
**LAND AT 144 ST. EDITH'S MARSH,
BROMHAM, CHIPPENHAM, WILTSHIRE,
SN15 2DG.**

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

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

Prepared by:

WHLandscape

On behalf of:

Mr Mark Burbidge

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mr Mark Burbidge to undertake a Tree Survey and to prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support a proposed single dwelling residential housing development on land at 144 St. Edith's Marsh, Bromham, Chippenham, Wiltshire, SN15 2DG.

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)

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1. INTRODUCTION

1.1. WHLandscape has been instructed by Mr Mark Burbidge to conduct a Tree Survey, an AIA and to provide a TCP. These will support a planning application for the proposed development of a single dwelling within an existing residential site on land at 144 St. Edith's Marsh. The survey is to outline any constraints that the trees on, or adjacent to, the site pose to proposed development, and will indicate measures required to protect those trees to be retained during any construction process. This survey is an amendment of a previous tree survey at the same site undertaken in 2022 to support the successful planning application for a similar scheme. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.2 This initial arboricultural report includes a survey of the significant trees (those with stem diameter >150mm, measured at 1.50 metres (m) above ground level), hedges or groups of trees currently found on the site (outlined by the plan provided), as well as those on directly adjacent land that could impact on 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 TCPs guided by the above and the below ground constraints that the surveyed trees on or adjacent land, may pose to the development proposal, are provided in Illustrative material at plan ARB-2128-01 (Existing) based on the topographical site plan provided by the applicant. The constraints to be considered will include the Root Protection Areas (RPA) and Construction Exclusion Zones (CEZ) that trees may 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 any required 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 The area proposed to be developed consists of the garden area of an existing dwelling which stands within a cluster of residential properties at the edge of the village. The site contains an existing bungalow at the northern side of the residential site with a garage to its north and a driveway area

served by the highway access on the north-eastern boundary. The mainly open grassed garden with some cultivated ground contains a number of ornamental tree species along with a collection of conifers and occasional native broadleaf trees, largely near its boundary areas on the eastern side and surrounding the existing bungalow.

1.7 The arboricultural features of substance are largely focused at the north-eastern boundary where a number of conifers and cherries screen it from the adjacent residential property beyond. Several immature ornamental tree species also screen the site from the residential property to the south-east. The south-western boundary is marked by a mixed native hedgerow dominated by a large birch at the near central point of this boundary line which is the prominent arboricultural feature at the site. Several ornamental trees of relatively limited stature surround the existing bungalow.

1.8 The proposal is to construct a single dwelling with an attached garage towards the eastern side of the garden area to the south of the existing bungalow and in a similar location to the previously approved new dwelling at the site. A number of trees at the eastern side of the area proposed to be developed are marked for removal to facilitate the development proposals.

1.9 An indicative site plan of the layout of the residential proposal under assessment has been provided by Atelier 17 Ltd, drawing ref: A17 25 40 P03 and has been overlaid onto the TCP at plan ARB-2128-02 (Proposed).

1.10 The area proposed for development is not within a Conservation Area. No trees on or directly adjacent to the site are subject to a Tree Preservation Order

1.11 The soil type for the site is described as 'Freely draining slightly acid 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.

1.12 A site visit was undertaken on the 11th of March 2026 by Seb Macleod in fair weather conditions.

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 twenty individual trees, three hedgerows and one group of trees were assessed and appear in the survey schedule (Table 2). Other arboricultural features within or adjacent to the area proposed to be developed may not have been assessed or included in the schedule as they were either a considerable distance from areas proposed to be developed or too small to be considered as arboricultural features that pose a constraint to the scheme.

4.2 The scheduled trees, groups and hedgerows comprise a range of native and non-native species, with the majority being garden ornamental species. Overall, the features assessed are generally of lower quality. Fourteen of the trees, groups and hedges have been assessed as lower-quality C grade retention category primarily due to poor condition. In addition, three cherry trees (T2, T3 & T6) were assigned to this category as a result of their relatively limited life expectancy. A number of other trees were graded as C category owing to their young age class and limited stature, which reduces their amenity value. Several features were considered to be lower quality C grade retention category due to non-native species type in the case of the conifers assessed.

4.3 The remaining trees (with two exceptions) were assessed as B grade retention category, which represent better quality features that are more worthy of consideration for retention within any scheme to develop the site. The most prominent feature among the B grade trees is the over-mature (in the last third of its life cycle) silver birch (T12) standing near the western boundary, which is considered as the key arboricultural feature of the site.

4.4 Two trees were assessed as U grade (unsuitable for retention) retention category due to poor physiological condition or very limited remaining life expectancy. These are:

- T4- Lawson cypress- tree in very poor physiological condition with majority of foliage dead and only very limited live foliage showing at the eastern side of its upper crown.
- T20- Laburnum- Subject to partial stem failure and stem collapse to south-east but recovered upright growth. All stems are showing significant dysfunction with exposed deadwood/bark showing and consequential reduced bud cover. T20 is not considered likely to contribute to the site's arboricultural amenity beyond ten years.

