's apprehension and mitigate the risk of future tree related hazards emerging.

4.4.3 Pruning works should be undertaken in accordance with section 7.3 of BS3998:2010 (for the removal of deadwood) and section 7.6 (for selective pruning). Works should also be undertaken by a competent tree contractor, to ensure that cuts are performed correctly and positioned so as to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.5 Protective Barriers

4.5.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the default barrier specification provided in BS5837:2012.

4.5.2 Although barrier positions will need to be reviewed in conjunction with a construction phasing plan, initial locations for protective fencing are illustrated within the Tree Protection Plan (appendix C) with a bold blue line. The proposed specification for protective barriers is also illustrated within appendix C.

[3] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

5 Conclusions

5.1.1 Pursuant to National and Council Policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012. This information has been used to inform a thorough iterative design process and has directly informed the scale and layout of the proposal.

5.1.2 This assessment demonstrates that some limited tree loss is unavoidable, although through design they are focussed on sections of unremarkable hedgerow and low-quality trees which can be mitigated through the provision of replacement planting. The site's most important trees, i.e. the notable and veteran Ash, can be confidently retained and integrated within the development, where their RPAs or VTBs will be buffered by open space and/or new natural habitat. This has been achieved by way of forward-thinking design responses and sympathetic layout design which has treated important and high value trees as leading constraints.

5.1.3 Technical confidence for the tree retention is based on a preliminary scheme for safeguarding retained trees, relying on the use of static tree protection barriers, however this work should be reviewed as part of a construction phasing plan.

5.1.4 To inform the planning balance, the proposed development is considered to be sustainable and appropriate from the arboricultural perspective, subject to ongoing arboricultural input and the adoption of detailed safeguards for protecting retained trees during construction. In the absence of any unacceptable arboricultural harm, it is our overall conclusion that the development proposal does not conflict with the NPPF or Wiltshire Council's Policy 51 or 57.

6 Recommendations

6.1.1 Pursuant to the Council's preference to ensure confident tree retention during the development, a detailed Arboricultural Method Statement which expands on Appendix C. This work could be secured by Condition.

6.1.2 The Arboricultural Method Statement could address matters including: specification for tree protection barriers, including revisions to barrier locations; a schedule of tree works; works within RPAs; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout. Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the AMS, with detail given of proposed levels and service routes.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12639 TCP 01)

1:2500 @ A3

0m 20m 40m 100m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- VTB Veteran Buffer
- Conservation Area

Note: Trees 1, 5, 7, 26, 29, 34, 36, 37, 38, 44, 47, 50, 51, 54, 56, 57, 58, 62, 69, 70, 71, 72, all Groups and Hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 50, 56 & 57 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn

REVISIONS

aspect arboriculture

TITLE

Boreham Road, Warminster
Tree Constraints Plan

CLIENT

Bellway Homes Limited

SCALE	DATE	DRAWN
1:2500 @ A3	SEP 2025	GN

DRAWING NUMBER	REVISION
12639 TCP 01 (Overview)	

Based on: 3797-S2-Boreham Road (PS).dwg

1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- VTB Veteran Buffer
- Conservation Area

Note: Trees 1, 5, 7, 26, 29, 34, 36, 37, 38, 44, 47, 50, 51, 54, 56, 57, 58, 62, 69, 70, 71, 72, all Groups and Hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 50, 56 & 57 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn

REVISIONS

aspect arboriculture

TITLE

Boreham Road, Warminster
Tree Constraints Plan

CLIENT

Bellway Homes Limited

SCALE	DATE	DRAWN
1:1250 @ A3	SEP 2025	GN
DRAWING NUMBER		REVISION
12639 TCP 01 (1/2)		

Based on: 3797-S2-Boreham Road (PS).dwg

1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- VTB Veteran Buffer
- Conservation Area

Note: Trees 1, 5, 7, 26, 29, 34, 36, 37, 38, 44, 47, 50, 51, 54, 56, 57, 58, 62, 69, 70, 71, 72, all Groups and Hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 50, 56 & 57 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Copy from Google Earth

REV	DATE	NOTE	Drawn

REVISIONS

aspect arboriculture

TITLE

Boreham Road, Warminster
Tree Constraints Plan

CLIENT

Bellway Homes Limited

SCALE	DATE	DRAWN
1:1250 @ A3	SEP 2025	GN
DRAWING NUMBER		REVISION
12639 TCP 01 (2/2)		

Based on: 3797-S2-Boreham Road (PS).dwg

APPENDIX B

TREE SURVEY SCHEDULE (12639 TS 01)

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BS 5837:2012 Tree Schedule: Boreham Road Warminster

