

Arboricultural Impact Assessment

Land off Trowbridge Road, Bradford-on-
Avon

17 April 2026

Ecology
Arboriculture
Land Management



Quality Assurance

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Revision Record

Revision	Date	Author	Checked By	Summary of Changes
Final	17 April 2026	Matt Underwood BSc MArborA CEnv	Alice Petherick BA MA ACIEEM	N/A

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Site Details

Site Name and Location	Land off Trowbridge Road, Bradford-on-Avon
Central OS Grid Reference	ST 838 600
Client	Waddeton Park Ltd.

Boundary





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1 Introduction

This report presents the results of an Arboricultural Impact Assessment at Land off Trowbridge Road, Bradford-on-Avon in relation to an outline planning application. The surveys were commissioned by Waddeton Park Ltd.. The area within the application boundary is hereafter referred to as the 'Site'.

The Site is located in the southern extent of the town of Bradford-on-Avon, directly east of Trowbridge Road. The Site is approximately 31.04 hectares (ha) and comprised agricultural fields bordered to the north and east by early mature and mature trees and hedgerow.

This arboricultural survey report has been prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. All trees located within the Site boundary have been surveyed as part of this assessment. Additionally, those trees located immediately adjacent to the Site boundary and that have the potential to constrain the development (either through above or below portions of the tree) have also been surveyed as part of this assessment.

In order to undertake the assessment, the following documentation was provided by the client:

 103094 1303237 OS Master Map

 250310 L 02 02.4 Masterplan

2 Statutory Protection

2.1 Legislation

Some trees receive legal protection within England through the following:

 Tree Preservation Orders (TPOs);

 Conservation Areas;

 Planning Conditions;

 Forestry Act 1967.

As part of this assessment, the relevant Local Planning Authority (LPA) has been contacted or online mapping systems accessed to establish if any arboricultural features surveyed as part of this report are subject to any legal protection.

Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record.

2.2 Planning Policy

2.2.1 National Planning Policy Framework (NPPF)

Paragraph 136 – *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

Paragraph 193c – *‘Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.’*

Paragraph 194d – *‘Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.’*

2.2.2 Wiltshire Core Strategy, adopted January 2015

Core Policy 51 Landscape – *‘Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures... In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland...’

Core Policy 57 Ensuring high quality design and place shaping – *‘Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through...*

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.’

3 Methodology

3.1 Site Survey

The arboricultural survey was undertaken on 03 March 2026 by Matt Underwood BSc MArborA CEnv. The visibility at the time of survey was adequate to undertake a thorough assessment of the trees from ground level. The trees were surveyed in the context of the existing land use.

The trees were surveyed in accordance with BS5837:2012. The key information for each arboricultural feature can be found in the tree survey schedule in **Appendix 2**.

Veteran trees are considered ‘irreplaceable’ in National Planning Policy Framework. In accordance with standing advice in ‘Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions’ produced by Natural England and Forestry Commission, veteran trees are subject to a larger, uncapped root protection area. Veteran trees are categorised following the second edition of the ‘Recognition of Ancient, Veteran, and Notable Trees’ (RAVEN) methodology produced by Julian Forbes-Laird.

The key information for each arboricultural feature is used to calculate the root protection area, radius and to categorise the tree using an alphanumeric system. **Table 1** below provides a brief overview of how each feature is categorised.

Table 1: Overview of Tree Categorisation Process

	1 – Mainly arboricultural qualities	2 – Mainly landscape qualities	3 – Mainly cultural/ conservation values
Category A (Life expectancy of 40+ years)	Features which are good examples of their species; or those that form an essential component to a wider feature.	Feature of particular visual importance as arboricultural and/or landscape feature.	Feature of significant conservation, historical, commemorative or other value (e.g. veteran trees).
Category B (Life expectancy of 20+ years)	Features that may be included in category A but have been downgraded due to impaired condition such that they have a predicted lifespan of < 40 years.	Tree groups or woodland which collectively have a higher rating than the component 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 (Life expectancy of 10+ years)	Unremarkable tree of 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 greater collective landscape value; and/or trees offering low or only temporary landscape benefits.	Trees with no material conservation or other cultural value.
Category U (Life expectancy of <10 years)	Features that are dead or show signs of significant, immediate decline or have serious, irremediable structural defects which could result in collapse.		

