



A Pre-development Arboricultural Report at

Holly Tree House
Pound Pill
Corsham
SN13 9HT

28th May 2026

Prepared for Mr Kevin Murtagh

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1 INTRODUCTION

- 1.1 Brief:** I am instructed by Mr Kevin Murtagh, the home owner, to inspect the trees with the potential to be affected by development at Holly Tree House, Pound Pill, Corsham SN13 9HT 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 Murtagh provided me with a copy of the following document.
- A proposed site plan
- 1.4 Relevant Background Information:** During our telephone conversation Mr Murtagh advised me that following the submission of a planning application, PL/2026/02005. Wiltshire Council's Arboricultural Officer commented on the lack of arboricultural information and requested an arboricultural report.
- 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 accompanied site visit on 28th May 2026 in the presence of Mr Murtagh. 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. I had access to trees outside the boundary and was able to inspect them in same way as the trees in the site. The weather at the time of the inspection was sunny with good visibility.
- 2.2 Brief Site Description:** Pound Pill is a busy residential road running south out of Corsham. Holly Tree House dates from 1970 and consists of a detached property perpendicular to the road with a detached double garage, set to the front of the plot. The house is of Cotswold rubble stone with an interlocking Cotswold stone roof. The garage is of similar construction with a flat felt roof. There is a shingle entrance drive leading to the front of the property, it is also access and parking for the neighbouring property, Amberley. The principal garden areas are to the rear of the building. There is a patio area along the rear elevation, the garden is mainly enclosed by walls and fences. The general nature of the locality is medium density residential and the property is similar to others in the vicinity. The garden areas and adjacent properties contain a variety of maturing trees and shrubs.
- 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 HTH/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, HTH/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:** Mr Murtagh has permission from his neighbours to remove a section of the Hedge G2. It is proposed to remove a 4 metre length of hedge next to the proposals. The hedge is a mixture of mostly non-native species with minimal public visibility.
- 4.2 Retained Trees:** Tree 1, the Cherry tree, growing in the garden of the neighbouring property Amberly, is in proximity to the proposed extension. The percentage of the tree's RPA affected by the footprint of the proposed extension has been calculated as less than 1.1% of the total RPA. All construction works are to be carried out from the garden of Holly Tree House so there will be no need for material storage or machinery use within the RPA. Given the open nature of the garden surrounding the tree, providing an optimum rooting environment. The amount of RPA affected should not significantly affect the tree's long term health.
- 4.3 Neighbouring Trees:** There are no other trees close enough to the proposals to be affected.

5 ARBORICULTURAL METHOD STATEMENT

- 5.1 Tree Protection Measures:** To be carried out in order listed:-
- 5.1.1 Tree Surgery:** Under no circumstances shall construction personnel undertake any tree or root pruning operations. There are no pruning works to the retained trees that are necessary to complete the building works.
- 5.1.2 Tree Removal:** The section of G2 is to be removed prior to onset of construction.
- 5.1.3 Construction Work:** No works are to be carried out in the garden of Amberley, this will be monitored by Amberley home owners.
- 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 located in a conservation area. Any tree work submitted to the Council as part of an application for planning is considered to be notification of work (conservation area) The works 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	Wild Cherry <i>Prunus avium</i>	10	ms	5	5	5	4	3 W	Medium Mature	Divides at 1.5m into 280, 320 & 350. Exposed surface roots. Split in union of eastern scaffold limb.	10-20	C1	6.6
G2	Hedge Leylandii, Privet, Beech & Yew	1.8	ave 50	0.5	0.5	0.5	0.5	0	Early Mature	Mixed Boundary hedge	10-20	C2	0.6

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 HTH/TCP. Where there are several trees of similar size and species growing together I have inspected all of them and as the information pertaining to them is very similar I have recorded them as a group.
- **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 estimated 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 estimated 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

