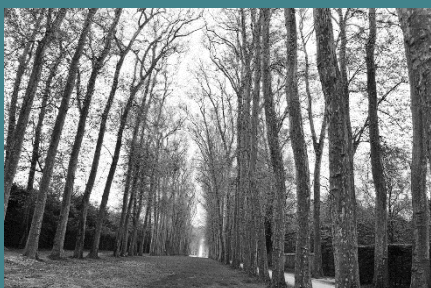


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ARBORICULTURAL ASSESSMENT & METHOD STATEMENT

Client

Miller Homes

Project

**Land West of Marlborough Road,
Royal Wootton Bassett**

Date

April 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	LES / 08.04.26	MHE / 13.04.26
A	Final	LES / 21.04.26	MHE / 28.04.26

1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Miller Homes to present the findings of an Arboricultural Assessment and survey of trees located at Land West of Marlborough Road, Royal Wootton Bassett (hereafter referred to as the site), OS Grid Ref SU 070 812.

Site Description

- 1.2 The site was located to the south Royal Wootton Bassett and was comprised of three agricultural field parcels south of Marlborough Road. Surrounding the site were industrial units, water treatment site and access to Wootton Bassett Canal to the north, residential dwellings to the southeast and the remainder were agricultural field parcels.

Planning History

- 1.3 An outline planning application *with all matters reserved (except for access from Marlborough Road) for the demolition and clearance of existing buildings and structures and the development of up to 95 dwellings, with associated car parking, open space, landscaping, drainage and other associated infrastructure*, was granted approval by Wiltshire Council, on Monday 22nd December 2025, subject to conditions.

Scope of Assessment

- 1.4 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on **Tuesday 3rd February 2025** in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.5 This report has been produced to accompany an *"Application for the approval of reserved matters relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure on the land west of Marlborough Road, Royal Wootton Bassett"*.
- 1.6 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 Paragraphs 10 and 11 of the NPPF state that there is a presumption in favour of sustainable development and states that for decision making, the LPA should be 'c) approving development proposals that accord with an up-to-date development plan without delay'.
- 2.3 In relation to arboriculture, the NPPF states that:
- 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 (footnote 52), 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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)
 - 193 (c) '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 (footnote 70) and a suitable compensation strategy exists'.
 - and provides specific guidance that:
 - 193 (d) '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'.
- 2.4 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Local Planning Policy

- 2.5 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.
- 2.6 Within the context of the adopted Wiltshire Core Strategy Local Plan 2015 - 2026 for Wiltshire Council there are several policies relating to trees. The following lists the most relevant.

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. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. 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, field boundaries, watercourses and waterbodies.*

Core Policy 57 Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. 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*

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence to any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
 - For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'¹. Woodlands however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'².
- 3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

- 3.4 Trees, groups, hedgerows, and woodland have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are 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 within this category are:

¹ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
² http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) 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.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

Ancient and Veteran Trees

3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.

3.12 This Arboricultural Assessment has used the criterion for defining a veteran tree based upon the definition within BS:5837.

"Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned".'

NOTE These characteristics might typically include a large girth, signs of crown retrenchment / reorganisation and hollowing of the stem.

3.13 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).

3.14 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient trees is based upon government guidance on, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions³ which states.

"All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate."

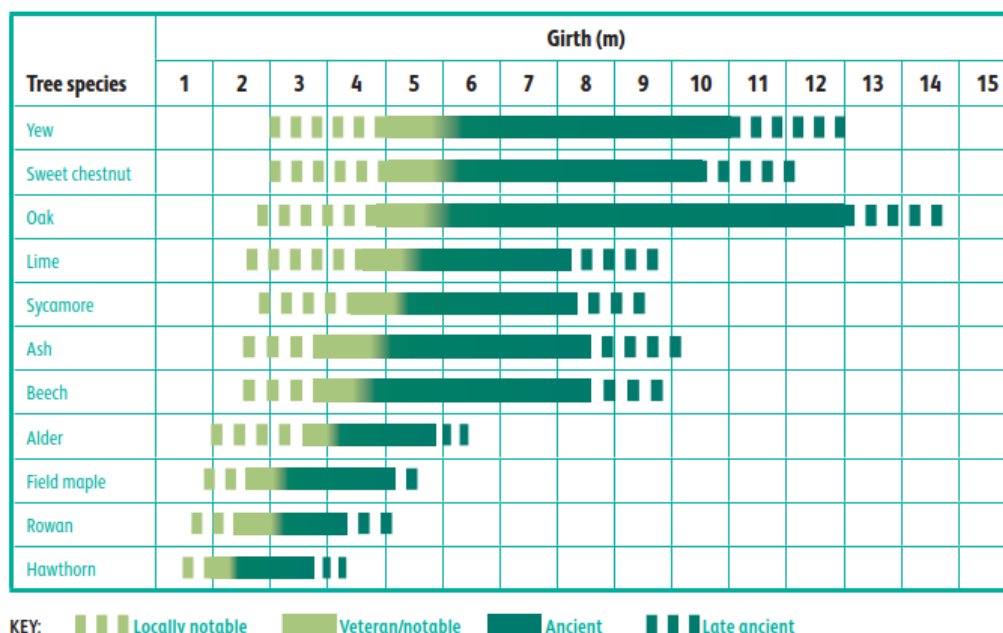


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)⁴.

³ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

⁴ Lonsdale, D. (Ed.). (2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.

- 3.15 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024, which includes its own definition of ancient and veteran trees. This Arboricultural Assessment has also considered any potential candidates against the below definition:
- 'A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'*⁵
- 3.16 RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023)⁶ has been adopted for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features and this Arboricultural Assessment has also considered any potential candidates against this framework.
- 3.17 When assessing veteran trees, reference has also been made to number of publications which include Owen & Alderman (2008) and Reed, H. (2000). Veteran Trees: A Guide to Good Management. English Nature and more recently Lonsdale, D (ed.) (2013) Ancient and other Veteran Trees: Further Guidance on Management, The Tree Council & Ancient Tree Forum for guidance on the recognition of both ancient and veteran trees.
- 3.18 While the definition of a veteran tree with BS:5837 states that veteran trees are "not exclusive to, individuals surviving beyond the typical age range for the species concerned", to be considered a veteran tree in accordance with the definition within NPPF, veteran trees must be 'trees which, because of their age, size, and condition are of exceptional biodiversity, cultural or heritage value'. Therefore, to be considered a veteran tree, the tree must be of sufficient age and size with a stem girth which is considered large for its species (within the veteran range set out in Figure 1).
- 3.19 However, stem girth alone does not constitute a veteran tree, and veteran trees should display characteristics of ancient trees, showing strong signs of at least two primary characteristic and usually display a number of secondary characteristics, although individual trees will be assessed on their own merits.
- 3.20 Primary characteristics include.
- Major stem cavities with decay and/or hollowing
 - Signs of crown reorganisation
- 3.21 Secondary characteristics include.
- Large quantity of dead wood in crown, 150mm diameter +
 - Major storm damage, e.g. breakout wounds, broken spars 30cm.
 - Habitat spaces: decay holes and/ or crevices/ branch splits sheltered from direct rainfall
 - Aerial rooting
 - Sap run / slime flux
 - Water pooling

⁵ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

⁶ Recognition of Ancient, Veteran & Notable Trees – RAVEN 2 (2023) – Julian Forbes-Laird Consultancy.