12639 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around 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 a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
1	Ash	430 390 550	12.5	8.5	6.5	6.25	9		1.25	0.5	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Dominant component of G1, situated offsite Low crown break Structure appears typical for species within current context Moderate example of species Minor epicormic growth	B12	9.6
2	Lime	350 320	8	2.25	2.75	2	2		1	1	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Moderate collective value Frontage component of linear collection to west Situated outside of site boundary line Under pollard management at c.5m Tight primary union	B2	5.7
3	Beech	550#	12					6.5	1.5#	4	Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Prominent boundary feature Moderate example of species Structure appears typical for species within current context	B12	6.6
4	Ash	4x150#	8.5					4	1.5	1	Semi Mature	Average	Poor	Stem inaccessible due to dense understorey Radial crown measurement due to restricted access Multi stemmed from ground level Low arboricultural quality	C12	3.6
5	Plum	2x120#	5.5					2.5	1	1	Semi Mature	Average	Indifferent	Stem inaccessible due to dense understorey Readily replaceable at current size, low arboricultural value Self set scrub	C12	2.1
6	Himalayan Birch	260#	11	5.5	5#	3.5	5.75		1.5#	1.5	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Minor internal deadwood Previous lower limb removals to crown lift Low arboricultural quality	C1	3
7	Weeping Willow	2x250#	8.5					5#	2#	1.5#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Previous lower limb removals to crown lift Low arboricultural quality Under pollard management	C12	4.2
8	Variegated Box Elder	200#	7					4	2	1.5	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Unremarkable example of species	C12	2.4
9	Whitebeam	230#	7.5					3.5#	1#	1.5#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Previous lower limb removals to crown lift Low arboricultural quality	C12	2.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
10	Ash	1230 oi	11.5	6.25	6.5	6	6.75		1	1	Veteran	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Well balanced radial crown and scaffold structure Minor tip dieback throughout Slightly sparse crown for species Lapsed pollard at c.5.5m, signs of hollow cavities at pollard point Significant hollowing on main stem from ground level to pollard head Established basal epicormic growth High value due to veteran status	A123	14.7 VTB: 18.5
11	Ash	1300#	10	6.75	6.75	7	6.75		1.5	3.5	Veteran	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Minor tip dieback throughout Slightly sparse crown for species Signs of extensive hollowing at base of stem with active decay Considered to be of veteran status due to qualifying features and large girth for species Lapsed historic pollard at c.5m	A123	15 VTB: 19.5
12	Ash	280#	10	2.5	5.25	5	6.25		2	3.5	Semi Mature	Below Average	Poor	Stem inaccessible due to dense understorey Sparse crown for species Dieback to upper crown Epicormic growth throughout Unremarkable example of species Unbalanced form	C12	3.3
13	Ash	1200#	11	6.5	6.5	5	5.5		5.5	3.25	Veteran	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Minor tip dieback throughout Slightly sparse crown for species Signs of extensive hollowing at base of stem with active decay Considered to be of veteran status due to qualifying features and large girth for species Lapsed historic pollard at c.5m	A123	14.4 VTB: 18.0
14	Ash	1240 600 oi	13	4.75	5.25	6.75	5.5		1.75	3.5	Veteran	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Basal epicormic growth Minor cavities between buttress flares Minor tip dieback throughout Slightly sparse crown for species Short annual extension growth Sparse crown for species Significant hollowing in main stem, crown formed by established secondary stems from c.1m to 3m Lapsed pollard at c.4m	A123	15 VTB: 20.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
15	Ash	600#	12					6.5	2	1	Mature	Above Average	Indifferent	Stem inaccessible due to dense understorey Radial crown measurement due to restricted access Surveyed from a distance Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Minor internal deadwood Moderate example of species	B12	7.2
16	Ash	400 oi	14	4.25	7.5	2.5	2.25		5.25	4.75	Early Mature	Below Average	Poor	Situated within field boundary Clad and obscured by Ivy, unable to thoroughly inspect Showing early signs of Ash dieback Reduced future potential Biased to east	C1	4.8
17	Ash	420 oi	15	4	5	4.5	3.75		7.75	3.5	Early Mature	Below Average	Indifferent	Situated within field boundary Clad and obscured by Ivy, unable to thoroughly inspect Showing early signs of Ash dieback Reduced future potential Basal epicormic growth	C1	5.2
18	Ash	370 oi	14	4.75	4.75	4	2.75		7	4.25	Early Mature	Below Average	Indifferent	Situated within field boundary Clad and obscured by Ivy, unable to thoroughly inspect Showing early signs of Ash dieback Reduced future potential	C1	4.5
19	Ash	1220	14	6.25	6	4.75	7#		4.5	1.5	Notable	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Minor cavities between buttress flares Minor tip dieback throughout Slightly sparse crown for species Above average epicormic growth Several pockets of decay within old pruning wounds Considered to be locally notable	A3	14.7
20	Ash	400 oi 280	15	4.25	6.75	6.75	5.75		3.25	6	Early Mature	Below Average	Poor	Situated within field boundary Clad and obscured by Ivy, unable to thoroughly inspect Showing early signs of Ash dieback Reduced future potential Sub-dominant stem from ground level	C1	6
21	Ash	355 oi	14	5.75	5	5.25	5		2.75	3	Early Mature	Below Average	Poor	Included primary union at c.2.75m Low arboricultural quality	C1	4.2
22	Leyland Cypress	650#	18					5	4#	4	Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Low arboricultural quality Larger frontage component of G10	C1	7.8
23	Eucalyptus	550#	25#					7#	5#	4#	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Prominent within moderate distance views Moderate example of species Dominant component of G11 Structure appears typical for species within current context	B12	6.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
24	Ash	350#	15					4.25	5	5	Early Mature	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Radial crown measurement due to restricted access Above average internal deadwood Above average epicormic growth Sparse crown for species Dieback to upper crown Reduced future potential Defines boundary with neighbouring third party land	C1	4.2
25	Ash	400#	16					6#	6#	7#	Early Mature	Average	Indifferent	Frontage component of G12 Mutually suppressed and cohesive with companion shelter Moderate collective value	B2	4.7
26	Ash	650#	17					9	4.5	1	Mature	Above Average	Indifferent	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement based on spread oversailing site boundary Dense crown showing good signs of vitality Well balanced radial crown and scaffold structure Average internal deadwood with large diameter in lower crown	B12	7.8
