



ARBORICULTURAL
CONSULTANTS



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TREE SURVEY REPORT

For:

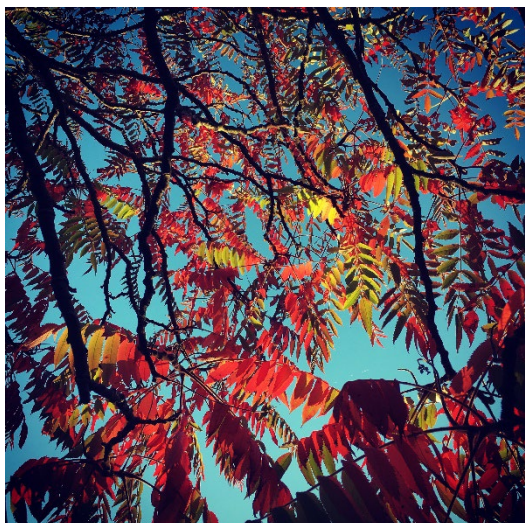
NEW RESIDENTIAL DEVELOPMENT &
ASSOCIATED INFRASTRUCTURE

At:

LAND OFF WINDSOR DRIVE, DEVIZES

Instructed by:

ROBERT HITCHINS LIMITED



MHP ref: 24236A_LAND OFF WINDSOR DRIVE_DEVIZES_TS_V1

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Issue record

Date	Version	Notes	Checked by
14.11.2024	V1	Initial issue	

1 INTRODUCTION

1.1 Introduction

1.1.1 My name is Justin Hobbs. I have over 20 years of experience in the arboricultural and environmental sector. I hold a BSc (Hons) Environmental Management, the Level 4 Technicians Certificate in Arboriculture, the LANTRA Professional Tree Inspection qualification, as well as other technical and trade level qualifications.

1.1.2 Since 2004 I have worked in local government as a tree officer and as a consultant arboriculturist specialising in planning related matters and tree risk management.

1.2 Background

1.2.1 An application for planning permission is to be submitted for a new residential development on land off Windsor Drive, Devizes; hereafter referred to as 'the site'.

1.3 Site details

1.3.1 For location purposes, the centre of the site can be located using the following:

- Grid reference SU 01792 61909
- Post code SN10 2DQ
- What3Words nudge.slurred.decades

1.4 Instruction and scope

1.4.1 I am instructed by Robert Hitchins Limited to visit the site and to carry out an assessment of arboricultural features in accordance with British Standards (BS) 5837:2012 'Trees in Relation to Design Demolition and Construction – Recommendations'.

1.4.2 I am to prepare the following information in relation to the planning application:

- Tree survey schedule of findings
- Tree Survey and Constraints Plan
- Provide general design advice relating to trees.

2 GENERAL

2.1 Statutory tree protection and other designations

2.1.1 I have carried out the following desk-based tree-related constraints checks in relation to the site.

Table 1 – statutory tree protection and other designations.

	General summary information	Relevant to site?
Conservation Area ¹	- All trees with a trunk diameter greater than 75mm at 1.5m height are protected in the same way as for TPO (see below). - Six weeks' notice must be given to the Local Planning Authority (LPA) prior to carrying out any tree works so that possible requirement for TPO can be assessed.	No
Tree Preservation Order (TPO) ²	- It is an offence to cut down, uproot, top or lop, wilfully damage or wilfully destroy relevant trees or woodlands. - Formal permission must be applied for (and granted) by the LPA before carrying out tree works. - Penalties of up to £20K (Magistrates Court) or unlimited fine (Crown Court).	No
Timber volume	- Forestry Act 1967 limits felling of volumes of timber in any calendar quarter to 5 cubic metres (m³) unless a Felling Licence has been issued by the Forestry Commission. - Any felling beyond this threshold may result in prosecution and/or issue of a Restocking Notice	No
Ancient/veteran trees ³	- Broadly defined as trees that are old for their species that have biodiversity, cultural and heritage value. - Like ancient woodland such trees are irreplaceable habitats and are afforded a high level of protection by the National Planning Policy Framework (NPPF).	None recorded
Note: specific exceptions and exemptions do apply in relation to the summary information above. Where relevant these are highlighted in the following paragraphs.		

2.2 Referenced document and other information

¹ Email communication, Wiltshire Council, 21.10.24 10:43 hrs.

² Email communication, Wiltshire Council, 21.10.24 10:43 hrs.