- Bark loss (exceeding 400cm² inc. due to lightning strike)
- Fungi (especially notable or protected species)
- Other epiphytic plants, including ferns & significant presence of lichens or mosses

3.22 It is considered that the greater the number and extent of these features present within a given tree, the greater its ecological habitat value.

Considerations and Limitations of the Tree Survey

- 3.23 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.24 The statements made in this report regarding the assessed applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.
- 3.25 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.
- 3.26 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

- 4.1 A total of eighteen individual trees, twelve groups of trees, six hedgerows and one woodland were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, hedgerows and woodland as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups, hedgerows and woodlands recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups, hedgerows and woodlands have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary

- 4.5 Tree stock on site was situated largely to the field boundaries and comprised primarily of native species. Five individuals recorded on site satisfied the criteria for veteran status with four of the five within the boundary of the western most field parcel, and the remaining specimen located along the southern boundary of the northeastern field.
- 4.6 Species identified throughout site are as follows:
- alder – *Alnus glutinosa*
 - ash – *Fraxinus excelsior*
 - aspen – *Populus tremula*
 - blackthorn – *Prunus spinosa*
 - crack willow – *Salix fragilis*
 - English elm – *Ulmus procera*
 - English oak – *Quercus robur*
 - field maple – *Acer campestre*
 - hawthorn – *Crataegus monogyna*
 - hazel – *Corylus avellana*
 - hornbeam – *Carpinus betulus*
 - hybrid black poplar – *Populus x canadensis*
 - laurel – *Prunus laurocerasus*
 - Norway maple 'Crimson King' – *Acer platanoides*
 - silver birch – *Betula pendula*

- 4.7 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable		0	G2, G11	2
Category A (High Quality / Value)	T1, T4, T8, T9, T11, T16	6	W1	1
Category B (Moderate Quality / Value)	T3, T6, T12, T13, T14, T15, T18	7	G1, G4, G6, G7, G10, H1, H2, H6	8
Category C (Low Quality / Value)	T2, T5, T7, T10, T17	5	G3, G5, G8, G9, G12, G13, H3, H4, H5	9

Veteran Trees

- 4.8 Five veteran trees were identified within the survey boundary, two English oak and three crack willow. These are trees by merit of biological, cultural or aesthetic distinction are deemed as exceptional and warrant increased protection.
- 4.9 Of these T1 was the first recorded, a mature English oak displayed significant burring to the northeast with evidence of crown senescence which may be interpreted as early signs of crown retrenchment.
- 4.10 The second recorded veteran was T4, a mature crack willow, with visible cavitation and associated heartwood decay with aerial rooting noted. The tree showed good vitality, but some remedial action may be required to ensure the longevity of this tree.
- 4.11 T8 was the third veteran tree and the second of three mature crack willow. This tree displayed a significant stem size with evident cavitation emanating from the mechanical failure of a major eastern stem. This cavitation was subject to brown rot decay, a feature consistent with older trees. Remedial pruning may also be required for the long-term health of this tree.
- 4.12 The final mature crack willow tree which met the criteria for veteran status was T9. This tree was of pollarded form and as such some degree of stem hollowing is expected due to the characteristics of crack willow. Ivy obscured the stem of this tree, so any cavitation present would have had little to no visibility due to the tree being located on the southern aspect of the stream.
- 4.13 The fifth veteran tree was the second of two mature English oak. This tree was notable for the stem size and presence within the landscape and also displayed crown retrenchment, a key characteristic of aging trees.
- 4.14 Where this assessment has identified veteran trees in accordance with our veteran tree survey methodology, further survey work of those trees and their communities will be required to inform future management.

- 4.15 To afford these trees greater protection, a buffer zone calculated in accordance with the guidelines detailed within Ancient and other Veteran Trees: Further Guidance on Management (Lonsdale, D (ed.) (2013). The Tree Council & Ancient Tree Forum has been provided. This buffer zone is defined as a distance equal to 15 times the trees stem diameter, or five metres beyond the canopy, whichever is the greater (Read, 2000).

Western Field Parcel

- 4.16 Tree stock relating to the western field parcel of site was found to be confined to the boundaries with the exception of T2 and G3, both of which were regarded as low quality arboricultural features based primarily on their maturity. However, both arboricultural features do have higher arboricultural potential than their current categorisation.
- 4.17 The western boundary was made up of a significant hedgerow with several outgrown individuals amongst. T1, was the highest quality feature on the western boundary. G1 was formed of a couple of outgrown and established oak trees, with more mature hawthorn individuals. G2 contained a number of sporadic elm trees south of T1. A mixture of dead and alive trees and any living trees should be brought into the management of the hedgerow to extend their life expectancy.
- 4.18 The southwestern corner hosted W1. The only stretch of woodland onsite and was regarded to be of high quality despite being comprised of planted individuals and not a natural formation.
- 4.19 The southern boundary hosted trees T3 to T9; three of which were veteran and the other tree relatively young English oak planting. G4 was a mixed species group of moderate arboricultural value and formed the boundary between the western and southeastern field parcels.
- 4.20 G5 was a low-quality mass of blackthorn regeneration with some hawthorn dispersed throughout, which hosted T10. This specimen was a mature ash which had undergone significant historical failure and remains as a large hollow stump with some epicormic regrowth, albeit with symptoms of ash dieback. There is value in retaining T10 as habitat.
- 4.21 H2 is similar to that of H1, a significant hedgerow formed nearly of two distinct lines of trees. This provides the boundary between the western and the northeastern field parcels.

Northeastern Field Parcel

- 4.22 Two category A trees were recorded within the remit of the northeastern field parcel. T11 was a mature ash of a notable size with a particularly big crown spread. The vitality of this tree at the time of surveying was noted to be good with little to no sign of ash dieback. The other tree was the aforementioned T16 veteran oak.
- 4.23 For the most part trees relating to the northeastern field parcel was a mixture of low-quality hedgerow, managed in a manner typical of agricultural field boundaries, and scrubby groups along the water course which provides the boundary between the northeastern and southeastern field parcels.