4.5 The larger trees assessed on the western side of the assessment area (birch T12 & conifer T13) cast an element of shade over the western side of the existing bungalow within the site at certain times of the day but do not affect the area propose to be developed by shading in any significant way.

Several trees along the south-eastern boundary currently cast a limited amount of shade over areas proposed to be developed.

4.6 Numerous conflicts have been identified between the assessed trees and the proposed residential scheme. These impacts are confined to the eastern side of the site, as the existing bungalow and its surrounding garden to the north-west stand outside the red line area and are to be retained within the garden curtilage of what will become a separate dwelling. The conflicts between the new dwelling proposed, its garage and driveway/parking areas include:

- T1- C grade early-mature eucalyptus has RPA conflicts with proposed new driveway layout.
- T2- C grade mature wild cherry has RPA conflicts with proposed new driveway layout.
- T3- C grade mature wild cherry has RPA conflicts with proposed new driveway layout.
- T4- U grade early-mature cypress- Crown and RPA conflicts with proposed driveway layout and garage footprint.
- T5- C grade early mature cypress- Stem, crown and RPA conflicts with proposed garage footprint.
- T6- C grade mature wild cherry- Crown and RPA conflicts with proposed garage footprint.
- T8- B grade early-mature sweet chestnut- Crown and RPA conflicts with proposed garage footprint.
- T9- C grade young hickory- Crown and RPA conflicts with proposed building footprint.
- T10- C grade young walnut- Crown and RPA conflicts with proposed building footprint.
- T17- B grade mature apple- Has RPA conflicts with proposed new hardstanding to its north-east and south-west. The south-western extent of its crown will conflict with the elevations of the proposed dwelling and will also hinder practicable access during its construction.

5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

5.1 The trees and hedgerow assessed are, in the majority, of fair arboricultural value but have been categorised as in the lower quality C grade retention category. This classification reflects their limited size and younger age class, or, in some cases, their non-native species type and reduced conservation value, particularly in the case of the eucalyptus (T1) and cypress conifers along the north-eastern boundary.

5.2 Many of the trees and groups assessed within the wider site are outside the specific red line area of proposed development and are therefore not implicated with any aspect of the scheme under assessment., This includes the wider sites prominent arboricultural attribute, the B grade birch T12.

5.3 Two trees were assessed as U grade retention category due to the presence of identified structural or physiological defects. These include laburnum stems (T20), which are in poor structural and physiological condition but are located outside the red line boundary. Owing to their limited size, they are not considered to present a significant hazard. The largely moribund cypress conifer (T4), classified as U grade, is recommended for removal due to the potential risk of failure and the hazard it poses to the adjacent property to the north. It is however, marked for removal on the drawings provided.

5.4 Several of the trees identified in paragraph 4.6 are in direct conflict with aspects of the proposed scheme, specifically the dwelling and garage structures and are marked for removal on the TCP at plan ARB-2128-02 (Proposed) in order to facilitate the development proposals. These include trees T4, T5, T6, T8, T9 & T10. The majority of these trees are assessed as in the lower-quality C grade retention category and do not represent arboricultural features of high amenity and conservation value within the site, one being the U grade conifer T4. However, their loss will have a tangible effect on the level of green infrastructure, particularly along the site's eastern boundaries. Only one of the trees proposed to be removed, the early-mature sweet chestnut T8 is in the better quality B grade retention category although both are of relatively limited stature and therefore of more limited amenity value.

5.5 The remaining trees assessed across the wider site are proposed to be retained. However, The RPAs on the south-western side of trees T1, T2 & T3 along with the RPA to the north-east of T17 conflict with proposed new surfacing for the driveway area. The RPA of T17 on its south-west side also conflicts with the proposed new hard standing paving between T17 and the proposed dwelling. The retention and protection those trees affected by proposed new surfacing within their RPAs is feasible through and beyond the development process if specific construction methodology is applied

throughout its development process. Those areas of new surfacing in conflict with tree RPAs will need to be constructed to a minimal dig methodology on a cellular confinement system (such as Cellweb® www.geosyn.co.uk/product/cellweb-tree-root-protection) to avoid the localised compaction of ground within the RPAs of those trees to be retained. Any surface vegetation in this area could be removed to a depth of 75mm from the existing ground level prior to the installation of the cellular confinement system. However, no further ground excavation can occur in these areas below this depth. A 100mm deep cellular confinement system is considered suitable for the type of vehicle use the driveway area will be exposed to post development. A 75mm deep system will be suitable for the patio area. Permeable materials throughout, including the final surfacing will need to be used throughout the process. The use of flagstones or block paving are considered suitable along with loose stone or permeable tarmac as a final surface for the new surfacing areas proposed within the RPAs of trees to be retained. The use of permeable materials throughout the process is critical in order to continue to allow for gaseous exchange to the root system below and maintain the oxygen within the soil that roots require for respiration.

