
**MANTON PARK FARM, MANTON PARK,
MARLBOROUGH, WILTSHIRE, SN8 4HB**

**TREE SURVEY, ARBORICULTURAL IMPACT
ASSESSMENT & TREE CONSTRAINTS PLAN**

FOR

PROPOSED TRAINERS HOUSE

Prepared by:

WHLandscape

On behalf of:

Manton Park

Project Reference: 25.2079

Revision:

FEBRUARY 2026

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Manton Park to undertake a Tree Survey and to prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support the proposal to construct a dwelling on land at Manton Park Farm, Manton Park, Marlborough, Wiltshire, SN8 4HB.

WHLandscape has an established track record of carrying out Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

This report has been undertaken by: Seb Macleod NC Hort/Arb. L6 Dip Arb. (Lantra Professional Tree Inspection)

Checked by: Will Harley BSc (Hons) CMLI

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1. INTRODUCTION

1.1. WHLandscape has been instructed by Manton Park to conduct a Tree Survey, an AIA and to provide a TCP. These will support the proposed construction of a new dwelling on land Manton Park, Marlborough. The survey is to guide the design and position of the dwelling, outline any constraints that the trees on or adjacent to the site pose to its development, and indicate measures required to protect those trees to be retained during any construction process. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.2 This arboricultural report includes a survey of the significant trees (those with stem diameter 150mm, measured at 1.50m above ground level), hedges or groups of trees currently found on the site (outlined by the plan provided), as well as those on adjacent land that could be impacted by any proposed development. The quality and condition of these trees is to be assessed and categorised. Any management recommendations deemed necessary are to be put forward.

1.3 The trees surveyed are to be categorised A, B or C, for those to be considered for retention, or U for those unsuitable for retention. Further sub-categories of 1, 2 or 3 are given for those to be considered for retention (see Cascade chart for tree quality assessment in Appendix 3). Categorisation will be made in accordance with BS 5837:2012.

1.4 A TCP guided by both the above and below ground constraints that the surveyed trees on site, or adjacent land, may pose to the development proposal, is provided in Illustrative material at plan ARB-2079-01 (Existing) based on the topographical survey (topo) of the site provided. The constraints to be considered will include the Root Protection Areas (RPA) and Construction Exclusion Zones (CEZ) that trees will require during construction if they are to be retained, as well as the current ground clearance and spread, that may affect the design proposal and construction access.

1.5 The report includes an AIA to outline and mitigate the potentially adverse tree related impacts that the design proposal poses and to suggest any changes that may benefit the scheme.

1.6 Following the granting of planning consent and prior to the commencement of any construction activity, an Arboricultural Method Statement may need to be provided as a condition of approved planning consent. This will guide the application of the special measures required to ensure the protection of retained trees during and post construction.

1.7 The proposed development site is located to the north of Marlborough. It lies within the grounds of Manton Park Farm, on the Manton Estate, which operates as a racehorse stud. The site itself comprises a horseshoe shaped clearing, open to the west, set within a north-south shelter belt of mixed broadleaf and coniferous trees. It lies adjacent to an access road serving the stud's main stable complex.

1.8 The woodland belt of trees which surround the area proposed to be developed are composed of beech and Scots pine, largely in the earlier age classes, along with western red cedar planted in two belts along the eastern and north-western flanks of the area under assessment.

1.9 The proposal is to construct a new dwelling centrally within the clearing to serve as a residence for an on-site horse trainer. A plan of the proposed layout of the scheme has been provided by Fowler Architecture & Planning, drawing no. 250401-05 Rev C. A TCP with this design overlaid has been provided in Illustrative Material at plan ARB-2079-02 (Proposed).

1.10 The soil type for the site is described as 'Freely draining lime-rich loamy soils'. Therefore, the site does not appear to be on a shrinkable clay with the potential for subsidence damage to be caused, by trees, to new structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type.

1.11 The area proposed for development is not in a Conservation Area. No trees on the site are subject to Tree Preservation Orders.

1.12 The site and its trees was originally assessed by WHLandscape in January 2024 and a report provided to support similar development proposals. The site was re-visited and reassessed on the 7th of January 2026 by Seb Macleod. This reassessment was undertaken to identify any changes in the conditions of those trees potentially affected by the proposals and to account for incremental growth which may have affected the constraints they pose to the current scheme.

2. CONSTRAINTS TO PROPOSED DEVELOPMENT

2.1 GENERAL

2.1.1 The trees surveyed represent above and below ground constraints to the proposed development. Above ground constraints include the size and nature of the branching canopy that can influence where structures/utilities can be placed, or that present barriers to access during or after construction. Shade cast by individual trees can be beneficial or a nuisance and needs to be considered. In addition, the potential ultimate height and spread of any younger trees or maturing trees and the future impacts they may have, must also be a consideration.

2.1.2 Below ground constraints are principally concerned with the RPA, or the rooting area, of an individual tree that must be maintained in its current condition (i.e. not excavated, compacted or re-graded) to ensure the continuing health of the tree during and after development. Roots that are 25mm or over must not be damaged, in order to ensure the future structural and physiological function of the tree.

2.1.3 New buildings should not be positioned within the RPA of a tree to be retained unless site conditions justify such an incursion. No ground should be disturbed, materials stored, or vehicle/pedestrian traffic undertaken within the RPA of a retained tree. It is also the default position that construction access must be outside the RPA of any tree to be retained on site. Above and below ground constraints can be mitigated by felling, or pruning, if justified in the impact assessment. Incursion of works into the RPA of a tree to be retained can be facilitated by special construction techniques, if justified in the impact assessment.

2.1.4 The RPAs are calculated as per Section 4.6 of BS 5837:2012 and, where applicable, are recorded as an area of a normal circle centred on the stem of the tree in most circumstances. The British Standard states the following:

- For single-stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter.
- For trees with more than one stem, one of two calculation methods is to be used:
- For trees with two to five stems:

$$\sqrt{(stem\ diameter\ 1)^2 + (stem\ diameter\ 2)^2 \dots + (stem\ diameter\ 5)^2}$$

- For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter } 1)^2 \times \text{number of stems}}$$

2.1.5 In all cases, the stem diameters are measured in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D. The RPA is capped at 707 metres (m) squared or a 15m radius.