- 4.24 Throughout were several moderate quality arboricultural features, four individuals and two groups. All individuals are on the boundary between the north and southeastern field. T12, T14, T15 and T18 were all large mature ash which would merit category A was it not for the presence of ash dieback impacting their condition. Category C was considered for all four trees, but for their maturity, presence within the landscape and potential for recovery from ash dieback should be considered for retention for the time being.
- 4.25 G6 also comprised of ash trees, most of which were showing good habitat potential through historic storm damage and stem hollowing. Several of these trees displayed features consistent with veteran trees, albeit did not meet the stem diameter threshold to warrant such protection. Category A was considered but decided against due to their somewhat poor condition.
- 4.26 The final group relating to the northeastern field parcel was G7, a trio of mature field maples a short distance south of T11. The three of these trees despite their small stature displayed mature characteristics typical of the species. Notably, their bark was very mature for their size indicating these may be slow growing trees due to environmental conditions. Evidence of stem hollowing, coppiced form and location upon the bank also indicate that these trees may be older than they appear and were likely a part of a historic hedgerow.

Southeastern Field Parcel and North of Marlborough Road

- 4.27 G4 forms the boundary between the southeastern field parcel and the western field parcel with the group being continuous along the watercourse to the south of site and joins up with other category B features of T13, a mature crack willow, and H6 a hedgerow with density, diversity and quality similar to that of H1 and H2.
- 4.28 To the north of H6 was a group of deceased elm trees, G11, adjacent to the road. Due to the nature of dead elms and increased likelihood of failure from the base it is recommended these trees are felled as part of the development to mitigate the risk.
- 4.29 The northern boundary was a mechanically managed hedgerow typical of an agricultural setting, and the fifth recorded as part of the tree survey.
- 4.30 Finally, G10 comprises all tree stock adjacent to site north of Marlborough Road. Collectively this group provided an overall moderate arboricultural quality and was primarily surveyed for completeness. This group has been managed accordingly to accommodate the traffic along Marlborough Road and shouldn't pose much of a constraint to the site if at all.

Statutory Considerations

- 4.31 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.32 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.33 It is understood following consultation with the Local Planning Authority, Wiltshire Council, that there are no Tree Preservation Orders or Conservation Area designations that would apply to any trees present on, or in proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees.
- 4.34 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the **Wednesday 25th March 2026**.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Drawing *PL002 - RWB - PLANNING LAYOUT* and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for "a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure".
- 5.3 An overlay of the layout has been incorporated in the Tree Retention and Protection Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 Table 2 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

Table 2: Summary of Impact on Tree Stock

	Trees to be Removed	Reason for Removal	Total
Category U - Unsuitable	G2 & G11	G2 – Removal of dead trees. G11 – Removal of dead roadside trees.	2
Category B (Moderate Quality / Value)	H2	H2 – Partial removal of one area for access between field parcels and areas of pruning to facilitate proposals.	1
Category C (Low Quality / Value)	H4	H4 – Partial removal of sections of H4 to facilitate the primary vehicular and pedestrian access to site from Marlborough Road.	1

Removals

- 5.5 To facilitate the proposals a total of four arboricultural features require removal. As indicated by Table 2, two category U groups are proposed for full removal and two hedgerows, one each of category B and C, are proposed for partial removal.
- 5.6 Both groups, G2 & G11 are comprised primarily of deceased elm trees. As G11 was located adjacent, and within falling distance of the road, these trees should be removed on safety grounds.
- 5.7 Not all trees are dead within G2, where the group conflicts with the proposals, elm trees here should be removed and arisings stacked in close proximity to the hedgerow to remain as deadwood habitat. For those that are standing dead within the hedgerow line or are still living, these trees should be felled just below the height of the hedge and incorporated into the routine maintenance. This would provide the benefit of extending the life expectancy of the still living elms.

- 5.8 For the primary access from Marlborough Road, a portion of hedgerow H4 from the northernmost point requires removal. This removal will facilitate the construction of a pedestrian footpath along Marlborough Moad and provide adequate visibility splays for vehicles using the new junction. This hedgerow was regarded as having low arboricultural quality and losses can be offset as per the landscaping plan. The span of hedgerow requiring removal should be adequate to provide a suitable gap for the junction, pedestrian pavements and visibility splays. The remaining retained hedgerow should remain in regular maintenance to ensure that the visibility splays remain clear and that the hedgerow does not encroach onto the pavements.
- 5.9 An existing break within H2 required a section to the south removed to extend the gap within the hedgerow to accommodate a vehicular and pedestrian link between the field parcels. The removal within this area provides the most direct route from new junction at Marlborough Road into the eastern most field parcel whilst also utilising an existing gap.

Other Impacts

- 5.10 The proposals require further impacts to H2 in the form of crown raising or reduction pruning to facilitate the proposals.
- 5.11 The northern section of H2 requires a small section on the eastern aspect to facilitate the construction of the private drive to plots 28 and 29. The western aspect requires reduction pruning to provide clearance for the easement of the HV cable, parking for plot 30 and the primary road through the eastern field parcel.
- 5.12 Both the eastern and western aspects of H2 south of the removed section will require pruning to facilitate the pedestrian footpath either side of the hedgerow. To the east requires a short section to be pruned back a suitable distance to allow for the footpath to link between the primary road and the orchard/basin area to the south.
- 5.13 The western aspect requires a larger amount of pruning for the proposed footpath. This footpath will link the main road to plots 81 to 85, via plots 91 to 95 and the trim trail play area.
- 5.14 A small, localised section of H1 adjacent to plot 45 requires a small amount of facilitative pruning to allow for enough clearance for the construction of the parking spaces.
- 5.15 To ensure a suitable clearance between the proposals and H2, the hedge should remain in regular maintenance, likewise with H1 and H4.
- 5.16 The final impact should be the formative pruning of T2. Whilst only initially proving low arboricultural quality this tree was noted be have high future potential. As such, formative pruning should be undertaken to guide the tree to produce a form suitable for a long-term relationship with plot 74.

Veteran Trees

- 5.17 Five veteran trees were identified during the tree survey and due to the significance of these trees; an uncapped buffer of 15x the stem diameter has been applied to each veteran tree in accordance with BS5837:2012 Trees in relation to design, demolition and construction. Recommendations.

- 5.18 Consequently, the proposals have been considerate to the buffer requirements for veteran trees, and the layout has been designed in such a manner as to not impact upon any of the five veteran trees within the site.

Discussion

- 5.19 In conclusion for arboriculture, the proposals are considered to meet the aims and objectives of local and national policy through careful consideration of the design and retention of a high proportion of the existing tree cover. The retention of, coupled with targeted future management and enhancement of the existing and future tree cover will meet many of the individual aspirations set out in the various policies.
- 5.20 The proposals have sought to satisfy the criteria set out in Core Policy 51 and 57 through the retention of the vast majority of tree stock. The proposals require the removals within two existing hedgerows, however these removals are only required where necessary and as such the hedgerows remain largely intact with ongoing presence as arboricultural features.