3.2 Survey Limitations

The survey was limited to a visual inspection from ground level. Where existing constraints were present e.g. dense vegetation around tree stems or where the tree is located on third party property, the dimensions were estimated on site to the best of the surveyor's ability. Where an arboricultural feature has not been accurately plotted on the topographical survey or within the plans provided, the feature reference has been suffixed with PA to highlight its position as being approximate.

Due to the dynamism of living organisms and the potential for Site conditions to change, the recommendations provided in this report are only considered valid for two years of the date of the survey. Furthermore, the recommendations provided in this report cannot account for detrimental impacts to trees through climatic extremes and/or physical damage.

Whilst every effort has been made to identify any physiological and structural defects of the trees surveyed, this report should not be considered a tree risk assessment. No tree can be considered absolutely safe with even 'sound' trees known to fail.

No invasive soil investigation works have been undertaken as part of this assessment and as such this report does not address issues with regards to soil heave and shrinkage. This report cannot be used to assess risks with regards to subsidence, in relation to the existing trees or as a result of the recommendations provided in this report.

A structural engineer should be consulted in all matters relating to the design and construction of foundations near trees. The National House Building Council (NHBC) provides guidance for 'Building near trees'.

4 Results

4.1 Categorisation Summary

A summary of the arboricultural features and their categorisation can be found in **Table 2** below. Full details of each arboricultural feature can be found in the tree survey schedule in **Appendix 2**.

Table 2: Summary of Arboricultural Feature Categorisation

Categorisation	Arboricultural Feature			
	Tree	Tree Group	Hedgerow	Woodland
A	4	-	-	-
B	6	7	-	1
C	2	3	1	-
U	2	-	-	-

4.2 Site Appraisal

4.2.1 Soils

The soil type has been assessed using the British Geological Survey Maps as ‘shallow lime-rich soils over chalk or limestone’.

4.2.2 Trees

In general, the tree stock on Site is considered to have moderate arboricultural merit.

The most significant trees recorded were two veteran field maples (T11, T13) to the north of the Site. Veteran trees are considered ‘irreplaceable’ in National Planning Policy Framework. In accordance with standing advice in ‘Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions’ (Natural England and Forestry Commission, 2022), veteran trees are subject to a larger, uncapped root protection area. These trees are a significant feature of the Site and have high ecological and cultural value.

Two additional category A trees (T4, T17) were recorded on the Site. These are significant features of the Site and provide high amenity value.

The Site also contains a number of category B trees and tree groups. These are significant within the context of the Site and provide moderate amenity value.

4.3 Statutory Protection

There are no TPOs and the Site is not located within a conservation area (as confirmed by Wiltshire Council by email on 5th March 2026).

However, any persons proposing to undertake works to the trees on site should re-check the status of the trees with the LPA immediately prior to undertaking the works.

5 Arboricultural Impact Assessment

5.1 Description of Proposed Development

The development proposals to which the survey relates include an outline application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3) 72-bed care home (Class C2), with sports pitch provision, country park, landscaping and open space, as shown in the 250310 L 02 02.4 Masterplan.

5.2 Removal of Arboricultural Features

The proposals will retain all trees on Site. Sections of hedgerow that require removal to facilitate the proposed development are shown on the Tree Retention Plan in **Appendix 1** and detailed in **Table 3**.

Table 3: Required Removal of Arboricultural Features

Arboricultural Feature	Species	Category	Quantity	Justification
H15	Hawthorn, Elder, Field maple	C	Eight sections (~100m)	Removal required to facilitate construction of access and drainage

The removal of the above arboricultural features will have a limited impact on the amenity value of the Site and immediately adjacent areas. However, their removal will be compensated by the implementation of a tree planting strategy during the soft landscape phase of the development. Therefore, any impact on the amenity value is only likely to be short-term, whilst the replacement planting matures sufficiently to replace and enhance the value of the Site.

When selecting new planting, consideration will be given to the future growth of the tree (including root systems, stem and canopy). Where possible, the tree will have sufficient space to reach maturity without causing physical contact with nearby structures or causing excessive shading.

5.3 Pruning of Arboricultural Features

Based on the available plans, no pruning of retained trees is required to facilitate access or construction. However, given the conceptual nature of the Masterplan, it is not possible to accurately assess the pruning required to facilitate access or construction. Details of any necessary pruning should be provided within an updated assessment following detailed design. The assessment should accompany a Reserved Matters application for each phase of development.