2.1.6 Where trees are positioned close to adjacent areas of hardstanding or structures and adjacent to ground which may be impervious to air and water, and where tree roots are unlikely to ingress, the RPA may be off set from the centre of the tree to reflect the areas where the roots are more likely to have established. Other site factors, including slopes, water courses and/or the proximity of other adjacent trees may affect the interpretation of the actual root morphology of trees under assessment.

2.1.7 RPAs for hedges will normally be set at a distance from the central base of the hedge calculated as half its average height.

2.2 OTHER CONSTRAINTS

2.2.1 Potential constraints to the development of the site include the above ground area occupied by the crowns of the trees, potential shade and debris cast by the trees, working space during development and, if applicable, allowances for future growth of the trees. The extent of these constraints is determined by considering the suitability of the species and its characteristics within the context of the proposed development, plus the existing and future crown spread of the tree. A further consideration is that the crown could be modified by appropriate tree surgery. Site planning and development design must therefore give consideration to these issues in order to prevent future problems/conflicts arising.

2.2.2 Any remedial works on trees to improve safety or to facilitate construction must be undertaken in accordance with BS 3998:2010 British Standard *Tree Work - Recommendations*. Work must be undertaken by qualified and experienced professionals.

2.2.3 All services should be directed outside the retained trees' RPAs. However, where it is agreed that services can be located within an RPA, they must be hand-dug in accordance with the principles contained within National Joint Utilities Group Guidelines Vol. 4, in a position no closer than four times the stem circumference of the tree and dug down to the required level. Small diameter roots should be neatly cut with clean secateurs, whilst roots over 25mm in diameter, and/or large root masses, must be retained undamaged. Alternatively, if underground services are to run through the RPAs of

trees to be retained, specialist construction techniques, such as impact moling, could be employed to install any pipework at a depth greater than 600mm from ground level, where tree roots are unlikely to be found.

2.2.4 No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes storage of materials, unplanned routing of underground services or incursions by vehicles/plant or site operatives unless specified and accompanied by specialist protection measures.

2.2.5 Mixing of cement or concrete, or the storage of cement, chemicals or fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to contamination of the RPA of any tree to be retained.

2.2.6 Fires must not be lit in a position where flames could extend to within 15m of the foliage, branch framework or trunk of any tree to be retained.

2.2.7 Landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.

2.2.8 Changes in soil level should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the Local Planning Authority (LPA). This is in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed or the roots and rooting zones are not compromised by compaction.

2.3 TREE PROTECTION MEASURES

2.3.1 Tree protection fencing will be required to form a CEZ, to prevent construction activity within the RPAs of trees to be retained, or to protect the crowns of retained trees. This must be constructed from weldmesh panels of at least 2m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS 5837:2012. Examples of the design specification are shown in Appendices 1 & 2.

2.3.2 Where tree protection fencing falls outside the RPAs of the retained trees, robust high visibility plastic mesh barrier is recommended in place of the above-mentioned fencing. This will create a visual deterrent and signify the extent of the CEZ.

2.3.3 The location of CEZ fencing will be determined when the final site layout is agreed. This will provide the minimum protection of the retained trees. Any surfacing within the RPA, be it temporary or permanent, must be of a no-dig design in accordance with the principles of BS 5837:2012.

2.3.4 After the erection of the CEZ fencing a minimum of two days' notice must be given to the LPA before any construction, including any groundwork, starts on site. The CEZ fencing must be maintained and retained for the duration of the works or until such time as agreed in writing with the LPA.

2.3.5 Services and drain runs must be kept outside the fenced RPA of the retained trees unless agreed in advance of construction.

2.4 ARBORICULTURAL SUPERVISION

2.4.1 A suitably qualified arboriculturist must be retained during the development period to carry out the following:

- To inspect tree protection fencing once erected prior to construction or ground works starting on site.
- To advise of any issues at the request of the LPA, the property owner or contractor as necessary.

2.4.2 The details of each visit are to be recorded in a site visit pro-forma, with copies circulated to the contractor, developer and the LPA Tree Officer.

3. TREE SURVEY

3.1 TREE SURVEY CRITERIA

3.1.1 This tree survey has been undertaken in accordance with BS 5837:2012 in order to establish and record:

- The principal attributes of those trees on site of stem diameter over 150mm measured at 1.50m from ground level (such as height, stem diameter, height of first branch break, crown spread, crown clearance).
- The condition, quality and value of the trees on site.
- The retention value of those trees as categorised by BS 5837:2012.
- The extent of RPAs required for those trees to be retained on site, and any other remedial works necessary to ensure a reasonable level of safety; or to facilitate the development in accordance with conditions set out in BS 5837:2012.

3.1.2 The findings of the survey highlight which trees are of particular merit and should be marked as a material constraint in the planning process.

3.1.3 The suitability of trees for inclusion in the proposed development is considered, with particular regard given to their safe, useful life expectancy, and suitability in the site after development is completed.

3.1.4 The Tree Survey was undertaken in accordance with Section 4 of BS 5837:2012, which grades trees into the following categories (See Appendix 3: Cascade chart for Tree Quality assessment):

- A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- U – Trees in such a condition that they cannot be realistically retained due to poor condition.

Further subcategories are given as follows:

- Mainly arboricultural qualities (1).
- Mainly landscape qualities (2).
- Mainly cultural values, including conservation (3).

3.2 SURVEY LIMITATIONS

3.2.1 This survey was undertaken from ground level using visual assessment techniques only. Physical assessment of suspected decay has been limited to probing with metal rods or sounding with a hammer. No specialist decay equipment or internal investigation tools have been employed during the assessment. No soil samples have been taken in the course of this assessment.

3.2.2 The observations and recommendations presented are based on the knowledge, qualifications and experience of the surveyor only.

3.2.3 All dimensions are measured as far as reasonably practicable, with the plotting of tree locations dependent on the topographical survey provided, or the available satellite coverage at the time of inspection. Stem diameter along with other values may have been estimated where trees are on third party land or where stems are inaccessible due to obstructions by undergrowth or other. Stem diameter may also have been estimated from best measurements available if the tree is ivy clad. The survey methodology follows that prescribed in BS 5837:2012.

3.2.4 Trees are dynamic evolving organisms subject to a range of external influencing factors (particularly the weather) the consequences of which may not always be foreseeable under the scope of this survey and ground based visual analysis only

3.2.5 This survey will be valid for 12 months from the date of inspection and may become invalid within this period if any works are undertaken on or near to trees assessed in the survey. Such works include un-prescribed tree surgery, soil level changes, trenching etc.

