

Arboricultural Survey and Impact Assessment

**Lake 62, Cotswold Water Park, Derryfields, Ashton
Keynes, Wiltshire**

March 2026

Prepared by: David Paginton M.Arbor.A

**BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION –
RECOMMENDATIONS'**

Contents

1	Introduction.....	1
2	Report Limitations	2
3	Documents and Information Received	3
4	Statutory Tree Protection	4
5	Proposed Development	6
6	Tree Survey Findings.....	7
7	Identification of Preliminary Tree Constraints	14
8	Arboricultural Impact Assessment.....	16
9	Tree Protection.....	22
10	Summary.....	23
	APPENDIX 1: Survey Methodology	24
	APPENDIX 2: Tree Survey Schedule.....	25
	APPENDIX 3: Tree Survey and Constraints Plan.....	26
	APPENDIX 4: Draft Tree Retention/Removal Plan	27
	APPENDIX 5: Indicative site plan.....	28
	APPENDIX 6: Landscape Strategy	29
	APPENDIX 7: Time depth analysis.....	30

REVISIONS:

Date	Rev	Description	Initials
30.03.26	-	First Issue	MP

1 INTRODUCTION

1.1 LandArb Solutions Ltd has been appointed to carry out a tree survey at Lake 62, herein referred to as the site, and to prepare an arboricultural impact assessment (AIA) to accompany an Outline planning application for change of use of the land for the setting up of 38 holiday lodges and new vehicular access.

1.2 The scope of the assessment was to visit the site and to survey relevant trees, in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations.*' LandArb Solutions Ltd was subsequently also instructed to assess the potential impact of development proposals on the site's arboricultural resource and to produce the following:

- Schedule of Tree Survey Data.
- Tree Survey and Constraints Plan.
- Arboricultural Impact Assessment; and
- Draft Tree Retention and Loss Plan

2 REPORT LIMITATIONS

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not possible to categorically state that any tree is 'safe'.
- 2.2 This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.3 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use. Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report. The findings and recommendations of the survey are limited to a period of 24 months from the date of the survey.

3 DOCUMENTS AND INFORMATION RECEIVED

3.1 For the purposes of preparing this Arboricultural Protection Statement LandArb Solutions was provided with the following information:

1. Topographical Survey, OOlake62topo_RevB.dwg
2. Proposed Site Plan, Leap Architects, drawing LA0058, Rev 04 dated 06.11.25
3. Landscape Strategy Plan, drawing Las 938 04, dated 03.03.26.

4 STATUTORY TREE PROTECTION

- 4.1 A review of Wiltshire Councils online Tree Preservation Order (TPO) maps shows that no trees within nor adjacent to the site are subject to a TPO.
- 4.2 The site is not within a Conservation Area.



Fig 1: Extract of Wiltshire Council TPO Map.

- 4.3 Notwithstanding specific exemptions and in general terms, a Tree Preservation Order (TPO) prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the prior consent of the local planning authority.
- 4.4 Penalties for contravention of the legislation for the protection trees (TPO) tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.
- 4.5 On many non-residential sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic

metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.

- 4.6 Any proposed tree works that are planned to be carried out on site must be carried out in accordance with any relevant statutory controls.

Statutory Wildlife Protection

- 4.7 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of this report.
- 4.8 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 4.9 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

5 PROPOSED DEVELOPMENT

- 5.1 The proposals comprise a *“Outline planning application for the change of use of land for the sitting of up to 38 holiday lodges, including creation of new vehicular access off Spine Road West, extension of existing shared footway and cycleway along the B4696 Spine Road East and associated landscape planting and infrastructure with all matters reserved except access.”*
- 5.2 The proposals are overlaid with the tree survey as shown on the Tree Retention/Removal and Protection Plans.

APPENDIX 4 – DRAFT TREE RETENTION/REMOVAL PLAN

APPENDIX 5 –PROPOSED SITE PLAN

6 TREE SURVEY FINDINGS

- 6.1 LandArb Solution's visited the site and carried out the tree survey in July 2025.
- 6.2 The tree survey was carried out with reference to methodology set out in BS5837:2012 *'Trees in relation to design, demolition and construction – Recommendations'*. Trees were not tagged.

APPENDIX 1 – METHODOLOGY

- 6.3 Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

- 6.4 Within the tree survey schedule, each surveyed Tree (T), Group (G), Hedge (H), in the site is given a reference number which refers to its position on the Tree Survey and Constraints Plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINTS PLAN

- 6.5 A total of 35 survey items were surveyed and assessed during the site visits. A summary of the tree survey findings is shown in table form below:

	Total	A	B	C	U
Trees	3	0	2	1	0
Group	29	0	4	25	0
Hedge	3	0	0	3	0

- 6.6 Six survey items are of moderate quality (Category B) within the region of 20+ years life expectancy.
- 6.7 Twenty-nine surveyed items are of low quality (Category C) with 10+ years useful life expectancy.
- 6.8 No surveyed item are to be of high quality (Category A).
- 6.9 No surveyed item is unsuitable for retention in the current site context beyond 10 years (Category U).

6.10 A selection of site photographs is set out on the following pages.



Photo 1: View looking south towards G2, G4 and G5.



Photo 2: View looking at H6.



Photo 3: View west at lake boat launch site.



Photo 4: View looking at the current site access.



Photo 5: View looking north at at G21/G22.



Photo 6: View east along G25.



Photo 7: View south along H27.



Photo 8: View north along H27.



Photo 9: View south at G33.



Photo 10: View through G6.

7 IDENTIFICATION OF PRELIMINARY TREE CONSTRAINTS

7.1 In accordance with BS5837:2012, below ground constraints, or root protection areas (RPAs), for the surveyed trees have been plotted onto the tree survey plan for the site. These are represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level.

7.2 With reference to BS5837:2012, a root protection area (RPA) is defined as “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 the roots and soil structure should be treated as a priority”. “The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained”.

7.3 BS5837:2012 states (4.6.2) that, “where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.” The BS goes on to state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should consider:

- morphology and disposition of roots.
- topography and drainage.
- soil type and structure.
- the likely tolerance of the tree to root damage/disturbance.