³ <https://ati.woodlandtrust.org.uk/> Accessed 21.10.2024

2.2.1 I have been provided with the following drawings:

- 390.UD.10D - Indicative Masterplan
- 390.UD.13A - Site location plan
- 2400039 - Topographical survey

2.3 Limitations

2.3.1 In some instances, I have been unable to access or clearly observe the trunks of trees as they are offsite. Where this is the case, I have made my best endeavours to accurately estimate dimensions and tree condition.

2.3.2 Due to topographical survey limitations, the locations of some trees and the extent of some tree groups are approximated in some cases.

2.3.3 Trees are living organisms and self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. As such, the findings and recommendations of my tree survey are limited to 24 months from the date of my site visit.

2.3.4 It is beyond the scope of this report to assess the potential for woody vegetation to cause subsidence/heave-related and/or direct contact-type structural damage. This matter may need to be addressed separately by a suitably qualified structural engineer.

2.4 Wildlife informative

2.4.1 Tree works should not be carried out until a reasonably detailed inspection of relevant trees has been carried out to determine if bat roosts and/or bird nests are present.

2.4.2 It is a criminal offence to intentionally damage/destroy the nest of any wild bird while it is in use or being built. Similarly, it is an offence to intentionally/recklessly disturb roosting bats or to damage or destroy a bat roost.

2.4.3 The Arboricultural Association publishes useful advice in relation to trees and nesting birds⁴.

Helpful advice with regards to bats and tree work is published by the UK Government⁵, the

⁴ <https://www.trees.org.uk/Help-Advice/Public/When-is-the-bird-nest-season>

⁵ <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

Arboricultural Association⁶ and The Bat Conservation Trust⁷.

⁶ <https://www.trees.org.uk/Help-Advice/Public/Bats-and-trees-Who-does-what-where>

⁷ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-roosts/roosts-in-trees>

3 ARBORICULTURAL SURVEY

3.1 Site visit

3.1.1 I visited the site on 21.10.2024

3.2 Findings

3.2.1 My findings are set out within the Tree Survey Schedule with explanatory key at **Appendix 1**.

3.3 General site characteristics

3.3.1 The underlying geology⁸ relating to the site is:

- Bedrock: West Melbury Marly Chalk Formation - Chalk
- Superficial: No information available

3.3.2 Soil characteristics⁹ are:

- Soilscape 3
- Shallow lime-rich soils over chalk or limestone

3.3.3 General site characteristics can be summarised as:

- A triangular shaped arable field devoid of trees.
- Windsor Drive runs along the western boundary of the site, a dense prominent hedgerow forms the eastern boundary whilst the southern boundary is characterised by short sections of low-quality hedgerows.
- The site is sloping to the west and north from a high point in the south eastern corner of the site.

⁸ https://geologyviewer.bgs.ac.uk/?_ga=2.219329689.1613955165.1663323769-821905477.1663323769

Accessed 21.10.2024.

⁹ [Soilscales soil types viewer - National Soil Resources Institute. Cranfield University \(landis.org.uk\)](#) Accessed 03.09.2024

3.4 Key arboricultural features

3.4.1 The key arboricultural features associated with the site can be summarised as:

- A moderate quality and diverse native hedgerow (H1) along the eastern boundary of the site.
- A moderate quality group (G3) bounding the north eastern section of the site.

4 TREE SURVEY AND CONSTRAINTS PLAN

4.1 General

4.1.1 The constraints posed by the surveyed arboricultural features on site to the proposed development are shown on the Tree Survey and Constraints Plan at **Appendix 2**. The Plan describes the baseline of above and below ground constraints that are posed by trees on the site.

4.2 Tree Quality Assessment

4.2.1 Surveyed trees are represented using colour coding to indicate their quality and thereby suitability for retention. The quality assessment is as follows:

Table 2 – Table indicating tree quality assessment

Quality grade	Definition
A	Green: high quality with estimated remaining life expectancy of at least 40 years.
B	Blue: moderate quality with estimated remaining life expectancy of at least 20 years
C	Grey: low quality with estimated remaining life expectancy of at least 10 years
U	Red - unsuitable for retention. Cannot realistically be retained for longer than 10 years

4.3 Below Ground Constraints

4.3.1 In accordance with BS5837:2012, below ground constraints, or Root Protection Areas (RPAs), for the surveyed trees are plotted onto the Tree Survey and Constraints Plan. These are represented as a circle with a broken red line centred on the base of each tree stem with a radius of 12 times stem diameter (measured at 1.5m above ground level).

4.3.2 BS5837:2012, a root protection area (RPA) is defined as “a layout design tool indicating the

minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority". "The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained".