3.2.6 Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert advice in this area prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

3.2.7 The nesting season for most birds runs from 1st March to 31st July. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.

4. TREE SURVEY FINDINGS

4.1 Altogether forty-two individual trees and two groups of trees were assessed and appear in the survey schedule (Table 2). Trees included in the survey schedule are those that could potentially be affected by the design proposal provided, namely those on the inside profiles of the clearing where the dwelling is proposed to be situated. Many trees that appeared on the topographical drawing provided were not individually assessed as they were either too small to qualify for assessment under the terms of the tree survey criteria or were distant from the area proposed to be developed and therefore unlikely to be affected by the proposed scheme.

4.2 Some discrepancies existed between the trees marked on the topographical drawing provided and the actual location of trees at the site. In most cases positions of trees marked on the drawing appeared to reflect actual tree positions on-site but in other cases marked tree locations did not appear to be absolutely accurate. An example is the row of western red cedar (G1) on the eastern side of the area assessed which do not appear on the topographical drawing. Therefore, the plotting of tree locations in many cases on the TCPs provided have been assisted by the use of a handheld Global Positioning System (GPS) device (Trimble TDC600). The Trimble TDC600 is an industry standard device and offers <1.50 metre accuracy, however ionospheric conditions, multipath signal or obstruction of the sky by tree canopies may degrade precision by interfering with signal reception. Consequentially, the accuracy of the tree locations on the TCPs provided cannot be guaranteed.

4.3 The trees forming the southern end of the shelter belt which surround the open area of ground proposed to be developed appear in most cases, with the exception of some of the larger beech, to have been planted. This has been concluded as a result of the similar age class and lack of species diversity present being that all are either beech, Scots pine or western red cedar. Of these species classes the western red cedar have established well and the beech (more suited to the soil conditions) are largely in reasonable condition but have been subject to extensive squirrel and deer damage in most cases. The Scots pine scheduled, that are at the edges of the woodland area assessed, are in nearly all cases dead or in very poor physiological condition.

4.4 There is a marked deterioration in the condition of the population of the trees of the species since the 2024 site assessment in which the majority of these trees were noted as suffering from physiological stress. This is considered likely to be due to the soil conditions and the potentially high pH value of the soil as the site is on lime-rich chalky ground with Scots pine preferring more acidic

conditions. This has probably been exacerbated by the drought conditions experienced in the 2025 summer.

4.5 Of the Scots pine included in the survey schedule trees T5 and T6 at the north-west corner of the site are dead and have collapsed eastwards into it. The pines T9, T10, T11, T12, T13 & T14 are standing dead and categorised as U grade (unsuitable for retention) retention category. Pines T15, T17 & T25 are considered to be moribund with very limited live foliage and showing symptoms of lime induced chlorosis. These are also assessed as U grade retention category. Multiple Scots pines within the woodland surrounding the area proposed to be developed were dead or moribund but not individually assessed and included on the survey schedule. These are marked on the TCPs provide by thin dashed red lines.

4.6 The beech (T8) located on the northern side of the clearing showed very poor, suppressed form as a result of competition from adjacent trees. The stem was heavily affected by canker, with areas of stripped bark, exposed deadwood and evidence of squirrel damage throughout its primary stem structure, rendering stems and branches vulnerable to failure. Consequently, T8 was assessed as U grade retention category.

4.7 Thirteen of the trees included in the survey schedule along with the group G1 were assessed as good quality B grade retention features. These include the larger more established beech (although largely affected by squirrel damage), approximately ten western red cedar forming group G1 and four additional cedars (T1-T4), which represent the species in better structural and physiological condition across the site.

4.8 The remaining trees included in the survey schedule and group G2 were assessed as in the lower quality C grade retention category. These are all considered lower quality due to varying aspects including extensive deer and squirrel damage observed in the case of the beech, and poor physiological condition and limited remaining life expectancy in those Scots pine not yet dead or in the U grade retention category. No trees assessed were considered to be in the higher A grade retention category.

4.9 There appear to be no direct conflicts between the design proposal and any of the trees assessed in the adjacent shelter belt.

5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 A significant proportion of the trees assessed are composed of Scots pine that are either dead or in poor physiological condition, principally due to the soil conditions that they were planted in being unsuitable for the species type which prefer more acidic soil. Those which have not already failed to establish and remain alive are considered unlikely to reach full maturity and more likely to succumb to poor physiological condition as a result of unsuitable growing environment.

5.2 The U grade trees that are either dead or moribund are composed largely of Scots pine but also include a very poorly formed beech (T8). These do not pose any significant threat by failure to the current use of the site and its apparent very low occupancy of use. These U grade trees are not likely to pose any significant hazard to the future use of the site as they are set some distance from the proposed position of the new dwelling. In most cases U grade trees are recommended to be removed to address potential hazards that they pose. However, if a small element of risk by failure can be accepted it would be considered more beneficial, from a wildlife habitat and conservation perspective, to retain these trees as standing deadwood as opposed to removing them.

5.3 There are no conflicts between the design proposal and the adjacent trees to be addressed as their stem positions, crown spreads and RPAs are far removed from the central area of the clearing proposed to be developed.

5.4 The discrepancy between the marked positions of trees on the topographical drawing provided and the actual position of those trees found adjacent to the clearing in the shelter does not appear to have any significant bearing on the outcome of the assessment of potential conflicts. All trees in the shelter belt are removed from the proposed position of the dwelling by a such a margin that any inaccuracies are unlikely to change that situation in terms of conflicts or constraints.

5.5 The only potential conflict that exists between the proposed development and adjacent trees relates to inadvertent damage during construction. This may arise from site vehicles or plant causing soil compaction within RPAs, or from direct impacts to tree stems and crowns. Other risks include the potential for the storage of site materials or siting of site cabin/toilets within RPAs, leading to root damage, or for the spill from the mixing of materials to leach into RPAs.

5.6 In order to protect the sensitive features of the trees to be retained that are potentially affected by the proposed development activity during the construction process, a CEZ is proposed to be

established before all other construction activity commences and is to be maintained throughout the development process. The proposed position of the CEZ fencing is marked as a blue dashed line in the TCP at plan ARB-2079-02.