5.4 Encroachment into the Root Protection Areas of Arboricultural Features

A proposed road will encroach into the root protection areas of trees G20 by up to 20% of the trees total root protection area.

However, given the conceptual nature of the Masterplan, it is not possible to accurately assess the encroachment into root protection areas required to facilitate construction. Subsequent detailed design should seek to keep the built environment outside of root protection areas. However, details of any encroachment and appropriate mitigation should be detailed within an updated assessment following detailed design. The assessment should accompany a Reserved Matters application for each phase of development.

5.5 Routing of Services and Utilities

Full details of the routing of services have not been provided at this stage. When details of the routing of services become available, they will be reviewed by the project arboriculturist. The arboriculturist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG Vol. 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees' and BS5837: 2012.

5.6 Shade Created by Arboricultural Features

The scheme has been designed to avoid shading constraint posed by retained trees.

However, given the conceptual nature of the Masterplan, it is not possible to accurately assess shading constraint posed by retained trees. Subsequent detailed design should seek to avoid shading constraints posed by retained trees. An updated assessment should accompany a Reserved Matters application for each phase of development.

5.7 Seasonal Nuisance Caused by Arboricultural Features

The proposed roads will lie adjacent to retained trees and hedgerow. Therefore, the road may require regular clearing to ensure they remain free of leaf debris build-up during the autumn. Such tasks can be included within the site wide management plan and fall under the remit of the appointed management company.

Given the conceptual nature of the Masterplan, it is not possible to accurately assess seasonal nuisance caused by retained trees. Subsequent detailed design should seek to minimise seasonal nuisance caused by retained trees. An updated assessment should accompany a Reserved Matters application for each phase of development.

5.8 Future Pressure on Arboricultural Features as a Result of Development

Given the conceptual nature of the Masterplan, it is not possible to accurately assess the future pressures on trees as a result of development. Subsequent detailed design should seek to maintain sufficient distance between the built environment and retained trees so as to allow unimpeded future growth. However, details of any future pressures should be detailed within an updated assessment following detailed design. The assessment should accompany a Reserved Matters application for each phase of development.

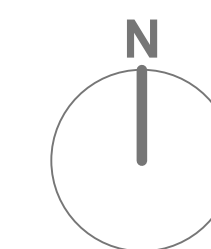
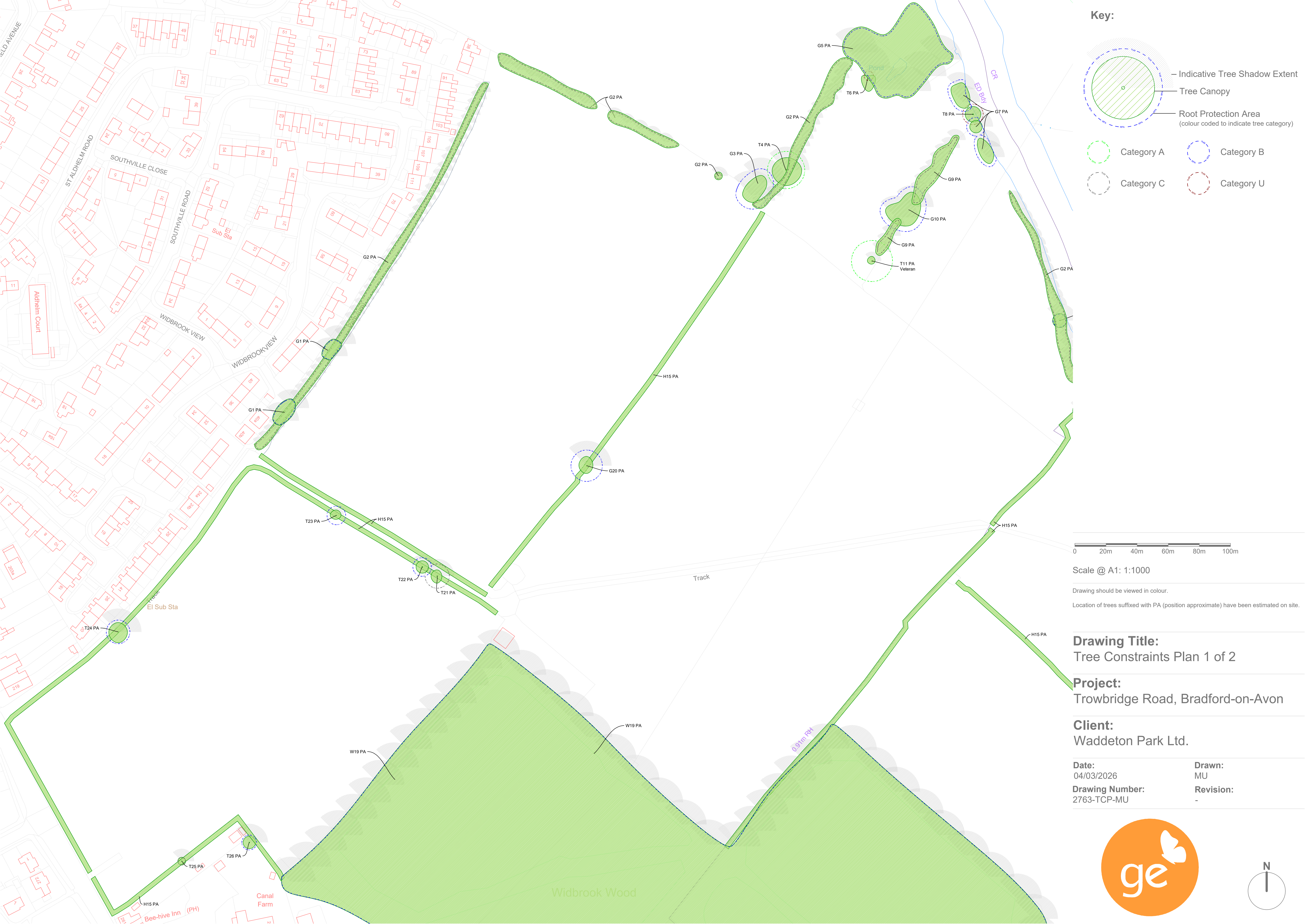
6 Further Considerations

