

1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



Contact Details
Property Owner: Mr & Mrs Bradley
Architect: Richard Tremellen
Arboricultural Consultant: Nick Cranston
Local Authority Tree Officer: Wiltshire Council

Index:

Page 3 - 7: General information & background & Arboricultural Impact Assessment (AIA)

Page 7 - 11: Arboricultural Method Statement (AMS)

Page 7 - 8: Root protection areas (RPAs)

Page 9: Phased construction activity

Page 10: Site compound, storage and associated construction administration.

Page 10: Location of service runs and utilities

Page 11: Appendices reference

Page 11: Proposed schedule

Page 11: Document references

Page 12: Contact/Author details

Appendix 1: Tree survey

Appendix 2: Tree Protection Plan (TPP) (not to scale)

1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



Arboricultural Planning Conditions

1.1 Acer Tree Surgeons Ltd have been instructed to compile an arboricultural report containing tree survey, arboricultural impact assessment, tree protection plan and arboricultural method statement regarding the proposed kitchen and utility extensions.

1.2 This document has been prepared for submission to Wiltshire Council for approval.

General

2.1 Recommendations for the safeguarding of trees in close proximity to development are set out in, BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

We have therefore carried out the assessment of the trees in accordance with that document.

2.2 Specifically, this report and the accompanying information are supplied in order to:

- Identify the constraints that trees on and adjacent to the site present to the development of the site, in order to inform the site design process.
- Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas - RPAs), in a Tree Schedule and on a Tree Constraints Plan
- Assess the impact of the proposed development on the trees on or adjacent to the site, and the impact that retained trees will have on the site post development.
- Identify trees to be removed, trees to be retained and specify measures necessary to protect retained trees during the demolition and construction phases of the development.
- Recommend necessary remedial tree works to be undertaken to trees that will be retained prior to commencement of the demolition and construction phases of the development.
- Present information regarding the location of protective barriers or fencing and ground protection on a Tree Protection Plan.

Identify special engineering, excavation or protection measures intended to minimise the impact on retained trees where the site design layout requires a breach of the Root Protection area (RPA).

1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



□ Provide an Arboricultural Method Statement (AMS) for the recommended works detailing measures which should be implemented to protect retained trees during the demolition and construction phases of the development.

2.3 This report is based on a ground level assessment of the trees. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.

2.4 Tree numbers have been noted on the plan attached to Appendix 1 and the TPP. The following details were recorded for each tree on the survey in Appendix 1:

Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where a number of trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single Number, prefixed with a 'G'.

Species: common name only.

Tree Height: approximate height in metres (*potential height in brackets*)

Stem Diameter: diameter measured in millimetres, taken at 1.5m above ground. Where the tree is multi-stemmed the diameter is calculated in accordance with BS5837:2012

Crown spread: approximate spread in metres taken at the four main compass points N, S, E, W

Crown clearance: approximate height from ground to lowest part of canopy

Age class: Young, Semi-Mature, Mature, Over-Mature, Veteran

Structural condition: Good, Fair, Poor

Physiological condition: Good, Fair, Poor, Dead

Observations : observations noted during tree inspections

Preliminary recommendations; recommended action to ensure the health and safety of the tree.

Remaining contribution (years): <10, 10+, 20+, 40+

BS Cat- category grading in accordance with BS 5837:2012

A - trees of high quality with an estimated remaining life expectancy of at least 40 years.

B - trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

C - trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U - trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

1- Mainly arboricultural qualities

2- Mainly landscape qualities

3- Mainly cultural values including conservation

RPA - Root Protection Area - measured in metres from the centre of the tree stem.

1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



2.5 Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals.

2.6 The site owner will inform the local planning authority within twenty-four hours if the arboricultural consultant is replaced.

2.7 A record of site visits should be maintained for inspection on site and copies forwarded to the developer and to the local planning authority.

3. Report Limitations

3.1 Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.

3.2 No internal decay devices, or other invasive tools to assess tree condition, were used. No soil excavation or root inspection was undertaken.

3.3 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.

3.4 The survey contained within this report is not a tree safety inspection. It has been carried out in order to inform the planning process. A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.

3.5 Tree condition can change rapidly, the recommendations contained within this report are based on the condition of the tree at the time they were inspected. Any amendments to the design or position of the proposed development will invalidate this report.

3.6 While this appraisal is not a tree risk assessment it nonetheless takes into account observed structural defects of the inspected trees in order to inform conclusions with regard to their retentive worth.

