

118 Priory Street, Corsham, SN13 0AY
Arboricultural survey to BS 5837: 2012

Dated 10th March 2026

Compiled by

Nick Cranston at Acer Tree Surgeons Ltd



Tree No. or Group no	Species	Height (m)	Dai. at 1.5m (mm)	Crown clearance from base (m)	Crown spread (compass points) (m)	Age Class	Phys condition	Structural condition	Tree management recommendations	Remaining contribution (yrs)	Category grading (see footer)	RPA (Radius from centre of tree) (m)
T1	Malus sp	5	3 stems All 190	1	W5 NSE 3	M	Good	Good	Restoration thin and prune.	20+	B2	2.2
T2	Lawson cypress var.	2.5	Less than 120	0	0.5 all round	SM	Fair	Poor	Remove	0	U	N/A
T3	Lawson cypress var.	2.5	130	0	0.5 all round	SM	Fair	Fair	Nil	5+	C2	1.5

M/S – Multi stemmed

A – High quality tree

B – Moderate quality tree

C – Low quality tree

U – Remove

1 – Mainly arboricultural values

2 – Mainly landscape values

3 – Mainly cultural/conservation values

V – Veteran

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EM – Early Mature

SM – Semi Mature

Y – Young

D – Dead

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T4	Japanese maple	2.5	Less than 120	1	1.5 all round	M	Poor	Fair	Decay at base. May decline over next 2-3 years	5	C2	1
T5	Malus sp.	3	2 stems 160	1.8	2.5 all round	M	Good	Good	Seasonal prune	10+	B2	1.9
T6	Malus sp.	3	160	1.5	1 all round	M	Good	Good	Seasonal prune	10+	B2	1.9
T7	Laburnum	4	240	3	1 all round	M	Fair. Rot on main stem at 1m but still viable for now	Fair	Nil	5+	C2	2.8

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T8	Laburnum	2.5	3 stems all 90	1	1 all round	M	Poor, rot on main stem	Poor	Remove	0	U	N/A
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Tree location plan is shown below where the numbers relate to the table above.

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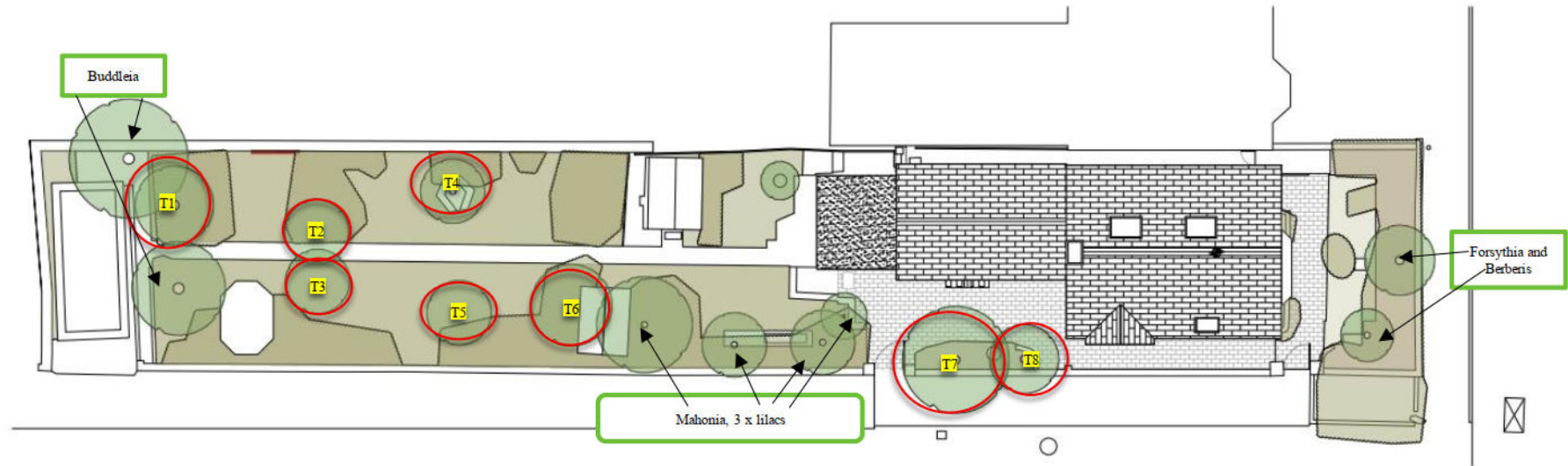
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Background and general info:

There are a mix of small trees and overgrown shrubs in this garden. Some of the trees are in a poor state or should be removed and replaced. The shrubs are very mature and over sized for the garden.

Recommendations for the safeguarding of trees in close proximity to development are set out in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

We have, therefore carried out the assessment of the trees in accordance with that document.

Specifically, this report and the accompanying information are supplied in order to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site, in order to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas - RPAs).
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the demolition and construction phases of the development.
- This report is based on a ground level assessment of the trees. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.
- Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule and tree survey sheets accompanying this report:

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- Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where a number of trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single Number, prefixed with a 'G'.
- Species: common name only.
- Tree Height: approximate height in metres (potential height in brackets)
- Stem Diameter: diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012
- Crown spread: approximate spread in metres taken at the four main compass points N, S, E, W
- Crown clearance: approximate height from ground to lowest part of canopy
- Age class: Young, Semi-Mature, Early Mature, Mature, Veteran or Dead.
- Structural condition: Good, Fair, Poor
- Physiological condition: Good, Fair, Poor, Dead
- Preliminary recommendations; recommended action to ensure the health and safety of the tree.

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- Remaining contribution (years): <10, 10+, 20+, 40+

- BS Cat- category grading in accordance with BS 5837:2012

A - trees of high quality with an estimated good remaining life expectancy for species.

B - trees of moderate quality with an estimated average remaining life expectancy for species.

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 realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

- RPA - Root Protection Area - measured in metres from the centre of the tree stem.

Report Limitations:

Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

No internal decay devices, or other invasive tools to assess tree condition, were used. No soil excavation or root inspection was undertaken.

This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.

The survey contained within this report is not a tree safety inspection. It has been carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations. A full assessment of the levels of risk posed by trees would be

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informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.

Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected.

While this appraisal is not a tree risk assessment it nonetheless takes into account observed structural defects of the inspected trees in order to inform conclusions with regard to their retentive worth.

Legal duty

It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the Occupiers Liability Act (1957 & 1984).

The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.

For any further questions please contact:

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