6. ARBORICULTURAL IMPACT ASSESSMENT

6.1 The calculated RPAs of trees that are marked for retention are highly sensitive. The ground within the RPAs can be easily damaged by construction activity, with potentially negative impacts for those trees concerned. The severance of roots within the RPA of a tree has the impact of reducing its physiological function in terms of its ability to store energy, as well as draw water and nutrients from the soil to the effect that severe dysfunction or death of the tree can result. The removal of larger roots within the RPA can have the impact of reducing the structural integrity of the tree, leaving it exposed to failure during adverse weather conditions. The wounding resulting from the severance of roots can offer tree pathogens entry points for infection, which can cause dysfunction, loss of structural integrity or death.

6.2 Roots require access to oxygen and water in order to respire, as well as providing the rest of the tree with water and nutrients. Compaction of the soil will reduce this function to the effect that severe dysfunction or premature death of the tree can result. Installation of a non-porous hard-standing area within the RPA of a tree will have the same impact as compaction of the soil. Contamination of the soil from substances such as cement, fuel or chemicals, can have severe negative impacts on the physiological function of the root system in terms of its ability to store energy. It can also affect the drawing of water and nutrients from the soil, which can lead to physiological dysfunction, loss of structural integrity or premature death of the tree.

6.3 The stems and branching structure of trees are important to their physiological and structural function. The pruning of trees has the impact of reducing their ability to store energy, maintain their physiological system, and photosynthesise, which requires energy from the sun. This can lead to a loss of physiological function, expose the tree to pathogens and potentially lead to decline or premature death. The wounding resulting from the removal of branches can offer tree pathogens entry points of infection. A tree can be unbalanced by excessive pruning on one side, which can leave it exposed to new stresses and lead to failure during adverse weather (the removal of adjacent trees can have the same effect). The inadvertent damage of the stem and branching structure that may be a consequence of construction activity, has similar potentially negative impacts to pruning.

6.4 As there are no trees proposed to be removed as a direct consequence of the development proposals the actual or potential negative arboricultural impacts of the proposed scheme are minimal.

6.5 If any of the dead or dying U grade trees are to be removed due to concerns about the potential hazard they pose by failure, their removal could not be fully weighed against the proposal to develop the site as their potentially hazardous conditions pre-existed the scheme to develop the site. However, those dead or dying trees in the U grade retention category are not considered to be excessively hazardous to the proposed change of use at the site and their retention as standing deadwood and wildlife habitat is an option that could be pursued.

6.6 There is a minor risk that the stems, crowns, or root systems of the trees assessed could be inadvertently damaged during the construction process, either through direct impact by vehicles or plant, or via soil compaction within the RPA caused by vehicle movement, material storage or the siting of cabins/toilets. This potential for such damage will be mitigated by the establishment of a fenced off CEZ as specified in section 5.6.

6.7 Overall, there are no negative arboricultural impacts of the proposed scheme of any substance.

7. REFERENCES

British Standards Institute, 2012. *BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations*. Online: BSI.

British Standards Institute, 2010. *BS 3998:2010 – Trees work. Recommendations*. Online: BSI.

Soilscapes, 2026. *Soilscapes Map*. Available at: <<http://www.landis.org.uk/soilscapes/>>

TABLES

Table 1 Tree Survey Key and Schedule

Tree/Tag No: Individual trees will be denoted as T1, T2 etc. on plans or diagrams. Groups of trees too numerous to individually survey or groups comprising of mainly trees of a stem diameter less than 150mm will be denoted as G1, G2 or W1, W2, etc. Hedgerows will also be shown as groups denoted as H1, H2, etc. Tree stumps denoted by S. Individual trees located in a group or hedgerow can still be assessed individually.

Species: using common and scientific name.

Measurement Conventions:

1. Height, crown spread, and crown clearance is recorded to the nearest half metre (crown spread is rounded up) for measurements up to 10m and to the nearest whole metre if over 10m.
2. Stem diameter is recorded in millimetres rounded to the nearest 10mm.
3. Any estimated dimensions (e.g. for inaccessible trees or those located on adjacent land) are suffixed by "#".

Tree height measured using an electronic clinometer. Site conditions may render this technique impractical in which case an estimated height will be suffixed by "#".

Stem Diameter: normally measured at 1.5m from ground level or using techniques as stated in Annex C of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. If estimated denoted by #.

Ivy clad trees will be noted as without removing the ivy a stem diameter will have to be estimated from best measurement available.

Age Class: Y - a young tree in first third of life cycle.

EM - an early mature tree in second third of life cycle.

M - a mature tree in the last third of its life cycle.

OM - an over-mature tree in decline due to age.

Physiological Condition:

Good (G) - tree appears to be in a satisfactory physiological condition showing no signs of poor health.

Fair (F) - may be showing some minor signs of stress.

Poor (P) - slightly compromised showing significant signs of stress i.e. crown retrenchment.

V. Poor (VP) - significantly compromised e.g. advanced retrenchment.

D - dead.

Structural Condition: (Crown, stem and base of tree each given a value)

Good (G) - tree appears to be in a satisfactory structural condition with no significant defects found.

Fair (F) - some defects, but of low significance.

Poor (P) - slightly compromised e.g. poor branch unions found or evidence of decay.

V. Poor (VP) - profoundly compromised and imminent failure likely.

- cannot be assessed due to ivy/vegetation cover.

D/W - deadwood.

Estimated Remaining Contribution: Measured in years: <10 (under 10 years), >10 (over 10 years), >20, >40.

Retention Category: Denoted as U, A, B, C with sub-categories 1, 2, 3. as defined in Table 1 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Root Protection Area (RPA): Radius given in m. Area given in m².

