



Arboricultural Impact Assessment

in Relation to Land to the South of



**London Road, Devizes,
Wiltshire, SN10 2JG**

Prepared by:

Bowland 
Tree Consultancy Ltd

June 2026

(rev. A)

**ARBORICULTURAL IMPACT ASSESSMENT
LONDON ROAD, DEVIZES**

CONTROL SHEET

Project No.: BTC3281

Site: London Road, Devizes, Wiltshire, SN10 2JG

Client: Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd

Council: Wiltshire Council

Survey Date: 01 August 2025

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twenty-four months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

**ARBORICULTURAL IMPACT ASSESSMENT
LONDON ROAD, DEVIZES**

<u>CONTENTS</u>	Page
1.0 INTRODUCTION	1
Terms of Reference	1
Scope and Purpose of Report.....	1
Site Visit, Data Collection and Tree Plans	1
2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE.....	1
Tree Preservation Orders and Conservation Area Designations	1
Protected Species	2
Felling Licences	2
3.0 THE SITE AND THE SURROUNDINGS	2
4.0 THE TREE POPULATION.....	3
5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS	4
The Development Proposal.....	4
Projected Arboricultural Losses Relating to the Proposal	4
Compensation for Projected Arboricultural Losses.....	5
Biodiversity Net Gain (BNG) and Ecological Mitigation	5
Retained Trees in Relation to the Development Proposals	5
6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT	6
Root Protection Areas and Construction Exclusion Zones	6
Underground Utilities and Drainage	6
Arboricultural Method Statement and Tree Protection Plan	6
7.0 OTHER RECOMMENDATIONS	6
Non-Development Related Tree Works and Recommendations.....	6
Tree Work Related Consents	7
Arboricultural Contractors	7
Contractors and Subsequently Identified Tree Defects	7
New Tree Planting.....	7
Landscaping Within and Close to Retained Trees' RPAs	7
Retained Tree Management	7
8.0 SUMMARY AND CONCLUSIONS	7
REFERENCES	8

APPENDICES

APPENDIX ONE:	TREE SURVEY SCHEDULE & BS5837:2012 - TABLE 1
APPENDIX TWO:.....	TEMPORARY PROTECTIVE FENCING SPECIFICATION

PLANS

PLAN ONE:.....	TREE CONSTRAINTS PLAN
PLAN TWO:	TREE IMPACT PLAN
PLAN THREE:	SOFT LANDSCAPE PLANS

1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- a) Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
 - b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan;
 - c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
 - d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - e) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
 - f) Advise on suitable retained tree protection measures required during development; and
 - g) Produce an Arboricultural Impact Assessment report in regard to the above.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues, this report is intended to assist the Local Planning Authority (LPA), in this case Wiltshire Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.
- 1.3 Essentially, it provides an initial analysis of the impact that the proposed development is projected to have on trees located within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and compensation for projected losses, along with advice on appropriate tree protection measures in accordance with current guidance in the context of the proposals.

Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out, in accordance with the preceding disclaimer, on 01 August 2025. This survey was updated on 12 May 2026 via the survey of additional trees to the north west of the A361 in response to an update of the redline planning application boundary. All tree survey data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.5 The survey identified 24 individual trees (prefixed 'T'), and fourteen groups of trees (prefixed 'G'), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP), as appended. The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP is based on the development proposal plan supplied. In this regard, the topographical survey site plan was provided in electronic format by the project agent, Avison Young, whereas the development proposal plan was provided in electronic format by the project architects, Kendall Kingscott, and, for the purpose of this report, we presume the provided plans' details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage

of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

- 2.2 According to Wiltshire Council's website, as checked on 02 June 2026, the site does not stand within a CA, and there are no extant TPOs within the boundaries of the above site. However, it is noted that the council's website may not be completely up to date with regards to statutory protection on site, and it is therefore advised that the presence of any statutory tree protection be checked and verified directly with the council prior to scheduling or undertaking tree works, that are not immediately necessary for the purpose of implementing a development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

Protected Species

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties. A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of implementing a development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site under consideration is located on the north eastern edge of the town of Devizes, approximately 2.3 kilometres from the town centre.
- 3.2 The site is currently used as a motorcycle training centre and consists of hard standing concrete. It is bordered to the north by the A361, beyond which is an industrial estate, to the east is a field which we understand benefits from an outline planning approval for a large commercial development, to the

south by Horton Road and to the west by a piece of vacant land beyond which is a car mechanic garage and fuel station. The existing site is accessed from the north eastern section off London Road (see TCP).

- 3.3 According to the topographical survey plan provided, and as detailed on the TCP, ground levels across the site vary by up to approximately two metres between the highest point to its north east, down to the lowest point to its south west.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of 24 trees and 14 groups of trees were surveyed for the purpose of this appraisal. They range from young to semi-mature in age, with heights of up to approximately 10 metres, maximum diametral crown spreads up to approximately 10 metres, and stem diameters up to approximately 300 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.
- 4.4 As detailed in Table A, below, four trees and six groups were categorised as moderate quality (i.e. 'B' category), seventeen trees and eight groups were categorised as low quality (i.e. 'C' category), and three trees were classed as unsuitable for retention (i.e. 'U' category) regardless of the proposals.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	T5*, T8*, T14*, T23*, G4*, G7*, G8*, G10*, G12*, G13*	4 Trees 6 Groups
Those of a low quality that should not be considered a significant constraint to development	'C'	T3*, T4*, T6*, T7*, T9*, T10*, T11*, T13*, T15*, T16*, T17*, T18*, T19*, T20*, T21*, T22*, T24*, G1, G2, G3*, G5*, G6*, G9*, G11*, G14*	17 Trees 8 Groups
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	'U'	T1*, T2, T12*	3 Trees
			= 24 Trees & 14 Groups in Total

*Denotes vegetation located on areas of neighbouring land and understood to be under third party ownership as per confirmation provided by client via e-mail.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plan, and on the appended TIP, the proposal is for the construction of an Aldi food-store with associated HGV access and turning provision, and staff and customer car-parking provision along with a drive thru unit and EV charging hub in the northeastern portion of the site.
- 5.2 As part of the proposals it is understood, from information provided by the agent for the client, that a new vehicular and pedestrian access point is to be created from London Road and a new pedestrian access point from Horton Road to the south. Additionally, a new footpath is to be added to the north west of the A361 from Waller Road down to a new pedestrian crossing to serve the proposals.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	T23* G12*	-	1 Tree 1 Group
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	T22* G1 (part) G2, G14 (part)*	-	1 Tree 1 Group 2 Part Groups
Those that should be removed for sound management reasons regardless of plans	'U'	-	T2	1 Tree
Totals		2 Trees 2 Groups 2 Part Groups	1 Tree	= 3 Trees, 2 Groups & 2 Part Groups in Total

*Denotes vegetation located on areas of neighbouring land outside the redline boundary and understood to be under third party ownership.

- 5.3 From the information provided to date it is projected that, as detailed in Table B, below, construction of the development as proposed will require the removal of one tree and one group of moderate quality (i.e. 'B' category) and one tree and part of two further groups of low quality (i.e. 'C' category).
- 5.4 In addition, as also detailed in Table B and previously outlined, it is noted that one tree located within the site boundaries is considered unsuitable for retention (i.e. 'U' category), and is subsequently recommended for removal regardless of the development proposals (see TIP).
- 5.5 In addition, pruning will be required to the canopies of groups G10, G13 and G14 to attain approximately 3m canopy clearance over the proposed footpath.
- 5.6 In respect of the removal of trees T22 and T23 and group G12 (and the pruning to retained groups G10, G13 and G14) it should be noted that the trees are understood from information provided by the agent for the client to be situated in the adopted highway boundary. As such, it will be necessary for the client to contact the highway authority to obtain permission to remove and/or prune said trees prior to scheduling or undertaking any tree works.
- 5.7 In respect of tree T22, it is noted this tree was observed to have the early stages of colonisation by Ash Dieback Disease and, should colonisation continued to progress, future removal may subsequently be required by the highway authority.

Compensation for Projected Arboricultural Losses

- 5.8 Although it will be necessary to remove a small number of low quality trees and groups in order to develop the site as proposed, it should be noted that the wider site evidently has sufficient space to accommodate a considerable number of new trees and shrubs, of suitable species planted in appropriate locations, as part of a compensatory landscape scheme.
- 5.9 In this respect, soft landscape plans have been prepared by Cambium and appended at Plan Three inclusive of the planting of new specimen trees along with a significant number of new hedges and shrubs.
- 5.10 As such, adequate compensatory tree, shrub and hedge planting has been provided as part of the proposed landscaping scheme for the necessary low quality tree losses. The adherence to the Soft Landscape Plans, and assurance of subsequent successful establishment of compensatory tree, shrub and hedge planting can be assured through the imposition of a suitably worded planning condition attached to an approval.

Biodiversity Net Gain (BNG) and Ecological Mitigation

- 5.11 In regard to the above it is noted that it will be necessary for the application under consideration to meet the applicable Biodiversity Net Gain (BNG) requirements. BNG is a government approach to development designed to ensure that habitats for wildlife are left in a measurably better state than they were pre-development (10% BNG increase), that is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 5.12 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.
- 5.13 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site mitigation in accordance with BNG calculations. Furthermore, it will be necessary for the project ecologist and landscape architects to liaise to ensure the proposed new tree shrub and hedge planting forms suitable mitigation under BNG.

