

Arboricultural Impact Assessment

For trees on land at Court Street in Tisbury



On behalf of Fonthill Farms
The Estate Office
Fonthill Bishop
Wiltshire
SP3 5SH

Inspected and Prepared by Nick Baxter BSc(Hons) MArborA
26th January 2024

Summary

The proposal will require nine trees to be removed which have already been approved for removal by Wiltshire Council.

A new pedestrian crossing is proposed	The trees considered in this report are located at Court Street in Tisbury. This report identifies the arboricultural impact for a plan to re-locate a path and create a new pedestrian crossing and at the site.
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One tree and one tree-group will need to be removed	One group of eight B-grade trees and one C-grade tree will need to be removed in order to construct the proposed development. The removal of these trees has already been granted by Wiltshire Council from application Ref No. PL/2023/09002.
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Trees will be suitably protected during the construction process	Tree protection fencing will be installed in the locations identified on the tree protection plan and a specification for this fencing is provided in Appendix 3. It is crucial that fencing is installed before construction works begin and remains in place for the duration of the project.
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Arboricultural supervision may be required during construction activities	Arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area of any of the trees on or near the site. The project arboriculturist should be informed of unforeseen works near trees as soon as they become apparent.
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This report should be made available to all construction staff	The site manager must be made aware of the tree protection requirements at the site and provided with a copy of this report; this information must be passed on to all construction staff.
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Appendices

Appendix 1	Tree Schedule, Group Schedule, Hedge Schedule & Schedule Key
Appendix 2	General Method Statement for Effective Tree Protection
Appendix 3	Specification for Tree Protection Fencing
Appendix 4	Tree Removal Plan (TR-1)
Appendix 5	Tree Protection Plan (TPP-1)

1 Introduction

1.1 Background information

Fonthill Farms proposes a new development at Place Farm on Court Street in Tisbury (SP3 6LW); this land is hereafter referred to as the 'site'. The proposal involves constructing a new pedestrian crossing and re-routing the path to the edge of the road on Court Street; these proposals are hereafter referred to as the 'proposed development'.

The following documents have informed this report:

Document Title	Originator	Document Number
Topographical Survey	Dorset Land Surveying	7985
Proposed Pedestrian Crossing	CDA	1863-005
Decision Notice	Wiltshire Council	PL/2023/09002

A check of the Wiltshire Council online mapping system informs me that none of the trees at the site are protected by a tree preservation order (TPO), and that the whole site is situated within a conservation area.

1.2 Instructions

I have been instructed by Fowler Fortescue on behalf of Fonthill Farms to visit the site and survey the trees in accordance with BS 5837:2012¹ to provide the following information:

An arboricultural impact assessment	An assessment of the impact on trees from the proposed development and recommended mitigation.
Requirements for tree protection	A tree protection plan and specification for suitable tree protection measures for the duration of construction activity.
An arboricultural method statement	Suitable method statements for construction works near retained trees.

1.3 Limitations

The assessment and works recommendations relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, storms, extreme climatic events or site works) will necessitate a re-assessment of the trees.

It should be noted that this survey is not a tree safety inspection; it has been carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the works recommendations. A full assessment of the levels of risk posed by

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

trees would be informed by considering site use together with hazards present within a tree. Changes in site use are likely to occur during, and result from, the proposed development. In light of these factors, regular tree risk assessments are advised.

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

2 Tree Survey Information

2.1 Site description

The site is currently a triangle road junction between Court Street, Chilmark Road and Chicks Grove Road in Tisbury. Mature alder and ash are located on either side of Court Street and Chicks Grove Road, plus three lime pollards are situated just off Chilmark Road.

2.2 The tree survey

I visited the site on 19th January 2024 to carry out the tree survey and weather conditions did not present any constraints to the assessments.