7.4 Root systems can be damaged in a number of ways as follows:

- Severance of a root will destroy all parts of the root beyond that point. The larger the root severed, the greater the impact on the tree. If roots are damaged close to the trunk, the anchorage and stability of the tree can be affected.

- The root bark protects the root from decay and is also essential for further root growth. If damage to the bark extends around the whole circumference, the root beyond that point will be killed.
- Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous diffusion through the soil, and thereby asphyxiate the roots. The roots must have oxygen for survival, growth and effective functioning.
- Lowering the soil level will strip out the mass of roots near the surface.
- Raising soil levels will have the same effect as soil compaction.
- Incorrect selection and application of herbicide.
- Spillage of oils or other harmful materials.

7.5 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

7.6 The colour-coded categorisation of tree quality is also shown on the tree survey plan.

8 ARBORICULTURAL IMPACT ASSESSMENT

8.1 With reference to BS5837:2012 '*Trees in relation to design, demolition and construction*', this preliminary AIA provides a brief overview of possible direct and indirect effects of the proposed Land Use Parameter Plan on the site's arboricultural resource. Please note, the following discussions reflect the outline nature of the application.

8.2 The preliminary AIA considers the potential effects of any tree loss required to implement the design as well as any potentially damaging activities proposed in the vicinity of retained trees. BS5837:2012 suggests that such activities might include:

- Removal of existing structures and hard surfacing;
- Installation of new hard surfacing;
- Installation of services;
- Location and dimensions of all proposed excavations and changes in ground level (including those that might arise from the implementation of recommended mitigation measures); and
- The 'buildability' of the scheme in terms of access, adequate working space, provision for storage of materials including topsoil.

8.3 With reference to BS5837:2012, the preliminary AIA includes the following information:

- Draft Tree Retention/Loss Plans (Appendix 5);
- A description of the potential impact of proposals in 8.6-8.27 below).

8.4 To assist in the initial design stages of the proposal, the baseline arboricultural data has been inputted into the iterative design process. The proposals have sought to incorporate existing site features where possible including trees and hedgerows, within the development site reflecting their importance for wildlife and the landscape setting.

- 8.5 This preliminary AIA provides an overview of the development proposals potential impacts and seeks to set out possible mitigation measures which may be necessary. The findings of the assessment form a baseline to assist with the preliminary evaluation and demonstrate feasibility. The findings, whilst helpful at this preliminary stage of the process, do not necessarily constitute absolute certainty as to which surveyed items will be retained or lost. The exact nature of retention and loss and full impacts of development will be determined at the detailed design stage (Reserved Matters) of the ongoing application process.

Assessment of Tree Retention and Loss

- 8.6 The application site comprises a large lake with trees and vegetation growing around the lake with the majority on the banks on the edge of the lake. There is an access track that runs around the lake and several areas where the lake edge/bank is clear of trees. There are some clearings around the site particularly on the eastern side, and near where the current access is and along the southern part of the site.
- 8.7 Change of use of the site to accommodate holiday lodges and associated infrastructure will inevitably require tree loss given how treed the site is. The extent of required tree loss would depend on the exact details of proposed new built form. However, at this stage the application is outline only with all matters reserved. Therefore, to understand how trees might be affected, particularly the potential extent of tree loss, an indicative site plan (Appendix 5) has been prepared to illustrate how development could be achieved.
- 8.8 A draft tree retention/removal plan (Appendix 4) shows potential tree removal in relation to the indicative site plan which shows how development could potentially be located within the site. As can be seen, the indicative site plan has sought to direct new development to areas of the site which are less treed / have greater areas of open space to minimise the potential loss of trees as follows:

- Holiday lodges could be positioned lake side on the eastern side of the lake. Although lake side trees would need to be removed, this approach means the existing access off Ashton Road can be utilised and new parking areas could be created in the areas of open space currently found in this part of the site.
- Additional holiday lodges could be positioned to the southwest of the site. Again, although lakeside trees would need to be removed this approach utilises an area of the site that is less treed than others. A new access would be created to Spine Road West, but this would avoid impact large mature trees and just require the removal of a section hedge.

8.9 By directing development to the east and south-west, the following survey items would be removed:

- G1 (Part) to be removed for a pedestrian access.
- G6, G7 (Part), G9 (Part), G11, G12 (part), T13, G14 (part), G16, G18, G19, G29 (Part), G33 (part) – Removed to facilitate installation of hard surfacing for the new shoreline holiday lodges.
- G35, G31, G34 – removed to allow for a new site access and parking areas.

8.10 All other areas of the site including tree cover can be preserved.

Proposed Landscaping Strategy

8.11 The proposed landscaping strategy is shown in Appendix 6.

8.12 As can be seen, proposed landscaping includes for new tree and structure planting.

8.13 The strategy would involve planting scattered trees and structure planting to help mitigate the tree loss but also help break up the lodges to retain a more wooded feel to the site.

8.14 Proposed new tree planting would help enhance the visual amenity of the site and help contribute to the finished development.

Tree Retention/Loss Summary

8.15 It will be for the Local Authority to determine the acceptability of development proposals, including impacts to trees, weighed against the benefits of proposals in the planning balance. However, with regard to the site and trees the following is noted:

- The tree removal would primarily affect trees that are in the region of 24 years of age or less. As shown in Appendix 7 (time depth analysis) Google Earth imagery shows the eastern and southern parts of the site as treeless in 2002. The north and west parts of the site area clearly treed but eastern and southern area open grassland. Trees are shown to have started to grow and colonising the eastern and southern areas post 2005.
- Older more mature and established trees in northern and western parts of the site could be retained.
- No ancient woodland, ancient trees, veteran trees, or trees of advanced age are proposed for removal. No BAP priority habitat woodland would be lost, nor any wood pasture. Trees to be removed are not subject to a Preservation Order, nor in a Conservation Area, are not part of a historic landscape or registered park/garden. Trees to be removed do not appear to have any special attributes or characteristics that would elevate their value or importance for preservation over and above the general desire to retain /preserve existing trees.
- Notwithstanding the likely extent of tree loss, development of the site presents opportunities for new tree and structure planting. New tree planting / structure planting would provide increased habitat connectivity by linking existing trees together. Proposals would also help increase the multi-functional value of the site. Opportunities to open the site for leisure and recreation activities, as well as deliver ecological enhancements.