Retained Trees in Relation to the Development Proposals

- 5.14 From the plans provided it was also identified that various elements of the proposals encroach within a number of trees that are proposed for retention, with resultant associated potential to impact upon the roots and/or canopies of some of the applicable retained trees.
- 5.15 Groups G10, G13 and G14 have partial encroachment within the edge of the generic RPA area. That said, it is evident that the remaining RPA and surrounding area can be protected in significant excess of the total RPA area and, assuming adequate protection is provided, potential long term negative physiological impacts can be reasonably minimised.
- 5.16 Further to this, any roots <25mm diameter uncovered during excavation for the footpath should be pruned using clean sharp secateurs, on advice of the project Tree Consultant.
- 5.17 Whilst some minor encroachment may have occurred, the roots are considered likely to be of smaller diameter, and relatively insignificant in relation to maintaining the overall structural and physiological condition of the trees. As such, minor pruning works to any such roots, if/where required, is not projected to cause any significant long term structural and/or physiological impacts to retained trees, providing this is undertaken in accordance with details within BS5837:2012.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta-coloured circles on the TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 Craddys have produced the FRA including a drainage strategy, with services and drainage running from London Road to the north of the site, outside of any surveyed, retained tree cover.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration.
- 6.7 In this respect, it should be noted that the trees within the site are proposed to be removed. As such any remaining trees adjacent to the site should be adequately excluded from development works through establishment of a development site boundary, and, as such, conditioning of a TPP and AMS is not considered necessary for the main construction area.
- 6.8 In respect of the proposed footpath, the works to install this are within close proximity to a number of retain trees and groups and, as such, it is recommended that a development and site specific AMS and TPP be produced in respect of the works to install the proposed footway.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural

management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the consultant.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Twenty four individual trees and fourteen groups of trees were surveyed in respect of a proposal to construct an ALDI food-store with associated car-parking provisions and HGV access along with a drive thru unit and EV charging hub in the northeastern portion of the site. In addition, a new footpath is proposed to the north west of the A361.
- 8.2 Four trees and six groups were categorised as moderate quality, seventeen trees and eight groups were categorised as low quality, and three trees were classed as unsuitable for retention regardless of the proposals

- 8.3 An appraisal of the proposal documentation provided to date identified that, discounting the trees considered unsuitable for long-term retention regardless, construction of the development as proposed will require the removal of one tree and one group of moderate quality (i.e. 'B' category) and one tree and part of two further groups of low quality (i.e. 'C' category). Additionally, some pruning to raise canopies of three groups of trees are also proposed.
- 8.4 In this respect, it should be noted that trees to be removed/pruned in respect of the proposed footpath are understood to be located on highway authority adopted land and, as such, permission will be required to be obtained from the highway authority prior to scheduling or undertaking tree works.
- 8.5 Although it will be necessary to remove a number of low quality trees and groups in order to develop the site as proposed, it should be noted that the wider site evidently has sufficient space to accommodate a considerable number of new trees and shrubs. In this respect, Landscape Proposal Plans have been prepared by Cambium inclusive of the planting of new specimen trees along with a significant number of new hedges and shrubs across the site.
- 8.6 As such, adequate compensatory tree, shrub and hedge planting has been provided as part of the proposed landscaping scheme for the necessary low quality tree losses. The adherence to the soft landscape proposal plan, and assurance of subsequent successful establishment of compensatory tree, shrub and hedge planting can be assured through the imposition of a suitably worded planning condition attached to an approval.
- 8.7 The proposed footpath encroaches on and is in close proximity to many retained trees and groups of trees. As such, it is recommended that a site and task specific AMS and TPP be produced in respect of the footpath installation works to ensure tree protection, the adherence to which can be conditioned to a planning approval.
- 8.8 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.
- 8.9 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site mitigation in accordance with BNG calculations.
- 8.10 Finally, it is emphasised that all site works, including tree removals, must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES



TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT									Surveyor:	Christopher Forster Arboricultural Technician				Page: 1 of 6	
Site:									Survey Dates:	01 August 2025 & 12 May 2026					
Client:									Job Reference:	BTC3281					
No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)		
T1	Common Hawthorn	6.5	200	N E S W	2 2 2 2	N/A	SM	P	▪ Uprooted and leaning to the east. ▪ Growing in fence line. ▪ Not projected to be impacted by proposed development.	▪ N/A	<10	U	18	2.4	
T2	Plum	4	80	N E S W	1 1 1 1	N/A	Y	D	▪ Stem has snapped at approximately 2m height and fallen to west. ▪ Dense ivy throughout.	▪ Remove tree regardless of the development proposal.	<10	U	3	0.96	
T3	Common Ash	8	160#	N E S W	2 1.5 1 1.5	2-W 3	Y	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail. ▪ Displaying signs of early colonisation by Ash Dieback Disease (ADD). ▪ Not projected to be impacted by proposed development.	▪ N/A	10+	C1	12	1.92	
T4	Sycamore	10	300#	N E S W	4.5 4.5 4.5 4.5	2-S 2	Y	G	▪ Located on neighbouring land and subsequently not accessed to inspect in detail. ▪ Dense ivy from ground level throughout secondary branches. ▪ Light epicormic growth at base. ▪ Not projected to be impacted by proposed development.	▪ N/A	10+	C1	41	3.6	
T5	Whitebeam	10	240	N E S W	4 4 2.5 4	2-W 1	SM	G	▪ No issues at time of survey.	▪ Establish a Construction Exclusion Zone (CEZ) along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	20+	B1;2	26	2.88	

Headings and Abbreviations:

No.

Species:

Height:

Stem Diam.:

Branch Spread:

Branch & Canopy Clearances:

Life Stage:

PC:

General Observations and Comments:

Management Recommendations:

ERC:

Cat. Grade:

RPA m²:

RPA Radius (m):

(Estimated Dimensions):

Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

Common name

In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.

Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related

Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a “#” symbol

Bowland

Tree Consultancy Ltd

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		London Road, Devizes, Wiltshire, SN10 2JG					
Client:		Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd					

Surveyor:	Christopher Forster Arboricultural Technician
Survey Dates:	01 August 2025 & 12 May 2026
Job Reference:	BTC3281

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T6	Wild Cherry	3.5	110	N E S W 0.5 4 0.5 0	1.5-S 0.5	Y	G	▪ Suppressed by neighbouring trees.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	5	1.32
T7	Common Ash	12	420	N E S W 5 5.5 6 6	2.5-E 0.5	SM	G	▪ No signs of colonisation by Ash Dieback Disease (ADD) at time of survey.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	80	5.04
T8	Field Maple	10.5	1x310 1x240 (ts)	N E S W 4.5 5 5 4	1-E 1	SM	G	▪ No issues at time of survey.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	20+	B1	70	4.7
T9	Field Maple	9	230	N E S W 3.5 3 4 3.5	2-S 2	SM	G	▪ No issues at time of survey.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	24	2.76
T10	Common Ash	12	260	N E S W 3.5 4.5 4 4	2-N 1	SM	M	▪ Canopy displaying minor signs of colonisation by ADD, with remaining canopy cover falling under Class 1.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	31	3.12
T11	Common Ash	12	310	N E S W 4 4 4 4	2-N 7	SM	P	▪ Canopy displaying significant signs of colonisation by ADD, with remaining canopy cover falling under Class 3.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	43	3.72
T12	Mountain Ash	7.5	170	N E S W 1.5 3 2.5 1	2-S 3	SM	P	▪ Suppressed by neighbouring trees. ▪ Deadwood throughout canopy up to 70mm diameter.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	<10	U	13	2.04

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		London Road, Devizes, Wiltshire, SN10 2JG					
Client:		Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd					

Surveyor:	Christopher Forster Arboricultural Technician
Survey Dates:	01 August 2025 & 12 May 2026
Job Reference:	BTC3281

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T13	Field Maple	10	290	N E S W 3.5 3.5 3 3.5	1.5-E 2	SM	G	▪ No issues at time of survey.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	38	3.48
T14	Wild Cherry	11	410	N E S W 4 7 5 4	2-E 1	SM	G	▪ No issues at time of survey.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	20+	B1;2	76	4.92
T15	Wild Cherry	10	280	N E S W 3 4.5 5 3.5	1.5-E 1	SM	G	▪ No issues at time of survey.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	35	3.36
T16	Wild Cherry	5	190	N E S W 1.5 3 3 1.5	2-S 0.5	Y	G	▪ Suppressed canopy due to neighbouring trees.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	16	2.28
T17	Field Maple	8.5	400#	N E S W 3 3 3 3	N/A 0	SM	G	▪ Dense vegetation growing around base of stem and subsequently not accessed to inspect and measure in detail.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	72	4.8
T18	Common Hawthorn	8	200#	N E S W 3 3 3 3	N/A 0	SM	G	▪ Dense vegetation growing around base of stem and subsequently not accessed to inspect and measure in detail.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	18	2.4
T19	Goat Willow	11	400#	N E S W 6 6 6 6	N/A 0	SM	G	▪ Inaccessible due to dense bramble and subsequently not accessed to inspect and measure in detail.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	72	4.8

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		London Road, Devizes, Wiltshire, SN10 2JG					
Client:		Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd					

Surveyor:	Christopher Forster Arboricultural Technician
Survey Dates:	01 August 2025 & 12 May 2026
Job Reference:	BTC3281