The survey considered all of the trees on and around the site. Inspections took place from ground level using the Visual Tree Assessment method³. In accordance with the system described in Table 1 of BS 5837 each tree has been classified into four retention categories, A, B, C or U. The stem diameter has been used to calculate the root protection area (RPA⁴) required by each tree during construction.

2.3 Existing tree stock

Information on each tree, tree-group and hedgerow is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 1.

Table 1: *The site largely consists of C-grade trees*

BS 5837 Category	Quality	Trees	Groups	Hedges
A	High	-	-	-
B	Moderate	6	1	-
C	Low	11	-	1
U	Very Poor	2	-	-
Total		19	1	1

2 National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

3 Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

4 The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority.

2.4 Tree plans

Two A3 tree plans are presented at the rear of this report. The trees have been plotted using the supplied topographical survey. The supplied tree plans are listed below.

Tree Removal Plan (TR-1)	A plan which shows which trees require removal on the existing site layout. The root protection areas are also shown as pink circles around each tree
Tree Protection Plan (TPP-1)	A plan which shows the retained trees on the proposed site layout and where protective measures will be installed during construction activities.

3 Arboricultural Impact Assessment & Proposed Mitigation

3.1 Tree removals

One group of eight B-grade trees (G1) and one C-grade tree (T18) will need to be removed to facilitate a visibility splay to the pedestrian crossing from Chicksgrove Road. The removal of these trees has already been granted by Wiltshire Council in November 2023 from application Ref No. PL/2023/09002.

3.2 Facilitative tree pruning

All of the retained trees already have high crowns over the road so there will no required for any additional pruning to facilitate the new pedestrian path.

3.3 RPA encroachments

All of the retained trees adjacent to the proposed path are located just beyond a stone boundary wall. This wall will be serving as a root barrier and so I do not expect there to be any roots located beneath the proposed pedestrian path.

3.4 New service runs

In this instance no new trenching for underground services will be required.

If any additional underground services are required I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate specification and method statement for their installation would need to be produced, and guidance provided in NJUG⁵ must be followed.

3.5 Level changes and retaining walls

Any changes in levels or slopes need to comply with the constraints attached to the construction exclusion zones. This means that any soil grading must take place outside of the fenced areas identified on the tree protection plan.

⁵ NJUG (2007): Guidelines for the Planning, Installation, and Maintenance of Utility apparatus in the Proximity to Trees. National Joint Utilities Group Volume 4.

3.6 Final landscaping works near retained trees

Once the construction process has been completed it will be necessary to remove the tree protection measures and landscape the areas near the retained trees. Care must be taken at this point to ensure that root damage does not occur and so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only. The ground may be levelled by adding topsoil rather than skimming the surface.

3.7 Arboricultural method statement

A method statement for effective tree protection is included in Appendix 2. This method statement provides details of how trees can often be damaged from construction activity and the restrictions of the fenced off areas (construction exclusions zones). The information provided in Appendix 2 must be passed on to all construction staff.

3.8 Tree protection fencing

Temporary fencing and/or barriers must be used during construction to protect retained trees situated near works areas. The location of necessary tree protection is indicated on the tree protection plan at the rear of the report (TPP-1). For effective tree protection it is crucial that the protective fencing is installed before any heavy plant machinery is used on the site. The tree protection fencing must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas will be a construction exclusion zones.

A specification for suitable tree protection fencing is provided in Appendix 3.

4 Recommendations

4.1 Tree works

All of the tree works that would be necessary for the proposed development to proceed are listed in the schedule in Appendix 1.

All permitted and approved tree work must be undertaken in accordance with BS3998:2010 – Recommendations for tree work⁶. It would be easiest if these works are carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

4.2 Legal restrictions to tree works

The whole site is located in a conservation area. The Town and Country Planning (Tree Preservation) (England) Regulations 2012⁷ and the accompanying Guide to tree preservation procedures make clear that it is an offence to deliberately destroy a tree subject to a tree preservation order (TPO), or to damage it in a manner that is likely to destroy it, without the permission of the local planning authority. To do so is punishable by an unlimited fine and a replacement tree would normally need to be planted. Trees standing within a conservation area protected in the same way as a tree protected by a tree preservation order.