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 As part of the development proposals an adequate quantity of structured tree planting has been identified within the submitted Landscaping Plan to mitigate for the proposed tree removal. This new tree planting has been identified within or close to hard landscaped areas, alongside the primary access roads, within the roadside verges and within proposed areas of public open space.
- 6.2 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions.
- 6.3 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.4 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

8.0 TREE MANAGEMENT

- 8.1 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.2 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.3 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.4 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk⁷.
- 8.5 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.
- 8.6 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 8.7 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

⁷ The Health and Safety at Work Act 1974

9.0 ARBORICULTURAL METHOD STATEMENT

- 9.1 This AMS sets out the methodology for all proposed works that affect trees on the site. Compliance with this AMS, once approved by the Local Planning Authorities (LPA) Arboricultural Officer, will be a requirement of all relevant contractors associated with the development proposals.

Appointment of Arboricultural Clerk of Works

- 9.2 The appointment of an Arboricultural Clerk of Works prior to starting any construction works, implementing tree surgery and erection of tree protection fencing, shall be a requirement of this AMS.
- 9.3 The Site Manager / Project Manager will be responsible for appointing an Arboricultural Clerk of Works and contacting them in any instance where full compliance cannot be guaranteed i.e. where construction works within areas fenced off to protect trees may be required.

Tree Protection Timeline

- 9.4 The following table sets out the proposed timeline for Tree Protection measures along with Key Appointment, Supervision and Monitoring Stages of the Arboricultural Clerk of Works

Table 3: Timeline of Tree Protection

Timetable	Actions	Arboricultural Clerk of Works (ACoW) requirements
Pre-commencement site meeting	Pre-commencement site meeting prior to the start of works on site.	Site meeting / Toolbox talk by ACoW (refer to Section 10)
Upon approval of the Reserve Matters Application	Undertake tree removal as detailed on Tree Retention Plan (Drawing no. 13816-T-02)	Trees to be marked up in, accordance with the approved Tree Retention Plan, using fluorescent marker spray for ease of identification. Tree Surgeon to be present where possible (refer to Section 11)
Prior to construction operations	Erect tree protection fencing as detailed on Tree Protection Plan (Drawing no. 13816-T-03)	Fencing positions to be marked out and pegged (where applicable) by the ACoW to ensure that all fencing and ground protection is installed in the correct positions (refer to Section 12)
Commence Construction Works		
Construction Works Complete		
Following completion of all construction operations	Removal of Tree Protective Fencing	ACoW to check if all Tree Protective Fencing has been removed and in doing so no damage has occurred to retained trees.
Following completion of all construction operations	Assessment of retained trees	ACoW to review the relationship between retained trees and the new development to assess the condition of retained trees and prepare a schedule of tree works (refer to Section 8)

Key Appointment, Supervision and Monitoring Stages of the Arboricultural Clerk of Works

9.5 The following stages of supervision shall be required:

- Pre-commencement site meeting and Toolbox talk to be carried out.
- Marking trees to be removed with the appointed tree contractor where relevant (**pre-commencement meeting**)
- Walking the site with the Site Manager / Fencing Contractor to measure out the locations of the fencing (**pre-commencement meeting**)
- Arboricultural Clerk of Works to sign off the Tree Protection measures prior to works starting on site (**to follow pre-commencement meeting**)
- Monthly visits to inspect the tree protection fencing and compliance with the AMS.
- Following the completion of construction works and in agreement with the Arboricultural Clerk of Works, the Tree Protection Fencing will be removed.

10.0 INITIAL SITE MEETING / TOOLBOX TALK

- 10.1 An initial site meeting prior to starting any works and erection of tree protection fencing, shall be a requirement of this AMS. At the meeting the Site Manager and Arboricultural Clerk of Works will discuss the methodology and various tree protection measures to be implemented subject to approval by the LPA.
- 10.2 A toolbox talk will also be given to the Site Manager and any on site operatives on the day of the meeting. The purpose of this toolbox talk will be to inform the Site Manager and Operatives of how to protect all retained trees. The toolbox talk shall then be repeated by the Site Manager when new external trades / contractors commence work on site.
- 10.3 The toolbox talk shall focus on informing contractors on the following topics:
- The protection of trees is a requirement of planning approval and failure to comply could result in stop notices being applied or fines;
 - How trees can be harmed on development sites;
 - How the trees on this site will be protected by tree protection fencing;
 - Discussion on particular methods of working near the trees as outlined in this Method Statement;
- 10.4 Evidence of the toolbox being carried out shall be collected. This evidence can be viewed at any time by the Arboricultural Clerk of Works and shared with both the client and the LPA upon request.
- 10.5 The Arboricultural Clerk of Works will also periodically verify compliance with this AMS and sign-off elements of the work as various stages of the development commence. This shall be recorded using an online form which the Arboricultural Clerk of Works can share with the client and LPA.
- 10.6 Any other arboricultural matters arising which are unforeseen will need to be discussed with the Arboricultural Clerk of Works during these visits to decide the most appropriate course of action. After each site visit a short report/record will be compiled which will be sent to the client and local authority upon request as a record of evidence.

11.0 TREE REMOVAL AND TREE WORKS

- 11.1 The trees to be removed to facilitate the development will be marked up by the Arboricultural Clerk of Works during the pre-commencement site meeting and, where required, with the tree surgeon present. Highly visible fluorescent paint will be used to assist in identification.
- 11.2 The trees to be removed are shown on the Tree Retention Plans (13816-T-02) as red circles hatched with red criss-crossing lines. A key has been provided on each of the plans to assist with identification.
- 11.3 The Site Manager and tree surgery contractor must ensure that any necessary consent has been received from the local authority and that no protected species are harmed whilst carrying out site clearance.
- 11.4 All agreed tree removal will need to be undertaken prior to the main construction activities commencing and so that tree protection fencing can be erected in the positions demonstrated on the Tree Protection Plans.
- 11.5 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

Pruning Works

- 11.6 The table below outlines all the required works to retained trees.