5.6 The areas where the minimal dig methodology will need to be applied are marked with blue hatch on the TCP at plan ARB-2128-02.

5.7 The crown spread of the apple (T17) is in close proximity or in contact with the elevations of the proposed dwelling and will hinder construction access during the development process. Therefore, the crown of the tree is proposed to be reduced and pruned to give 1m clearance from the proposed structure to its south-west. Pruning work should be undertaken by suitably experienced and qualified arborists in line with the guidance set out in the British Standard for tree work (British Standards Institute, 2010. BS 3998:2010 – *Trees work. Recommendations*).

5.8 Those trees to be retained are largely outside the red line area and their shading profiles are not considered to be a negative constraint to the additional dwelling proposed. Those adjacent to the proposed new structures largely cast shade away from the site.

5.9 In order to protect the sensitive features of the trees to be retained that are potentially threatened by the construction process, temporary CEZs would need to be established, protected by CEZ fencing as exemplified in Appendix 1 & 2 during development. This would need to ensure that those trees to be retained, particularly their RPAs and critical root systems are not inadvertently damaged during the development process, particularly through ground compaction by the passage of vehicles or plant,

inadvertent excavation or ground contamination through the mixing of or leaching of materials toxic to trees (cement/fuel/chemicals). The proposed position of the CEZ fencing is marked as a blue dashed line on the TCP at plan ARB-2128-02 and is focused on protecting those trees and hedges to be retained including those within the existing residential garden of the bungalow to the north-west of the red line area.

5.10 Tree protection measures such as CEZ fencing would have to be established at the very outset of development activity before any other work begins (with the exception of tree removal/remedial work) and any materials, site cabins or toilets are brought onto site. It would then have to remain in situ throughout the remainder of the development process.

5.11 Construction access will need to be maintained within the RPA of T3 during development process to allow for the practicable construction of the proposed adjacent garage structure. Due to the constrictions posed by the low spreading crown of the apple (T17) to be retained, those vegetated areas vulnerable to damage during development (vegetated ground between the proposed driveway and pathway) cannot practicably be fenced off to restrict construction access near the base of this tree. Areas within the RPAs of trees to be retained that cannot be fenced off from construction activity due to access requirements for practicable development or other reasons can be protected with Temporary Ground Protection (TGP) during the development process. Therefore, TGP will need to be established in the areas marked in yellow hatch on the TCP at plan ARB-2126-02 during the development process. This, along with CEZ fencing will need to have been installed prior to all other construction activity commencing on site to protect the root system of key trees to be retained from damage (particularly through ground compaction) while allowing construction access in the required areas. TGP to be installed prior to and during the construction of the scheme can consist of a 100mm layer of woodchip spread over a geotextile layer with purpose built rigid plastic ground protection matting on top or plyboard.

5.12 Any new underground service runs proposed must be located wholly outside the RPAs of any arboricultural features which are to be retained.

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 The negative arboricultural impacts of the development proposals are considered moderate to high in terms of the tree numbers proposed to be removed. However, within the context of the quality of the features proposed to be removed, the overall quality and amenity value is relatively low. Of the six features to be yielded to facilitate the scheme, only one (T8) is assessed as a good quality tree of

stature in the B grade retention category. One conifer (T4) to be removed is considered to be moribund and in the U grade retention category with the remaining trees marked for removal in the C grade retention category. Of the C grade trees, three (T2, T3 & T6) are cherries in poor physiological condition which are considered to have limited remaining life expectancy and therefore cannot be considered to be features with significant longevity in terms of amenity value at the site. All boundary hedgerow features are proposed to be retained.

6.5 The loss of the U grade conifer (T4) recommended to be removed is as a consequence of poor or deteriorating structural and physiological condition and the hazard it poses to the directly adjacent residential site, not as a consequence of the proposed scheme. Therefore, the loss of this tree should not be weighed against the proposals as a negative arboricultural impact.

6.6 Due to their limited stature in most cases, particularly many of the C grade trees to be removed, the loss of these features is not considered to profoundly affect the arboricultural identity of the site or its surroundings. It will however have a tangible impact on the amount of green infrastructure within the specific red line area. Overall, the arboricultural character of the site is defined primarily by the larger birch and its adjacent conifer on the western side which are proposed to be retained.

6.7 The current or ultimate shading profile of those trees to be retained is not considered to be, or likely to become, a negative impact that the arboricultural features will have on the proposed new dwelling.