Table 2 BS5837 Survey Schedule

Site: Manton Park Farm

Client: Manton Park

Date: 7th January 2026

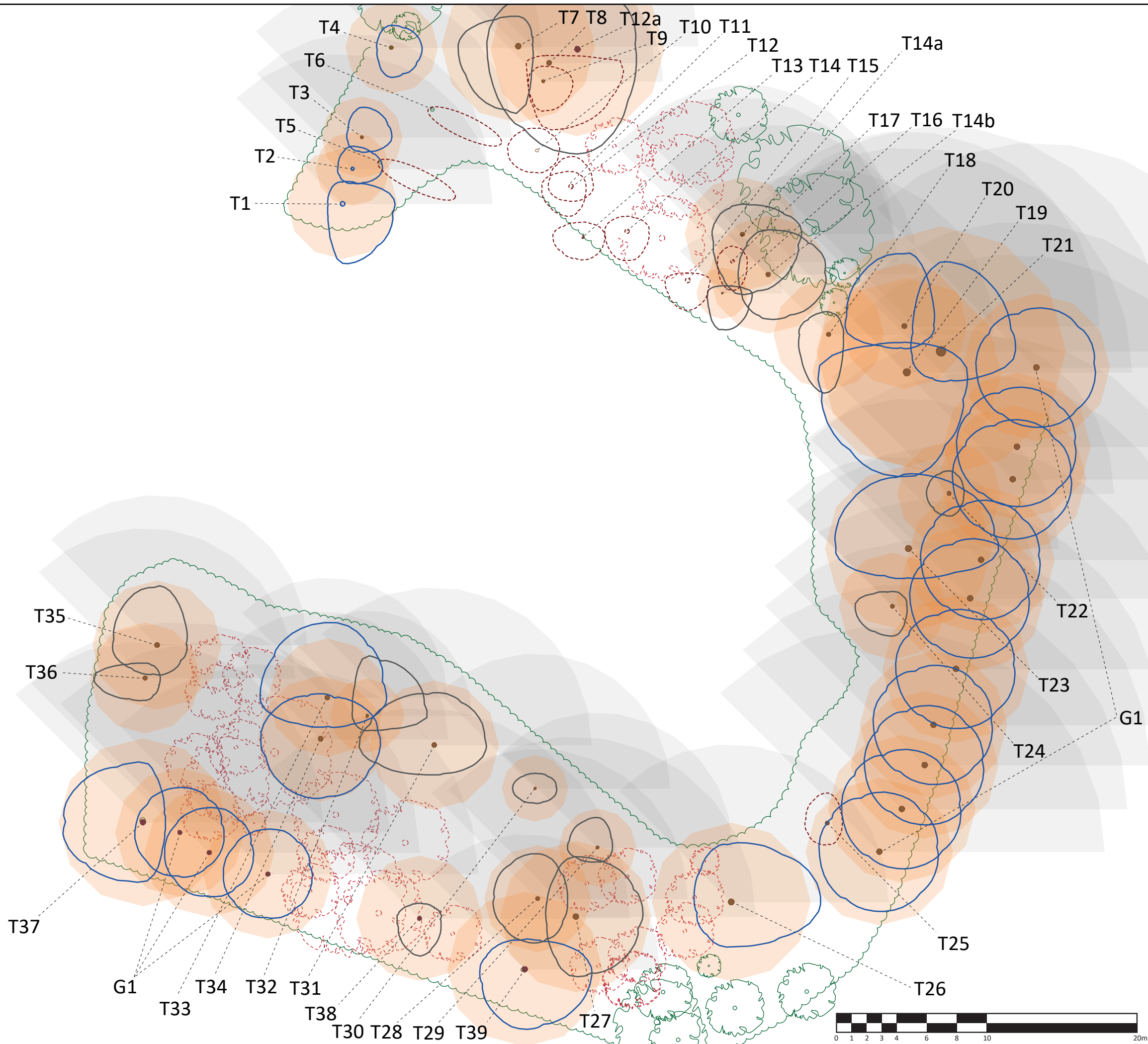
Tree/Tag No	Species	Tree Height (m)	Stem Diameter (mm)	Crown spread (m)				Height & Direction of 1 st Branch	Min. Crown Clearance (m)				Life Stage	Physiological Condition	Structural Condition: CROWN/STEM/BASE General Observations: Preliminary Management Recommendations	Estimated Remaining Contribution	Retention Category	RPA R (m)	RPA A (m ²)
				N	E	S	W		N	E	S	W							
T1	Western red cedar <i>Thuja plicata</i>	10	300	1.5	3.5	4	1	-	0	0	0	0	EM	G	G/F/G Stem becomes codominant from 5m Profiles maintained on west side	>20	B1	3.6	41
T2	Western red cedar <i>Thuja plicata</i>	9	200	1.5	2	1	1	-	0	0	0	0	EM	G	G/G/G Profiles maintained on west side	>20	B1	2.4	18
T3	Western red cedar <i>Thuja plicata</i>	10	220	2	2	1	1	-	0	0	0	0	EM	G	G/G/G Profiles maintained on west side	>20	B1	2.7	23
T4	Western red cedar <i>Thuja plicata</i>	10	250	1.5	2	2	1	-	0	0	0	0	EM	G	G/G/G Profiles maintained on west side	>20	B1	3.0	28
T5	Scots pine <i>Pinus sylvestris</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-/-/- Collapsed	-	-	-	-
T6	Scots pine <i>Pinus sylvestris</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-/-/- Collapsed	-	-	-	-
T7	Beech <i>Fagus sylvatica</i>	12	320 160 210	2	1	4.5	4	1s	2	1	1	1.5	EM	F	G/F/F Multiple co dominant stem unions Deer damage at base and squirrel damage throughout crown	>10	C1	5.1	81
T8	Beech <i>Fagus sylvatica</i>	7	260 230	0.5	5	4.5	1.5	0.5s	7	0.5	0.5	3	EM	P	F/P/F Poor suppressed form Heavily cankered stem Some squirrel damage	<10	U	4.2	55
T9	Scots pine <i>Pinus sylvestris</i>	8	220	1	2	2	1	5s	3	3	3	3	D	D	P/P/P Dead	-	U	-	-