Table 4: Tree Works

Tree Number	Proposed Works	Afforded Protection by TPO
H1	Localised crown reduction pruning to give sufficient clearance to the parking spaces for plot 45.	No
G1	Crown raising pruning to a height of 5.5m to allow for distance between car park spaces and any occupant vehicle.	No
T2	Formative pruning to encourage growth to establish away from plot 74 to ensure a long-term relationship between tree and dwelling.	No
H2	Western Aspect, South – Crown raise pruning to give 3m clearance over new footpath. Eastern Aspect, South – Crown reduction pruning by 1m to give adequate distance for constructing the footpath from the spine road to the orchard/basin area. Western Aspect, North – 1m crown reduction pruning to provide clearance for the buffer around the HV cable. Eastern Aspect, North – Localised crown reduction pruning to give clearance around the private driveway for plots 28 & 29.	No
H4	Crown reduction pruning to provide adequate visibility splays for the new junction at Marlborough Road and new pedestrian footpath along Marlborough Road to site.	No

- 11.7 All works shall be carried out in accordance with BS 3998:2010 'Tree work. Recommendations'. Any competent arboriculturist will be aware of this publication and will be able to carry out work to the required standard. Therefore, the use of a competent tree surgery contractor is necessary to comply with this.

Stump Removal

- 11.8 The stumps of H2 and H4 will be situated within the primary route through site from the new junction and the link between field parcels; these stumps will need to be removed to allow for construction. Situated outside of the RPA of any retained trees this stump can be excavated out using appropriate machinery.

12.0 TREE PROTECTION

- 12.1 Tree Protection Fencing will be installed as detailed in the Tree Protection Plans (13816-T-03). Fencing should be installed using the dimensions indicated on the plan at, where possible, the extent of the root protection areas of retained trees.
- 12.2 The positioning of the Tree Protective Fencing shall be measured out with assistance from the Arboricultural Clerk of Works and, where deemed necessary, with the Site Manager present. Highly visible fluorescent paint and / or marker pegs / stakes will be used to assist in identification.
- 12.3 The fencing will be strong and suitable for the location, type and proximity of construction activity and prevent access of machinery, plant or operative beyond the area required for construction operations.
- 12.4 Full specification tree protection fencing, identified on the Tree Protection Plans (13816-T-03), as a solid magenta line will comprise a Heras HSG151 panel framework supported by scaffold poles driven into the ground. As shown in Figure 2 below.

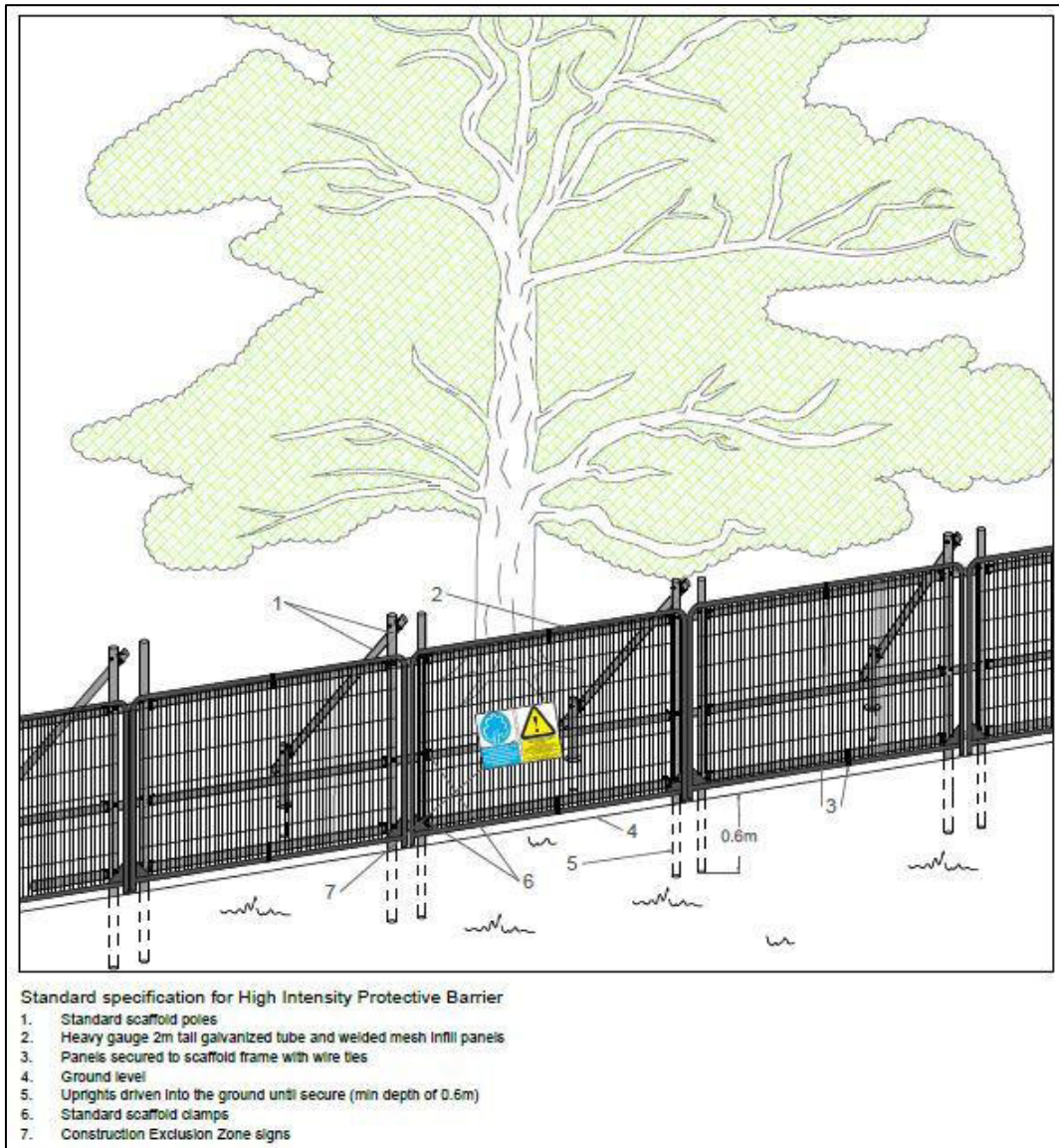


Figure 2 –Specification for Standard Tree Protection Fencing

Installation Guide

- The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights.
- The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with clamps to each joint.
- The diagonal scaffold pole struts shall be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the root protection area and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
- No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to tree roots when locating posts.

12.5 A specification for Tree Protection Fencing has been provided as Appendix B.

12.6 Tree Protection Fencing and work exclusion zones will be clearly marked using appropriate signage, an example of which has been included as Appendix C. These signs shall be laminated to ensure they last the duration of the construction works and shall be fixed to the fencing panels every 10 metres along its length.

12.7 Following the installation of these protection measures the Arboricultural Clerk of Works should attend site and sign off the tree protection measures prior to construction works starting on site. Photographic evidence should be collected which can be shared with the LPA on request.

12.8 All Tree Protective Fencing will remain rigid and in place for the duration of the development and should be inspected at weekly intervals by the Site Manager alongside monthly inspections to be carried out by the Arboricultural Clerk of Works. Records of weekly and monthly checks should be collected which can be shared with the LPA on request.