Assessment of Impacts to Retained Trees

Tree works

- 8.16 At this stage, no major tree works are identified as being necessary for the development. This is due to the outline nature of the application and vast majority of potentially retained trees (based on indicative proposals) being located away from development areas.
- 8.17 The necessity for required tree works and/or management should be re-assessed as part of detailed design stage of the application process.

Removal of existing structures and surfacing

- 8.18 Other than storage containers there are no buildings or areas of hard surfacing that would need to be removed.

Installation of new structures / surfacing

Holiday lodges

- 8.19 Proposed holiday lodges are mobile (on wheels) and can be wheeled in position. As such they would be low impact i.e. there would be no foundations and the built form would not be fixed nor permanent, they could be removed later).

Hard surfacing

- 8.20 Hard surfacing would be required to create parking areas, access drives and lake side pitches for the holiday lodges.
- 8.21 It would not be proposed to install tarmac roadways or heavy engineered hard surfacing. Instead, new surfacing would be lower impact such as hoggin and gravel to have a more naturalistic feel. The tree loss plan has assumed worst case scenario therefore all trees in development areas are shown for removal. In this context, no new hard surfacing is proposed in RPAs. However, as part of a RM application there

would be an opportunity to refine development / holiday lodge plot locations to retain more trees with driveway / parking infrastructure could also be design around trees.

Levels

- 8.22 All existing levels in retained tree RPA would need to be preserved.
- 8.23 Levels details would need to be re-assessed as part of the RM application process.

Drainage

- 8.24 No drainage details are available at this stage.
- 8.25 Any requirement for drainage would need not be designed with arboricultural inputs and assessed as part of a future RM application.

'Buildability'

- 8.26 Given the nature of the proposed development, the level of potential need of HGVs, heavy machinery and construction equipment and materials would be much less compared to say a housing development.
- 8.27 It is clear there is adequate space within the site to accommodate storage of materials, equipment and contractor parking without compromising any retained trees.

9 TREE PROTECTION

- 9.1 It is anticipated that tree protection measures compliant with BS5837:2012 would be employed during any redevelopment works at the site. However, none are set out at this stage given the outline nature of the application.
- 9.2 The need for and exact location and detail of any protection measures to be employed (including fencing, ground protection and working methods for any works in RPAs) will need to be set out as part of an Arboricultural Impact Assessment/Method Statement at the detailed design stage of the development and submitted with any future RM applications.

10 SUMMARY

- 10.1 The application site currently comprises a Lake.
- 10.2 A total of 35 items were surveyed within and adjacent to the site redline. Most survey items comprise mixed species tree groups that are growing around the lake. The eastern and southern areas of trees are estimated to be 24 years of age or less.
- 10.3 Six survey items are of moderate quality (Category B) within the region of 20+ years life expectancy. Twenty-nine surveyed items are of low quality (Category C) with 10+ years useful life expectancy. No surveyed item is of high quality (Category A). No surveyed item is considered to be unsuitable for retention in the current site context beyond 10 years (Category U).
- 10.1 Proposed indicative site plan shows development of the site would require the removal of some of the existing tree cover at the site. However, tree loss could be minimised by focusing development to areas of the site that are less treed and / or are colonised by trees of a younger age.
- 10.2 No ancient, veteran, notable, rare or high-quality trees would need to be removed.
- 10.3 The Landscape Plan demonstrates that areas of new tree and structure planting would be created.
- 10.4 The exact nature and extent of tree loss required and impacts to retained trees will need to be determined and assessed as part of subsequent Reserved Matters (RM) stage of the application process. Further arboricultural assessments should be carried out to evaluate the direct and indirect effects of the detailed design proposals on the site's arboricultural resource at RM stage. This should include an evaluation of final tree retention vs loss, proposed mitigation planting that may be necessary as well as a specification of required protection measures need for retained survey items/landscape features relevant proposed development.

APPENDIX 1: SURVEY METHODOLOGY

ARBORICULTURAL SURVEY METHODOLOGY

The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

Within the tree survey schedule, each surveyed tree (T), hedgerow (H), group (G), woodland (W) on or adjacent to the site is given a reference number which refers to its position on the tree survey plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINT'S PLAN

Also shown on the tree survey plan are quality grading and preliminary tree constraints: root protection areas.

Tree species: listed by common name.

Heights: measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Trunk diameters: measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012 (p.10, para 4.6.1 a and b).

Crown spreads: taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to

up the nearest whole metre for dimensions over 10m. For trees assessed as groups or woodland, an estimated mean radial crown spread in metres is taken for trees at the 80 percentile size.

Crown clearance: expressed both as existing height above ground level of first significant branch along with its direction of growth (e.g. 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Estimates: where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.

Life stage:

- Y – young (stake dependent);
- SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature);
- EM – Early Mature (not yet having reached 75% of expected mature size);
- M – Mature (anything else up to normal life expectancy for the species);
- OM – Over Mature (anything beyond mature and in natural decline); and
- V – Veteran (any tree displaying characteristics described by Natural England).

Management Recommendations: recorded in relation to a tree’s structural and/or physiological condition (e.g. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate. This is NOT intended to comprise a specification for tree work; further advice should be sought prior to implementation. Trees

assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical.

Physiological condition:

- Good (Generally in healthy condition. No indications of impaired physiological function and in optimum condition for age and species);
- Fair (Condition satisfactory though below mean species performance, with indicators of reduced vitality. Some intervention may be required);
- Poor (Tree in decline/retrenching, with significantly impaired physiological function for age and species); and
- Dead (self-explanatory).

The above are informed by the following;

- Leaf size and colouration – unless otherwise state, leaf size and colouration is typical of the age and species; and
- Canopy density – unless otherwise stated, the canopy density of trees is typical of the age and species.

Structural Condition & Notes:

- Good (without any observable significant biomechanical structural weaknesses);
- Fair (with minor biomechanical structural flaws. Some remedial action may be required); and
- Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).