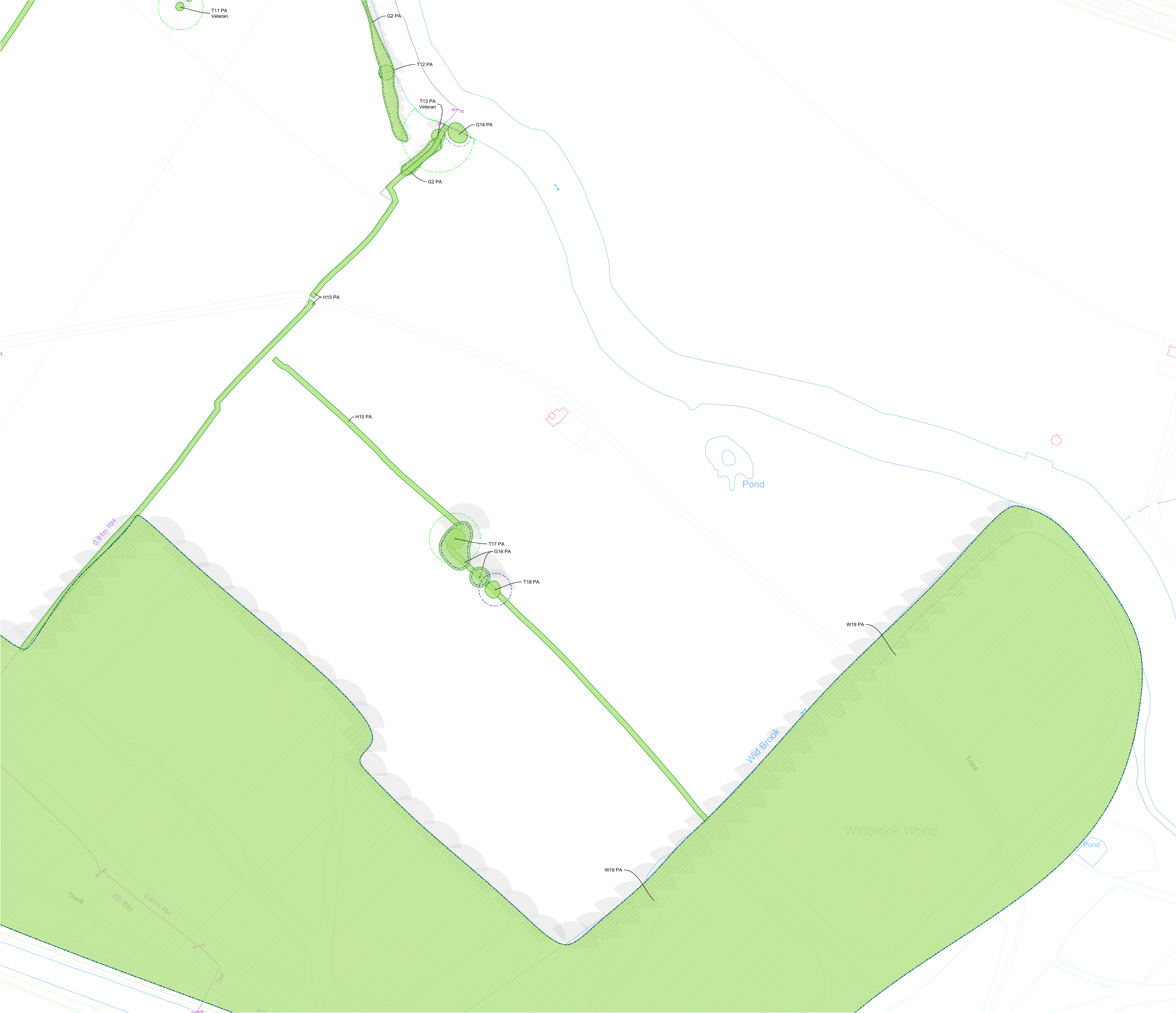
6.1 Protected Species

All trees should be checked for protected species e.g. roosting bats and nesting birds prior to any works being undertaken. Failure to undertake adequate inspections that result in the disturbance of protected species may result in the contravention of wildlife legislation and the committing of a criminal offence.



Appendix 1 – Tree Constraints Plan and Tree Retention Plan





Key:

Indicative Tree Shadow Extent

Tree Canopy

Root Protection Area
(colour coded to indicate tree category)

Category A

Category B

Category C

Category U

020m40m60m80m100m

Scale @ A1: 1:1000

Drawing should be viewed in colour.

Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:

Tree Constraints Plan 2 of 2

Project:

Trowbridge Road, Bradford-on-Avon

Client:

Waddeton Park Ltd.

Date:

04/03/2026

Drawing Number:

2763-TCP-MU

Drawn:

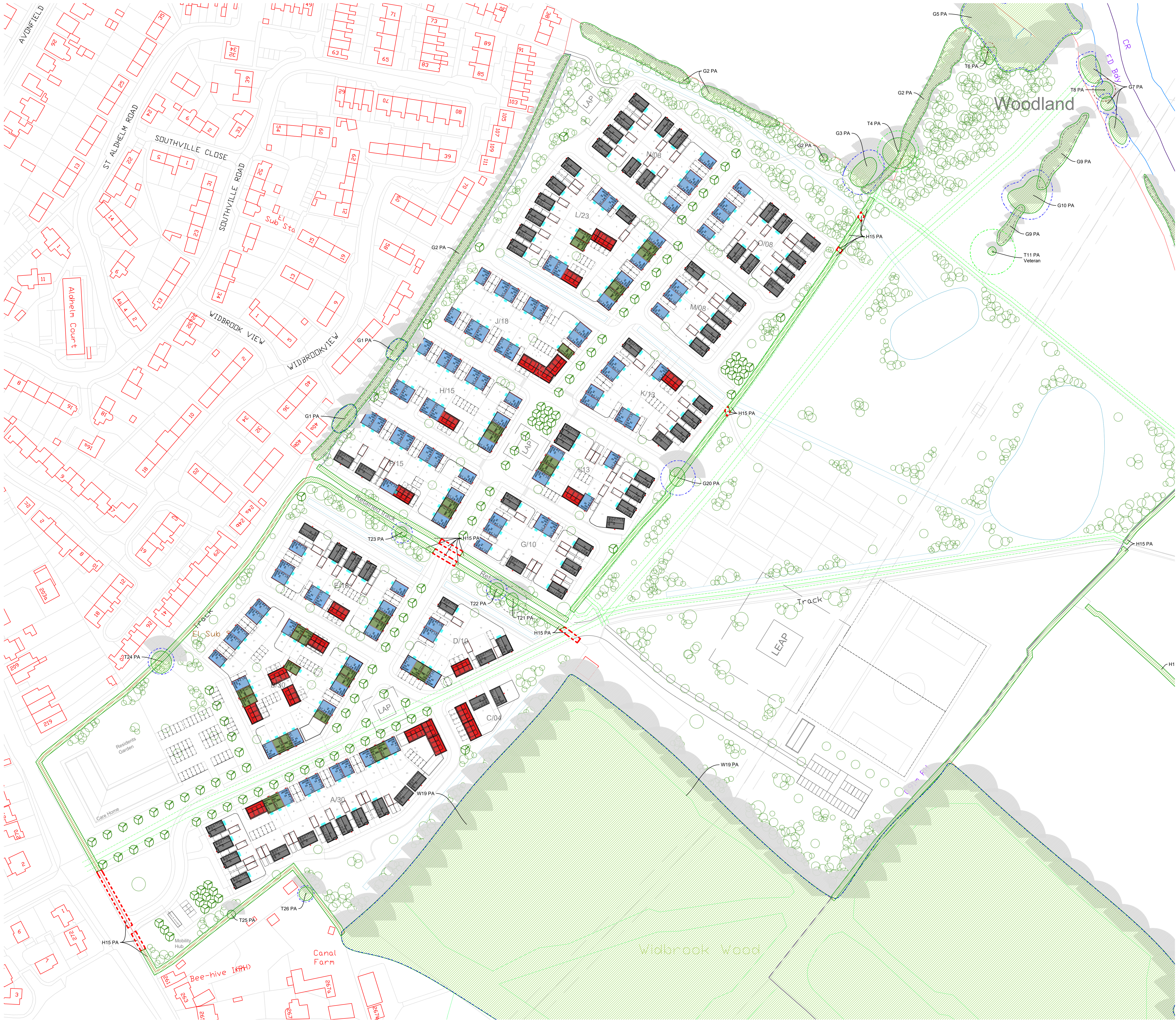
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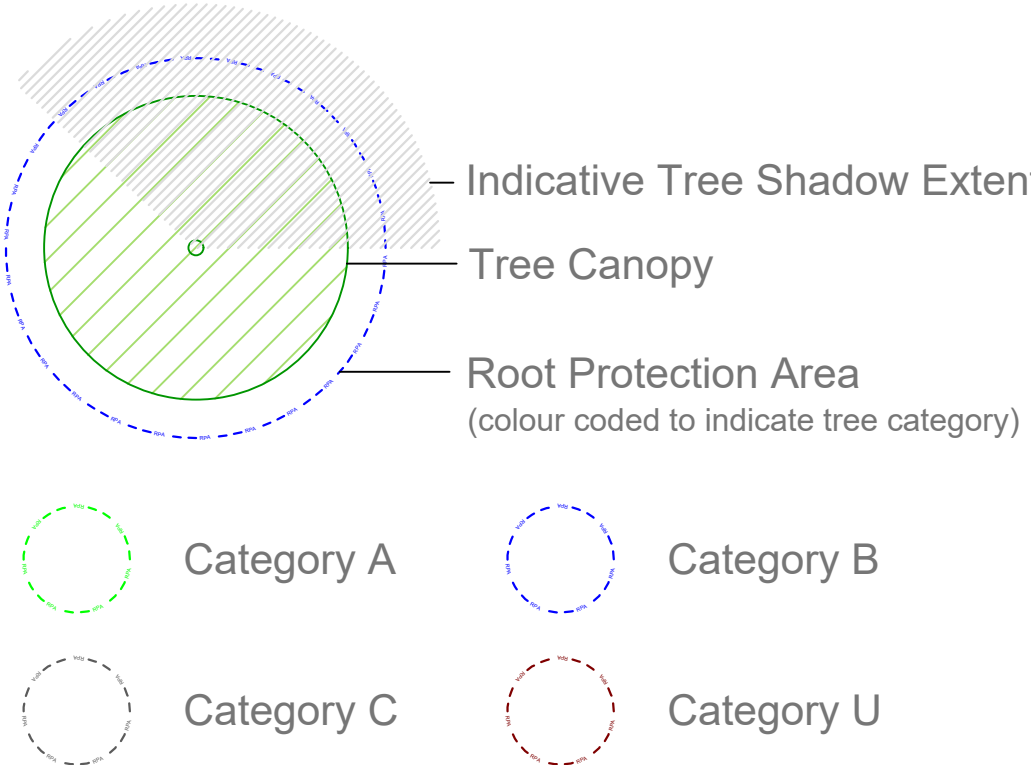
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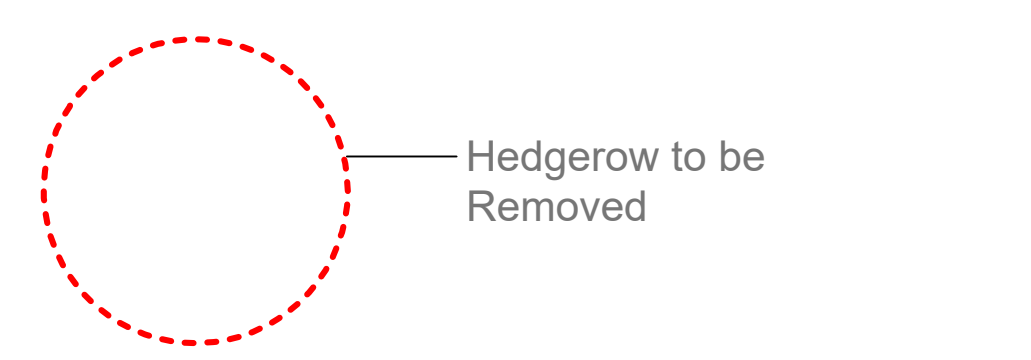