6.8 An incursion into the RPAs of the trees T1, T2, T3 & T17 with new surfacing has the potential to invite a negative impact on the physiological function on the root systems of those affected trees during the development process. However, providing the methodologies described in paragraph 5.5 of this document are followed, the actual damage inflicted should be minimal and short-term only.

6.9 The level of crown pruning required to clear extension growth of the apple T17 from the adjacent structure should have negligible impact on the ongoing physiological function of the tree if correct pruning practices are followed. It is also pertinent that the tree is of a species that is traditionally subject to crown pruning work.

6.10 There remains the potential for inadvertent damage to be inflicted on the trees to be retained during the construction process which would bring negative arboricultural impacts. Protective

measures such as the establishment of fenced construction exclusion zones and the use of temporary ground protection will significantly reduce the potential for inadvertent damage during development.

6.10 Overall, while the level of tree removal in terms of numbers to facilitate the design proposal presented is relatively high although the overall quality of these features to be removed is low. Several trees are not considered likely to contribute to the sites arboricultural amenity much beyond ten years and may even expire sooner. Robust landscape proposals for new tree and possibly hedge planting will need to be provided to mitigate the loss of these features which does offer an opportunity to improve the species diversity across the site into the long-term.

7. REFERENCES

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

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Ben Rose – Arboricultural Association, 2020. *Arboricultural Guidance Note 12 – The use of cellular confinement systems near trees: A guide to good practice*. Available at:

<https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Misc%20images/Bookshop/AA_GuidanceNote12_CellularConfinementSystems-Web.pdf>

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: 144 St. Edith's Marsh, Bromham

