



A Pre-development Arboricultural Report at

Cranbrook
Laverstock Park
Laverstock
Salisbury
SP1 1QJ

27th May 2026

Prepared for Mr & Mrs Kavanagh

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Contents

	Page
1 INTRODUCTION	3
2 SITE VISIT AND OBSERVATIONS	4
3 TREE CONSTRAINTS PLAN	4
4 ARBORICULTURAL IMPACT ASSESSMENT	5
5 ARBORICULTURAL METHOD STATEMENT	5, 6
6 OTHER CONSIDERATIONS	6
7 REFERENCES	6

Appendices

1 Tree Schedule and Explanatory Notes	7, 8
2 British Standard Cascade Chart	9
3 Barrier Signage	10

Figure

Tree Constraints Plan	LP/TCP
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1 INTRODUCTION

- 1.1 Brief:** I am instructed by Mr and Mrs Kavanagh, the home owners, to inspect the trees with the potential to be affected by development at Cranbrook, Laverstock Park, Laverstock, Salisbury SP1 1QJ and to provide an arboricultural report.
- 1.2 Qualifications and Experience:** I have based this report on my site observations and the provided information, and I have come to my conclusions in the light of my qualifications and my 27 years experience in the arboricultural industry. I have the following qualifications in arboriculture, City and Guild's Tree Surgery, Technicians Certificate in Arboriculture (Arboricultural Association) and Professional Diploma in Arboriculture (Royal Forestry Society).
- 1.3 Documents and Information Provided:** Mr Colin Burrows, of Damen Associates Architects, provided me with copies of the following documents.
- A location plan
 - A roof and block plan
 - Existing elevations
 - Proposed elevations
 - Existing and proposed plan
 - Trees officers' comments
- 1.4 Relevant Background Information:** During our telephone conversation Mr Kavanagh advised me that following the submission of a planning application, PL/2026/02273, to extend the garage. Wiltshire Council's Arboricultural officer had requested a tree survey, constraints plan and impact assessment.
- 1.5 Scope of this Report:** This report is only concerned with a tree assessment based on the criteria in the British Standard 5837 Trees in relation to design, demolition and construction 2012. It includes a preliminary assessment based on a site visit and the documents provided, listed in 1.3 above. Trees and shrubs are living organisms whose health and condition can change rapidly, conclusions and recommendations are only valid for a period of one year. These periods of validity may be reduced in the case of any change in conditions in proximity to the trees or built structures.
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2 SITE VISIT AND OBSERVATIONS

- 2.1 Site Visit:** My assistant, Katie Sharples, and I carried out an unaccompanied site visit on 27th May 2026. All observations are from ground level without detailed investigations, I visually inspected the significant trees using binoculars to examine the aerial parts, a nylon faced sounding hammer and a thin metal probe to test external tissue resistance. I measured all dimensions unless otherwise indicated. The weather at the time of the inspection was sunny with good visibility.
- 2.2 Brief Site Description:** Laverstock Park is a quiet residential cul-de-sac on the outskirts of Salisbury. Cranbrook consists of a detached property with a single detached garage set to the front of the plot. The house is of brick construction with an interlocking concrete tile roof, the garage is of similar construction with a peaked tiled roof. There is a shingle and paviour entrance drive at the front leading to the garage and a sunken patio area along the rear elevation. The principal garden areas are to the rear of the building, and are mainly enclosed by wooden fences, the front is open plan and the rear is more private. The general nature of the locality is medium density residential and the property is typical of others in the vicinity. The garden areas and adjacent properties contain mature trees.
- 2.3 Tree Identification and Observations:** I visually inspected the trees with the potential to be affected and recorded the information on the Tree Schedule included as Appendix 1. The trees are categorised according to the cascade chart, Table 1 in the British Standard 5837 included as Appendix 2.
- 2.4 Location of the Trees:** I have illustrated the locations of the trees with the potential to be affected on the Tree Constraints Plan, drawing number LP/TCP. The plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information is contained within this report and the provided documents.

3 TREE CONSTRAINTS PLAN

- 3.1 Drawing:** The included Tree Constraints Plan, LP/TCP, illustrates the above and below ground constraints that the trees pose to the development.
- 3.2 Root Protection Area (RPA):** These are calculated in accordance with the criteria in annex C and D of the British Standard 5837 *Trees in relation to design, demolition and construction 2012*. The table calculates the radius of a circular area of soil to be protected prior to the commencement of any works in order to ensure the trees long term survival, adjustments can be made to this according to the soil topography and pre-existing soil conditions.
- 3.3 Canopy Spread:** This is measured at the 4 cardinal compass points and plotted accordingly.