Key:

Trees To Be Retained



Hedgerows To Be Removed



Scale @ A1: 1:1000

Drawing should be viewed in colour.

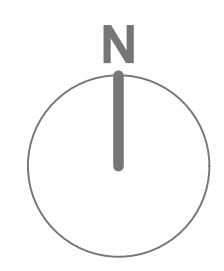
Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Retention Plan

Project:
Trowbridge Road, Bradford-on-Avon

Client:
Waddeton Park Ltd.

Date: 04/03/2026	Drawn: MU
Drawing Number: 2763-TRP-MU	Revision: -





Arboricultural Impact Assessment
Land off Trowbridge Road, Bradford-on-Avon

Appendix 2 – Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
G1	Field maple	Up to 12	300 Av	4	4	4	4	1 E	1 E	Mature	Good	Fair	40.7	3.6	B 2	40+
Comments	Hedgerow trees.										Management	None at the time of survey.				
G2	Hawthorn, Ash, Blackthorn, Hazel, Elder	6	150 Av	2.5	2.5	2.5	2.5	0.5 Av	0.5 Av	Mature	Good	Fair	10.2	1.8	C 2	40+
Comments	Unmanaged hedgerow. Dead elms in group.										Management	None at the time of survey.				
G3	Leyland cypress	16	400x3	4	4	4	4	2 S	1 S	Early mature	Good	Good	216.3	8.3	B 2	40+
Comments	Offsite. Dimensions estimated.										Management	None at the time of survey.				
T4	Ash	15	1000	8	10	10	9	2.5 E	3 E	Late mature	Fair	Fair	452.2	12.0	A 1	20+
Comments	Offsite. Dimensions estimated. Major deadwood in crown. <i>Inonotus hispidus</i> in crown.										Management	None at the time of survey.				
G5	Crack willow, Alder, Hazel	16	350 Av	5	5	5	5	1 Av	1 Av	Early mature	Good	Fair	55.4	4.2	B 1	20+
Comments	Offsite. Dimensions estimated.										Management	None at the time of survey.				
T6	Crack willow	5	250	0	3.5	10	4	0 S	0 S	Early mature	Fair	Poor	28.3	3.0	U	<10
Comments	Fallen into site.										Management	None at the time of survey.				
G7	Alder	Up to 11	Up to 450	4	4	4	4	1.5 S	2 S	Early mature	Good	Good	91.6	5.4	B 2	30+
Comments	Growing on river bank.										Management	None at the time of survey.				
T8	Pedunculate oak	6	550 Est	5	5	5	5	1 S	1 S	Early mature	Fair	Poor	136.8	6.6	U	<10
Comments	River bank collapsed - fallen into river.										Management	None at the time of survey.				
G9	Hazel, Elder, Hawthorn	Up to 7	150 Av	3	3	3	3	0.5 Av	0.5 Av	Mature	Fair	Fair	10.2	1.8	C 2	30+
Comments	Remant hedgerow. Exposed roots. Browsing damage present.										Management	None at the time of survey.				
G10	Wych elm, Ash	Up to 14	Up to 670	4.5	4.5	4.5	4.5	1 Av	2.5 Av	Early mature	Good	Good	201.0	8.0	B 2	30+
Comments	Five trees with coalescing crowns.										Management	None at the time of survey.				
T11	Field maple	6	880 Comb	3	2	2	3	1 Av	1 S	Veteran	Fair	Fair	547.1	13.2	A 3	10+

