

Arboricultural Impact Assessment

Damask Way, Warminster, Wiltshire

30 March 2026

Ecology
Arboriculture
Land Management



Quality Assurance

Report Title	Arboricultural Impact Assessment
Report Reference	2201-AIA-MU

Revision Record

Revision	Date	Author	Checked By	Summary of Changes
Final	30 March 2026	Matt Underwood BSc MArborA CEnv	Kit Owen BSc TechArborA	N/A

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Site Details

Site Name and Location	Damask Way, Warminster, Wiltshire
Central OS Grid Reference	ST 877 441
Client	Backhouse Housing Ltd.

Boundary



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1 Introduction

This report presents the results of an Arboricultural Impact Assessment at Damask Way, Warminster, Wiltshire in relation to an outline planning application. The surveys were commissioned by Backhouse Housing Ltd. The area within the application boundary is hereafter referred to as the 'Site'.

The Site is located to the north of Upper Marsh Road and Smallbrook Road, and east of Damask Way, in southern Warminster. The Site is approximately 3.45 hectares (ha) and comprised agricultural fields bordered by early mature and mature trees.

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.

An Arboricultural Constraints and Opportunities Plan (ACOP) was prepared during the design stage to inform the scheme design (2201-ACOP-MU, GE Consulting, 2024). This included a tree constraints plan and tree survey schedule which can be found in **Appendices 1** and **2**.

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

-  07179-13B Topographical Survey
-  TS-2 Proposed Site Access and Off-Site Improvement Works
-  240707 L 00.3 Illustrative layout

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 14th June 2024 by Matt Underwood BSc MArborA CEnv. An updated survey was undertaken on 29th October 2025 to ensure the original data remained valid. 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**.

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
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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
A	3	1	-
B	4	7	-
C	3	4	-
U	1	-	-

4.2 Site Appraisal

4.2.1 Soils

The soil type has been assessed using the British Geological Survey Maps as 'loamy and clayey floodplain soils with naturally high groundwater'.

4.2.2 Trees

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

Three category A trees and one category A (T2, T3, T20) and one category A tree group (G14) were recorded. These trees are significant landscape features with high amenity value.

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

4.3 Statutory Protection

Two areas TPOs protect trees on the Site. TPO 2018/00003/WOOD protects trees G1, T2, and T3. TPO 2018/00006/WOOD protects trees G5, G7, T8, G9, T10, G11, T12, G14, G15, G17, T18, G19, and T20. The site is not located within a conservation area (as confirmed using Wiltshire Council's online mapping tool on the 12th 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 up to 49 dwellings and associated infrastructure, as shown in the 240707 L 00.3 Illustrative layout.

The project design team were provided with an Arboricultural Constraints and Opportunities Plan (ACOP) which provides an overview of the existing tree stock and details any constraints they may pose to development on a tree constraints plan.

5.2 Removal of Arboricultural Features

Those trees 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
G1.1	Sycamore	C	1	Removal required to facilitate access
G1.2	Sycamore	B	1	
T16	Hawthorn	C	1	Removal required to facilitate construction of Plot 39
G21	Sycamore, Goat willow, Cherry laurel, Holly, Hazel, Damson	C	Whole group	Removal required to facilitate access and visibility splay

The removal of the above arboricultural features will have an impact on the amenity value of the Site and immediately adjacent areas. However, their removal will be compensated by the implementation of a tree replacement 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

Those trees that require pruning to facilitate access or construction are detailed in **Table 4** below.

Table 4: Required Pruning of Arboricultural Features

Arboricultural Feature	Species	Works Required	Reason
G1	Sycamore, Ash, Pedunculate oak	Crownlift to 5m to south	Maintain highway clearance and create visibility splay

All pruning works should be carried out in accordance with BS3998:2010 'Tree works – recommendations'. Any further pruning works that cannot be predicted at this stage (based on the information currently available) should be discussed during the pre-commencement meeting with the project arboriculturist and agreed with the local planning authority arboricultural officer.

5.4 Encroachment into the Root Protection Areas of Arboricultural Features

The proposals have been designed to avoid the root protection area of all retained trees.

5.5 Routing of Services and Utilities

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 proposals have been designed to avoid shading constraints posed by retained trees.

5.7 Seasonal Nuisance Caused by Arboricultural Features

The proposed access road will lie adjacent to retained trees. 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.

5.8 Future Pressure on Arboricultural Features as a Result of Development

The proposed buildings are of sufficient distance from the retained trees so as to not impose any potential future pressure.