Notes on the apparent structural integrity of the tree are based upon visual tree assessment, including notes on form, taper, forking habit, storm damage, wood decaying fungi, pests and disease etc. plus other pertinent observations.

Anticipated useful life expectancy (ULE): the length of time a tree is estimated to be able to make a safe useful contribution to local amenity is expressed in years as: <10, 10+, 20+, 40+.

Category Grading: individual trees, hedgerows, groups of trees, and woodlands are assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (U, A, B, and C) which are differentiated on the tree survey plan by the colours indicated below:

Category U (Red)

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

Retention Implications to a site

Not a material consideration in the planning process but may have other benefits i.e. ecological benefits/importance.

Category A (Green)

Trees of high quality with an estimated remaining life expectancy of 40 years.

Retention Implications to a site

Tree should be retained and amendments to a proposed scheme should be identified in preference to tree removal.

Category B (Blue)

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Retention Implications to a site

Where possible amendments to a proposed scheme should be considered in preference to tree removal.

Category C (Grey)

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

Retention Implications to a site

The retention of trees may be advantageous in the short term, but they should not be seen as a constraint to development.

A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

Trees have been assigned 'U' or category grading A-C in accordance with the cascade chart given in BS: 5837:2012.

In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

Limitations

This report has been undertaken in compliance with BS: 5837:2012 and is not intended to be a tree safety survey. This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. Any notes offered regarding structural integrity of trees are to be considered incidental. Our recommendations given for immediate intervention should be put in the hand of the owner/site manager as soon as reasonably practicable.

Trees are dynamic living organisms as well as self-supporting dynamic structures, capable of achieving considerable size and structural complexity. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay causing organisms that can degrade and sometimes destroy their structural integrity. The laws and forces of nature dictate a natural failure rate even among trees that appear healthy and structurally sound. They therefore have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. By their very nature, therefore, it is not possible to categorically state that any tree is 'safe' or hazard free.

Tree surveys and/ or tree inspections are inherently a snap shot in time of the structural and physiological conditions of the trees concerned.

It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.

Unless otherwise stated, all such surveys/inspections are undertaken from ground level and no internal inspections or tests have been undertaken.

Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.

The findings and recommendations of this report should be considered time-limited for planning purposes to a maximum of 24 months from the date of this report (absent revisions of BS5837, which render pre - existing data obsolete).

		Arboricultural Impact Assessment Significance Matrix					
		Level of Impact					
		High	Medium	Low	Slight	None	
		e.g. removal required to facilitate development. Excessive root severance. Excessive above ground pruning. Hedgerows: >50% loss of overall length.	e.g root damage, soil compaction or above ground impacts tree management works unacceptable in terms of BS3998:2010. Hedgerows: >25% loss of overall length.	e.g. minor fine root loss, installation of no dig surfacing, temporary ground protection. Moderate tree works within the parameters of BS3998:2010. Hedgerows: 5-10% loss of overall length.	e.g.very minor works within root protection areas for example the installation of lightweight fencing or soft landscaping. Hedgerows: <5% loss of overall length.	E.g. trees located at a significant distance from development and construction activities.	
BS5837:2012 Quality Assessment Category	A	Major	Major	Moderate	Minor	None	Significance of effect
	B	Major	Moderate	Minor	Insignificant	None	
	C	Moderate	Minor	Insignificant	Insignificant	None	
	U	Minor	Minor	Insignificant	Insignificant	None	
		Significance of effect					

Significance of effect - definitions	
Major	Removal/acute damage to structural integrity/vitality/appearance of a high quality arboricultural feature. Depending on circumstances, may result in the loss of all/greater majority of public visual amenity value. Mitigation planting unlikely to be effective except in the long term (40+ years).
Moderate	In the case of damage: unlikely to give rise to tree death but likely to noticeably reduce vitality and deterioration of appearance in the short and medium term, with corresponding reduction in public visual amenity value where relevant. Tree removals that can be effectively mitigated in the medium term (20-40 years). For example notable crown dieback, foliage discolouration, low leaf density, or tree management works unacceptable in terms of BS3998:2010.
Minor	Short-term damage with limited distribution that can be reasonably compensated for by new growth. Unlikely to result in observable symptoms of damage in relation to structural integrity/vitality/appearance. No obvious impact on public visual amenity. Tree removals that can be mitigated in the short-term (10-20 years)
Insignificant	Minimal damage in very small amounts. No obvious impact on public visual amenity.
None	No impact to above or below ground components of tree reasonably anticipated.

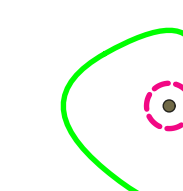
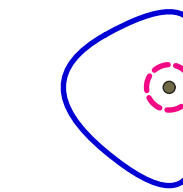
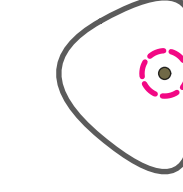
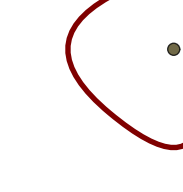
APPENDIX 2: TREE SURVEY SCHEDULE