27	Scots Pine	590 oi	11	3.75	3.75	3.25	3#		5	3	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Previous lower limb removals to crown lift Unremarkable example of species Situated within field boundary Storm damage within upper crown	C1	7.2
28	Scots Pine	600#	14	2.75	4.75	3.5	6#		5.75	1.5	Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Above average internal deadwood Situated within field boundary Storm damage within upper crown	C1	7.2
29	Ash	600#	18					9	7#	2	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land Radial crown measurement based on spread oversailing site boundary Surveyed from a distance, unable to thoroughly inspect Prominent within moderate distance views Moderate example of species Structure appears typical for species within current context	B12	7.2
30	Silver Birch	330#	14	5#	5.25	5.5	5#		2#	1.5	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land Radial crown measurement based on spread oversailing site boundary Surveyed from a distance, unable to thoroughly inspect Maintains single leader for majority of height Well balanced radial crown and scaffold structure Prominent within moderate distance views Moderate example of species Structure appears typical for species within current context	B12	3.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
31	English Oak	240#	12					5#	1.5#	1.5	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement based on spread oversailing site boundary Unremarkable example of species	C12	3
32	Goat Willow	3*310 360 #	10.5					8.75	1#	1.5	Early Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement based on spread oversailing site boundary Multi stemmed from ground level Minor tip dieback throughout Above average internal deadwood Unremarkable example of species	C1	4.5
33	Ash	365 oi	11.5	6.5	6	5.25	4#		2.25	1	Early Mature	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Situated within field boundary Minor tip dieback throughout Above average epicormic growth Short annual extension growth Reduced future potential Situated within field boundary hedgerow	C1	4.5
34	Ash	380#	15					7	4#	7	Early Mature	Below Average	Poor	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement based on spread oversailing site boundary Radial crown measurement due to restricted access Tight and included primary union Above average epicormic growth Short annual extension growth Sparse crown for species Unremarkable example of species	C1	4.5
35	Ash	500#	15					8.5	6	3.75	Early Mature	Below Average	Indifferent	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement due to restricted access Radial crown measurement based on spread oversailing site boundary Above average internal deadwood Above average epicormic growth Short annual extension growth Dieback to upper crown Reduced future potential	C1	6
36	Ash	450#	14					7.75	5#	5.25	Early Mature	Average	Indifferent	Dense crown, showing good signs of vitality Minor internal deadwood Previous lower limb removals to crown lift Moderate example of species	B12	5.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
37	Norway Spruce	250 220 #	14					4.5	2#	2#	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement based on spread oversailing site boundary Low arboricultural quality Co-dominant stems, unable to inspect union	C1	3.9
38	Deodar Cedar	150#	9					3#	2#	3#	Young	Average	Indifferent	Inaccessible, offsite within adjacent third-party land Surveyed from a distance, unable to thoroughly inspect Radial crown measurement based on spread oversailing site boundary Readily replaceable at current size, low arboricultural value	C12	1.8
39	Lime	950#	27					9.5	4#	7	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible due to dense understory Surveyed from a distance Mutually suppressed and cohesive with companion shelter Prominent within long distant views High collective value Radial crown measurement based on eastern spread Dense crown, showing good signs of vitality Minor internal deadwood Good example of species	A12	11.4
40	Horse Chestnut	1000#	20					8#	3#	1#	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible due to dense understory Surveyed from a distance Mutually suppressed and cohesive with companion shelter Prominent within long distant views High collective value Radial crown measurement based on eastern spread Bifurcates at c.2m, unable to inspect union Structure appears typical for species within current context	A2	12
41	Horse Chestnut	850#	18					8#	4.5#	1#	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible due to dense understory Surveyed from a distance Mutually suppressed and cohesive with companion shelter Prominent within long distant views High collective value Radial crown measurement based on eastern spread Large sub-dominant orientated to south at c.3m	A2	10.2
42	Ash	400#	15					6.5	4.5#	4#	Early Mature	Below Average	Indifferent	Stem inaccessible due to dense lower crown Radial crown measurement due to restricted access Above average internal deadwood Above average epicormic growth Sparse crown for species Dieback to upper crown Reduced future potential	C1	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
43	Ash	300#	14					6.25	3#	3.5#	Semi Mature	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Radial crown measurement due to restricted access Short annual extension growth Reduced future potential due to close proximity to overhead utilities and continuous pressure for pruning Crown in contact with adjacent utility cable to south east	C1	3.6
44	Ash	200#	8					2.5	3#	4#	Semi Mature	Below Average	Poor	Stem inaccessible due to dense understorey In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
45	Ash	330#	11	6	5.25	5#	4.25		7	4.25	Semi Mature	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Stem inaccessible due to dense understorey Above average internal deadwood Above average epicormic growth Short annual extension growth Sparse crown for species Dieback to upper crown Reduced future potential	C1	3.9
46	Blue Coastal Redwood	750#	14	6.25	5.25	6.25	6#		1.5	1	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within neighbouring residential land Maintains single leader for majority of height Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Prominent within moderate distance views Moderate example of species	B12	9
47	Hawthorn	220 oi	4.5					3.5	1	1	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Low arboricultural quality Established scrub	C12	2.7
48	Ash	230	7	1.75	1.5	1.5	1.5		1.25	1.5	Semi Mature	Below Average	Poor	In a state of terminal decline, unlikely to offer a long-term future contribution	U	N/A
49	Ash	320 oi	10	2.75	3	3#	3.5		3	1	Semi Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Tight and included primary union Short annual extension growth Low arboricultural quality	C1	3.9
50	Apple	3*220 2*180 #	6					5.75	1.5#	1.5	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Signs of past management from previous reduction works Low arboricultural quality Maintained dominant planting	C12	5.4
51	Apple	240 2*150 5*100 #	7					5	1#	3	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Signs of past management from previous reduction works Low arboricultural quality Maintained dominant planting	C12	4.5