⁶ British Standards Institution (2010). BS3998 Recommendations for Tree Work. BSI, London.

⁷ Town and Country Planning, England. *The town and country planning (tree preservation) (England) regulations 2012*. Town and Country Planning, England: London. Available at: https://www.legislation.gov.uk/uksi/2012/605/pdfs/ukxi_20120605_en.pdf.

For trees situated in a conservation area, written permission for tree management work would normally need to be provided by the local planning authority (even if planning permission for the scheme has been granted). However, in this instance, permission for the proposed tree works have already been granted from application Ref No. PL/2023/09002. This permission was granted on 28th November 2023 and will be valid for two years until 28th November 2025.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

4.3 Arboricultural supervision

Arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by a suitably qualified arboriculturist. It is advised that the project arboriculturist and the local authority's tree officer are informed of necessary works near trees as soon as they become apparent.

Appendix 1: Tree Schedule
Site: Court Street, Tisbury

Surveyor: Nick Baxter

Date of Survey: 19th January 2024


Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Alder	8	MS	20	2.5	5.5	1.5	4	3	EM	G	10+	Multi-stemmed from base. Located on the river bank.	No action required at present.	C2
T2	Alder	12	3	55	6	6	4	4	4	M	G	20+	Arboreal ivy. No obvious significant defects. Located on the river bank.	No action required at present.	B2
T3	Ash	13	1	23	3.5	3.5	3.5	3.5	4	EM	F	10+	A self-sown tree. Few merits.	No action required at present.	C2
T4	Ash	11	2	16	3.5	3.5	3.5	3.5	4	EM	F	10+	A self-sown tree. Few merits.	No action required at present.	C2
T5	Ash	11	1	28	1.5	2.5	2.5	2.5	4	EM	P	<10	Advanced symptoms of Chalara ash dieback. Little long-term future.	No action required at present.	U
T6	Alder	14	2	54	0	5	8	9	5	M	G	20+	Two stems extend east over the road. Past crown lift. No access to base.	No action required at present.	B2
T7	Alder	14	2	37	2	1	4	0	5	M	G	20+	Two stems extend east over the road. Past crown lift. No access to base.	No action required at present.	C2
T8	Ash	9	1	15	0.5	2.5	2.5	2.5	3	SM	G	10+	A self-sown tree. Few merits.	No action required at present.	C2
T9	Alder	9	3	16	1	2	2	2	3	SM	G	10+	A self-sown tree. Few merits.	No action required at present.	C2
T10	Sycamore	11	1	23	3.5	3.5	3.5	3.5	4	EM	G	10+	A self-sown tree. Few merits.	No action required at present.	C2
T11	Ash	5	2	13	1.5	1.5	1.5	1.5	3	SM	G	10+	A self-sown tree. Few merits.	No action required at present.	C2
T12	Ash	6	2	13	1	2	2	1	3	SM	G	10+	A self-sown tree. Few merits.	No action required at present.	C2
T13	Apple	9	1	25	1	3	1.5	1.5	5	M	G	20+	High crown over the stone wall.	No action required at present.	C1
T14	Common lime	7	1	31	2.5	1	1	2	3	M	G	20+	This tree has been regularly pollarded to 4m. Minor trunk cavities present. Existing hard surface beneath the crown. Tag no. T190	No action required at present.	B2
T15	Common lime	7	1	28	2	1	1.5	1	3	M	G	20+	This tree has been regularly pollarded to 4m. Existing hard surface beneath the crown. Tag no. T191	No action required at present.	B2