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T20	Goat Willow	11	400#	N E S W 6 6 6 6	N/A 0	SM	G	- Inaccessible due to dense bramble and subsequently not accessed to inspect and measure in detail. - Hawthorn understory.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	72	4.8
T21	Common Ash	11.5	380	N E S W 3.5 5 4 5	2.5-E 3	SM	M	Canopy displaying minor signs of colonisation by ADD, with remaining canopy cover falling under Class 1.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	65	4.56
T22	Common Ash	11	400	N E S W 3.5 5.5 5 4.5	2.5-S 2.5	EM	M	Canopy displaying moderate signs of colonisation by ADD, with remaining canopy cover falling under Class 2.	Remove tree in order to install footpath as proposed. NB: Tree located on third party land and, as such, permission for tree removal will be required prior to scheduling or undertaking said tree works.	10+	C1	72	4.8
T23	Common Lime	12	6x250 (ms)	N E S W 6 7 4 6	2-E 2	SM	G	- Multi-stemmed from ground level. - One tight union on eastern side, towards roadside.	Remove tree in order to install footpath as proposed. NB: Tree located on third party land and, as such, permission for tree removal will be required prior to scheduling or undertaking said tree works.	20+	B1	170	7.35
T24	Common Lime	7	130	N E S W 2 2 2 2	N/A 2	Y	G	Suppressed canopy from neighbouring larger trees.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	8	1.56
G1	Common Hazel, Common Hawthorn, Plum	≤ 6.5	≤ 6x110 (ms)	N E S W ≤ 5 ≤ 5.5 ≤ 5.5 ≤ 4	N/A ≥ 1	SM	G	- Multi-stemmed from ground level. - Compact linear group.	Remove group where within site boundaries in order to develop the site as proposed.	10+	C1	≤ 33	≤ 3.23
G2	Goat Willow, Plum	≤ 5.5	≤ 100	N E S W ≤ 2 ≤ 2 ≤ 2 ≤ 2	N/A	Y	M	- Compact linear group. - Dense ivy and bramble from ground level and throughout.	Remove group in order to develop the site as proposed.	10+	C1	≤ 5	≤ 1.2
G3	Goat Willow	≤ 6.5	≤ 80#	N E S W ≤ 1 ≤ 1 ≤ 1 ≤ 1	N/A	Y	G	- Located on neighbouring land and subsequently not accessed to inspect in detail. - Compact linear group. - Not projected to be impacted by proposed development.	N/A	10+	C1	≤ 3	≤ 0.96

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		London Road, Devizes, Wiltshire, SN10 2JG					
Client:		Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd					

Surveyor:	Christopher Forster Arboricultural Technician
Survey Dates:	01 August 2025 & 12 May 2026
Job Reference:	BTC3281

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G4	3no. London Plane	≤ 12.5	≤ 420	N ≤ 5.5 E ≤ 5.5 S ≤ 5.5 W ≤ 5.5	2-S ≥ 2	SM	G	- Linear group. - Not projected to be impacted by proposed development.	N/A	20+	B1	≤ 80	≤ 5.04
G5	3no. Common Ash	≤ 9	≤ 210	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	3-S ≥ 2.5	SM	G	- Growing within 0.5m tall shrubs. - Canopy displaying minor signs of colonisation by ADD, with remaining canopy cover falling under Class 1.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	≤ 20	≤ 2.52
G6	3no. Whitebeam	≤ 7	≤ 170	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	2-S ≥ 1	SM	G	Growing within 0.5m high shrubs.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	≤ 13	≤ 2.04
G7	7no. Wild Cherry	≤ 10	≤ 230	N ≤ 3 E ≤ 5 S ≤ 3 W ≤ 3	2-S ≥ 2.5	SM	G	Evenly spaced group.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	20+	B1;2	≤ 24	≤ 2.76
G8	5no. Wild Cherry, 1no. Common Ash, 2no. Whitebeam	≤ 10	≤ 280	N ≤ 5 E ≤ 5 S ≤ 3.5 W ≤ 5	2-E ≥ 1	SM	G	- Growing on a raised bank. - No signs of colonisation of Ash trees by ADD at time of survey. - Not projected to be impacted by proposed development.	N/A	20+	B1;2	≤ 35	≤ 3.36
G9	Common Lime, Field Maple, Hawthorn	≤ 11	≤ 500#	N ≤ 6 E ≤ 6 S ≤ 6 W ≤ 6	2-N ≥ 0	SM-EM	G	- Inaccessible due to dense vegetation and subsequently not accessed to inspect and measure in detail. - Hawthorn understory.	Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	≤ 113	≤ 6
G10	Whitebeam, Field Maple	≤ 11	≤ 1x280 2x240 (ms)	N ≤ 4 E ≤ 5.5 S ≤ 4 W ≤ 6	2-E ≥ 2	SM	G	- Recently crown lifted prior to survey. - Evenly spaced group.	- Prune canopy to attain approximately 3m clearance over proposed footpath. - Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	20+	B1;2	≤ 88	≤ 5.28

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		London Road, Devizes, Wiltshire, SN10 2JG					
Client:		Highgrove Group (Reading) Limited on behalf of PRZM Real Estate and Aldi Stores Ltd					

Surveyor:	Christopher Forster Arboricultural Technician
Survey Dates:	01 August 2025 & 12 May 2026
Job Reference:	BTC3281

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G11	2no. Common Alder	≤ 7	≤ 190	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	2-W ≥ 3	Y	G	▪ Suppressed canopies due to larger neighbouring trees.	▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	≤ 16	≤ 2.28
G12	Common Lime, Common Alder, Hawthorn	≤ 12	≤ 390	N ≤ 2.5 E ≤ 6 S ≤ 4.5 W ≤ 5	2-E ≥ 2	SM	G	▪ Evenly spaced group	▪ Remove group in order to install footpath as proposed. NB: Tree located on third party land and, as such, permission for tree removal will be required prior to scheduling or undertaking said tree works.	20+	B1	≤ 69	≤ 4.68
G13	Field Maple, Common Alder, Hawthorn	≤ 11	≤ 1x300 1x290 (ts)	N ≤ 6 E ≤ 7.5 S ≤ 5 W ≤ 5	1-E ≥ 2	SM	G	▪ Recently crown lifted prior to survey.	▪ Prune canopy to attain approximately 3m clearance over proposed footpath. ▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	20+	B1	≤ 79	≤ 5.01
G14	Field Maple, Ash, Pine, Lime	≤ 11	≤ 300#	N ≤ 5 E ≤ 5 S ≤ 5 W ≤ 5	N/A ≥ 0	SM	G	▪ Inaccessible due to dense vegetation and subsequently not accessed to inspect and measure in detail. ▪ Understory consists of bramble, shrubs and saplings.	▪ Remove applicable understory areas to install proposed footpath. ▪ Prune canopy to attain approximately 3m clearance over proposed footpath. ▪ Establish a CEZ along north western edge of working area to install proposed footpath using barriers appropriate to the scale and intensity of works, and undertake all installation works from road side to ensure protection of adjacent trees during said works.	10+	C1	≤ 41	≤ 3.6

BS5837:2012 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 BS5837:2012 paragraph 4.5.7.</i>			Red
	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)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

**- TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

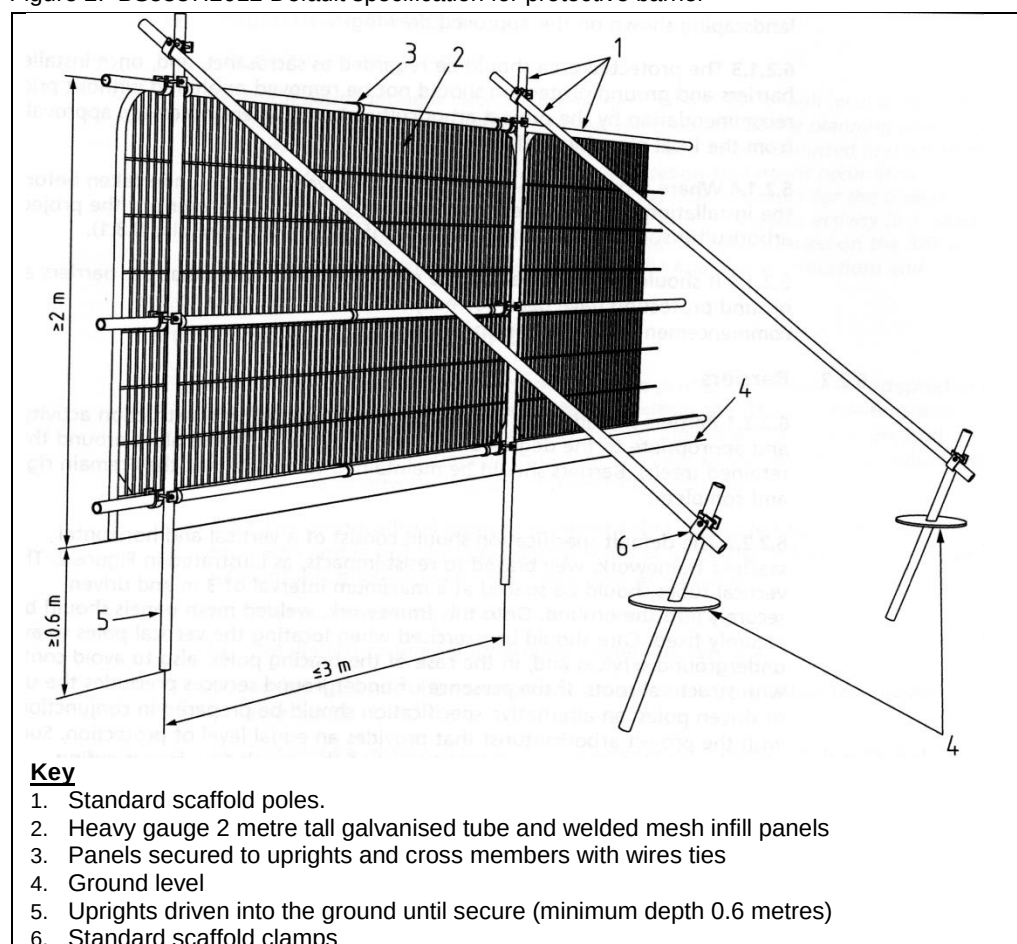
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

**ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. 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, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

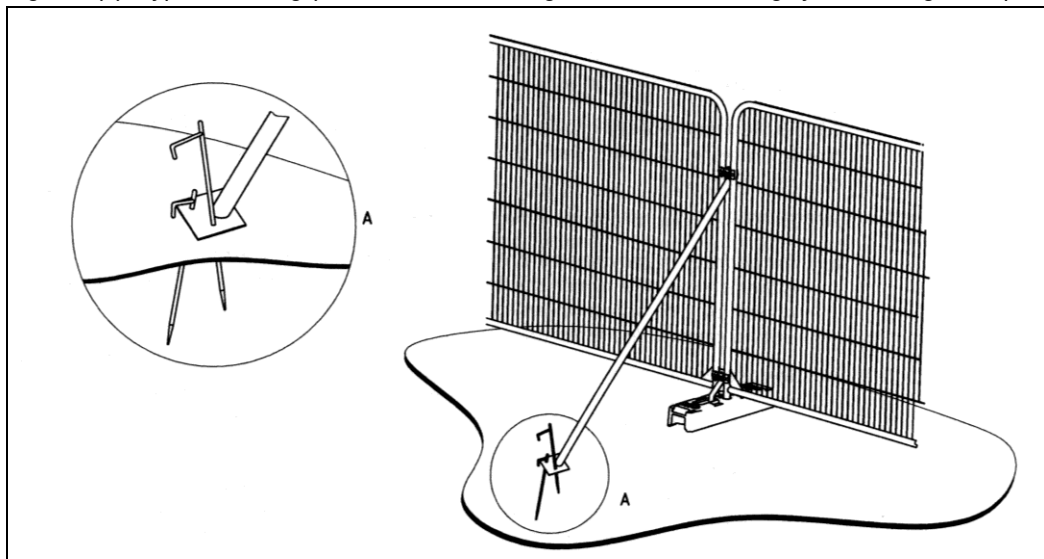
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

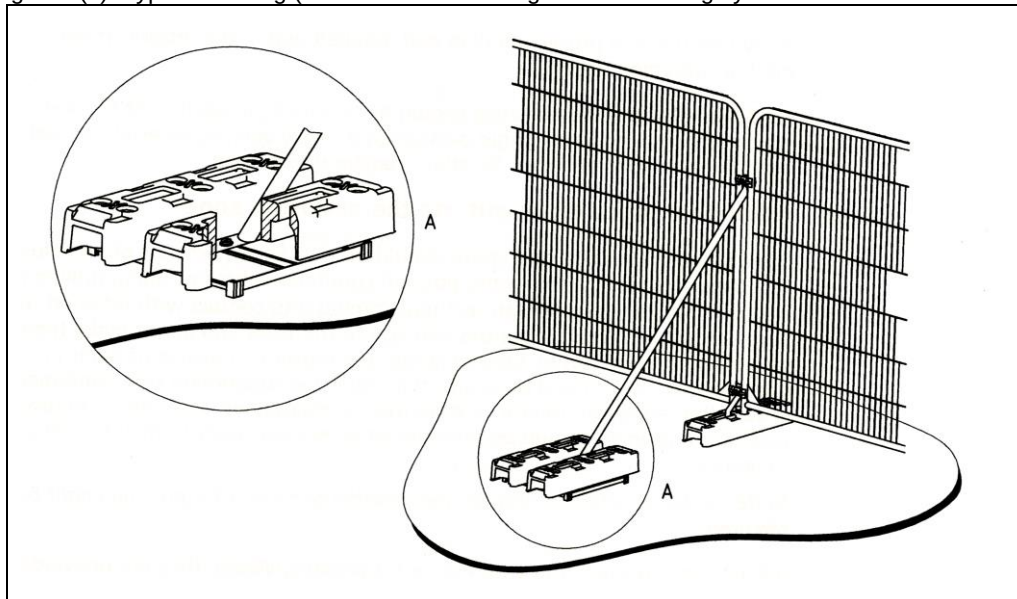
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

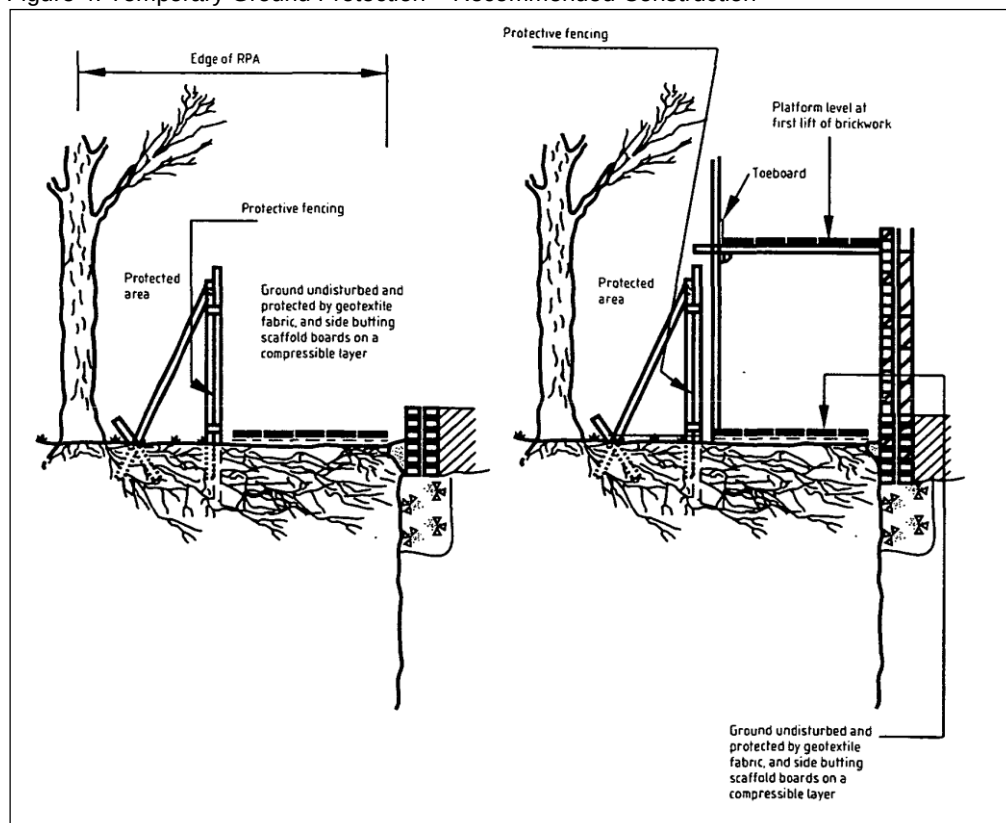
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

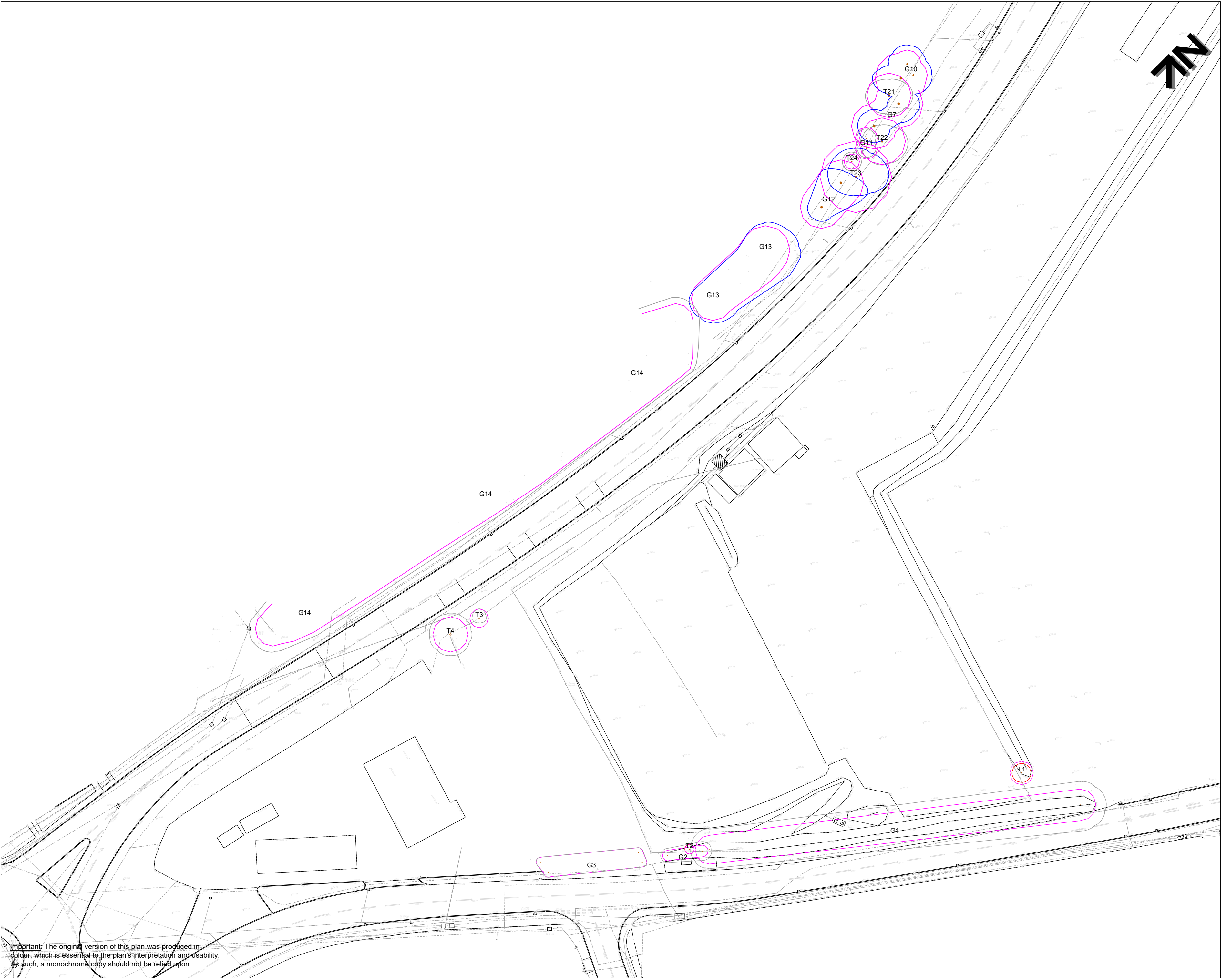


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group**
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