Removal of Tree Protection Measures

12.9 Following the completion of construction works and in agreement with the Arboricultural Clerk of Works, the Tree Protection Fencing will be removed carefully as to avoid causing root disturbance or leaving in situ any lengths of scaffold framework. This operation can be carried out prior to soft landscaping works such as new planting, mulching grass sowing etc.

13.0 GENERAL TREE PROTECTION MEASURES

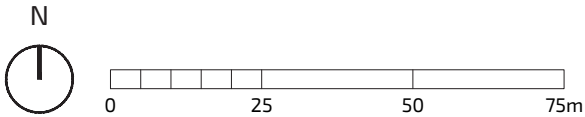
- 13.1 This section details non-specific precautionary measures to be applied at all times.
- 13.2 No trees will be removed or pruned during construction other than those detailed within this method statement. Any proposed deviation from the tree removal and retention presented in this document must be discussed with the project Arboricultural Consultant prior to implementation.
- 13.3 No Root Protection Areas will be affected by excavation works, storage of materials, plant or machine access, other than as described by this Method Statement.
- 13.4 No materials or soils are to be stored within the Root Protection Area of the retained trees.
- 13.5 Oil, bitumen, cement or other material that is potentially injurious to trees will not be stacked or discharged within 10m of a tree stem. No concrete mixing will be done within 10m of a tree. Allowance will be made for the slope of ground to prevent materials running towards the tree.
- 13.6 Wide or tall loads etc. should not come into contact with retained trees. Banks man should supervise transit of vehicles where they are in proximity to retained trees.
- 13.7 No fires will be lit where flames are anticipated to extend to within 5m of tree foliage, branches or trunk, taking into consideration wind direction and size of fire.
- 13.8 Notice boards, telephone cables or other services will not be attached to any part of a retained tree.

PLANS



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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.

The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Category U - Trees / Groups Unsuitable for Retention (BS5837:2012)
- Category A - Trees / Groups of High Quality (BS5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow
Colour Indicates BS5837:2012 Category
- Root Protection Area
- T1/G1
Tree / Group Positioned by Topographical Survey
Tree / Group Positioned by Aerial Imagery
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran/Ancient Tree and Ancient Woodland Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)
- Woodland (Colour Indicates BS5837:2012 Category)

rev	date	description	client	LES / TEP
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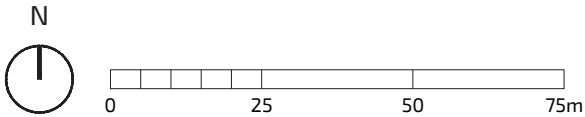
client
Miller Homes
project

**Land West of Marlborough Road,
Royal Wootton Bassett**

title
TREE SURVEY PLAN
scale
1:1250 @ A3

number
13816-T-01
status
-
rev
-

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Notes:

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The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Woodland Retained
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- Tree / Group Positioned by Topographical Survey
 Tree / Group Positioned by Aerial Imagery
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran/Ancient Tree and Ancient Woodland Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

-	07.04.26	First Issue	LES / MHE
A	28.04.26	Update	LES / MHE
rev	date	description	drwn/chkd

client
Miller Homes
project

**Land West of Marlborough Road,
Royal Wootton Bassett**

title
TREE RETENTION PLAN
scale
1:1250 @ A3

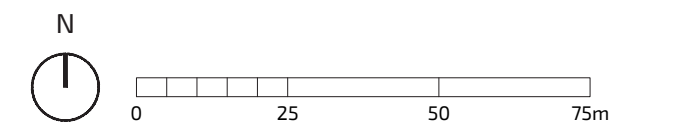
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Woodland Retained
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Root Protection Area (Shown for retained trees only)
- Tree / Group Positioned by Topographical Survey
 Tree / Group Positioned by Aerial Imagery
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran/Ancient Tree and Ancient Woodland Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)
- Line of Primary Protective Barriers (and distance from tree or retained structure)

-	08.04.26	First Issue	LES / MHE
A	28.04.26	Update	LES / MHE
rev	date	description	drwn/chkd

client	Miller Homes
project	Land West of Marlborough Road, Royal Wootton Bassett
title	TREE PROTECTION PLAN
scale	1:1250 @ A3
number	13816-T-03
status	-
rev	A

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APPENDICES

Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	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 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

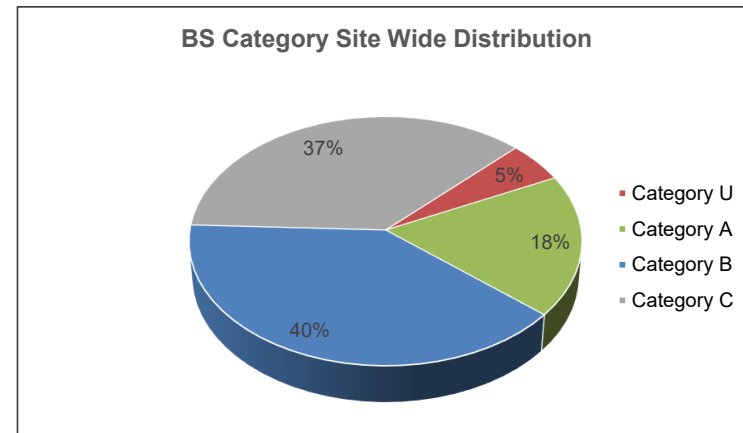
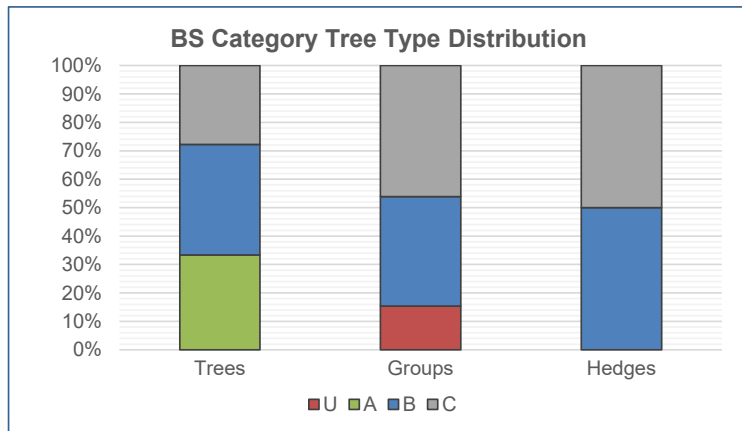
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	• The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). • The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. • Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U		0	G2, G11	2
Category A	T1, T4, T8, T9, T11, T16	6	W1	1
Category B	T3, T6, T12, T13, T14, T15, T18	7	G1, G4, G6, G7, G10, H1, H2, H6	8
Category C	T2, T5, T7, T10, T17	5	G3, G5, G8, G9, G12, G13, H3, H4, H5	9
	Total	18	Total	20