A key explaining each category is provided at the rear of the schedule

Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T16	Common lime	7	1	32	1.5	1.5	1.5	1.5	3	M	G	20+	This tree has been regularly pollarded to 4m. Existing hard surface beneath the crown. Tag no. T193	No action required at present.	B2
T17	Alder	14	2	35	1	5	4.5	3	2	M	G	20+	Two stems extend from base. Crown extends south away from the taller alders to the north. Situated south of the river.	No action required at present.	B2
T18	Ash	15	1	38	4	4	7	0	8	M	F	10+	This appears to be a self-sown tree with an asymmetric crown. Few merits. The removal of this tree has already been approved in accordance with application Ref No. PL/2023/09002.	Fell and remove the stump.	C2
T19	Ash	16	1	68	7	7	7	7	3	M	F	<10	Advanced symptoms of Chalara ash dieback. Little long-term future. Situated in a neighbouring garden.	No action required at present.	U

A key explaining each category is provided at the rear of the schedule

Appendix 1: Group Schedule**Site:** Court Street, Tisbury**Surveyor:** Nick Baxter**Date of Survey:** 19th January 2024

Group Number	Tree Species	Number in Group	Height (m)	Number of stems	Stem Ø (mm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	1st Branch	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
G1	Alder	8	15	MS	450	5	5	5	5	M	G	20+	A group of multi-stemmed alders located on the riverbank beside the road. The removal of these trees have already been approved in accordance with application Ref No. PL/2023/09002.	Fell and remove the stumps.	B2

A key explaining each category is provided at the rear of the schedule

Appendix 1: Hedge Schedule**Site:** Court Street, Tisbury**Surveyor:** Nick Baxter**Date of Survey:** 19th January 2024

Hedge Number	Tree Species	Height (m)	No. of Stems	Stem Ø (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Site Notes	Recommended Management	Category
H1	Blackthorn and dogwood	3	MS	90	2	10	M	G	20+	A short section of garden boundary hedge which seems to be regularly trimmed.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

Key Headings	Definition	Key Headings	Definition
Tree, Group or Hedge Number	Reference number for tree as illustrated on the accompanying plan.	1st Branch	This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.
Species	Common name of the tree.	Tree Structural Condition & Site Notes	Observations of the trees structural integrity and notes of site features or property within falling distance.
Number in Group	Number of trees within a tree-group. The group may include more than one species of tree.	DBH	Diameter of the main trunk measured at 1.5m using diameter tape.
Height	Estimated tree height (m) from ground level.	Age Class	Y = Young, SM = Semi-Mature, EM = Early Mature, M = Mature, FM = Fully Mature, & V = Veteran
Stem/ Combined Stem Diameter	Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance. The stem diameters are measured in accordance with Figure C.1 of BS5837:2012.	Crown Spread Radius	The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Constraints Plan and Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.
Number of Stems	The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This influences how the root protection area is calculated.	ULE (Years)	Useful Life Expectancy. Anticipated future contribution to amenity, in years.
Overall health	A measure of physiological condition. G = Good, F = Fair, P = Poor and D = Dead.	Category	Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality), C (low quality) & U (very low quality).
Management Recommendations	Recommended works to be carried out prior to construction.		

General Method Statement for Effective Tree Protection

Retained trees are an important factor on construction sites, whether on or near the working areas. Guidance for the protection of trees during development projects is provided in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests, and diseases. Construction work often exerts pressures on existing trees, and a tree that has taken many decades to reach maturity can be damaged irreparably in a few minutes by unwitting or negligent actions.

For this project temporary fencing will be used during construction to protect the retained trees at the site (see Appendix 3 for further guidance). The fenced off areas will be construction exclusion zones.

Soil compaction quickly occurs if vehicles pass over an area of soil. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water, and reduced air and oxygen supply to roots. This leads to reduced root growth and as a result the health of the tree is impacted. Therefore, to ensure that soil compaction is avoided, it is very important that no vehicles enter the fenced-off areas during construction operations.