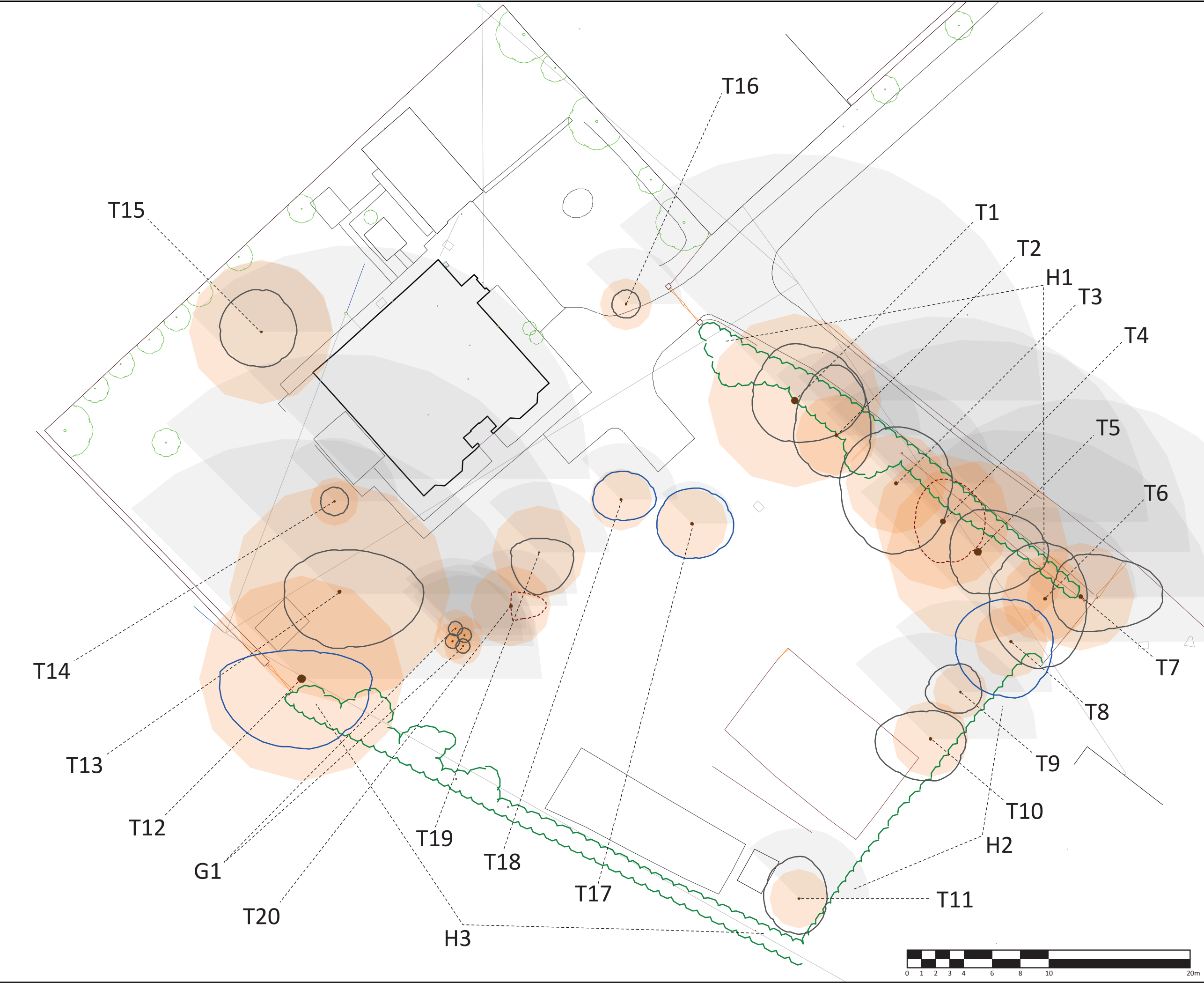
Client: Mr Mark Burbidge

Date: 11th March 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	Eucalyptus <i>Eucalyptus gunnii</i>	17.5	500	4	5	3	3	4w	4	4	4	3	EM	G	G/G/G Species out of context of rural garden site Some deadwood on lower stem	>40	C1	4.8	72
T2	Wild Cherry <i>Prunus avium</i>	6	170 160	5	2.5	3	3	2e	3	3	3	3	M	P	P/F/G Very thin bud cover with minor deadwood throughout crown	>10	C1	2.7	23
T3	Wild cherry <i>Prunus avium</i>	7	290	4	4	5	4	2s	3	3	2	1	M	P	F/F/G Thin bud cover with minor deadwood throughout crown	>10	C1	3.6	41
H1	Mixed hedgerow	3	-	-	-	-	-	-	-	-	-	-	M	P	G/G/G Mixed boundary hedgerow, largely conifer	>40	C3	-	-
T4	Lawson cypress <i>Chamaecyparis lawsoniana</i>	15	280 270	3	3	3	2	-	1	3	2	2	EM	VP	F/F/G Several co-dominant stems Western side of crown dead with very limited remaining live foliage	<10	U	4.8	72
T5	Lawson cypress <i>Chamaecyparis lawsoniana</i>	15	310	3	5	3	2	-	1	0.5	0.5	2	EM	F	F/F/G Several co-dominant stems	>20	C1	3.6	41
T6	Wild Cherry <i>Prunus avium</i>	6.5	250	4	3	5	4	1s	3	3	2	2	M	P	F/F/G Thin bud cover with minor deadwood throughout crown	>10	C1	3.0	28
T7	Lawson cypress <i>Chamaecyparis lawsoniana</i>	14	310	3	6	2.5	2	3e	7	6	7	1	EM	G	G/G/F Emerging from conifer hedge H1	>40	C1	3.6	41
T8	Sweet chestnut <i>Castanea sativa</i>	15	210	3	3	4	4	2s	3	3	2	3	EM	G	G/G/G	>40	B1	2.4	18
T9	Hickory Spp. <i>Carya</i> Spp.	6.5	140 150	2	1.5	1.5	2.5	0.5n	2	3	3	2	Y	G	G/G/F Previously co-dominant from base with eastern stem now removed resulting in unbalanced crown	>10	C1	1.8	10
T10	Walnut <i>Juglans regia</i>	7.5	220	2	2.5	3	4	1.5w	2	2	2	2	Y	G	G/G/G Crown pruned on east side	<10	C1	2.7	23

H2	Conifer hedgerow	2	-	-	-	-	-	-	-	-	-	-	M	F	G/G/G Conifer hedge maintained at 2m Some conifer aphid damage	>40	C2	-	-
T11	Walnut <i>Juglans regia</i>	5	170	3	2	2.5	2.5	2s	3	3	3	3	Y	G	G/G/G	>40	C1	2.1	14
H3	Mixed native hedgerow	2.5	-	-	-	-	-	-	-	-	-	-	M	G	G/G/G Mixed native hedgerow of hawthorn and ivy	>40	B2	-	-
T12	Silver birch <i>Betula pendula</i>	16.5	590	2	5	5	6	3s	4	5	2	2	M	G	G/F/G Previously managed crown New concrete slab to northwest	>10	B1	7.2	163
T13	Lawson cypress <i>Chamaecyparis lawsoniana</i>	17	260 X6	3	6	4	4	-	2	2	2	2	M	G	G/F/F Unbalanced from pruning work to clear adjacent overhead cable	>40	C1	7.5	177
T14	Holly <i>Ilex aquifolium</i>	4.5	140	2	1.5	1.5	1.5	-	1	1	1	1	Y	G	G/G/G	>40	C1	1.8	10
T15	Magnolia Spp. <i>Magnolia</i> Spp.	5	170 X6	3	2.5	2.5	3	-	1	1	1	1	M	G	G/G/F	>10	C1	4.8	72
T16	Juniper <i>Juniperus communis</i>	4	150	1	1	1	1	-	0	0	0	0	M	G	G/G/G	>40	C1	1.8	10
T17	Apple <i>Malus</i> Spp.	3	140 150	2.5	3	2.5	2.5	0.5s	1	1	1	1	EM	G	G/G/G Maintained crown	>20	B1	2.4	18
T18	Wild cherry <i>Prunus avium</i>	4	180	2	2.5	1.5	2	1.5s	1	1	1	1	EM	F	F/G/G	>20	B1	2.1	14
T19	Amelanchier Spp. <i>Amelanchier</i> Spp.	5	110 X6	1	2.5	3	2	-	2	2	2	2	M	F	F/F/F Unbalanced form	>10	C1	3.0	28
T20	Laburnum <i>Laburnum anagyroides</i>	4	140 130 130	1	2.5	1	0	-	1	1	1	1	OM	F	F/P/F Previously collapsed and recovered Significant dysfunction in all three stems Limited life expectancy <10 years	<10	U	3.0	28
G1	Group of lilac <i>Syringa vulgaris</i>	5	110	0.5	0.5	0.5	0.5	-	2	2	2	2	M	F	G/F/F Group of four stems Average dimensions given	>10	C	1.2	5