4 ARBORICULTURAL IMPACT ASSESSMENT

- 4.1 Tree Removal:** It is not proposed to remove any trees to facilitate the proposals.
- 4.2 Tree 1:** This mature Common Lime is growing in the front garden some distance from the proposals, there is minimal risk of construction work causing damage to this tree. There is a slight risk of contractors parking on the grass area, within the RPA next to the drive, causing soil compaction. This can be simply prevented with appropriate signage.
- 4.3 Tree 2:** This mature Sycamore is growing in the corner of the rear garden, it is 15.5 metres from the proposed extension to the garage. The tree's RPA stretches to within 5.5 metres of the excavation work. The risk of root severance is minimal, there is the slight risk of machinery used on the lawn causing damage to the soil structure within the RPA. This can also be simply prevented with signage.
- 4.4 Neighbouring Trees:** There are no neighbouring trees close enough to be affected by the proposals.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Tree Protection Measures:

- 5.1.1 Tree Surgery:** Under no circumstances shall construction personnel undertake any tree pruning operations. There are no pruning works to the retained trees that are necessary to complete the building works. Both trees are covered by a Tree Preservation Order so any pruning could incur a fine.
- 5.1.2 Barrier with Signage:** The grass areas of the RPA's of both trees are to be fenced off with a barrier to prevent construction personnel using the area. This will be done with steel road pins linked together with barrier fencing and clearly marked with signs. The location of this barrier is indicated on the Tree Constraints Plan, LP/TCP and the signage is included at Appendix 3.
- 5.1.3 Restrictions Within RPA's:** Inside the protection area of the signage the following shall apply:-
- No mechanical excavation.
 - No excavation by any other means without arboricultural site supervision.
 - No lowering of levels for any purpose.
 - No storage of plant or materials.
 - No storage or handling of any chemical including cement washings.
 - No vehicular access.
 - No fire lighting.

5.1.4 Additional Precautions: In addition to the above, further precautions are necessary adjacent to trees:-

- A 10m separation distance shall be observed between the trees and substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of tree foliage.

5.1.5 Fence Removal: Tree Protective barrier and signage will only be removed upon completion of all building construction works.

5.2 Services: There will be no installation of services either above or below ground in the RPA's.

5.3 Future Considerations: The remaining trees should be inspected on a regular basis by a qualified Arboriculturalist.

6 OTHER CONSIDERATIONS

6.1 Trees Subject to Statutory Controls: These trees are covered by a tree preservation order, it is necessary to consult the local authority before any pruning works other than certain exemptions can be carried out. Any tree work submitted to the Council as part of an application for planning is considered to be an application for work (TPO). The works specified are necessary to enable construction and should be acceptable to the local authority. However, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.

7 REFERENCES

British Standard 5837 Trees in relation to design, demolition and construction – recommendations 2012

Tree Roots in the Built Environment by John Roberts, Nick Jackson & Mark Smith

Principles of Tree Hazard Assessment by D Lonsdale 1999

Diagnosis of Ill-Health in Trees by R G Strouts & T G Winter 1994

British Standard 3998 – Recommendations for tree work 2010

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For Sharples Tree Services**

APPENDIX 1

Tree Schedule

Tree No.	Species	Height (m)	Dia @ 1.5m (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Maturity	Structural Condition	Estimated Remaining Contribution	BS 5837 Category Grading	RPA Radius
				N	E	S	W						
1	Common Lime <i>Tilia x europaea</i>	18	10230	4	5	5	4	10	Medium Mature	Tree Preservation Order. Epicormic growth at base. Previously pruned.	20-40	A/B1	122.8
2	Sycamore <i>Acer pseudoplatanus</i>	16	920	5	8	8	8	3 S	Medium Mature	Tree Preservation Order	20-40	A/B1	11.0

APPENDIX 1

Tree Schedule Explanatory Notes

- **Measurements:** All dimensions are measured unless otherwise indicated. Measurements are taken with a tape or digital clinometer.
- **Tree Number:** All surveyed trees are numbered and their locations are mapped on the Tree Constraints Plan included as LP/TCP.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name in italics.
- **Height:** Height is measured with a digital clinometer and rounded to the nearest metre.
- **Dia @ 1.5m:** Diameter at 1.5m above ground level and is recorded in millimetres. Diameter is measured with a diameter tape. 'ms' indicates trees or shrubs with multiple stems at 1.5m, the number of stems and their corresponding diameters are recorded in the observations.
- **Crown Spread:** Crown spread is measured in metres and is a maximum radial measurement in the four cardinal points.
- **Crown Clearance:** The height in metres of crown clearance above adjacent ground level.
- **Maturity:**
 - Semi-mature = less than one third life expectancy
 - Early-mature = one third to two thirds life expectancy
 - Medium-mature = last one third of life expectancy
 - Over-mature = older than the average life expectancy for the species
- **Estimated Remaining Contribution:** The estimated number of years left that a tree can safely contribute to the amenity of the site.
- **BS5837 Category Grading:** The trees are categorised according to the cascade chart, Table 1 in the British Standard 5837 included as Appendix 2.
- **RPA Radius:** The radius in metres of the Root Protection Area as calculated by the table in Annex D of The British Standard 5837 2012.