Note: The locations and extents of trees T1 and T2, T8 - T20 and part and groups G1, G2, G3, G6, G7, G8, G12 and G13 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

- RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

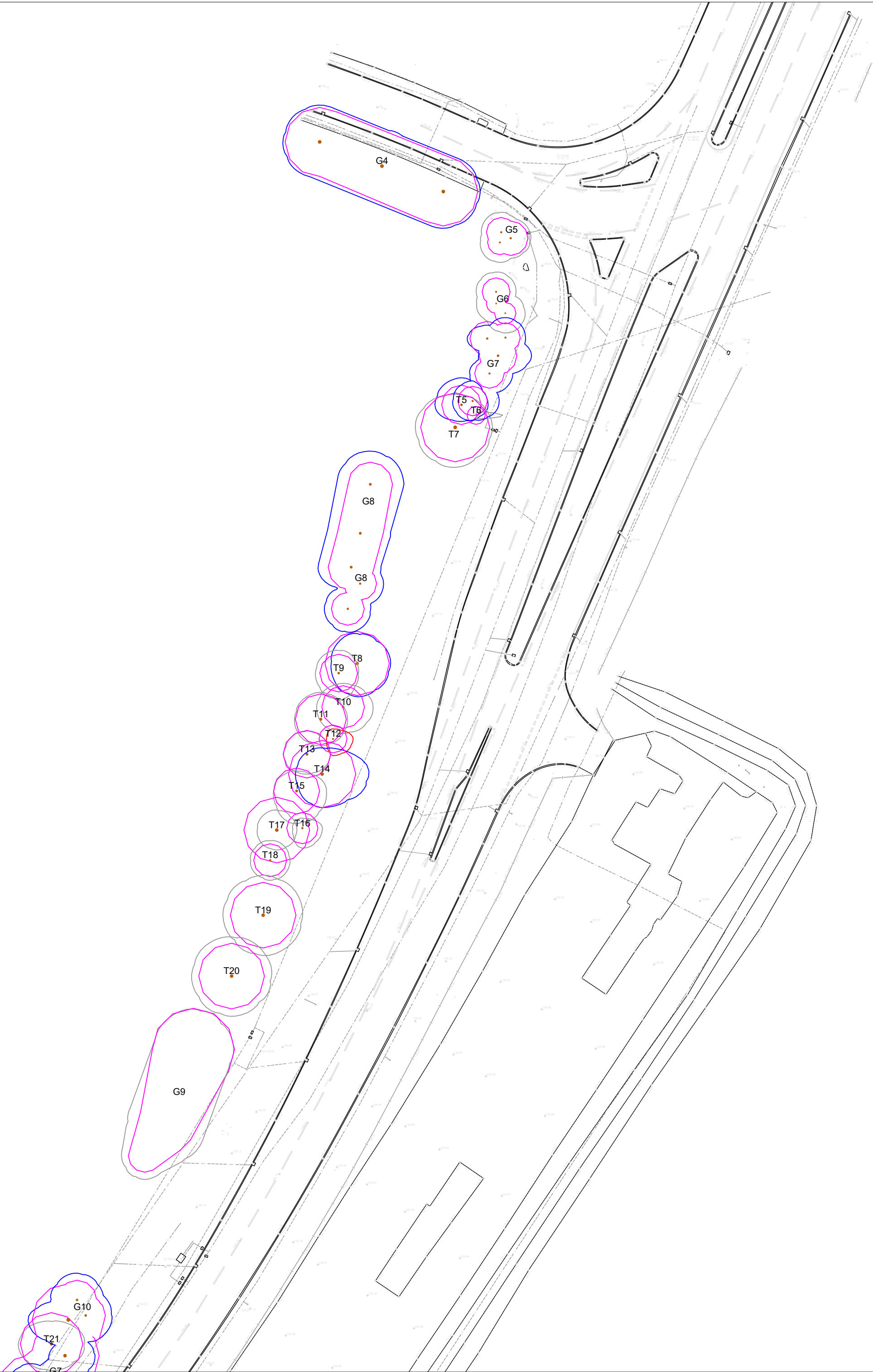
Project:
LONDON ROAD
DEVIZES
WILTSHIRE
SN10 2JG

Client:
HIGHGROVE GROUP (READING)
LIMITED ON BEHALF OF PRZM
REAL ESTATE AND ALDI STORES LTD.

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Development
(Plan 1 of 2)

Scale: 1:500@A2
Date: May 2026
Drawn by: CF
Checked by: JL

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group
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

Note: The locations and extents of trees T1 and T2, T8 - T20 and part and groups G1, G2, G3, G6, G7, G8, G12 and G13 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LONDON ROAD
DEVIZES
WILTSHIRE
SN10 2JG

Client:
HIGHGROVE GROUP (READING)
LIMITED ON BEHALF OF PRZM
REAL ESTATE AND ALDI STORES LTD.

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Development
(Plan 2 of 2)

Scale: 1:500@A2
Date: May 2026
Drawn by: CF
Checked by: JL

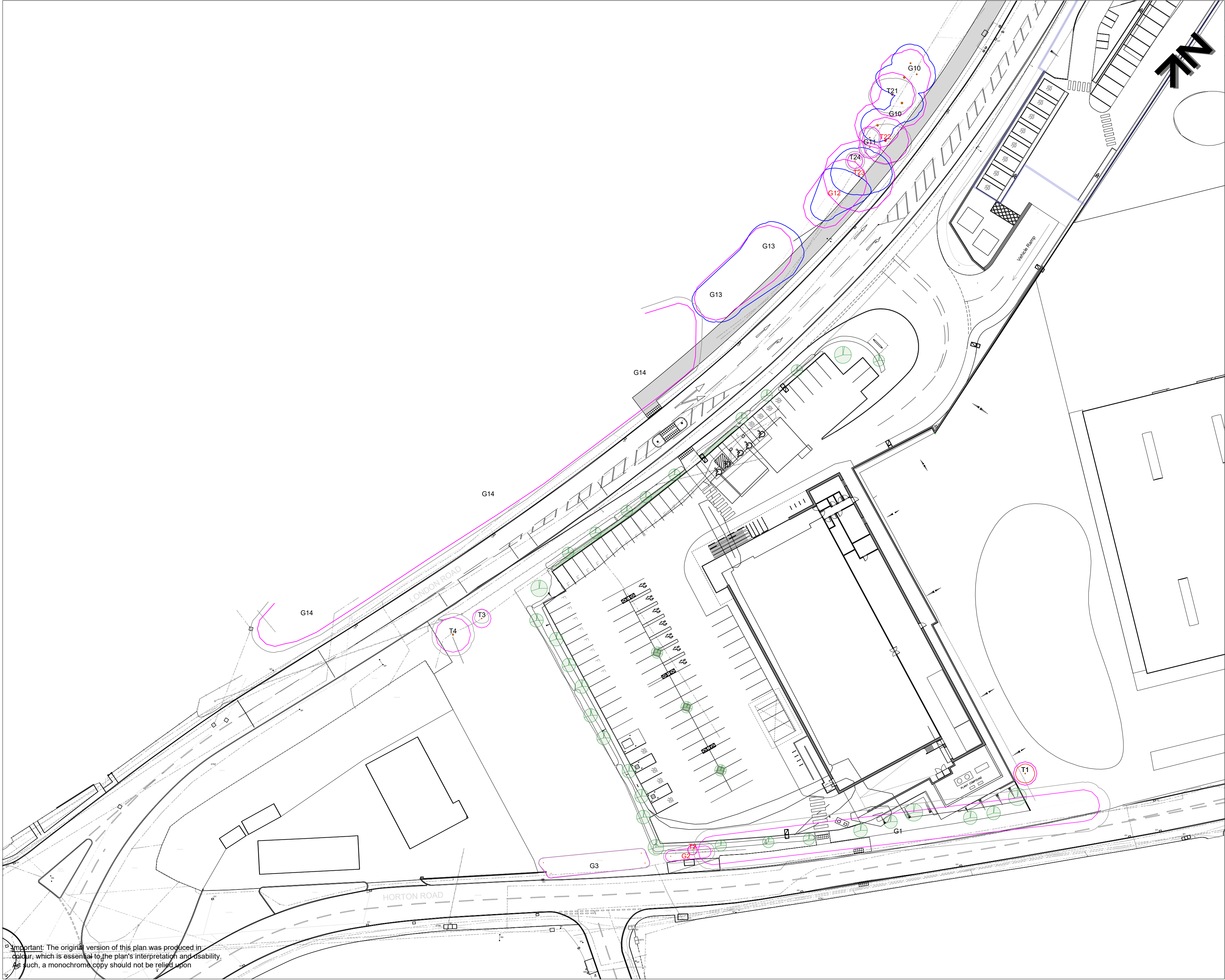
Bowland

Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC3281-TCP-2

Rev:



KEY

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Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

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Note 1: The locations and extents of trees T1 and T2, T8 - T20 and part and groups G1, G2, G3, G6, G7, G8, G12 and G13 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate
Note 2: Trees with their identifying numbers and stems coloured in red are proposed for removal in the context of the proposed development

Root Protection Areas (RPAs):

- RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LONDON ROAD
DEVIZES
WILTSHIRE
SN10 2JG

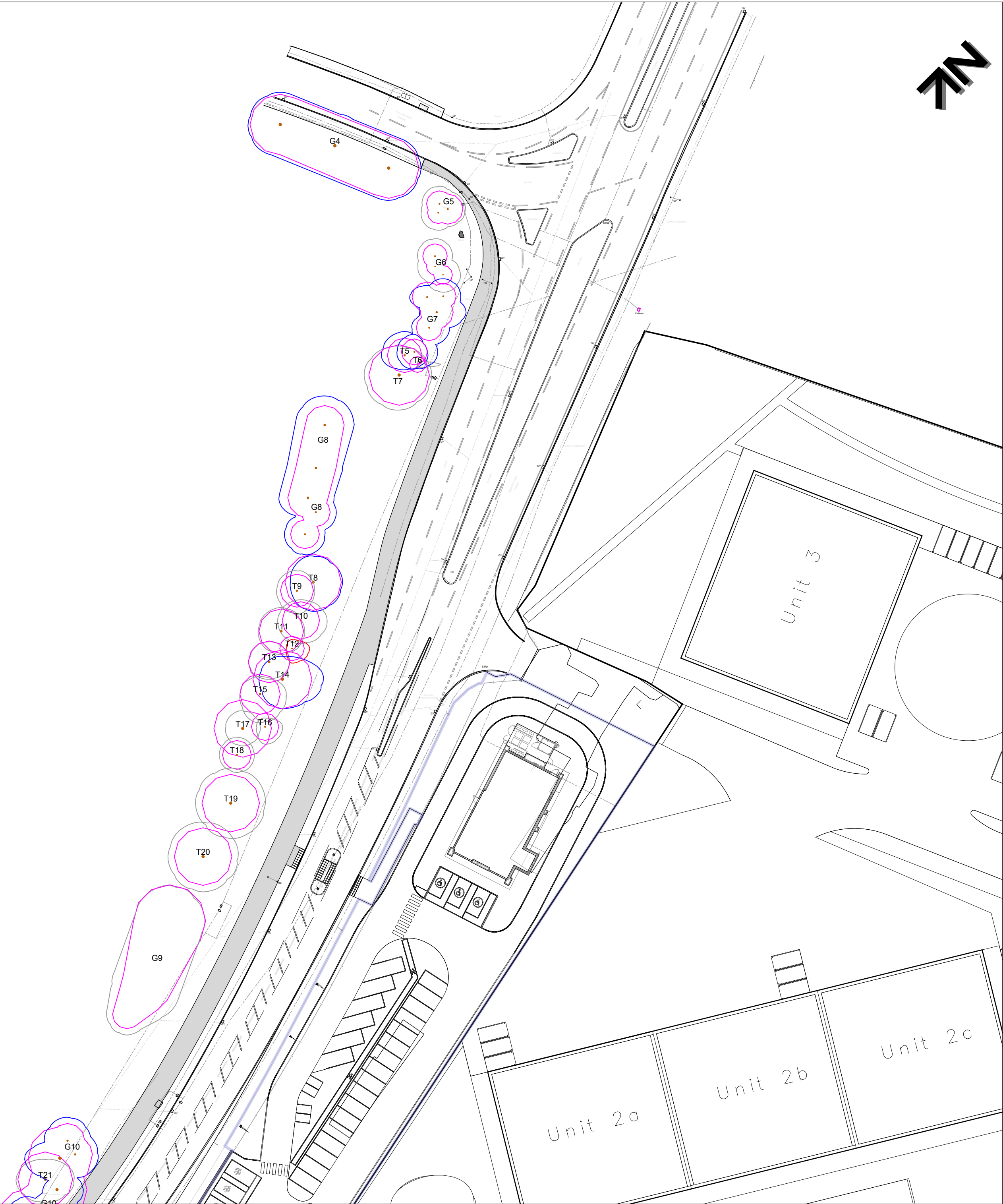
Client:
HIGHGROVE GROUP (READING)
LIMITED ON BEHALF OF PRZM
REAL ESTATE AND ALDI STORES
LTD.

Title:
TREE IMPACT PLAN
in Relation to Proposed Development
(Plan 1 of 2)

Scale: 1:500@A2
Date: June 2026
Drawn by: CF
Checked by: JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon



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Note 2: Trees with their identifying numbers and stems coloured in red are proposed for removal in the context of the proposed development

Root Protection Areas (RPAs):

- RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LONDON ROAD
DEVIZES
WILTSHIRE
SN10 2JG

Client:
HIGHGROVE GROUP (READING)
LIMITED ON BEHALF OF PRZM
REAL ESTATE AND ALDI STORES LTD.

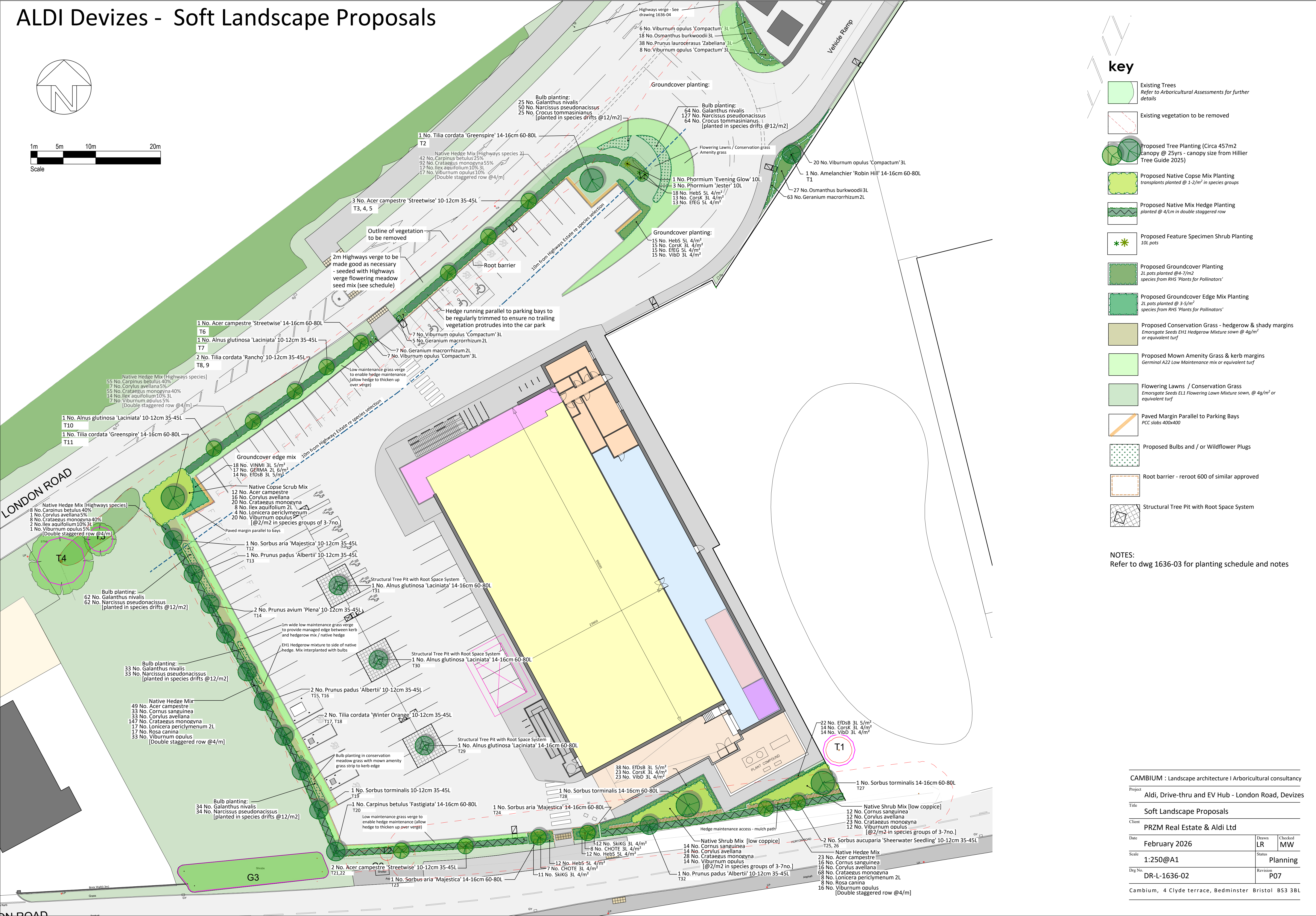
Title:
TREE IMPACT PLAN
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(Plan 2 of 2)