4.3.3 Root systems can be damaged in several ways:

- Root severance
- Soil compaction
- Contamination by spilled materials eg cement/diesel.

Design advice

4.3.4 Root Protection Areas (RPAs), for the surveyed trees are plotted onto the Tree Survey and Constraints Plan and are shown as a circular broken red line centred on the base of each tree stem.

4.3.5 As a default, structures (including hard surfacing) should always be located outside RPAs. However, if there is an overriding justification for development within an RPA, further arboricultural advice should be sought. This will enable best understanding of a tree's likely resilience and whether technical solutions can be used to prevent significant harm.

4.3.6 On shrinkable soils, foundation design must also consider potential for vegetation-related change in soil moisture content and associated risk of subsidence and/or soil heave.

4.3.7 The design process must also consider the proximity of structures and the potential for incremental root growth to result in future damage to structures

4.4 Above Ground Constraints

4.4.1 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments; usually post occupancy. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, perceived fear of tree failure during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated future requests to fell or heavily prune retained and protected trees.

4.4.2 The above ground parts of trees can be damaged in several ways:

- Impact damage through contact with construction site plant
- Inappropriate pruning
- Other factors, for example, heat damage caused by bonfires.

Design advice

- 4.4.3 In order to avoid above ground damage, the design must also consider the capacity for trees to have an overbearing or dominating effect as they continue to grow near occupied dwellings.
- 4.4.4 Potential overbearing effects requiring consideration often comprise a combination of inconveniences. For example:
- Increased size and dominance giving rise to perceived risk of harm caused by tree failure in stormy conditions.
 - Excessive shading.
 - Branch spread dominating gardens or contacting with structures,
 - Seasonal nuisance such as leaf loss or mess associated with aphid honeydew.
- 4.4.5 If not adequately considered, above ground constraints can lead to incremental pressure to fell or heavily prune retained protected trees.
- 4.4.6 Above ground constraints are represented on the Plan by the outline of the tree crown and a radial “shade” area extending a distance equivalent to the height of the tree in a north-west direction through to an easterly direction. Aspects of the design that require reasonable daylighting should be situated outside of these areas.

5 CONCLUSION & RECOMMENDATION

5.1 Conclusion

5.1.1 I conclude that the site is suitable for development, provided that the design process reasonably incorporates relevant arboricultural constraints that are indicated on the Tree Survey and Constraints Plan; for the following key reasons:

- The vast majority of the site is devoid of any arboricultural features that would be a material development constraint.
- Development will include considered new planting that will increase tree cover in the vicinity.
- Collaborative layout design and appropriate tree protection measures can incorporate adequate space for the retention of hedgerow H1 & tree group G3.

5.2 Recommendation

5.2.1 I recommend that:

- The Tree Survey and Constraints Plan is used to inform layout design in relation to Key Trees.
- Design iterations for the site incorporate arboricultural input with a view to achieving appropriate tree retention and avoiding harm to Key Trees.
- Arboricultural collaboration with relevant local planning authority Officers takes place with a view to identifying and dealing with concerns and thereby achieving sustainable planning outcomes.

APPENDIX 1 – TREE SURVEY SCHEDULE

TREES

Ref	Common name	Height (m)	Est	Stem dia (mm)	Est	N	Est	E	Est	S	Est	W	Est	Estimated canopy height (m)	Life stage	Special status	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius (m)	RPA area (m2)	Protected Status
T1	Common Ash	3	#	175	#	1.5	#	1	#	1.5	#	1.5	#	1	EM	None	Small inconsequential tree, early onset of ash dieback evident.	Fair	Poor	<10	U	2	14	None
T2	Common Ash	6	#	225	#	2.5	#	2	#	3	#	1.5	#	1	EM	None	On edge of site. Typical for age and species.	Fair	Fair	10+	C1	3	23	None
T3	Common ash	3	#	120	#	1.5	#	1	#	2	#	1	#	1	EM	None	Small inconsequential tree, early onset of ash dieback evident.	Fair	Poor	<10	U	1	7	None
T4	Common Ash	7	#	300	#	4	#	4	#	4	#	4	#	1	M	None	Off-site. Early onset of ash dieback not yet evident.	Fair	Fair	10+	C1	4	41	None
T5	Common Ash	15	#	850	#	8	#	4	#	7	#	5	#	3	M	None	Twin-stemmed, dense ivy on main stems, early onset of ash dieback evident.	Fair	Fair	<10	U	10	327	None
T6	Hazel	4.5	#	500	#	3	#	3	#	3	#	3	#	0	M	None	Old coppice stool.	Fair	Good	20+	B1	6	113	None
T7	Common Ash	4.5	#	200	#	2	#	2	#	2	#	1.5	#	2	EM	None	Typical for age and species. Growing in dense bramble.	Fair	Poor	10+	C1	2	18	None
T8	Common Ash	4.5	#	225	#	2	#	2	#	2	#	1.5	#	2	EM	None	Typical for age and species. Growing in dense bramble.	Fair	Poor	10+	C1	3	23	None
T9	Common Ash	5	#	210	#	2	#	2	#	2	#	2	#	1	EM	None	Early onset of ash dieback evident. Twin-stemmed from base.	Poor	Poor	<10	U	3	20	None
T10	Common Ash	4.5	#	200	#	2.5	#	2	#	2	#	1	#		EM	None	Typical for age and species.	Fair	Fair	10+	C1	2	18	None