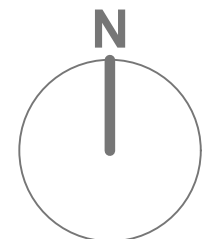
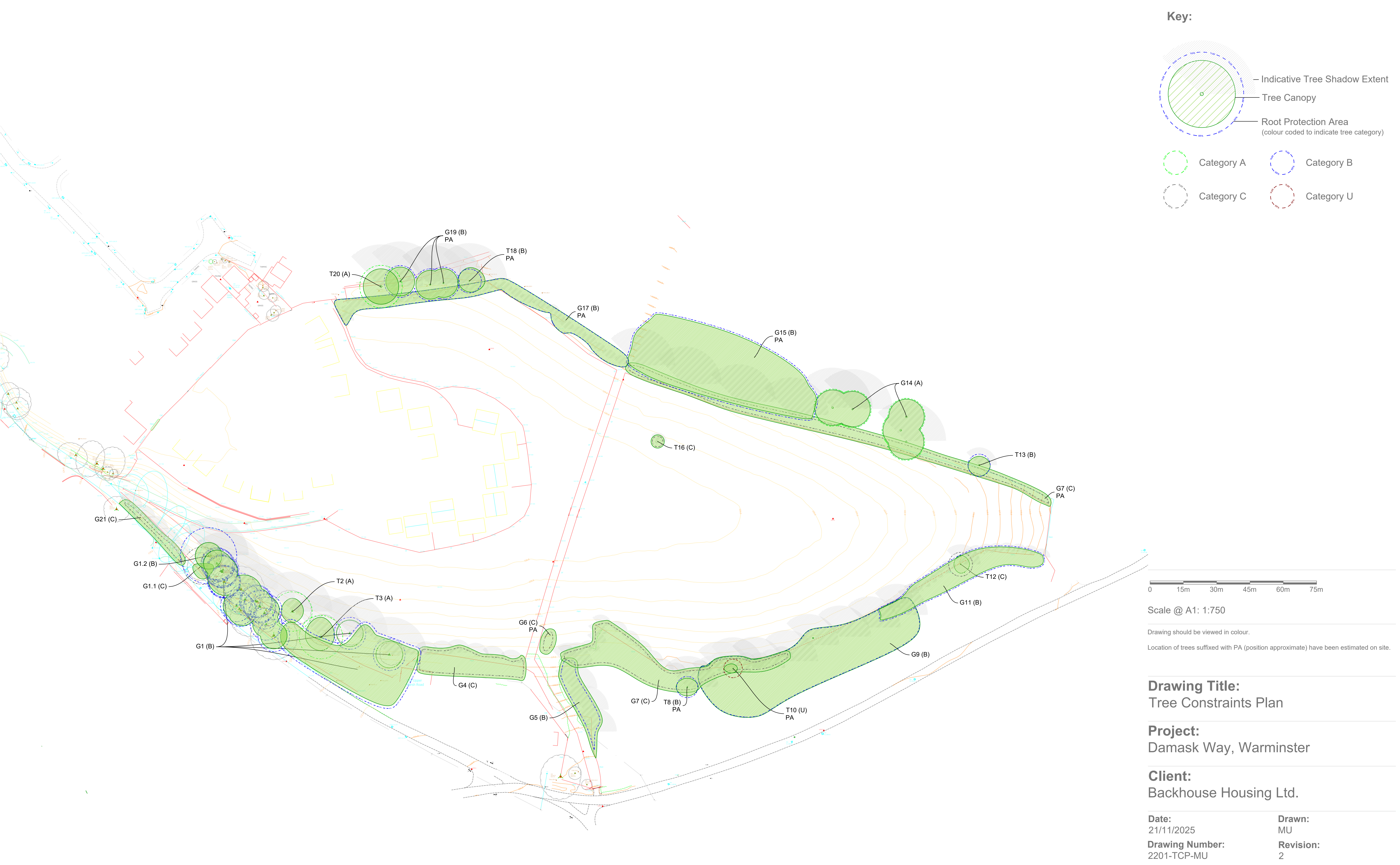
6 Further Considerations

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:

Trees To Be Retained

Indicative Tree Shadow Extent

Tree Canopy

Root Protection Area
(colour coded to indicate tree category)

Category A

Category B

Category C

Category U

Trees To Be Removed

Tree to be Removed



Scale @ A1: 1:750

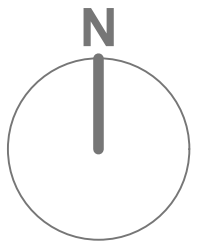
Drawing should be viewed in colour.
Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Retention Plan

Project:
Damask Way, Warminster

Client:
Backhouse Housing Ltd.