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
52	Ash	260 270 240 oi	11	5	5.5	5.25	4.5		1.5	2	Semi Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Above average internal deadwood Above average epicormic growth Short annual extension growth Sparse crown for species Dieback to upper crown Reduced future potential Bifurcates from ground level, unions tight	C1	5.4
53	Ash	95 70 2*75	5.5	2	2.75	2.5	2.5		1	1.5	Semi Mature	Average	Poor	Readily replaceable at current size, low arboricultural value Appears self set Tight primary union from c.0.25m	C12	1.8
54	Ash	60 65 2*30	6.5					2	1.25	1.25	Young	Dead	Poor	Standing deadwood	U	N/A
55	Apple	75	2.5					1.25	1	1	Young	Below Average	Poor	Entering a state of terminal decline, reduced future potential	U	N/A
56	Holly	2*260#	9					4	2.5#	1.5	Early Mature	Below Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Above average internal deadwood Sparse crown for species Reduced future potential	C12	4.5
57	Elm	500#	18					7.5	5#	5#	Early Mature	Above Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Dense crown, showing good signs of vitality Moderate example of species Prominent within views from adjacent road Previous pruning forks on north east aspect	B12	6
58	Lawson Cypress	240#	10.5					3.5	1.5#	1.5	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Radial crown measurement due to restricted access Unremarkable example of species	C12	3
59	Ash	340#	15					6	4.75	4	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Frontage component of G17 Inaccessible, offsite within adjacent third-party land Radial crown measurement based on western spread Above average internal deadwood Above average epicormic growth Short annual extension growth Sparse crown for species Dieback to upper crown Reduced future potential	C12	4.2
60	Elm	200#	9					2.5	5	5	Semi Mature	Dead	Poor	Standing deadwood Frontage component of G17 Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement based on western spread	U	N/A