All construction staff should be made aware of the following restrictions that apply to the construction exclusion zones:

No excavations	No excavations (including utility trenches) or raising of soil levels is permitted within the construction exclusion zones without written permission from the project arboriculturist.
No storage or mixing of materials	No materials of any kind are to be stored dumped or discharged within the construction exclusion zones. Contaminants such as diesel oil, cement and bitumen must be stored at least 10m from any trees, with provision made for any spillage or run off to be contained away from the protected area. Mixing of cement and concrete must also take place at least 10m from any trees, and over a suitable hard surface, to prevent soil contamination from spillage or washing out.
No offices or welfare facilities	Site offices and staff welfare facilities must be located outside of the construction exclusion zones unless agreed with the local authority's arboricultural officer.
Avoid fires	Fires should be avoided, however if permitted by the site manager, they must not be lit in a position where heat could affect foliage or branches, (At least 15m from the base of a tree would normally be sufficient).
Tie branches back to prevent damage	Care must be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Branches may be tied back so that they are out of the way if necessary.

Specification for Tree Protection Fencing

There are increased chances of damage to retained trees from construction activity, as a result, fencing will be required in order to protect the retained trees. The information below specifies suitable fencing requirements for this project.

Location

The location of necessary tree protection fencing is shown by the blue lines on the tree protection plan. The fenced off areas will be construction exclusion zones and should be regarded as sacrosanct.

Specification

Tree protection fencing must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

Since this is a relatively small and short-term project it will not be necessary to install metal fencing supported by a scaffold framework (as detailed in Figure 2 of BS5837). Instead, it is proposed that standard Heras panels are used with a stabiliser strut secured by a ground pin. Alternatively, the panels may be secured with construction pins through the rubber feet.

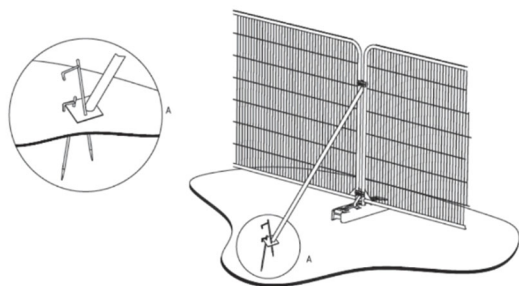


Figure A: Appropriate tree protection fencing for this project.

Installation

The tree protection fencing must be installed before any heavy plant machinery is used on the site and remain in place until the construction works have been completed.

The fencing should not be removed or altered without prior consultation with the project arboriculturist and, where necessary, approval from the local planning authority.

All-weather notices should be attached to the fencing with words such as: 'Construction Exclusion Zone - No Access'. Throughout the construction period attention should be paid to ensure that barriers remain rigid and complete.