4.0 Legal duty

4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the *Occupiers Liability Act (1957 & 1984)*.

4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice

1 Heronslade, Warminster

Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

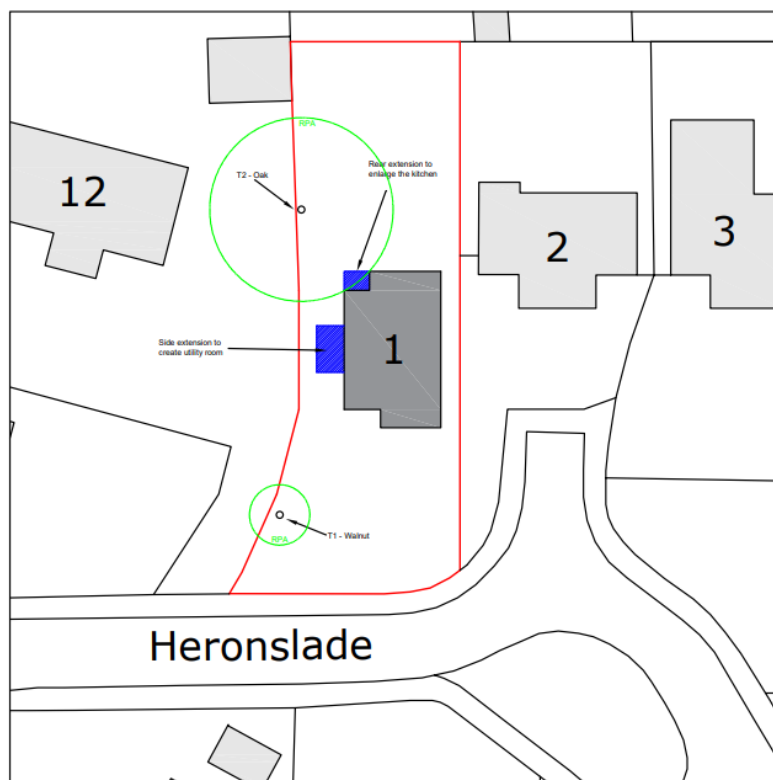
Compiled by



should be sought, where relevant, before undertaking any recommended works.

5. Specific site and location arboricultural impact assessment.

5.1 A site inspection was conducted by Nick Cranston of Acer Tree Surgeons (the appointed Arboricultural Consultant - AC) Ltd on 4th June 2026 to survey the current stock of trees to BS 5837: 2012, that may be affected by the proposal. See Appendix 1 - The survey report and the proposed plan below:



Proposed site plan

T1 is a semi mature walnut that has been kept as a framework pollard at 4m. In the TPP in Appendix 2 it would be protected by tree protective fencing at the edge of the RPA which would stop any construction activity causing incidental damage.

T2 is a mature oak, also historically kept as a 12m pollard. Access to the rear garden and to work on the kitchen extension is limited to personnel due to the tight access along side the house. For this case, ground boards would be used to protect the remaining RPA within the garden from construction activity and the foundations of the kitchen section would be

1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



hand dug screw piles or a floating slab to ensure the roots are not disturbed and allowance has been made for further root growth.

6. Arboricultural Method Statement (How will the tree be protected)

6.1 Root Protection Areas (RPAs). RPAs are the areas surrounding trees where disturbance must be minimised if they are to be successfully retained.

As per BS 5837:2012 section 5.2.2. and 5.2.3., the RPAs were calculated as an area equivalent to a circle with a radius 12 times the stem diameter at 1.5m for single stem trees.

6.2 Reasons to retain the trees rooting system and health and therefore protect RPAs:

- In general the older the tree the less successful it will adapt to new conditions, therefore, any possible planned or unplanned works within the RPA the AC must be kept informed at all times of any activities so as to assess whether a watching brief is required.
- During the preparation and construction phase care must be taken to prevent physical damage to the roots such as compaction and root severance. Provision for water and oxygen must be made, allowance for future root growth must be made, preservation of the soil structure and a suitable bulk density for root growth and function.
- Tree roots must not be exposed but if for any reason they are tree roots exposed must be wrapped in dry Hessian sacking to prevent desiccation and to protect from rapid temperature changes. Roots smaller than 25mm diameter can be pruned back to a side branch using a sharp tool such as secateurs or a handsaw.
- Prior to backfilling, Hessian wrapping must be removed, and retained roots must be surrounded by sharp sand (not builders sand which is high in salts leading to exosmosis and leaching of the trees water and nutrients), before soil or other material is replaced. This material must be free of other contaminants and foreign objects potentially injurious to tree roots. This must also be a no fines material which can compact the medium and lead to suffocation of the tree roots.
- If excess water is likely to be problem drainage must be considered and planned for but these drains must not be located within the RPA.
- Care should be taken when planning operations near by where the use of tall or wide loads or plant with booms, jibs and counterweights can operate without coming into contact with trees. Contact can cause serious damage and may result in making their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees must be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained

1 Heronslade, Warminster

Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



at all times. This will not be relevant in this case as access will not allow any plant on site.

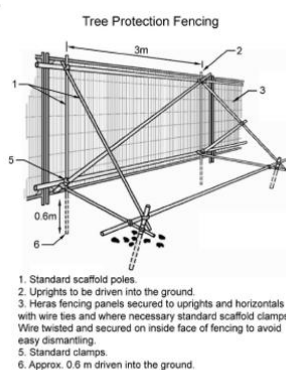
- Material which will contaminate the soil, e.g. concrete mixings, diesel oil, vehicle washings, must not be discharged within 10 metres of any tree stem.
- Direction of slope should be considered with the above.
- Notice boards, telephone cables or any other services must not be attached to any part of the trees.
- Trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care must be taken in the routing and hand dug trenching for all underground services within the RPA in accordance with NJUG.
- Where there is provision, services must be located away from trees, roots can cause direct damage and water from leaking damaged drains (by root activity or other means) encourages localized root growth. Roots are then likely to enter the drains causing further blockages and an enlarging initial defect.

6.3 Phased construction activity:

- Phase 1: Install the protective fencing for T1 and lay ground boards throughout the area of T2's RPA within the rear garden.
- Phase 2: Hand dig pits for the screw piles within the section required for the kitchen.
- Phase 3: Carry out the main construction above ground level of the kitchen and utility.

6.4 Phase 1: install protective fencing & lay ground boards.

- See the TPP for images of where the ground boards and fencing will be placed. This will be checked over by the AC for compliance.
- Fencing for T1 as per below diagram:



1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



6.5 Phase 2 Screw piles for the kitchen extension:

- All work within this section is to be undertaken by hand.
- Carefully dig trial pits for the screw piles and remove spoil via wheel barrow outside of RPAs. Once pits have been confirmed to have no roots then install screw piles.
- Once foundations are in place and are compliant with AC guidance, remainder of construction of this section can commence.

6.6 Main construction phase:

- During this phase the ground boards and fencing must remain in place until the AC and the contractor are satisfied the project has finished.

6.7 Ground boards and soft landscaping.

- Ground boards and fencing may now be removed.
- Grass areas are to be 'made good' either by re-seeding or turf replacement as some of the grass area may have been killed by the ground board covering.

6.8 Site compound, cement mixing, washing points and fires. All outside the RPA with direction of slope taken into consideration.

There must be no fires on site.

6.9 Contractors car parking. Parking on roadside.

6.10 Location of service runs and utilities. Utilities are in place and do not need to be installed.

7.0 Post construction (all phases):

8.0 Appendices:

Appendix 1: Tree survey report.

(Attached as a separate document).

Appendix 2: Tree Protection Plan (TPP).

9.0 References:

1 Heronslade, Warminster
Arboricultural Impact Assessment & Method Statement to BS 5837: 2012

Dated 28th May 2026

Compiled by



- Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.
- British Standard 5837:2012 - Trees in relation to design, demolition and construction - Recommendations. British Standards Institution, London
- British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London
- National Joint Utilities Group (NJUG 4) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees 2007

10.0 Chronological AC schedule of signing off phases/site meetings:

Phase/Task	Comments	Signed by AC if passed	Date signed
Site meeting with AC & developer to confirm positions of ground boards, fencing & extent of RPA.			
Phase 1: removing the current surface. Photos of stages to be taken.			
Phase 2: screw pile digging, locating and installation			
Site check 1 - AC random check during phase 2			
Phase 3: Main construction.			
Site check 2: Random check from AC during phase 3			
Soft landscaping and making good after ground boards removal			
Post construction: AC & developer to confirm good practise throughout and sign off site.			

11.0 Contact details:

Nick Cranston

Acer Tree Surgeons Ltd

[Redacted address line]

E: nickcranston@acertreesurgeons.co.uk