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
61	Sycamore	240	10					5	3.5	3.75	Semi Mature	Average	Indifferent	Frontage component of G17 Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement based on western spread Low arboricultural quality	C12	3
62	Yew	685	11.5					9.5	2	4	Early Mature	Average	Indifferent	Dominant comp of G17 Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement based on western spread Structure appears typical for species within current context Mutually supressed and cohesive with companion shelter	B2	8.1
63	Sycamore	240#	12					6.5	4.75	4	Semi Mature	Average	Indifferent	Frontage component of G17 Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement based on western spread Unremarkable example of species Unbalanced scaffold structure and crown	C12	3
64	Sycamore	250	14					7	4.75	4	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Frontage component of G17 Inaccessible, offsite within adjacent third-party land Radial crown measurement based on western spread Several crossing and rubbing limbs throughout crown	C12	3
65	Sycamore	230	13					5	5.75	4	Semi Mature	Above Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Frontage component of G17 Inaccessible, offsite within adjacent third-party land Radial crown measurement based on western spread Low arboricultural quality	C12	2.7
66	Sycamore	820 oi	18	7.75	6.5	7.75	8		5	3	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Dominant frontage component of G17 Inaccessible, offsite within adjacent third-party land Radial crown measurement based on western spread Average internal deadwood with large diameter in lower crown Several pockets of decay within old pruning wounds Prominent boundary feature	B2	9.9
67	Sycamore	200#	10.5					3.25	4.5	4.25	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Frontage component of G17 Inaccessible, offsite within adjacent third-party land Radial crown measurement based on western spread Low arboricultural quality	C12	2.4
68	Sycamore	230 320	13.5					5.5	2.75	2.75	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Frontage component of G17 Inaccessible, offsite within adjacent third-party land Radial crown measurement based on western spread Low arboricultural quality Leans to north Tight primary union from ground level	C12	4.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
69	Scots Pine	120#	7					3	1.5#	0.5#	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Readily replaceable at current size, low arboricultural value	C12	1.5
70	Scots Pine	190#	7.5					3.25	3#	1.25	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Readily replaceable at current size, low arboricultural value	C12	2.4
71	Scots Pine	100#	6.5					2.5	1.25	1	Young	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Radial crown measurement due to restricted access Readily replaceable at current size, low arboricultural value	C12	1.2
72	Beech	300 250 #	12					7.25	3.25	3.25	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Inaccessible, offsite within adjacent third-party land Frontage comp of wider collective extending north Lower crown maintained by flail Structure appears typical for species within current context Lower crown maintained by flail Individually of low significance, moderate value as collective only	B2	4.8
73	Service Berry	75	3.5					1.5	1.25	1.25	Semi Mature	Average	Indifferent	Readily replaceable at current size, low arboricultural value	C22	0.9
G1	Ash Sycamore	210 av	8.5 av					2.5 av	1 av	1 av	Semi Mature	Below Average to Average	Poor to Indifferent	Unremarkable collection Appears outside boundary line, cohesive group of approx. 6no. low quality Ash and 3no. Sycamore Predominantly readily replaceable Ash are showing signs of decline	C12	2.4
G2	Elder Elm Dogwood Hazel	100 av	6 av					3 av	1 av	1 av	Semi Mature to Early Mature	Below Average to Average	Indifferent	Unremarkable collection Unmanaged and intermittent field boundary scrub group	C12	1.2
G3	Norway Spruce	220# av	13 av					4# av	1.5#	1.5#	Semi Mature	Average	Indifferent	Inaccessible due to dense understory, unable to thoroughly inspect Collection composed of predominately low value individuals Cohesive pair of Norway Spruce	C12	2.7
G4	Ash	120 av	7 av					3# av	1 av	1 av	Young to Semi Mature	Average	Indifferent	Limited access due to dense understory Readily replaceable at current size, low arboricultural value Intermittent parcel of 3no. self set Ash	C12	1.5
G5	Hawthorn Norway Spruce Sycamore	230 av	13 av					3.5 av	1 av	1 av	Semi Mature to Early Mature	Below Average to Average	Poor to Indifferent	Structures appear typical for species within current context Canopies are mutually cohesive Majority of group is homogonous in size, structure and life stage Unremarkable collection 2no. cohesive parcels of Norway Spruce with self set components and scrub understorey All Spruce are homogenous in terms of age, size and structure	C12	2.7