T10	Scots pine <i>Pinus sylvestris</i>	7	200	1.5	1.5	1.5	2	-	3	3	3	3	D	D	P/P/P Dead		U	-	-
T11	Scots pine <i>Pinus sylvestris</i>	12	270	2	1.5	1	1.5	5e	2	2	2	2	D	D	P/P/P Dead	-	U	-	-
T12	Scots pine <i>Pinus sylvestris</i>	12	300	1	1	2	2	-	3	3	3	3	D	D	P/P/P Dead	-	U	-	-
T12a	Beech <i>Fagus sylvatica</i>	13	470	5	4	7	6	2n	8	8	10	7	M	F	P/F/G Heavily squirrel damaged stem sections Deadwood in upper crown Hung up branch in crown	>10	C1	5.7	102
T13	Scots pine <i>Pinus sylvestris</i>	6.5	180	1	1.5	1.5	2	2s	2	2	1.5	1	D	D	P/P/P Dead	-	U	-	-
T14	Scots pine <i>Pinus sylvestris</i>	12	310	1	1.5	2	1.5	2s	5	5	1	2	D	D	P/P/P Dead	-	U	-	-
T14a	Beech <i>Fagus sylvatica</i>	10	310	2	4	4	2	2w	2	4	8	4	EM	P	P/F/G Heavily squirrel damaged stems Deadwood in upper crown and failed branches on northside	>10	C1	3.6	41
T14b	Beech <i>Fagus sylvatica</i>	10	320	3	4	3	2	1s	8	0	8	2	EM	P	P/F/G Heavily squirrel damaged stems Deadwood in upper crown and failed branches on northside	>10	C1	3.6	41
T15	Scots pine <i>Pinus sylvestris</i>	12.5	330	0.5	1.5	2	1.5	2s	42	6	2	6	EM	P	P/F/F Moribund	<10	U	3.9	48
T16	Scots pine <i>Pinus sylvestris</i>	4	140	0.5	2	2.5	1	2s	2	2	2	2	Y	F	G/F/G Suppressed form	>10	C1	1.8	10
T17	Scots pine <i>Pinus sylvestris</i>	11	230	1	1	2	1	2s	2	2	2	2	EM	VP	F/G/G Thinly foliated	>10	U	2.7	23
T18	Scots pine <i>Pinus sylvestris</i>	11	300	1.5	1	4	2	2s	6	5	1	4	EM	P	F/G/G Thinly foliated	>10	C1	3.6	41
T19	Beech <i>Fagus sylvatica</i>	15	260 440	2	4	7	6	-	3	1	1	1	EM	G	F/F/G Codominant stem union at 1m Squirrel damage throughout crown Multiple failed branches on western side of crown	>20	B1	6.3	124
T20	Beech <i>Fagus sylvatica</i>	13	340	5	2	1.5	4	2n	2	8	8	5	EM	G	G/F/G Codominant stems from 3m	>20	B1	4.2	55
T21	Beech <i>Fagus sylvatica</i>	15	310 430 420	6	5	2	2	0.5n	1	0	5	5	EM	F	G/F/G Squirrel damage throughout crown	>20	B1	8.1	206
G1	Group of western red cedar <i>Thuja plicata</i>	15	400	4	4	4	4	-	0	0	0	0	EM	G	G/F/G Row of approximately 10 western red cedar stems Some showing codominant stem unions Average dimensions given	>20	B1	4.8	72

T22	Scots pine <i>Pinus sylvestris</i>	11	280	1.5	1	1.5	1.5	2w	2	2	2	2	EM	F	G/G/G Limited foliage cover	>10	C1	3.3	34
T23	Beech <i>Fagus sylvatica</i>	10	410 190	5	6	2	5	1s	1	4	1	0	EM	G	F/F/G Squirrel damage throughout crown	>20	B1	5.4	92
T24	Scots pine <i>Pinus sylvestris</i>	10	290	1	1	2	2.5	2w	3	4	3	2.5	EM	P	P/F/G Very thinly foliated	>10	C1	3.6	41
T25	Scots pine <i>Pinus sylvestris</i>	10	280	2	1	1.5	1.5		2	2	2	2	EM	VP	P/F/F Moribund pine	<10	U	-	-
T26	Beech <i>Fagus sylvatica</i>	10.5	430	4	6	3	2.5	0.5e	1	0	6	2	EM	G	G/F/G Squirrel damage throughout crown	>20	B1	5.1	81
T27	Beech <i>Fagus sylvatica</i>	12	410	4	4.5	4	2	3s	6	2	2	2	EM	F	F/P/F Collapsed stem on north side Codominant stem unions throughout crown Squirrel damage throughout crown	>10	C1	4.8	72
T28	Beech <i>Fagus sylvatica</i>	10	290	3	2	3	3	3s	2	2	3	4	EM	P	F/F/G Codominant stems from 3m	>10	C1	3.6	41
T29	Scots pine <i>Pinus sylvestris</i>	9	210	2	1	1	2	3w	3	3	3	3	Y	F	G/G/G Thinly foliated	>10	C1	2.4	18
T30	Scots pine <i>Pinus sylvestris</i>	9	180	1	1.5	1	1.5	3w	4	4	4	4	Y	G	G/G/G	>10	C1	2.1	14
T31	Scots pine <i>Pinus sylvestris</i>	10.5	350	3.5	3.5	2	5	2e	1.5	1.5	8	5	M	F	G/G/G Thinly foliated	>20	C1	4.2	55
T32	Beech <i>Fagus sylvatica</i>	7	200	4	4	1	1	2n	2	2	2	2	Y	F	F/F/F Suppressed form Dead upper stem Deer damage at base	>10	C1	2.4	18
T33	Beech <i>Fagus sylvatica</i>	8	320	5	4	2	4.5	2e	1	2	4	2	EM	F	G/F/G Squirrel damage throughout crown	>20	B1	3.9	48
T34	Beech <i>Fagus sylvatica</i>	8.5	340	3	4	4	4	2e	2	2	2	2	EM	F	G/F/G Squirrel damage throughout crown	>20	B1	4.2	55
T35	Scots pine <i>Pinus sylvestris</i>	10	350	4	2	2	3	3e	3	6	6	3	EM	P	G/G/G Thinly foliated	>10	C1	4.2	55
T36	Scots pine <i>Pinus sylvestris</i>	10	300	1	1	1.5	3.5	1w	8	8	8	1	EM	P	F/G/G Thinly foliated	>10	C1	3.6	41
T37	Beech <i>Fagus sylvatica</i>	12	410 200	4	1.5	4	5.5	0.5w	1	1	1	0.5	EM	G	G/F/G	>40	B1	5.4	92
T38	Scots pine <i>Pinus sylvestris</i>	14	340	1	1.5	2.5	1.5	2s	12	4	1	5	EM	P	G/G/G Stressed yellowing foliage	>10	C1	4.2	55
T39	Beech <i>Fagus sylvatica</i>	9	420	2	4.5	4	3	2e	2	1	3	1	EM	G	F/G/G Squirrel damaged stems	>20	B1	5.1	81

G2	Group of Scots pine <i>Pinus sylvestris</i>	14	350 Avg.	3	3	3	3	-	-	-	-	-	EM	P	G/G/G Group of three Scots pine Foliage in poor condition Average dimensions given	>20	B1	4.2	55
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ILLUSTRATIVE MATERIAL



KEY:

Tree Retention Categories

- 'A' Category
- 'B' Category
- 'C' Category
- 'U' Category

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Shading arc
- Root Protection Area (RPA)
- Unsurveyed tree (alive)
- Unsurveyed Scots pine (dead or dying)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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Project:
Manton Park Farm