Scale: 1:500@A2
Date: June 2026
Drawn by: CF
Checked by: JL

Bowland
Tree Consultancy Ltd


e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

ALDI Devizes - Soft Landscape Proposals



NOTES:
Refer to dwg 1636-03 for planting schedule and notes

CAMBIUM : Landscape architecture Arboricultural consultancy			
Project	Aldi, Drive-thru and EV Hub - London Road, Devizes		
Title	Soft Landscape Proposals		
Client	PRZM Real Estate & Aldi Ltd		
Date	February 2026	Drawn LR	Checked MW
Scale	1:250@A1	Status	Planning
Drg No	DR-L-1636-02	Revision	P07
Cambium, 4 Clyde terrace, Bedminster Bristol BS3 3BL			

PLANT SCHEDULE

TREES					
Species	Girth	Pot Size (min)	Height	Specification	Number
Acer campestre 'Streetwise'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	5 -
Acer campestre 'Streetwise'	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	1 -
Alnus glutinosa 'Laciniata'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min. 200cm :C	2 -
Alnus glutinosa 'Laciniata'	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	3 -
Amelanchier 'Robin Hill'	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	1 -
Carpinus betulus 'Fastigiata'	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	1 -
Prunus avium 'Plena'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	2 -
Prunus padus 'Albertii'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	4 -
Sorbus aria 'Majestica'	10-12cm	35-45L	3.0-3.5m	Heavy Standard :Clear Stem min 200cm :C	1 -
Sorbus aria 'Majestica'	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	2 -
Sorbus aucuparia 'Sheerwater Seedling'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	2 -
Sorbus torminalis	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	1 -
Sorbus torminalis	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	2 -
Tilia cordata 'Greenspire'	14-16cm	60-80L	4.25-6.0m	Extra Heavy Standard :Clear Stem min 200cm :C	2 -
Tilia cordata 'Rancho'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	2 -
Tilia cordata 'Winter Orange'	10-12cm	35-45L	3.0-3.5m	Selected Standard :Clear Stem min 200cm :C	2 -

NATIVE SCRUB MIX					
Species	Height	Specification	Density	Number	
Acer campestre	60-80cm	1+1t :60-80cm high :BR	2/m²	12 -	
Corylus avellana	60-80cm	1u1t :60-80cm high :BR	2/m²	16 -	
Crataegus monogyna	60-80cm	1+1t :60-80cm high :BR	2/m²	20 -	
Ilex aquifolium	30-40cm	30-40cm high; C	2/m²	8 -	
Lonicera periclymenum	40-60cm	40-60cm high :C	2/m²	4 -	
Viburnum opulus	60-80cm	1+1t :60-80cm high :BR	2/m²	20 -	

NATIVE COPSE MIX - SHRUBS					
Species	Height	Specification	Density	Number	
Cornus sanguinea	80-100cm	1+1 :80-100cm high :BR :20%	2/m²	26 -	
Corylus avellana	80-100cm	1+1 :80-100cm high :BR :20%	2/m²	26 -	
Crataegus monogyna	80-100cm	1+1 :80-100cm high :BR :40%	2/m²	51 -	
Viburnum opulus	80-100cm	1+1 :80-100cm high :BR :20%	2/m²	26 -	

NATIVE HEDGE MIX					
Species	Height	Specification	Density	Number	
Acer campestre	60-80cm	1+1 :BR	4/m	72 -	
Cornus sanguinea	60-80cm	1+1 :BR	4/m	49 -	
Corylus avellana	60-80cm	1+1 :BR	4/m	49 -	
Crataegus monogyna	60-80cm	1+1 :BR	4/m	215 -	
Lonicera periclymenum	60-80cm	2L	4/m	25 -	
Rosa canina	40-60cm	1+0 :BR	4/m	25 -	
Viburnum opulus	60-80cm	1+2 :BR	4/m	49 -	

NATIVE HEDGE MIX - HIGHWAYS Mix 1					
Species	Height	Specification	Density	Number	
Carpinus betulus	80-100cm	1+2t :Bushy hedging :BR	4/m	63 -	
Corylus avellana	60-80cm	1u1t :Bushy hedging :BR	4/m	8 -	
Crataegus monogyna	60-80cm	1+1t :Bushy hedging :BR	4/m	63 -	
Ilex aquifolium	40-60cm	Bushy hedging: C	4/m	16 -	
Viburnum opulus	60-80cm	1+1t :Bushy hedging :BR	4/m	8 -	

NATIVE HEDGE MIX - HIGHWAYS Mix 2					
Species	Height	Specification	Density	Number	
Carpinus betulus	80-100cm	1+2t :Bushy hedging :BR	4/m	42 -	
Crataegus monogyna	60-80cm	1+1t :Bushy hedging :BR	4/m	92 -	
Ilex aquifolium	40-60cm	Bushy hedging: C	4/m	17 -	
Viburnum opulus	60-80cm	1+1t :Bushy hedging :BR	4/m	17 -	

SHRUBS AND HEDGING					
Abbreviation	Species	Pot Size	Height	Specification	Density Number
CHOTE	Choisya ternata	3L	30-40cm		4/m² 15 -
CorsK	Cornus stolonifera 'Kelseyi'	3L	30-40cm		4/m² 65 -
EFdsB	Euonymus fortunei 'Dart's Blanket'	3L	20-30cm		5/m² 74 -
EFEG	Euonymus fortunei 'Emerald Gaiety'	5L	20-30cm		4/m² 28 -
HebS	Hebe 'Sutherlandii'	5L	20-30cm		4/m² 57 -
OSMBU	Osmanthus burkwoodii	3L	20-30cm		3/m² 45 -
Pho 'EG'	Phormium 'Evening Glow'	10L	60-80cm		Counted 1 -
PHOJE	Phormium 'Jester'	10L	60-80cm		Counted 3 -
PRULAZA	Prunus laurocerasus 'Zabeliana'	3L	30-40cm		3/m² 38 -
SkKiG	Skimmia confusa 'Kew Green'	3L	20-30cm		4/m² 23 -
VibD	Viburnum davidii	3L	20-30cm		4/m² 52 -
ViboC	Viburnum opulus 'Compactum'	3L	30-40cm		3/m² 48 -
VINMI	Vinca minor	3L	15-20cm		5/m² 18 -

HERBACEOUS				
Abbreviation	Species	Pot Size	Density	Number
GERMA	Geranium macrorrhizum	2L	6/m²	92 -

BULBS			
Species	Specification	Density	Number
Galanthus nivalis		15/m²	747 -
Narcissus pseudonacissus		15/m²	306 -
Crocus tommasianus		15/m²	89 -

PLANTING NOTES

All works to be in accordance with the project NBS Soft Landscape Specification

All plant material is to conform to BS3936 and the HTA 'National Plant Specification'.
All native plants are to be of local provenance.
Delivery and handling of all plant material to be in accordance with HTA CPSE 'Handling and Establishment of Landscape Plants 1996'.
All operations are to be carried out to the appropriate clauses of BS4428 Code of practice for general landscape operations.
All plants shall be watered in to field capacity immediately after planting.

WEED CLEARANCE

Areas to be planted and grassed shall be cleared of any lawn and weed growth physically prior to cultivation operations. For any pernicious weeds or weeds that are likely to re-grow, colonize, out compete or hinder the establishment of the proposed planting scheme seek approval for a method to fully eradicate prior to planting operation.

TOPSOIL

Imported topsoil to be in accordance with BS3882:2015 - General Purpose Grade.
Imported topsoil & site won topsoil to be tested in accordance with BS3882 and for contamination.
Submit test result to the Project Manager & Landscape Architect & obtain approval prior to the delivery of any imported topsoil.
Should site won topsoil not be in accordance with BS3882 'General Purpose' but be free from contamination and phytotoxic elements, seek instruction for the amelioration and enrichment with approved organic matter.

Planting areas and hedge lines - Generally 350mm depth clean non-contaminated topsoil, incorporating 100mm depth of BSI PAS 100 compost during final cultivation along with slow release general fertilizer applied at manufacturers recommended rates, laid over 300mm clean non-contaminated subsoil.

Lawn grass areas- 150mm screened & ameliorated topsoil over a minimum of 200mm subsoil over ripped subgrade.
Conservation grass areas - 100mm depth topsoil over ripped subgrade

Tree pits in open ground with additional rooting volume provided by adjacent planting beds and / or grass areas - Typically 350mm depth of multipurpose topsoil over 550mm depth of clean non-contaminated subsoil. (Tree pit sizes - 10-12cm - 1.2m x 1.2m / 12-14 / 14-16 - 1.5m x 1.5m x 0.9m deep (350mm topsoil over 550 subsoil). Where subsoil is poorly drained or poorly aerated - existing subsoil is to be excavated and replaced with 550mm depth of imported multipurpose subsoil to meet BS8601:2013.

Tree pits in hard landscape / car park - Green Blue Urban system GBU3208 TREE PIT FOR MEDIUM TREE SPECIES IN CAR PARK ROOTSPACE 600 to provide 15m3 of rooting volume. For standard pit use RootSoil 20, for Biorention Pits use ASHMAX Bioretention Soil - Or similar approved.

BARK MULCH

Prior to planting all planting beds including hedge-lines to be laid with permeable geotextile weed membrane e.g. Geosynthetics '2 in 1' weed suppression fabric or similar approved. On completion of planting all tree pits, hedges and planting beds are to have a 50-75mm depth application of 15-65mm grade shredded Bark Mulch.

NATIVE HEDGE AND MIX PLANTING

To be pit planted with biodegradeable spiral rabbit guards in prepared ground - see Topsoil note above .