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	English Oak Quercus robur	15	upto 1250	8	V	F	Stem measurement taken at 1.6m above prominent burl. Large burl at buttresses north eastern aspect. Major and minor deadwood present throughout crown. Poor vitality with associated crown dieback. Some ivy present on stem. Ditch runs across eastern aspect.	1104	18.8	A (iii)
T2	English Oak Quercus robur	6	upto 170	2	SM	G	Established oak north of barn. Good form with high arboricultural potential. Cat C on current merit due to immaturity and size.	13	2.0	C (i)
T3	English Oak Quercus robur	7	upto 320	5	SM	G	Formally planted and now established oak north of stream. Good form with high arboricultural potential. Cat B on current merit due to maturity and size.	46	3.8	B (i)
T4	Crack Willow Salix fragilis	17	upto 1310	9	V	F	Lapsed pollard with little sign of recurring management. Stem hollow evident from northern aspect with aerial rooting. Major deadwood split out and hung up in crown on northern aspect. Tree displays good vitality. Consideration should be given to remedial works i.e. phased crown reduction due to properties of lapsed pollard willows.	1213	19.7	A (iii)
T5	English Oak Quercus robur	3	upto 110	2	Yng	P	Formally planted and now Established oak north of stream. Heavily suppressed form due to proximity of willow. Little expected arb value long term.	5	1.3	C (i)
T6	English Oak Quercus robur	7	upto 290	5	SM	G	Formally planted and now established oak north of stream. Good form with high arboricultural value. Cat B on current merit due to immaturity and size.	38	3.5	B (i)
T7	English Oak Quercus robur	5	upto 190	3	SM	G	Formally planted and now established oak north of stream. Suppressed form with limited arboricultural value. Cat C on current merit due to immaturity and size.	16	2.3	C (i)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T8	Crack Willow Salix fragilis	17	upto 1660	9	V	P	Lapsed pollard with little sign of recurring management. Stem hollowing evident from eastern aspect with visible brown rot. Stem failure at all aspects of crown. Despite physical condition the tree displays good vitality. Consideration should be given to remedial works. i.e. phased crown reduction due to properties of lapsed pollard willows.	1948	24.9	A (iii)
T9	Crack Willow Salix fragilis	17	est 1440	9	V	F	Lapsed pollard with little sign of recurring management. Situating on Southern bank of stream. Stem hollowing likely with ivy obscuring view. Tree displays good vitality. Consideration should be given to remedial works i.e. phased crown reduction due to properties of lapsed pollard willows.	1466	21.6	A (iii)
T10	Ash Fraxinus excelsior	8	est 800	9	M	P	Individual has undergone significant structural collapse. Stem completely hollow but tree displays good vitality through epicormic growth and wound wood around major failure point. High ecological potential if allowed to remain in situ.	290	9.6	C (iii)
T11	Ash Fraxinus excelsior	15	upto 550 320 350 290	N - 10 S - 6 E - 7 W - 7	M	G	Located on bank between northern field parcels. Multi-stemmed form. Crown appears in good vitality with little evidence of ash die back. Prominent in landscape.	277	9.4	A (i)
T12	Ash Fraxinus excelsior	17	upto 840	8	M	P	Tree showing visible signs of ash dieback with deadwood throughout crown. Increased epicormic growth and some seed loading. Low vitality otherwise prominent tree in landscape.	319	10.1	B (i)
T13	Crack Willow Salix fragilis	15	upto 600 500	6	EM	G	Located north side of stream. One stem bridges stream and is resting on southern bank. Good arboricultural feature and characteristic of landscape.	276	9.4	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T14	Ash Fraxinus excelsior	14	upto 580 610	N - 5 S - 6 E - 3 W - 7	M	F	Pruned on eastern aspect due to the proximity of the power lines. Signs of ash dieback: high seed loading & increased epicormic growth. Otherwise, fair condition and prominent in landscape.	321	10.1	B (ii)
T15	Ash Fraxinus excelsior	14	upto 830	N - 7 S - 7 E - 2 W - 7	M	F	Forms coalesed canopy with T16. Shaggy bracket at noted on stem. Showing signs of ash dieback: Increased epicormic growth with dead tips.	312	10.0	B (ii)
T16	English Oak Quercus robur	18	Over ivy 1430	N - 10 S - 10 E - 3 W - 10	V	F	Located on bank of stream between field parcels. Large individual with outgrown form. Prominent in landscape. Sparse crown with internal epicormic growth, possible early sign of retrenchment. Historic loss of lowest northern branch with live growth remaining.	1445	21.5	A (iii)
T17	Ash Fraxinus excelsior	14	upto 610	N - 5 S - 5 E - 5 W - 1	M	P	Foams coalesed canopy with T16. Shaggy Bracket located at 9m above ground level north and 5m south west. Top snapped. Woodpecker holes present. Good habitat tree consider retention.	168	7.3	C (i)
T18	Ash Fraxinus excelsior	14	upto 830	7	M	F	Situated along stream embankment between north and south field parcels. Prominent within landscape and characteristic of species. Showing signs of ash dieback: increased epicormic growth with dead tips.	312	10.0	B (ii)