On behalf of:
Manton Park

Drawing title:
Tree Constraints Plan (Existing)

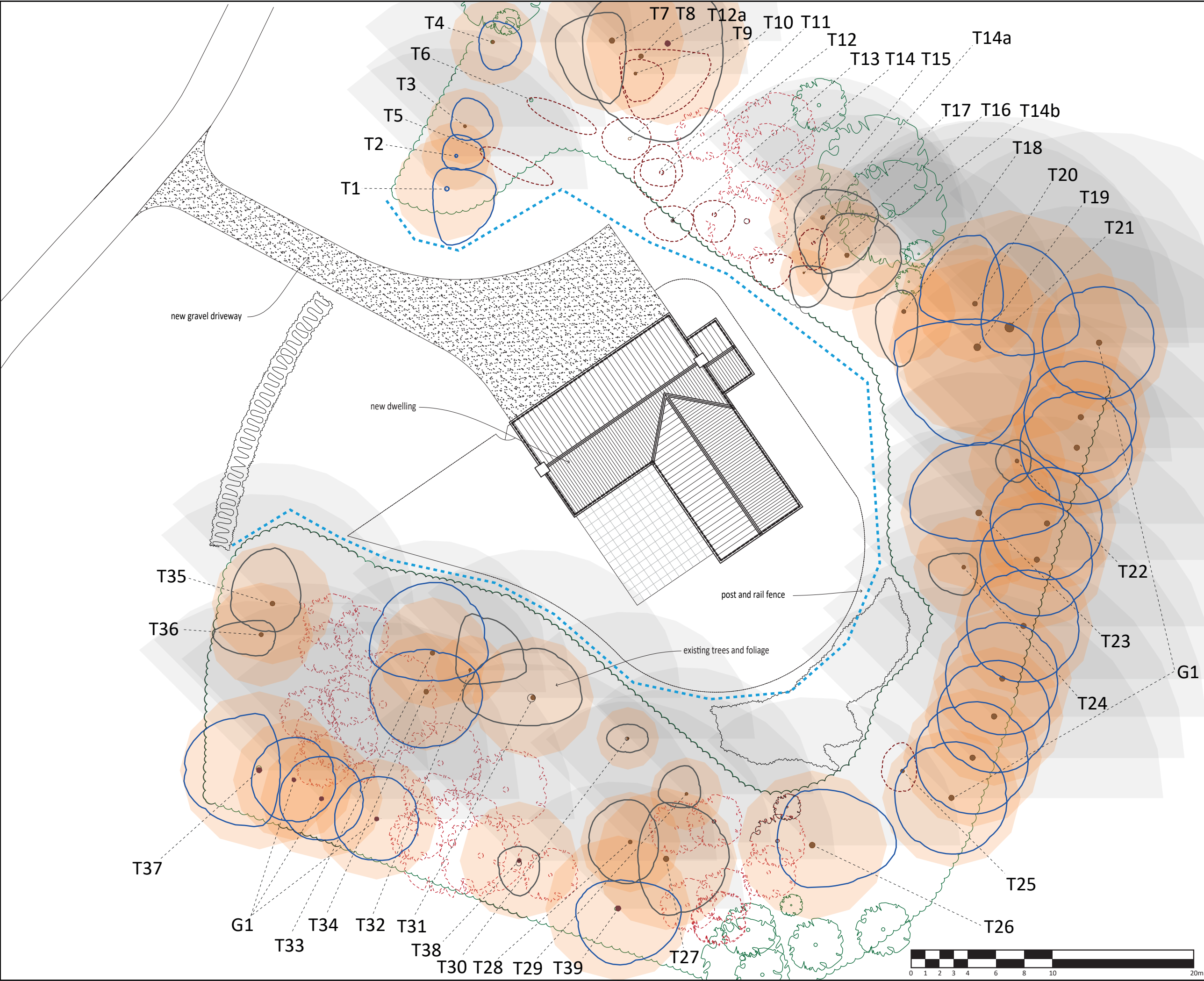
Drawing number:
ARB-2079-01

Rev:
Date:
Feb 26

Scale:
1:250 @ A3

DB:
SM

CB:
GH



KEY:

Tree Retention Categories

- 'A' Category
- 'B' Category
- 'C' Category
- 'U' Category

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

Other Plan Features

- Shading arc
- Root Protection Area (RPA)
- Unsurveyed tree (alive)
- Unsurveyed Scots pine (dead or dying)
- Proposed position of CEZ fencing