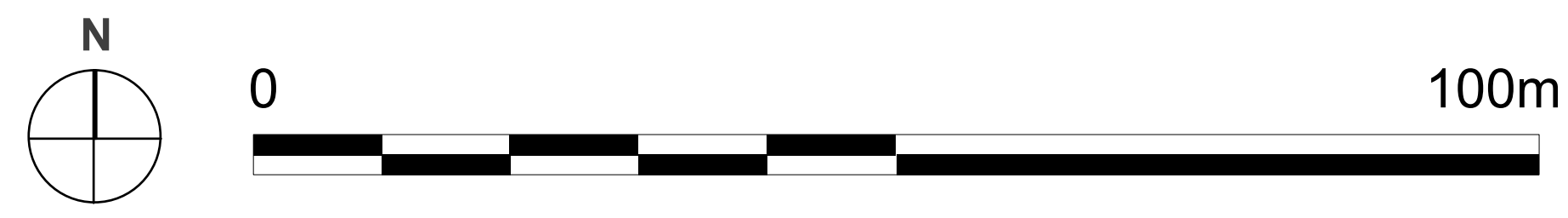
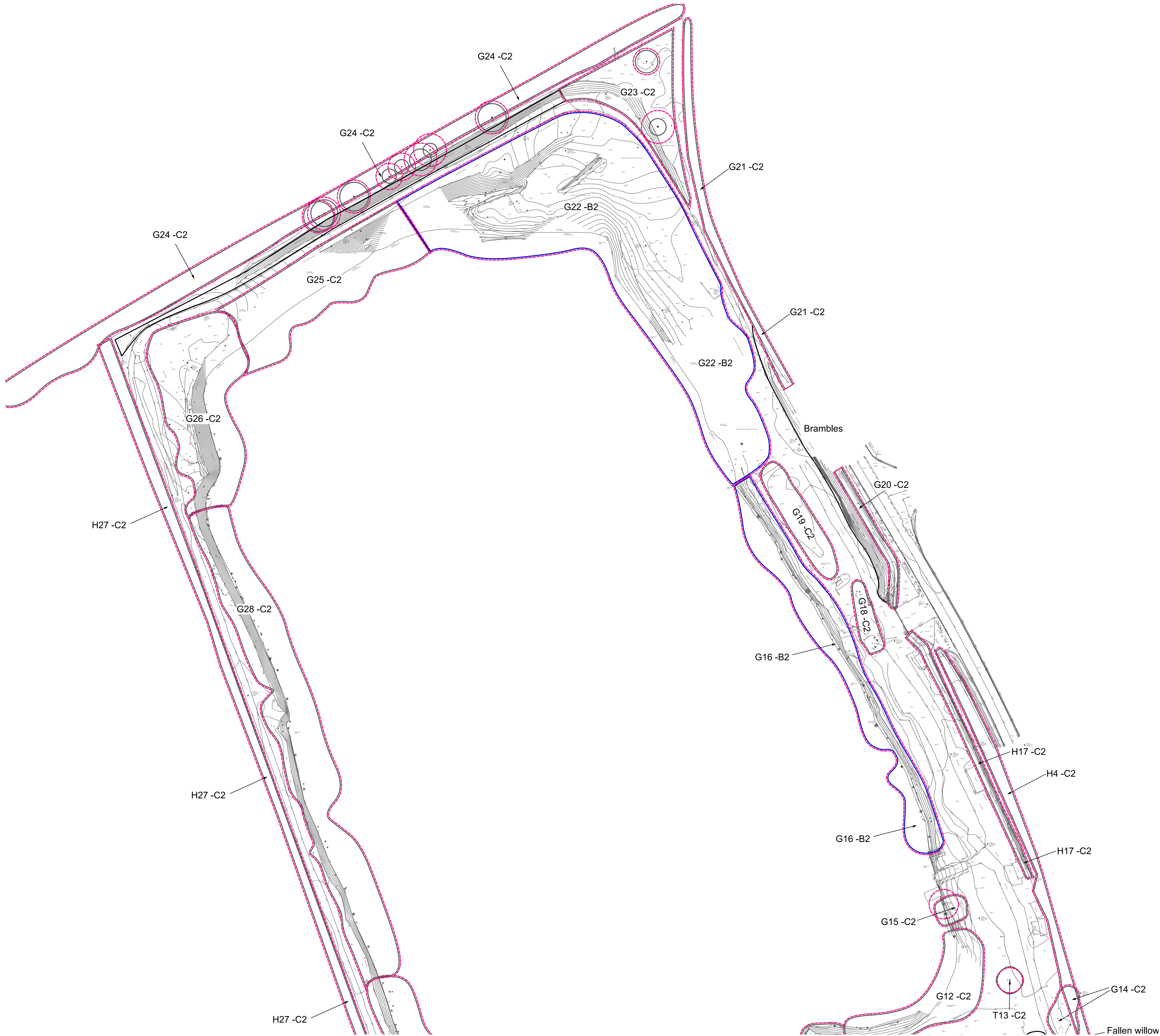
Ref no.	Species	Ht. (m)	Stem		RPA radius	RPA area	Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)				N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)						
G1	Cherry, ash, hawthorn, birch, alder	12.0	1	250	3.0	28	C2	As shown				N/A		1.0	M	10+	Fair	Fair	Ivy on stems, leaning stems, self set.	None at time of survey.	
G2	Ash, elder, hawthorn, field maple	4.0	1	230	2.8	24	C2	As shown				N/A		0.5	M	10+	Fair	Poor	Ivy on stems, dead trees, scrubby	None at time of survey.	
G3	Ash, alder, hawthorn, willow, hazel, field maple, elm	15.0	1	250	3.0	28	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Ivy on stems, drawn up, thin stems, brambles at base, dense understorey.	None at time of survey.	
H4	Hawthorn, willow, dogwood, ash	4.0	1	250	3.0	28	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Mixed boundary hedge.	None at time of survey.	
G5	Willow, dogwood, field maple, hawthorn, privet	10.0	1	400	4.8	72	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Mixed boundary hedge. Dense, ivy on stems, mixed species.	None at time of survey.	
G6	Willow, Apple, dogwood, hawthorn, field maple	10.0	1	350	4.2	55	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Area between waters edge and path. Mixed species, willow nearer water. Ivy on stems, dense scrub.	None at time of survey.	
G7	Hawthorn, willow	15.0	1	450	5.4	92	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Area between path and waters edge, fallen stems, leaning stems, miss on stems, deadwood.	None at time of survey.	
G8	Willow	15.0	1	400	4.8	72	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Area of multi stem willow, no understory, fallen stems, deadwood.	None at time of survey.	
G9	Willow, dogwood, alder, hawthorn	17.0	1	600	7.2	163	B2	As shown				N/A		1.5	M	20+	Fair	Fair	Area on edge of narrow area of land jutting out into water, brambles at base.	None at time of survey.	
T10	Willow	11.0	1	300	3.6	41	B2	5.0	5.0	5.0	5.0	N/A		1.5	EM	20+	Fair	Fair	Typical of age and species, minor deadwood.	None at time of survey.	
G11	Willow	4.0	1	90	1.1	4	C2	As shown				N/A		0.5	Y	10+	Fair	Fair	Area of self set willow at edge of water.	None at time of survey.	
G12	Willow	11.0	1	450	5.4	92	C2	As shown				N/A		1.5	EM	10+	Fair	Fair	Area of self set willow at edge of water.	None at time of survey.	
T13	Ash	10.0	1	380	4.6	65	C2	5.0	5.0	5.0	5.0	N/A		1.5	EM	10+	Fair	Fair	Good shape, minor deadwood.	None at time of survey.	
G14	Birch, cherry, hawthorn, willow	10.0	1	180	2.2	15	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Area of self set vegetation.	None at time of survey.	
G15	Willow, blackthorn, hawthorn	13.0	1	450	5.4	92	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Larger willow stem with dense vegetation at base at edge of water.	None at time of survey.	
G16	Willow, hawthorn, sycamore, ash	15.0	1	400	4.8	72	B2	As shown				N/A		0.5	M	10+	Fair	Fair	Group along waters edge, brambles and vegetation at base.	None at time of survey.	
H17	Hawthorn, blackthorn, hazel, spindle	5.0	1	400	4.8	72	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Hedge on inside of fence, mixed species.	None at time of survey.	
G18	Willow, goat willow, privet	10.0	1	350	4.2	55	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Little island of multi stem willow, leaning stems, brambles at base.	None at time of survey.	
G19	Blackthorn, hawthorn, yew, field maple, Apple	4.0	1	120	1.4	7	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Area of self se5 blackthorn with other species mixed in with brambles.	None at time of survey.	
G20	Field maple, willow, hazel, hawthorn	11.0	1	150	1.8	10	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Area of self set vegetation on boundary.	None at time of survey.	
G21	Field maple, hawthorn, dogwood	8.0	1	150	1.8	10	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Area of self set vegetation on boundary.	None at time of survey.	
G22	Willow, birch, ash, hawthorn,	15.0	1	250	3.0	28	B2	As shown				N/A		0.5	M	20+	Fair	Fair	Area of dense vegetation on waters edge.	None at time of survey.	
G23	Willow, aspen	15.0	1	250	3.0	28	C2	As shown				N/A		0.5	EM	10+	Fair	Fair	Area of self set trees and scrub.	None at time of survey.	
G24	Ash, hawthorn, blackthorn, apple, field maple	15.0	1	350	4.2	55	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Off site. Mostly ash with ivy, hawthorn and blackthorn at base.	None at time of survey.	
G25	Field maple, willow, elder, blackthorn	10.0	1	350	4.2	55	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Field maple with scrubby vegetation aligning steep earthworks down to waters edge.	None at time of survey.	
G26	Field maple, hawthorn, elder, willow	11.0	1	280	3.4	35	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Field maple and hawthorn with scrubby vegetation at base along waters edge.	None at time of survey.	
H27	Elm, hawthorn, field maple	6.0	1	150	1.8	10	C2	As shown				N/A		1.5	M	10+	Fair	Poor	Off site fragmented hedge, lots of gaps.	None at time of survey.	
G28	Field maple, hawthorn, willow, ash, dogwood, sycamore	13.0	1	280	3.4	35	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Mostly field maple and hawthorn, with willow at waters edge, drawn up, thin stems, dense ivy.	None at time of survey.	
G29	Willow, hawthorn, dogwood, sycamore	17.0	1	450	5.4	92	C2	As shown				N/A		1.5	M	10+	Fair	Fair	Area of self set vegetation on the waters edge, willow nearer water, scrubby vegetation at base, thin stems, ivy.	None at time of survey.	
G30	Willow	17.0	1	700	8.4	222	B2	As shown				N/A		2.5	M	20+	Fair	Fair	Several large willows, minor deadwood, split branches, typical of age and species.	None at time of survey.	
G31	Ash, hawthorn	11.0	1	130	1.6	8	C2	As shown				N/A		1.0	M	10+	Fair	Fair	Self set scrubby vegetation.	None at time of survey.	
T32	Willow	17.0	1	1000	12.0	452	B1	As shown				N/A		2.0	M	20+	Fair	Fair	Large stem large spreading canopy, ivy in stem, at waters edge.	None at time of survey.	