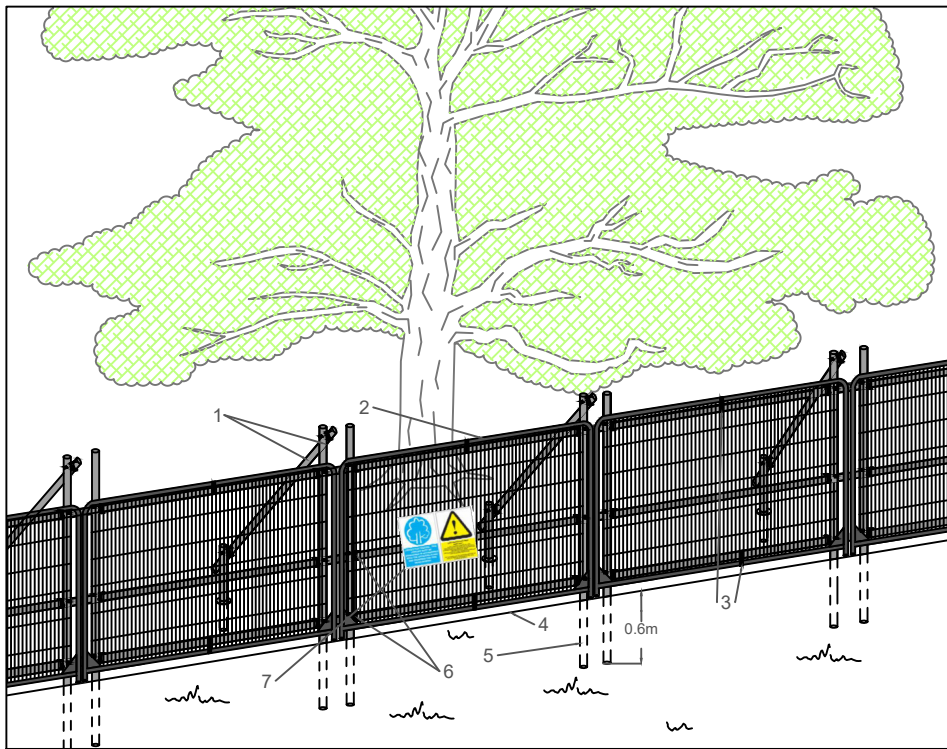
Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	English Oak Quercus robur Hawthorn Crataegus monogyna	13	est 330	5	SM	F	Outgrown from hedgerow. Two oaks with stem bias east into field parcel. Culvert runs directly east of stems, stems on bank. Other trees in group are established hawthorn.	49	4.0	B (ii)
G2	English Elm Ulmus procera	8	avg 150	2	SM	D	Standing dead trees within H1. Likely succumbed to Dutch elm disease. Any healthy species should be brought into management of hedgerow.	N/A	N/A	U
G3	Ash Fraxinus excelsior Hornbeam Carpinus betulus Laurel Prunus Laurocerasus	13	avg 270	4	SM	F	Group of formally planted trees to screen between field parcel and barn. Upper canopy of hornbeam and ash, lower canopy laurel.	33	3.2	C (ii)
G4	Ash Fraxinus excelsior Crack Willow Salix fragilis Alder Alnus glutinosa Aspen Populus tremula Norway Maple Crimson King Acer platanoides 'Crimson King' Hybrid Black Poplar Populus x canadensis	16	avg 350	5	SM	F	Mixture of formally planted and self set trees. Species common around water courses. Group lines water course on southern boundary. Good arboricultural feature. Potentially black poplar.	55	4.2	B (ii)
G5	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna	2	avg 90	1	SM	F	Scrubby group of self set blackthorn and hawthorn.	4	1.1	C (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G6	Ash Fraxinus excelsior	12	upto 680	8	EM / M	F	Comprised of four ash. One self set individual and three established. Established trees show signs of historic storm damage and associated decay. Signs of ash die back with high seed loading: epicormic growth and diamond liaisons. Good habitat potential.	209	8.2	B (iii)
G7	Field Maple Acer campestre	12	upto 320	4	M	G	Three trees on bank between two northern most field parcels. Suspect trees are older than stem size indicates due to stem hollowing, mature bark, moss and lichen and evidence of functional units.	46	3.8	B (ii)
G8	English Elm Ulmus procera Hornbeam Carpinus betulus	10	upto 250	3	SM	F	Outgrown from H3. Not included within hedge management. Limited arb value as location will require ongoing management.	28	3.0	C (ii)
G9	Ash Fraxinus excelsior Crack Willow Salix fragilis English Elm Ulmus procera	14	upto 580	5	SM / EM	P / F	Located east of site by bridge. Self set individuals with etiolated form. Unremarkable.	152	7.0	C (ii)
G10	Ash Fraxinus excelsior Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Hazel Corylus avellana	12	upto 300	4	SM / EM	F	Offsite eastern side of road. Surveyed for completeness. Mechanically managed. Good screening value.	41	3.6	B (ii)
G11	English Elm Ulmus procera	8	avg 150	2	SM	D	Standing dead trees on roadside.	N/A	N/A	U

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G12	Ash Fraxinus excelsior Crack Willow Salix fragilis	16	upto 400	6	SM / EM	P / F	Group of sprawling crack willow. Characteristic of species and in keeping with landscape. The ash has been heavily pruned from High Voltage cable with bias now go south.	72	4.8	C (ii)
G13	Ash Fraxinus excelsior Hawthorn Crataegus monogyna	12	upto 210	3	SM	F	Tree established trees east of T14. Low arboricultural merit. Small stream across southern aspect.	20	2.5	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Field Maple Acer campestre Hawthorn Crataegus monogyna	4	avg 230	5	SM	F	Hedgerow shows little sign of recent management. Several trees outgrown and established, mainly hawthorn. Culvert recently installed east near the north.	24	2.8	B (ii)
H2	Blackthorn Prunus spinosa Field Maple Acer campestre Hawthorn Crataegus monogyna English Elm Ulmus procera	6	avg 240	6	SM	F	Hedgerow shows little sign of lateral management.	26	2.9	B (ii)
H3	Hornbeam Carpinus betulus	5	avg 90	1.75	SM	F	Planted hedgerow between residential to north and site. Residential side more recently managed.	4	1.1	C (ii)
H4	Field Maple Acer campestre Hazel Corylus avellana	2	avg 90	1.5	SM	F	Managed agricultural field boundary between site and Marlborough Road.	4	1.1	C (ii)
H5	Blackthorn Prunus spinosa	2	avg 90	2	SM	F	Managed agricultural field boundary between site and Marlborough Road.	4	1.1	C (ii)
H6	Blackthorn Prunus spinosa Field Maple Acer campestre Hawthorn Crataegus monogyna English Elm Ulmus procera	6	avg 240	5	SM	F	Hedgerow shows little sign of lateral management.	26	2.9	B (ii)

Wood No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
WOODLANDS										
W1	Crack Willow Salix fragilis English Oak Quercus robur Silver Birch Betula pendula Alder Alnus glutinosa Aspen Populus tremula	16	avg 370	5	SM	F	Mixture of formally planted and self set trees. Species common around water courses. Group lines water course on southern boundary. Good arboricultural feature.	62	4.4	A (ii)



Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

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**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

The following points are to be considered at all times:

1. Protective fencing has been installed at the extent of the calculated root protection area (RPA) - **DO NOT USE OR ACCESS** the ground within the fenced area. This is particularly the case for placement of site offices, stockpiles of soil or fuel and material storage, storing machinery or parking vehicles, debris or building materials or fires.
2. **AVOID** excavations, changes in ground levels or tracking machinery within the fenced area at ALL TIMES. These activities can seriously compromise the long term survival of trees due to the impact on a trees roots.
3. **REPORT** any instances where the fencing has been removed, repositioned, damaged or is not fit for purpose to the Site Manager. This shall help the Site Manager to ensure that the fencing is maintained throughout the construction process. It will also reduce the risk of any staff and contractors accidentally and inadvertently causing damage to trees as a result.

Retained trees are protected by planning law and reckless damage or non consented tree removal could result in the serving of a stop notice or enforcement by the LPA

FPCR Environment and Design Ltd

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