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G6	Cherry Cotoneaster Hawthorn Magnolia Yew Bay Laurel	100#av	1 to 5					1.5# av	1# av	1#av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Readily replaceable at current size, low arboricultural value Intermittent group of maintained domestic plantings spanning across several dominant gardens	C12	1.2
G7	Apple Cherry Damson Pear	150# av	3 to 7					3# max	1 av	1 av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Readily replaceable at current size, low arboricultural value Intermittent parcel of orchard plantings	C12	1.8
G8	Ash Elder Elm Hawthorn	150 av	8 av					2.75 av	1 av	1 av	Young to Semi Mature	Dead to Average	Poor to Indifferent	Unremarkable collection Readily replaceable at current size, low arboricultural value Cohesive field boundary group majoring in Elm with multiple standing dead, remaining live Elm are showing signs of decline Provides understory for T16 - T21	C12	1.8
G9	Ash English Oak Lawson Cypress Cherry Laurel	270 av	9 av					4 av	1 to 3	1 to 2	Semi Mature	Average	Indifferent	Unremarkable collection Cohesive group of 1no. Lawson Cypress, 1no. English Oak, 1no. Cherry Laurel and 1no. Ash Situated outside of site boundary line to west of Prow	C12	3.3
G10	Leyland Cypress	380# av	18 av					5 av	2 to 4#	4 av	Semi Mature to Early Mature	Average	Poor to Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Clad and obscured by Ivy Surveyed from a distance Unremarkable collection Cohesive group of approx. 15no. Leyland Cypress	C12	4.5
G11	Apple Box Elder Fig Hazel Cherry Laurel	300# av	6 to 10					3.5 av	1 to 4#	2# av	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Surveyed from a distance Unremarkable collection Cohesive group of maintained ornamental plantings	C12	3.6
G12	Ash Elm English Oak Cherry Laurel	500# av	16.5 av					7$# av	2 to 5	5 av	Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Cohesive group of approx. 10. English Oak and ash with Elm and Cheery laurel understory Structure appears typical for species within current context Mutually supressed and cohesive	B2	6
G13	Ash Elder Elm Hawthorn	200# ac	10 av					3.5 av	1 av	1av	Young to Early Mature	Average	Indifferent	Limited access due to dense understory Unremarkable collection Cohesive field boundary scrub group majoring on self set Ash and Elm Majority of group is made up of self set Ash and Elm which are in various stages of decline Majority of group is situated outside of sites boundary line	C12	2.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
G14	Ash Elder Hawthorn Horse Chestnut	150 av	8 av					3 av	1# av	1# av	Young to Semi Mature	Average	Indifferent	Readily replaceable at current size, low arboricultural value Cohesive group of self set Ash and Horse Chestnut with establishing scrub Provides understory for T39 - T41	C12	1.8
G15	Ash Hawthorn	130# av	8.5 av					3 av	1.5#	2.5#	Young to Semi Mature	Below Average to Average	Poor to Indifferent	Limited access due to dense understory Readily replaceable at current size, low arboricultural value Cohesive field boundary group of young Ash with unmanaged hedgerow understory Made up of approx. 10no. individuals	C12	1.5
G16	Lime	780# av	25 av					8.75 av	2 to 5	4 to 6	Early Mature to Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Established planted linear line of 7no. Lime Situated outside of sites boundary line to south of adjacent road Structure appears typical for species within current context Mutually supressed and cohesive Previous lower limb removals on lower canopy to north Prominent within views from adjacent road and surrounding buildings Considered to be of high arboricultural value	A12	9.3
G17	Ash Elder Elm Hawthorn Sycamore	170 av	8.5 av					4 av	1 to 5	1 to 6	Young to Semi Mature	Below Average to Average	Poor to Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Unremarkable collection Cohesive group majoring on low quality Sycamore, Elm and Ash Lower canopy to western frontage maintained by flail	C12	2.1
G18	Lilac Sycamore	80 av	5.5 av					2.5 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Cohesive parcel of maintained ornamental shrubs situated within domestic garden majoring on Lilac Considered to be of low arboricultural value	C12	0.9
H1	Elder Ash Elm Hawthorn Sycamore	80 av	2.5 to 3.5					2.5 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Previously maintained field boundary hedgerow Situated on south side of prow	C1	0.9
H2	Ash Elm Hawthorn Plum	80 av	5 av					2.25av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow Standing dead Elm on eastern aspect	C12	0.9
H3	Elder Elm Hawthorn	90 av	6 av					2 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow	C12	1.2
H4	Hawthorn Yew	90 av	4.5 av					2.5 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Partially maintained field boundary hedgerow, majoring on Hawthorn	C12	1.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
H5	Dogwood Elder Elm Hawthorn Hazel	75 av	4 av					3.25 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Unmaintained and intermittent field boundary hedgerow	C12	0.9
H6	Elm Hawthorn	75 av	2.5 av					1.5 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained and intermittent field boundary hedgerow	C12	0.9
H7	Elder Hawthorn	75 av	2.5 av					1.25 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H8	Lawson Cypress Lonicera Cherry Laurel	75 av	3 av					1.5 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained domestic hedgerow	C12	0.9
H9	Elder Hawthorn	80 av	4 av					2.5 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Remnants of previous field boundary hedgerow	C12	0.9
H10	Ash Elder Elm Hawthorn Plum	90 av	6 av					2.75 av	0.25 av	0.25 av	Early Mature	Average	Indifferent	Unmaintained field boundary hedgerow Provides understory for T10 - T14	C12	1.2
H11	Ash Elder Holly Elm Hawthorn Cherry Laurel	100 av	6 av					2.75 av	0.5 av	0.5 av	Semi Mature to Semi Mature	Below Average to Average	Poor to Indifferent	Components predominantly clad and obscured by Ivy, unable to thoroughly inspect Unmanaged and intermittent field boundary hedgerow	C12	1.2
H12	Ash Beech Elder Holly Elm Hawthorn	100# av	6 max					2.75 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Intermittent and unmanaged field boundary hedgerow	C12	1.2
H13	Ash Elder Hawthorn Holly	100 av	5 av					4 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Unmanaged intermittent remnants of previous field boundary hedgerow	C12	1.2
H14	Cherry Laurel	75 av	1.5 av					1.25 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained domestic hedgerow	C12	0.9
H15	Ash Beech Elm Sycamore Yew	80# av	4.5 av					1.5 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Maintained domestic hedgerow Majoring on Beech	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
H16	Ash Hawthorn Sycamore	120# av	6.5 av					3 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Unmaintained field boundary hedgerow	C12	1.5
H17	Ash Elder Hawthorn Sycamore	80# av	1.5 av					1.25 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Maintained field boundary hedgerow	C12	0,9
H18	Ash Elder Elm Hawthorn	100 av	4 av					1.75 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Partially maintained and intermittent field boundary hedgerow	C12	1.2
H19	Ash Beech Field Maple Hawthorn	75 av	1.5 max					0.5 av	0.25 av	0.25 av	Young to Semi Mature	Average	Indifferent	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Newley planted hedgerow with older remnants from previous field boundary hedgerow	C12	0.9
H20	Beech	75 av	1.5 av					1.25 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Maintained domestic hedgerow	C12	0.9