G33	Field maple, sycamore, hawthorn, blackthorn, willow, ash, dogwood	12.0	1	350	4.2	55	C2	As shown	N/A	1.5	M	10+	Fair	Fair	Area of self set vegetation along waters edge, dense, ivy on stems.	None at time of survey.
G34	Willow, ash, sycamore	9.0	1	100	1.2	5	C2	As shown	N/A	1.5	EM	10+	Fair	Fair	Area of self set vegetation.	None at time of survey.
G35	Hawthorn, willow, ash, elm	11.0	1	300	3.6	41	C2	As shown	N/A	1.5	EM	10+	Fair	Fair	Area of self set vegetation, mostly small saplings at edge.	None at time of survey.

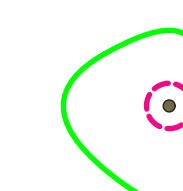
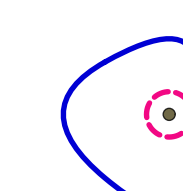
APPENDIX 3: TREE SURVEY AND CONSTRAINTS PLAN

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



KEY - BS 5837 : 2012 Categories

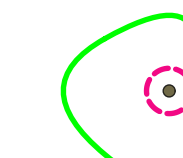
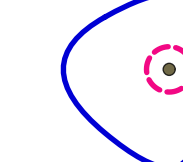
-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree

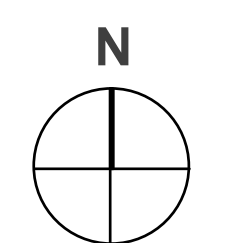


APPENDIX 4: DRAFT TREE RETENTION/REMOVAL PLAN



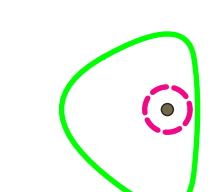
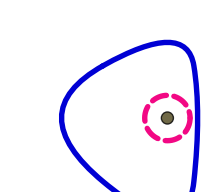
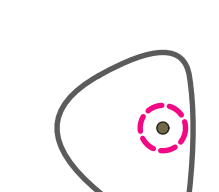
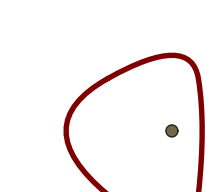
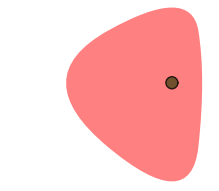
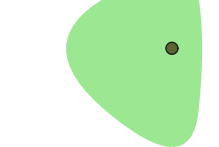
KEY - BS 5837 : 2012 Categories