GROUPS

Ref	Common names of woody species present	Estimated average trunk diameter at 1.5m (mm)	Estimated minimum & maximum heights (m)	Estimated average height (m)	Estimated average canopy height (m)	Life stage	Special status	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius from canopy edge (m)	Protected status
G1	Ash	150	2 & 3	2.5	1	EM	None	Edge of road, small inconsequential group. Early onset of ash dieback evident.	Fair	Poor	<10	U	As shown on plan	None
G2	2no common ash	200	4 & 5	5	1	EM	None	Pair on roadside. Early onset of ash dieback evident.	Fair	Poor	<10	U	As shown on plan	None
G3	Elder, hawthorn, hazel, sycamore, blackthorn	200	2 & 8	4	1	M	None	Off-site. Edge of larger tree group. Habitat value.	Fair	Good	20+	B3	As shown on plan	None
G4	Hawthorn, common ash	175	3 & 3	3	0	M	None	Hawthorn ivy clad, ash young and inconsequential.	Fair	Fair	10+	C2	As shown on plan	None

Land off Windsor Drive, Devizes – Tree Survey Schedule

HEDGEROWS

Ref	Common names of woody species present	Estimated minimum & maximum heights (m)	Estimated average height (m)	Estimated average trunk diameter (mm)	Estimated average lateral spread (m)	Estimated average canopy height (m)	Life stage	Special status	General observations & management recommendations	Struct. cond.	Phys. cond.	ULE	Quality grading	RPA radius from canopy edge (m)
H1	Hawthorn, field maple, elm, blackthorn, hazel, dog rose, spindle, elder, dogwood	2 & 7	4.5	75	2	0	M	None	Dense and diverse hedge on site boundary. Large number of standing dead elms towards southern end. No recent management. Habitat value.	Fair	Fair	20+	B3	As shown on plan
H2	Elm	1 & 7	1.5	75	1	0	M	None	Short and gappy section consisting of low suckering elm and standing dead elm stems	Fair	Poor	10+	C2	As shown on plan
H3	Elder, elm, blackthorn, spindle, hazel,	2 & 5	3	75	1	0	M	None	Straggly and gappy section of hedge with standing dead elm.	Fair	Fair	10+	C2	As shown on plan
H4	Field maple, elm, hazel, hawthorn, elder	4 & 6	5	75	1.5	0	M	None	Short section, denser and better quality.	Good	Fair	20+	C2	As shown on plan
H5	Elm	2 & 5	2	75	1	0	M		Short and gappy section consisting of low suckering elm and standing dead elm stems	Fair	Poor	10+	C2	As shown on plan