ILLUSTRATIVE MATERIAL



KEY:

- 'A' Category

- 'B' Category

- 'C' Category

- 'U' Category

Tree stem

Shading arc

Crown spread
(in colour of retention category)

Root Protection Area (RPA)

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

Other Plan Features

- Hedge

- Unsurveyed tree

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:
144 St. Edith's Marsh, Bromham

On behalf of:
Mr Mark Burbidge

Drawing title:
Tree Constraints Plan (Existing)

Drawing number:
ARB-2128-01

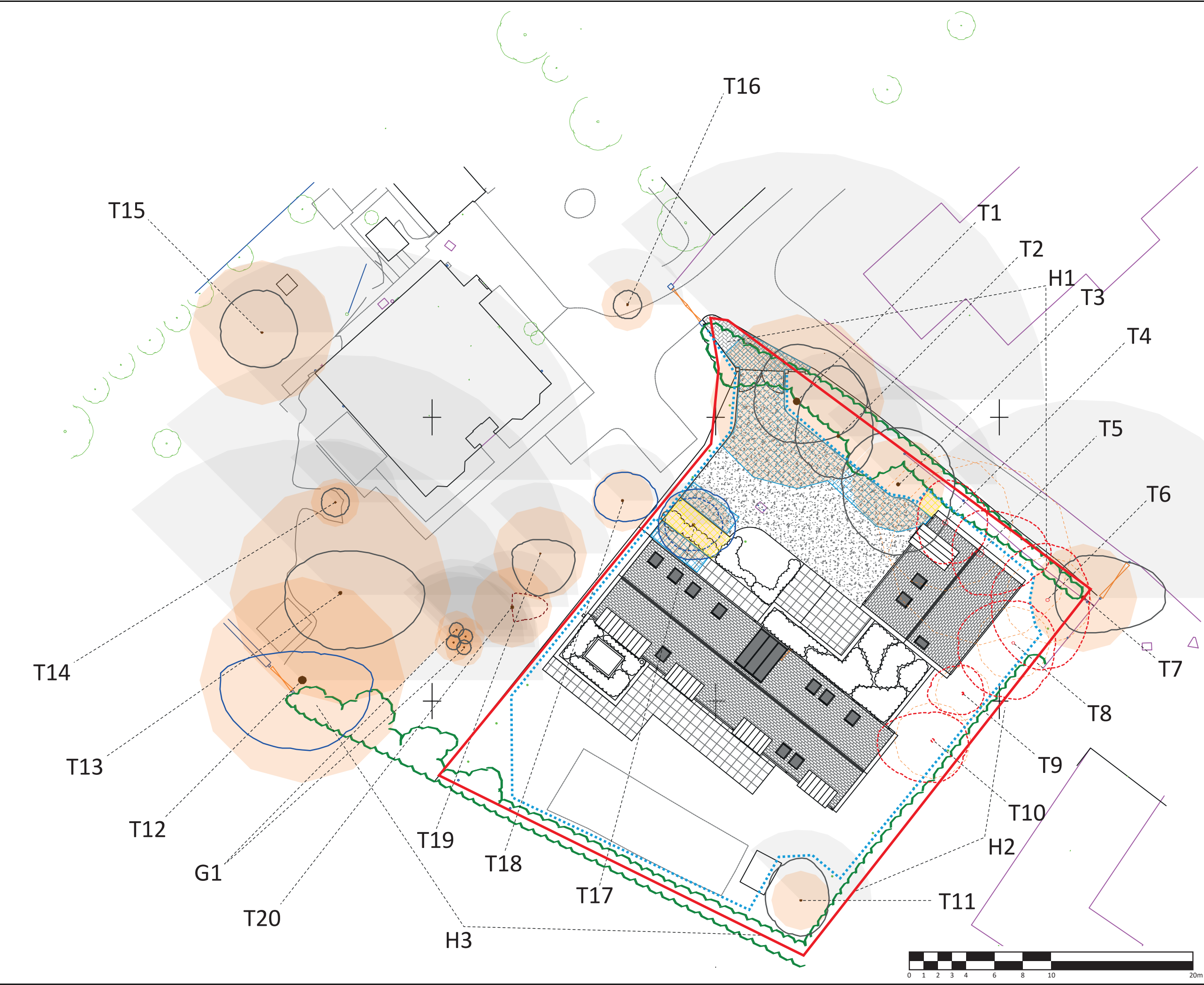
Rev:

Date:
Apr 26

Scale:
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DB:
SM

CB:
GH



KEY:

- 'A' Category

- 'B' Category

- 'C' Category

- 'U' Category

Tree stem

Crown spread
(in colour of retention category)

Shading arc

Root Protection
Area (RPA)

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

Other Plan Features

- Extent of developemnt area

- Hedge

- Unsurveyed tree

- Tree to be removed

- RPA of tree to be removed

- Proposed crown extent of T17 following pruning

- Proposed position of Construction Exclusion Zone (CEZ) fencing

- Minimal Dig areas of new hard surfacing

- Proposed position of Temporary Ground Protection (TGP)

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Project:
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On behalf of:
Mr Mark Burbidge

Drawing title:
Tree Constraints Plan (Proposed)

Drawing number:
ARB-2128-01

Rev:
Date:
Apr 26

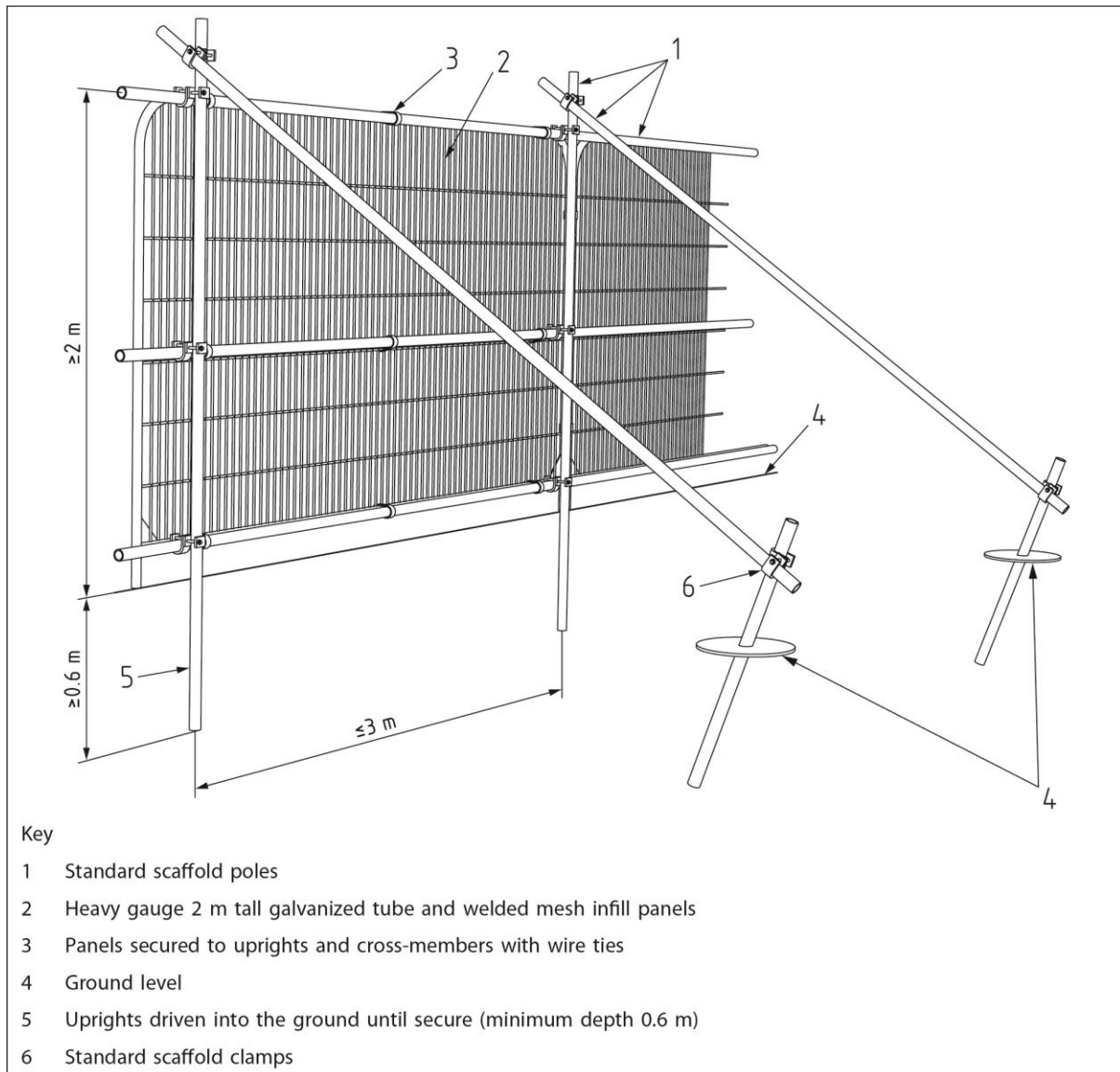
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SM