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
Comments	Major deadwood in crown. Stem decay present. Hollow stem. Browsing damage present.										Management	None at the time of survey.				
T12	Ash	11	300 180	4.5	4.5	4.5	4.5	1 S	1.5 S	Semi-mature	Good	Good	55.4	4.2	B 2	30+
Comments	Growing on river bank.										Management	None at the time of survey.				
T13	Field maple	10	1200	4	4	4	4	0.5 E	1.5 Av	Veteran	Good	Good	1017.4	18.0	A 2/3	40+
Comments	Multi-stemmed from 1.5m. Stem decay present.										Management	None at the time of survey.				
G14	Goat willow	6	Up to 200	3.5	3.5	3.5	3.5	1 S	1 S	Early mature	Good	Fair	18.1	2.4	C 2	30+
Comments	Growing on river bank.										Management	None at the time of survey.				
H15	Hawthorn, Elder, Field maple	2	<75	1	1	1	1	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	40+
Comments	Flail managed hedge.										Management	None at the time of survey.				
G16	Wych elm	15	400 Av Est	6	6	6	6	1 Av	2.5 Av	Early mature	Good	Good	72.3	4.8	B 2	30+
Comments	Multi-stemmed individuals. Hedgerow trees.										Management	None at the time of survey.				
T17	Wych elm	15	1500 Comb Est	6	6	6	6	1 Av	2.5 Av	Mature	Good	Good	706.5	15.0	A 2	30+
Comments	Multi-stemmed from 0.5m.										Management	None at the time of survey.				
T18	Wych elm	12	800 Est	5	3	5	6	2 Av	2 Av	Mature	Good	Fair	289.4	9.6	B 2	30+
Comments	Multi-stemmed from 1.5m										Management	None at the time of survey.				
W19	Ash, Field maple, Hawthorn, Crack willow, Elm, Silver birch, Beech, Oak, Hazel, Scots pine	Up to 16	400 Av	5	5	5	5	1 Av	1 Av	Semi-mature to mature	Good	Good	72.3	4.8	B 2	40+
Comments	Plantation woodland and self-set trees and scrub. Offsite. Dimensions estimated. Densely stocked. Etiolated individuals.										Management	None at the time of survey.				
G20	Ash	16	700 300x2 180 Est	6	4	5	5	2 Av	2 Av	Early mature	Good	Fair	320.3	10.1	B 1	20+
Comments	Two trees with coalescing crowns. Hedgerow trees.										Management	None at the time of survey.				

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
T21	Pedunculate oak	11	650 Est	4	3	4.5	4	2.5 Av	2 Av	Early mature	Poor	Fair	191.0	7.8	C 1	20+
Comments	Hedgerow tree. Dieback and dense ivy throughout crown.										Management	None at the time of survey.				
T22	Field maple	8	500 Est	4	4	4	4	2 Av	2 Av	Mature	Good	Good	113.0	6.0	B 2	40+
Comments	Hedgerow tree.										Management	None at the time of survey.				
T23	Hawthorn	5	500 Comb Est	3.5	3	2.5	4	1.5 Av	1.5 Av	Mature	Fair	Good	113.0	6.0	B 1	30+
Comments	Hedgerow tree. Dense ivy throughout.										Management	None at the time of survey.				
T24	Ash	15	180 400x2 150x2 Est	6	6	7	6	1 E	4 E	Early mature	Good	Fair	181.4	7.6	B 2	20+
Comments	Hedgerow tree. Multi-stemmed from base.										Management	None at the time of survey.				
T25	Sycamore	8	200 Est	2.5	2.5	2.5	2.5	2 W	2 W	Semi-mature	Good	Good	18.1	2.4	C 2	40+
Comments	Hedgerow tree.										Management	None at the time of survey.				
T26	Western red cedar	12	400	4	4	4	4	3 N	2.5 N	Semi-mature	Good	Good	72.3	4.8	B 2	40+
Comments	Offsite. Dimensions estimated.										Management	None at the time of survey.				

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



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