APPENDIX C

TREE PROTECTION PLAN (12639 TPP 01 Rev B)

1:2500 @ A3

0m 20m 40m 100m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- VTB Veteran Buffer
- Conservation Area
- 8 Trees to be Removed
- Pruning Works
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

Note: Trees 1, 5, 7, 26, 29, 34, 36, 37, 38, 44, 47, 50, 51, 54, 56, 57, 58, 62, 69, 70, 71, 72, all Groups and Hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 50, 56 & 57 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn

REVISIONS

aspect arboriculture

TITLE

Boreham Road, Warminster
Tree Protection Plan

CLIENT

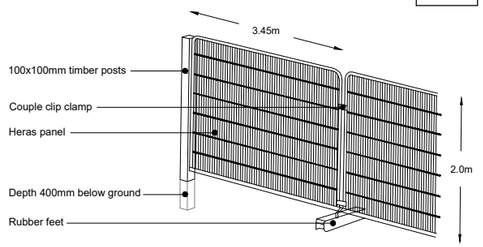
Bellway Homes Limited

SCALE	DATE	DRAWN
1:2500 @ A3	MAR 2026	GN/GW

DRAWING NUMBER	REVISION
12639 TPP 01 Rev B (Overview)	B

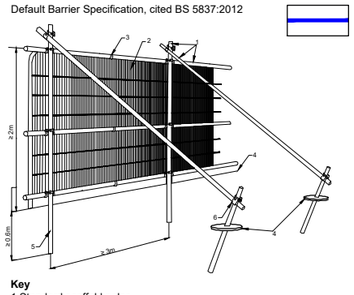
Based on: P22-1991 -DE-02-P-03 - SITE LAYOUT.dwg
2204791-ACE-XX-XX-DR-C-0601-P4_Concept Drainage Strategy.dwg

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized 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 0.6m)
6 Standard scaffold clamps

1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- VTB Veteran Buffer
- Conservation Area
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- Pruning Works
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)

Note: Trees 1, 5, 7, 26, 29, 34, 36, 37, 38, 44, 47, 50, 51, 54, 56, 57, 58, 62, 69, 70, 71, 72, all Groups and Hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 50, 56 & 57 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn

REVISIONS

aspect arboriculture

TITLE
Boreham Road, Warminster
Tree Protection Plan

CLIENT
Bellway Homes Limited

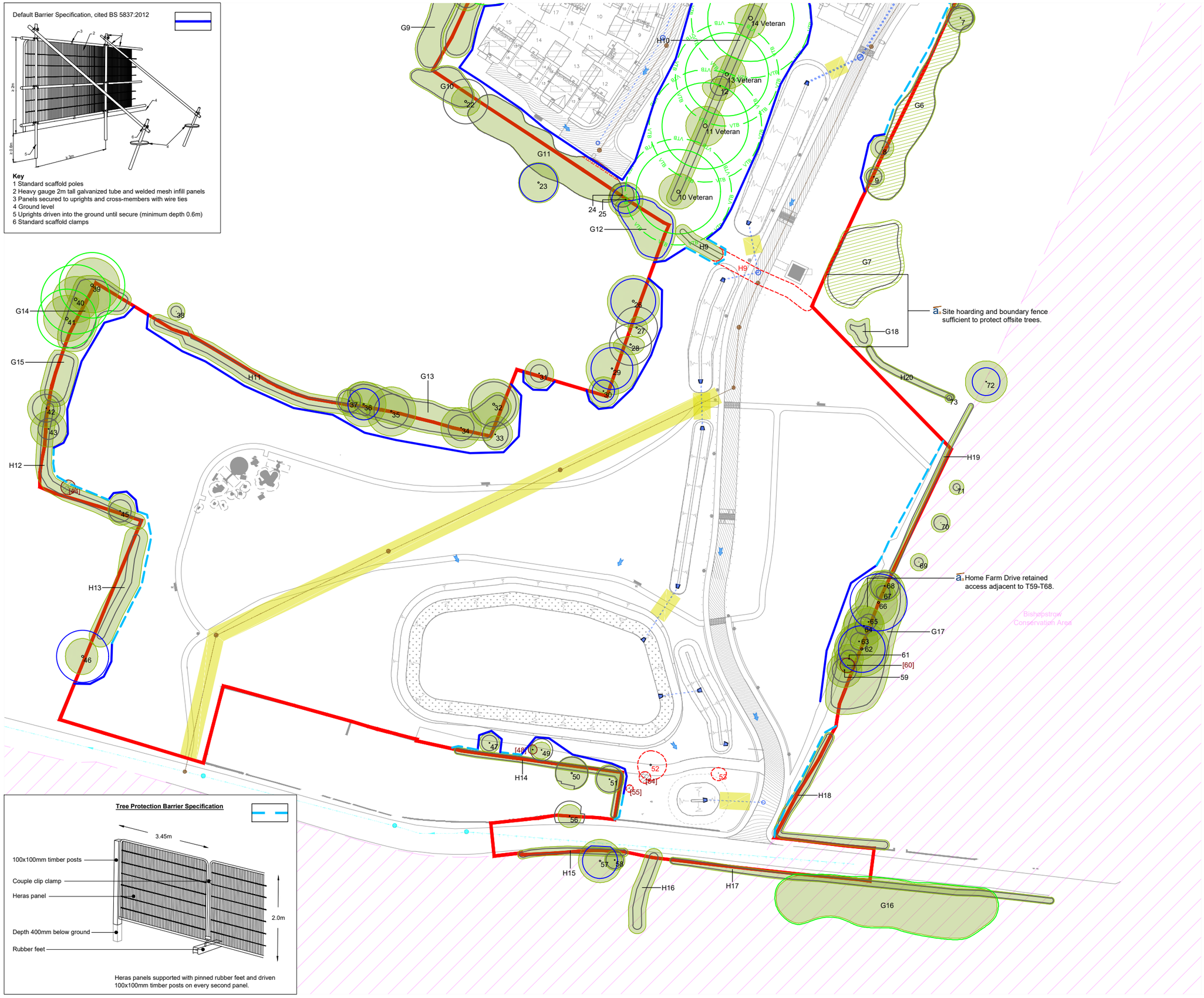
SCALE	DATE	DRAWN
1:1250 @ A3	MAR 2026	GN/GW

DRAWING NUMBER	REVISION
12639 TPP 01 Rev B (1/2)	B

Based on: P22-1991-DE-02-P-03 - SITE LAYOUT.dwg
2204791-ACE-XX-XX-DR-C-0601-P4_Concept Drainage Strategy.dwg

Default Barrier Specification, cited BS 5837:2012

Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized 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 0.6m)
6 Standard scaffold clamps



1:1250 @ A3

0m 10m 20m 50m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
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Note: Trees 1, 5, 7, 26, 29, 34, 36, 37, 38, 44, 47, 50, 51, 54, 56, 57, 58, 62, 69, 70, 71, 72, all Groups and Hedgerows have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 50, 56 & 57 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn

REVISIONS

aspect arboriculture

TITLE
Boreham Road, Warminster
Tree Protection Plan

CLIENT
Bellway Homes Limited

SCALE	DATE	DRAWN
1:1250 @ A3	MAR 2026	GN/GW

DRAWING NUMBER	REVISION
12639 TPP 01 Rev B (2/2)	B

Based on: P22-1991-DE-02-P-03 - SITE LAYOUT.dwg
2204791-ACE-XX-XX-DR-C-0601-P4_Concept Drainage Strategy.dwg

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during September 2025. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and posses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - a significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran - old and large for the species and possess aged features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	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)
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
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

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