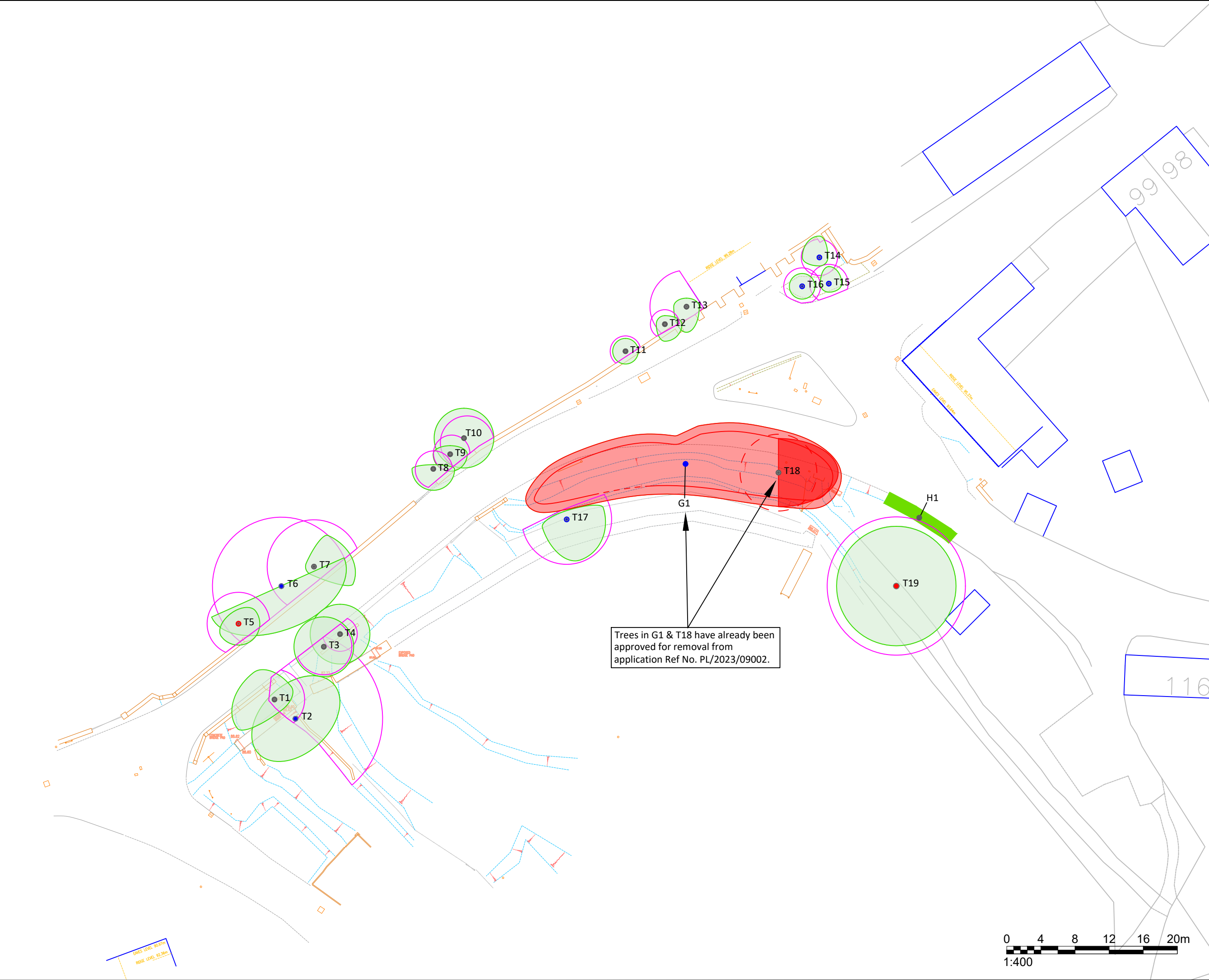
Removal

The tree protection fencing may only be removed once construction activity is completed.

Some landscaping works may be necessary at this stage but it is crucial that root damage does not occur so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only.

Works inside a construction exclusion zone

Arboricultural supervision will be required whenever construction and development activity is to take place within a construction exclusion zone. This supervision must be carried out by a suitably qualified arboriculturist.



N

Key

Root Protection Area

Canopy spread

T1

Trunk position

Tree/Group number

Trees/Groups for removal

Hedges

BS5837:2012 - Tree Category

Category A Trees

High quality and value

At least 40 years life-expectancy

Category B Trees

Moderate quality and value

At least 20 years life-expectancy

Category C Trees

Moderate quality and value

At least 10 years life-expectancy

Category U Trees

Poor quality and value

Less than 10 years life expectancy

NB

TREEMANAGEMENT

www.nbtreemanagement.co.uk

Tel: 07415 890038

Project Name:

Court Street
Tisbury

Drawing Title:

Tree Removal Plan

Drawing Number:

TR-1

Revision

Client:

Fonthill Farms

Agent:

Fowler Fortescue

Date:

26-1-2024

Scale:

1:400 @ A3