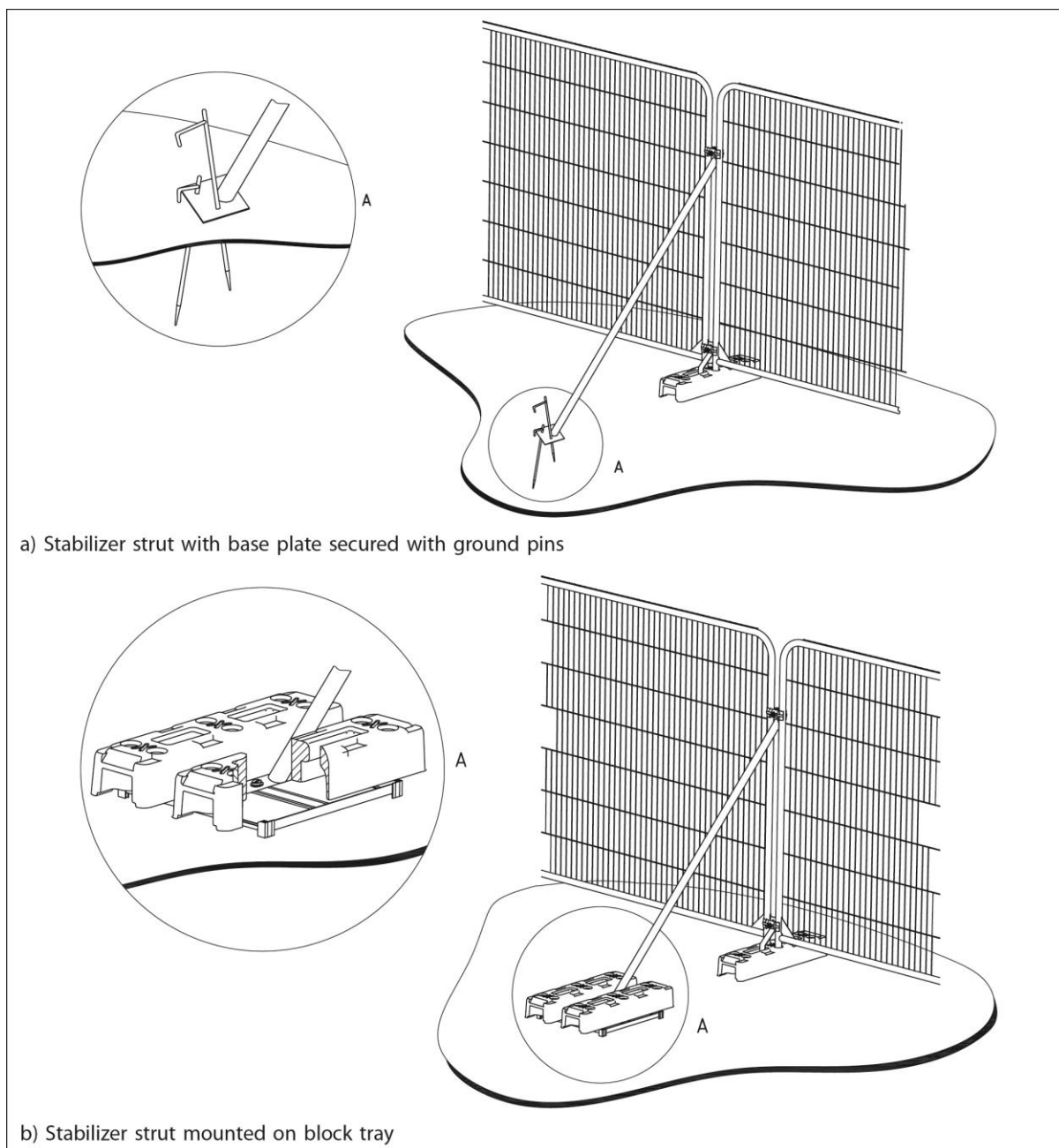
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APPENDICES

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.	