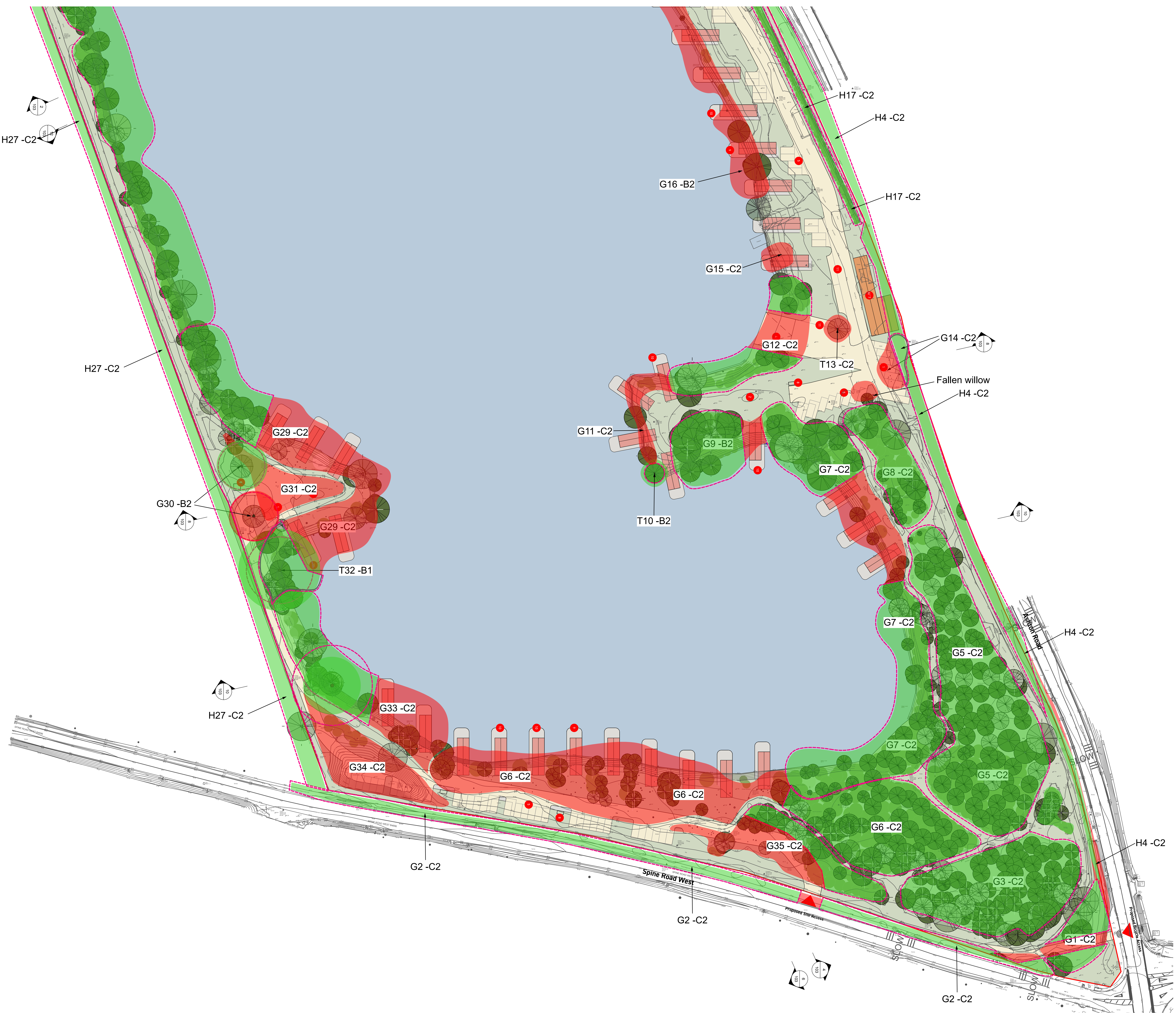
-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Survey Item to be Retained



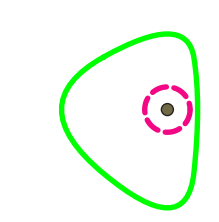
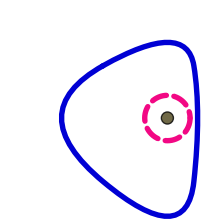
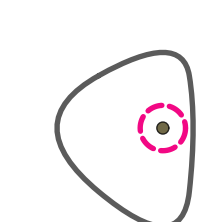
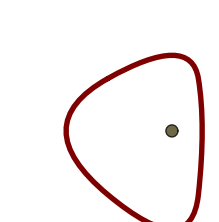
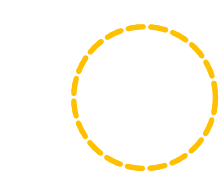
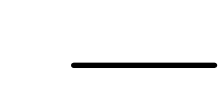
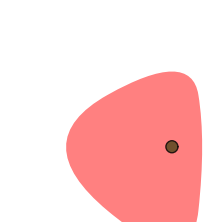
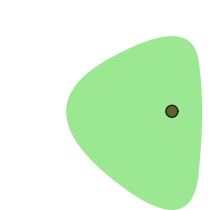
0 100m