Land off Windsor Drive, Devizes – Tree Survey Schedule

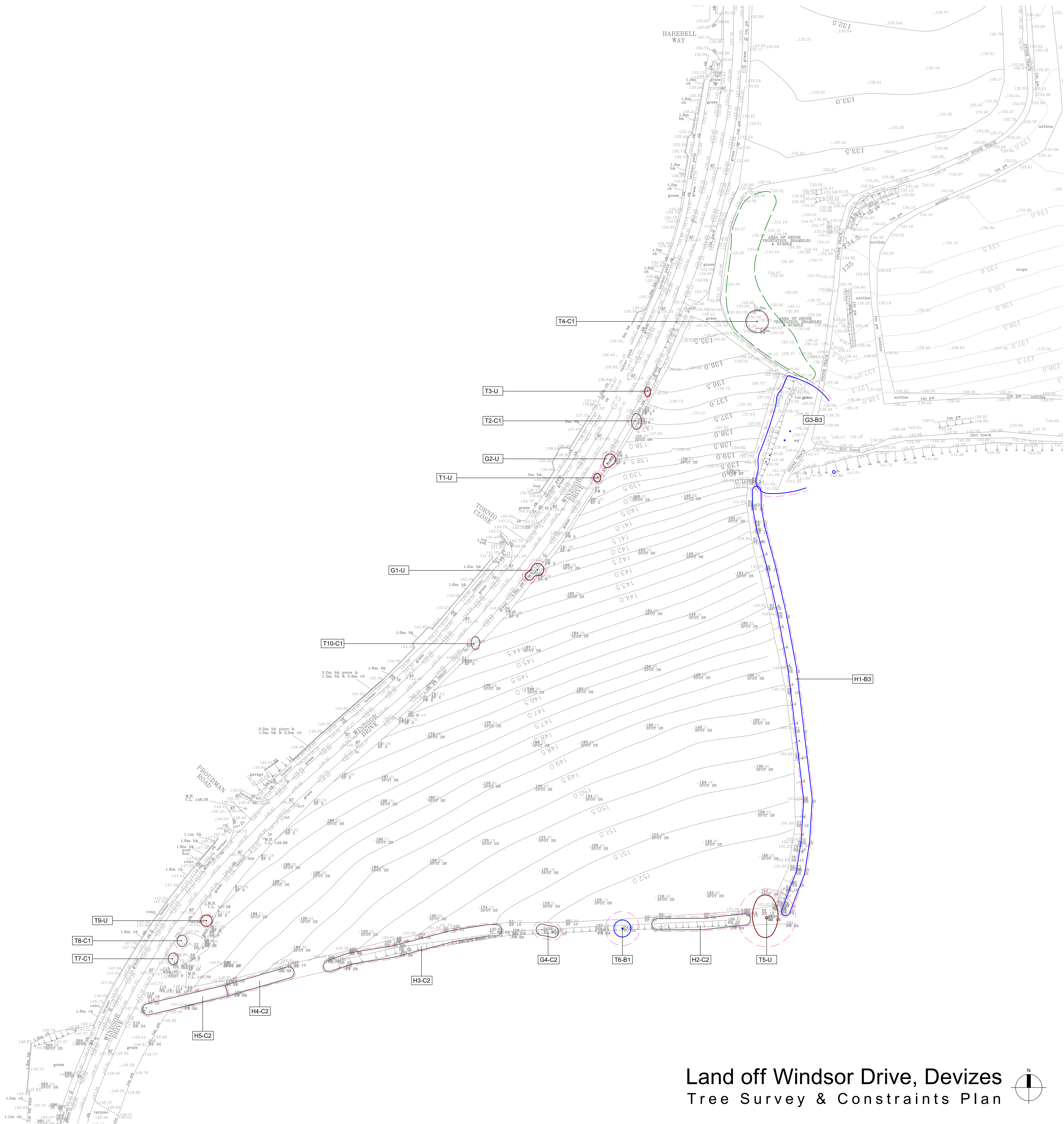
KEY

Assessment criteria	Description
Reference number on plan	T: Tree, G: Group, W: Woodland, H: Hedgerow. This reference is recorded on the Tree Survey and Constraints Plan against the relevant survey item.
Common name (Scientific name)	Common names: normal type. Scientific names where required: italic type in brackets
Heights	Unit: metres (m). Recorded to the nearest half metre for heights upto 10m and to the nearest whole metre for heights above 10m.
Stem diameter	Unit: millimetres (mm). Rounded to the nearest 10mm. Single and multi-stemmed trees are measured at 1.5m above highest ground level or otherwise as in accordance with Annex C, BS5837:2012.
Estimates	Measured tree dimensions are identified by an '-' in the adjacent 'Estimate' column. Where dimensions have been estimated (offsite, or otherwise inaccessible survey items) this is clearly identified by a '#' in the adjacent 'Estimate' column.
Crown spread	Unit: metres (m). Directions refer to the four compass points (north, east, south, west). Dimensions are rounded-up to the nearest half metre for heights up to 10m and to the nearest whole metre for heights above 10m.
Estimated average lateral spread	Unit: metres (m). For hedgerows only. An estimate of the average width between branch tips.
Crown clearance height	Unit: metres (m). The existing height above ground level of: Canopy (height between branch tips and ground level).
Life stage	Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran, A - Ancient (any tree displaying characteristics described by the Ancient Tree Forum and referenced by Natural England).
Special status	- None - Veteran: any tree judged to meet criteria as defined by the Ancient Tree Forum - Ancient: any tree judged to meet criteria as defined by the Ancient Tree Forum¹
General observations and preliminary management recommendations	General observations are recorded in relation to a survey item's structural and/or physiological condition (eg the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
Structural condition	- Good: without any observable significant biomechanical structural weaknesses - Fair: with minor biomechanical structural flaws. Some remedial action may be required - Poor: with significant biomechanical weaknesses requiring intervention particularly where risk management is required.
Physiological condition	- Good: no indications of impaired physiological function and in optimum condition for age and species - Fair: with indicators of reduced vitality. Some intervention may be required - Poor: with significantly impaired physiological function for age and species
Remaining contribution	Useful life expectancy, or the length of time a tree's is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+.
Quality grading	Assessed in accordance with Table 1, BS5837:2012. Colours relate to depiction on the Tree Constraints Plan. - Category A (Green) Trees of high quality with an estimated remaining life expectancy of 40 years - Category B (Blue) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. - Category C (Grey) Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. - Category U (Red) Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Note - A, B and C trees are also given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree. More than one sub-category may be applied to a survey item as appropriate.