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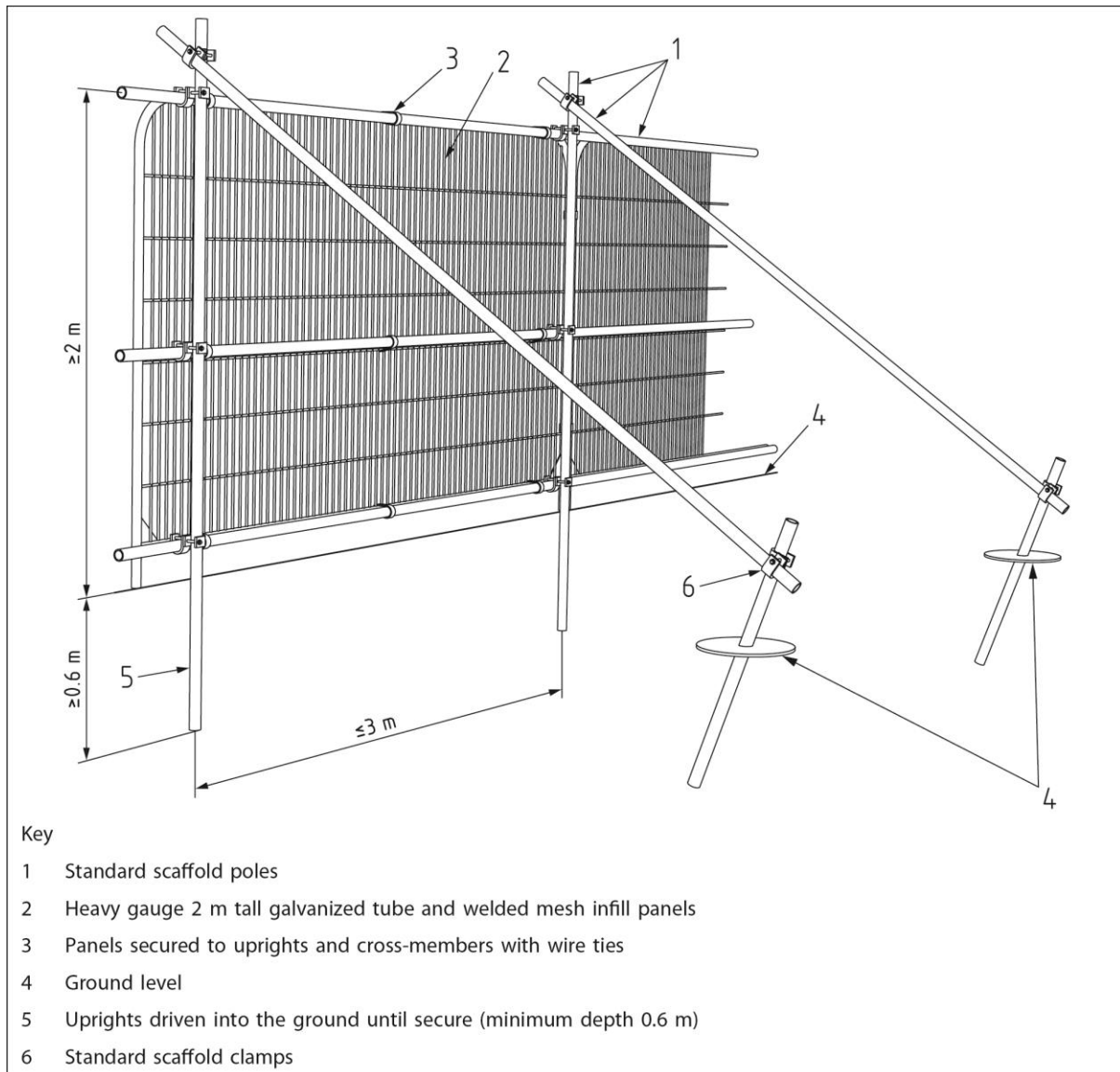
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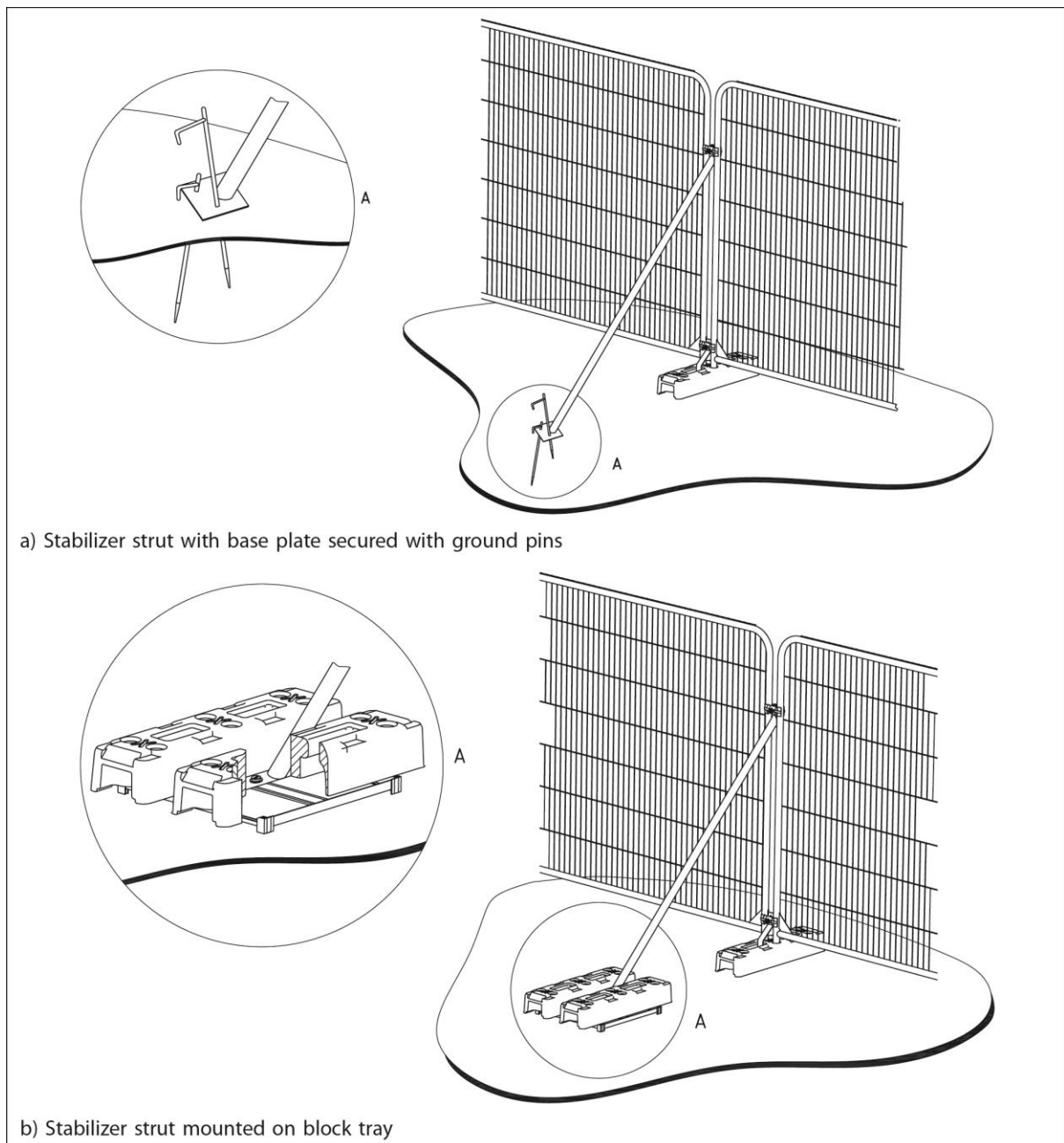
Project: Manton Park Farm		
On behalf of: Manton Park		
Drawing title: Tree Constraints Plan (Proposed)		
Drawing number: ARB-2079-02	Rev:	Date: Feb 26
Scale: 1:250 @ A3	DB: SM	CB: GH

APPENDICES

APPENDIX 1: BS5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER



APPENDIX 2: BS5837:2012 ABOVE GROUND STABILISING SYSTEMS



APPENDIX 3: CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention				
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>		
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
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.	