Date: 12/03/2026	Drawn: MU
Drawing Number: 2201-TRP-MU	Revision: -





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	Sycamore, Ash, Pedunculate oak	Up to 17	Up to 600	6	6	6	6	0 N	1 N	Early mature	Good	Good	162.8	7.2	B 1/2	40+
Comments	Linear tree group on site boundary. No notable individuals.										Management	None at the time of survey.				
G1.1	Sycamore	17	700	1	5	6	4	0 N	1 N	Early mature	Fair	Fair	221.6	8.4	C 1	20+
Comments	Lean to south due to competition with neighbouring tree.										Management	None at the time of survey.				
G1.2	Sycamore	17	880 420x2	6	6	6	6	0 N	1 N	Mature	Good	Good	506.5	12.7	B 1/2	40+
Comments	Multi-stemmed from base.										Management	None at the time of survey.				
T2	Silver birch	18	740	6	5	5	5	2 N	5 N	Mature	Good	Good	247.6	8.9	A 2	30+
Comments	Lean to north.										Management	None at the time of survey.				
T3	Pedunculate oak	19	820	9	6	6	7	2 N	4 N	Mature	Good	Good	304.0	9.8	A 2	40+
Comments	Minor deadwood in crown.										Management	None at the time of survey.				
G4	Elder, Blackthorn, Pedunculate oak, Silver birch, Holly	Up to 6	Up to 150	3	3	3	3	0 N	1 N	Semi-mature to early mature	Good	Fair	10.2	1.8	C 2	40+
Comments	Unmanaged hedgerow developed to linear tree group. Scrub inhibited thorough inspection. Dimensions estimated.										Management	None at the time of survey.				
G5	Silver birch	Up to 11	200 Av	3.5	3.5	3.5	3.5	0.5 Av	2 Av	Early mature	Good	Good	18.1	2.4	B 2	30+
Comments	Linear tree group.										Management	None at the time of survey.				
G6	Broom	2	<75	2.5	2.5	2.5	2.5	0 Av	N/A	Mature	Good	Good	2.5	0.9	C 2	20+
Comments	Self-set scrub.										Management	None at the time of survey.				
G7	Elder, Sycamore, Broom, Hazel, Oak, Birch, Hawthorn	Up to 5	Up to 150	3	3	3	3	0 N	0 N	Early mature to mature	Good	Fair	10.2	1.8	C 2	40+
Comments	Unmanaged hedgerow and self-set scrub. Scrub inhibited thorough inspection. Dimensions estimated.										Management	None at the time of survey.				
T8	Sycamore	14	450	4	5	4	5	2 N	2 N	Early mature	Good	Fair	91.6	5.4	B 1	30+
Comments	Multi-stemmed from 1.5m. Scrub inhibited thorough inspection. 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



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							
G9	Silver birch	14	400 Av	5	5	5	5	1 N	2 N	Early mature	Good	Good	72.3	4.8	B 2	40+
Comments	Scrub inhibited thorough inspection. Dimensions estimated.										Management	None at the time of survey.				
T10	Silver birch	14	350	2	2	2	4	N/A	2 N	Early mature	Poor	Poor	55.4	4.2	U	<10
Comments	Two stems. Crown predominantly dead. Failed leader on western stem. Scrub inhibited thorough inspection. Dimensions estimated.										Management	Fell if position in development makes retention hazardous.				
G11	Hawthorn, Elder, Oak, Ash	4	250 Av	2.5	2.5	2.5	2.5	0.5 N	N/A	Early mature to mature	Good	Good	28.3	3.0	B 2	40+
Comments	Unmanaged hedgerow developed to linear tree group.										Management	None at the time of survey.				
T12	Ash	9	450 Est	4	4	4	3	3 Av	3 Av	Early mature	Fair	Fair	91.6	5.4	C 1	20+
Comments	Ash Dieback Disease. Minor deadwood in crown.										Management	None at the time of survey.				
T13	Ash	8	420	4	5	5	5	1 S	2 S	Early mature	Good	Good	79.8	5.0	B 1	30+
Comments	Minor deadwood in crown.										Management	None at the time of survey.				
G14	Pedunculate oak	18	700 Av	8	8	8	8	1 S	2 S	Mature	Good	Good	221.6	8.4	A 2	40+
Comments	Linear tree group.										Management	None at the time of survey.				
G15	Pedunculate oak	17	600 Av	6.5	6.5	6.5	6.5	2 S	3 S	Early mature	Good	Good	162.8	7.2	B 1/2	40+
Comments	Linear tree group. Offsite. Dimensions estimated.										Management	None at the time of survey.				
T16	Hawthorn	4	200	3	3	3	3	0 Av	0.5 Av	Mature	Fair	Good	18.1	2.4	C 2	10+
Comments	Dense ivy and brambles throughout crown.										Management	None at the time of survey.				
G17	Hawthorn, Elder, Oak, Ash, Hazel	4	200 Av	2.5	2.5	2.5	2.5	0.5 N	N/A	Early mature to mature	Good	Good	18.1	2.4	B 2	40+
Comments	Unmanaged hedgerow developed to linear tree group.										Management	None at the time of survey.				
T18	Ash	17	450	6	7	5	5	5 S	5 S	Mature	Good	Good	91.6	5.4	B 2	30+
Comments	Offsite. Dimensions estimated.										Management	None at the time of survey.				
G19	Pedunculate oak	18	600	6.5	6.5	6.5	6.5	1 S	2 S	Early mature	Good	Good	162.8	7.2	B 1/2	40+

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	Offsite. Dimensions estimated.										Management	None at the time of survey.					
T20	Pedunculate oak	19	800	8	8	6	8	2 S	4 S	Mature	Good	Good	289.4	9.6	A 2	40+	
Comments	Offsite. Dimensions estimated.										Management	None at the time of survey.					
G21	Sycamore, Goat willow, Cherry laurel, Holly, Hazel, Damson	up to 6	80 Av	2.5	2.5	2.5	2.5	0 Av	0 Av	Early mature	Good	Fair	3.1	1.0	C 2	30+	
Comments	Outgrown hedgerow and self-set scrub.										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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