RPA radius	Root Protection Area (RPA): a layout design tool. Unit: metres (m). Radial distance from tree centre to define a circle that indicates on the Tree Survey Plan the minimum rooting area required to maintain tree's viability. Calculated in accordance with Annex D, BS5837:2012
RPA area	Unit: square metres (m ²). The area of the RPA radius circle described above. Applies only to individual trees.

¹ LONSDALE, D. (Ed). Ancient and other veteran trees: further guidance on management. The Tree Council. London. 2013.

APPENDIX 2 – TREE SURVEY & CONSTRAINTS PLAN

Tree number on plan	Common name	Quality grading	RPA radius (m)	Protected Status
T1	Common Ash	U	2.1	None
T2	Common Ash	C1	2.7	None
T3	Common ash	U	1.4	None
T4	Common Ash	C1	3.6	None
T5	Common Ash	U	10.2	None
T6	Hazel	B1	6.0	None
T7	Common Ash	C1	2.4	None
T8	Common Ash	C1	2.7	None
T9	Common Ash	U	2.5	None
T10	Common Ash	C1	2.4	None
G1	Ash	U	As shown on plan	None
G2	2no common ash	U	As shown on plan	None
G3	Elder, hawthorn, hazel, sycamore, blackthorn	B3	As shown on plan	None
G4	Hawthorn, common ash	C2	As shown on plan	None
H1	Hawthorn, field, elm, blackthorn, hazel, dog rose, spindle, elder, dogwood	B3	As shown on plan	None
H2	Elm	C2	As shown on plan	None
H3	Elder, elm, blackthorn, spindle, hazel	C2	As shown on plan	None
H4	Field maple, elm, hazel, hawthorn, elder	C2	As shown on plan	None
H5	Elm	C2	As shown on plan	None



Quality and Suitability For Retention

- Category A - High quality and value (Highly desirable for retention)
- Category B - Moderate quality and value (Desirable for retention)
- Category C - Low quality and value (Optional for retention)
- Category U - Poor quality and value (Unsuitable for retention)

Root Protection Areas (RPA)

Root Protection Areas (RPA) identified are in accordance with BS5837:2012. RPA's are shown as a pink dashed polyline

Tree Key

- Root Protection Area (RPA)
- Tree / Group canopy extent (calculated using N.E.S.W cardinal points - not shown)
- T3 - A1
- Tree / Group Number ID and Quality

Group / Area / Woodland / Hedgerow Key

- Root Protection Area (RPA)
- Woodland, group or hedge
- G2 - A1
- Tree / Group Number ID

Notes

- Survey Date 21st October 2024.
- Owing to limitations of topographical survey, some tree/group locations are approximate.
- This drawing has been produced to be printed in colour. If you have been given this drawing in monochrome please request a colour version.
- Do not scale directly from this drawing.
- This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.

Revisions:	Date	Drawn	Checked
Project:	Land off Windsor Drive, Devizes		
Client:	Robert Hitchings Ltd.		
Title:	Tree Survey and Constraints Plan		
Drawing number:	24236.501	Rev:	
Status:	FOR INFORMATION		
Drawn By:	GW	Checked By:	JH
Date:	30-10-24	Scale @ A0:	1:500

Land off Windsor Drive, Devizes Tree Survey & Constraints Plan