TREES

Trees to be container grown in Air-Pots.
Trees to be short double staked, and secured using biodegradeable hessian strapping (eg 'Natureties').
Trees adjacent to hard surfaces / drainage / service runs to be planted with root deflectors or root barriers (eg ReRoot 600)- to Engineer's requirements.
Trees in car park to be fitted with irrigation / aeration tube (eg Greenleaf 'RootRain Civic' 60mm dia).
Tree impact protection to architects details.
All trees to have a clear 1 metre diameter / square mulch bed.

SEEDING

Preparation, seeding and immediate aftercare to Emorsgate & Germinal recommendations.

WATERING & MAINTENANCE

All planting and grass areas are to be watered and maintained up to Practical Completion and for a period of 12 months from that date.
Any plant or area of turf which dies, or is not thriving during this period is to be replaced.
Refer to Management and Maintenance document for on-going management procedures.

GRASS SEEDING (or equivalent turf)-
Amenity Grass - *Germinal A22 Low Maintenance Mix*. *Sowing rate: 10g/m2*
Flowering Lawn / *Conservation Grass Emorsgate* - *EL1 Flowering Lawn Mixture*. *Sowing rate: 4g/m2*
Conservation Grass Shady Areas - *Emorsgate EH1 Hedgerow Mixture*. *Sowing rate: 4g/m2*
Highways Verge Flowering Meadow Grass -
70% grass in the following mixture:
Red Fescue rubra 40%, Sheep's Fescue Festuca ovina 30%, Crested Dog's Tail Cynosurus cristatatus 30%
30% wildflowers in the following mixture:
Cowslip Primula veris 10%, Knapweed as above 10%, Lady's Bedstraw Gallium verum 10%, Ox eyed Daisy Leucanthemum vulgare 10%, Common Bird's foot Trefoil 20%, Common Sorrel 10%, Tufted Vetch Vicia cracca 10%, Field Scabious Knautia arvensis 10%, Yellow Rattle 10%

key



Existing Trees
Refer to Arboricultural Assessments for further details



Existing vegetation to be removed



Proposed Tree Planting



Proposed Native Copse Mix Planting
transplants planted @ 1-2/m² in species groups



Proposed Native Mix Hedge Planting
planted @ 4/Lm in double staggered row



Proposed Feature Specimen Shrub Planting
10L pots



Proposed Groundcover Planting
2L pots planted @4-7/m2
species from RHS 'Plants for Pollinators'



Proposed Groundcover Edge Mix Planting
2L pots planted @ 3-5/m²
species from RHS 'Plants for Pollinators'



Proposed Conservation Grass - hedgerow & shady margins
Emorsgate Seeds EH1 Hedgerow Mixture sown @ 4g/m²
or equivalent turf



Proposed Mown Amenity Grass & kerb margins
Germinal A22 Low Maintenance mix or equivalent turf



Flowering Lawns / Conservation Grass
Emorsgate Seeds EL1 Flowering Lawn Mixture sown, @ 4g/m² or equivalent turf



Paved Margin Parallel to Parking Bays
PCC slabs 400x400



Proposed Bulbs and / or Wildflower Plugs



Root barrier - reroot 600 of similar approved

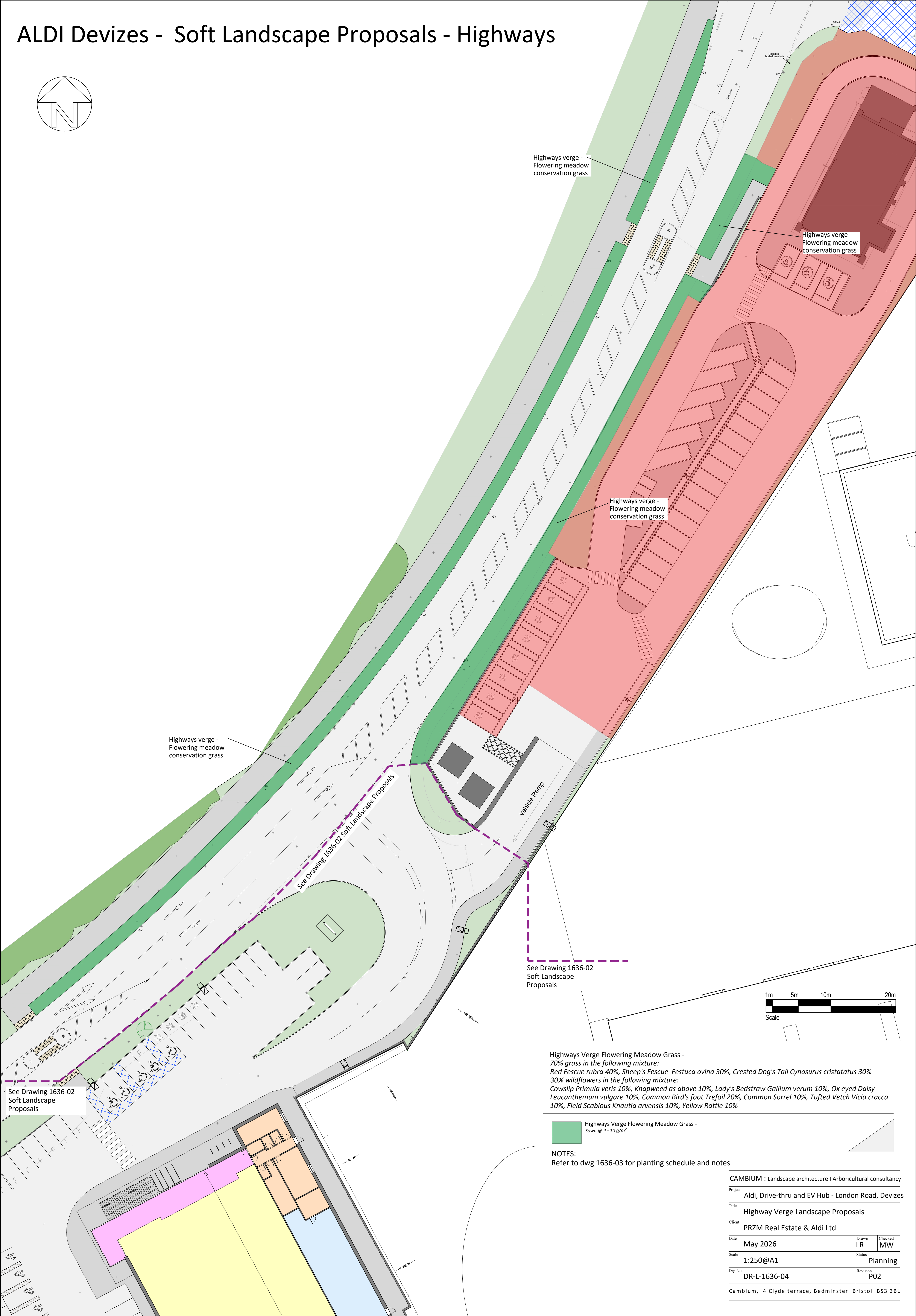
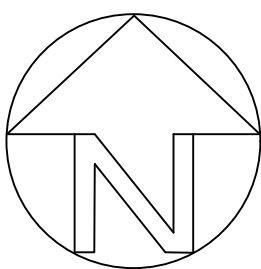


Structural Tree Pit with Root Space System

CAMBIUM : Landscape architecture I Arboricultural consultancy

Project		
Aldi, Drive-thru and EV Hub - London Road, Devizes		
Title		
PRZM Real Estate & Aldi Ltd		
Client		
ALDI Stores Ltd		
Date	February 2026	Drawn LR
Scale	NTS@A3	Checked MW
Drw No.	DR-L-1636-03	Status Planning
Revision P04		
Cambium, 4 Clyde terrace, Bedminster Bristol BS3 3BL		

ALDI Devizes - Soft Landscape Proposals - Highways



Highways verge -
Flowering meadow
conservation grass

Highways verge -
Flowering meadow
conservation grass

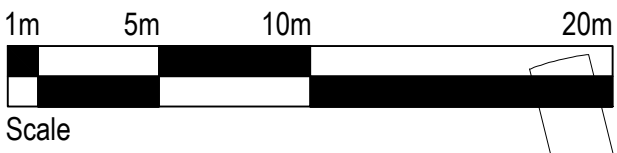
Highways verge -
Flowering meadow
conservation grass

Highways verge -
Flowering meadow
conservation grass

See Drawing 1636-02 Soft Landscape Proposals

Vehicle Ramp

See Drawing 1636-02
Soft Landscape
Proposals



See Drawing 1636-02
Soft Landscape
Proposals

Highways Verge Flowering Meadow Grass -
70% grass in the following mixture:
Red Fescue rubra 40%, Sheep's Fescue Festuca ovina 30%, Crested Dog's Tail Cynosurus cristatus 30%
30% wildflowers in the following mixture:
Cowslip Primula veris 10%, Knapweed as above 10%, Lady's Bedstraw Gallium verum 10%, Ox eyed Daisy
Leucanthemum vulgare 10%, Common Bird's foot Trefoil 20%, Common Sorrel 10%, Tufted Vetch Vicia cracca
10%, Field Scabious Knautia arvensis 10%, Yellow Rattle 10%

Highways Verge Flowering Meadow Grass -
Sown @ 4 - 10 g/m²

NOTES:
Refer to dwg 1636-03 for planting schedule and notes

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Project			
Aldi, Drive-thru and EV Hub - London Road, Devizes			
Title			
Highway Verge Landscape Proposals			
Client			
PRZM Real Estate & Aldi Ltd			
Date	May 2026	Drawn	Checked
		LR	MW
Scale	1:250@A1	Status	Planning
Dwg No.	DR-L-1636-04	Revision	P02
Cambium, 4 Clyde terrace, Bedminster Bristol BS3 3BL			