APPENDIX 2

British Standard Cascade Chart

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

APPENDIX 3

Fence Signage

TREE PROTECTION AREA KEEP OUT!

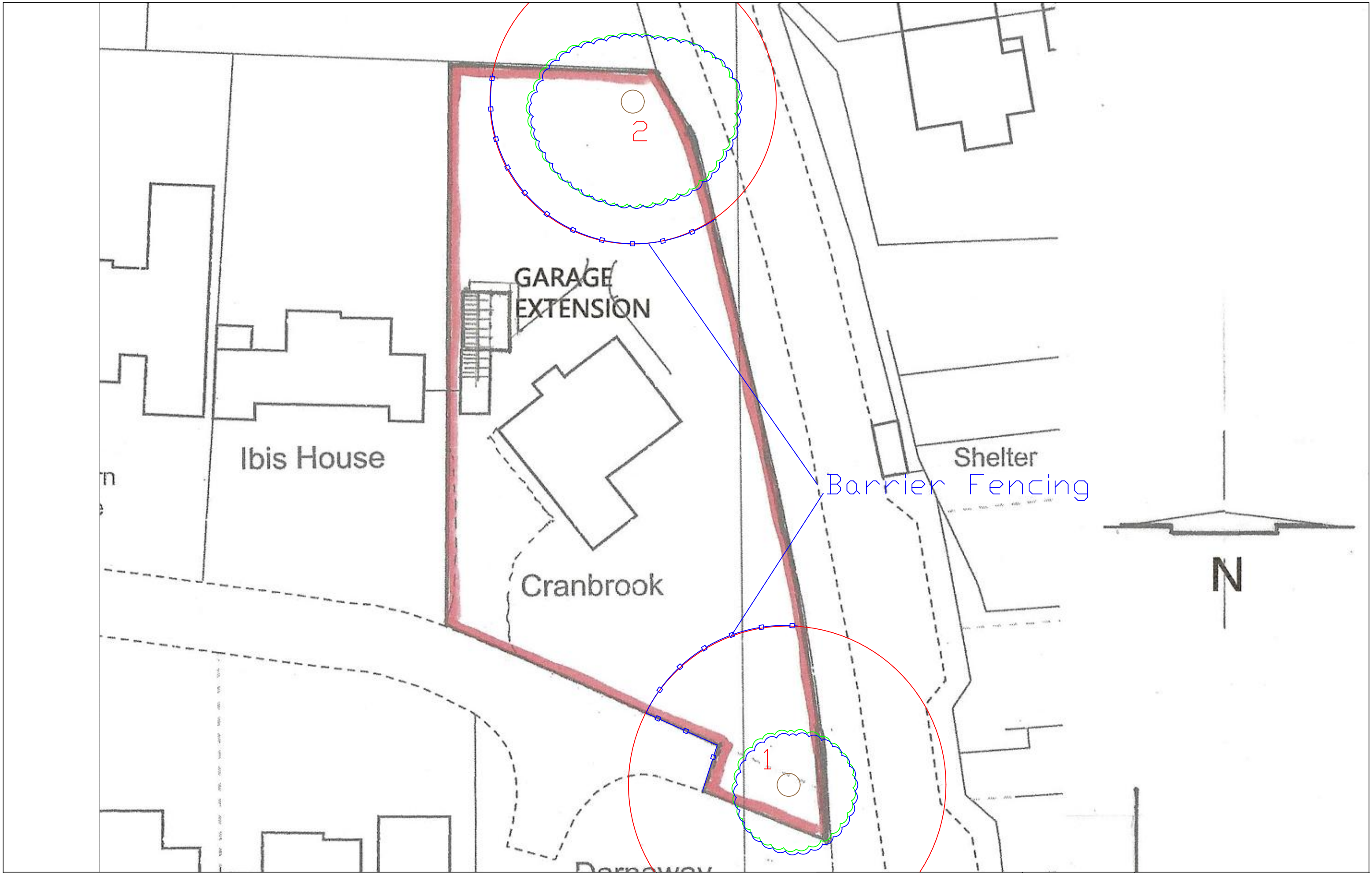
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

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



Tree Location and Number		BS 5837 Category Grading				Root Protection Area		Client	Drawn by	Drawing Title	
3		A	A/B	B	B/C	C	U	Mr & Mrs Kavanagh	Mark Sharples	Tree Constraints Plan	
								Job Title	Date	Drg No.	Rev
								Garage Extension	27/05/26	LP/TCP	1