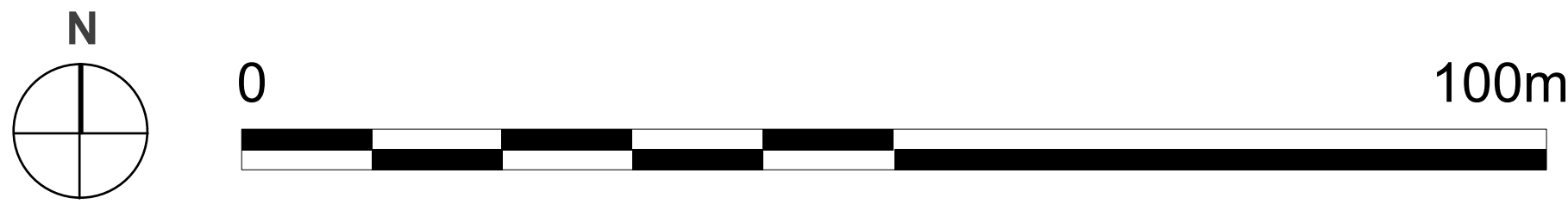
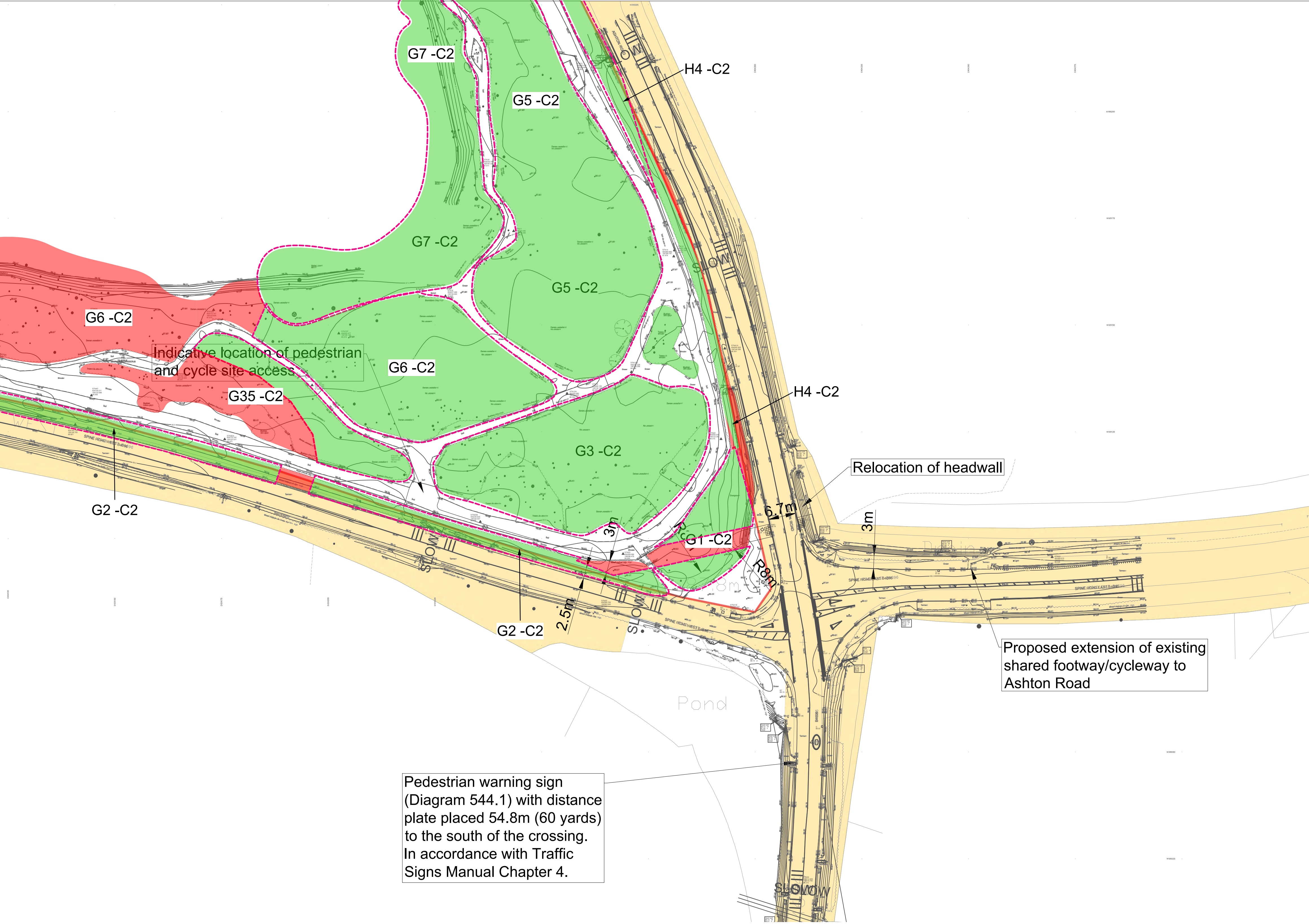
KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Survey Item to be Retained



KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Survey Item to be Retained



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
1	First Issue	19/02/2026

LANDARB SOLUTIONS

Project:
Lake 62, Cotswold Water Park, Derryfields, Ashton Keynes, Wiltshire

Description:
Tree Retention and Loss Plan - Sheet 3 of 3 Highways

Status:
For Planning

Scale: 1:500 @A0	Drawn I DP	Checked MP	Date: 19/02/2026
Job Number: LAS 938	Drawing Number: 02	Revision: -	

APPENDIX 5: INDICATIVE SITE PLAN

Drawing Revisions

00	14/07/25	Option Study
01	26/07/25	Option 1 Revised
02	25/09/25	Layout Updates
03	29/09/25	Cycle Path Updates
04	04/11/25	Site Layout Updates

KEY:

- Viewing + Seating Area
- Vertical Axis Wind Turbine
- Sub-Station / Plant
- Slipway + Mooring
- Parking Spaces
- Open + Forest Scaffold Consultation Room / WC
- Bicycle Hire
- Recycling + Refuse Collection Points
- Accommodation Lodges
- Accessible Lodges
- Extended Parking Bay

- new vehicular / bicycle access route
- existing paths around the site



1 proposed site plan, Option 1

Issued For
INFORMATION

Client
Mr P Briggs

Project
Development of Lake 62 Cotswold Water Park

Derryfields, Aston Keynes,
Wiltshire, SN6 6DT

Drawing
Title Proposed Site Plan

Date November 2025

Scale As indicated @ A1

Project number LA0058

Drawing number CWP-102

Revision 04

APPENDIX 6: LANDSCAPE STRATEGY

APPENDIX 7: TIME DEPTH ANALYSIS

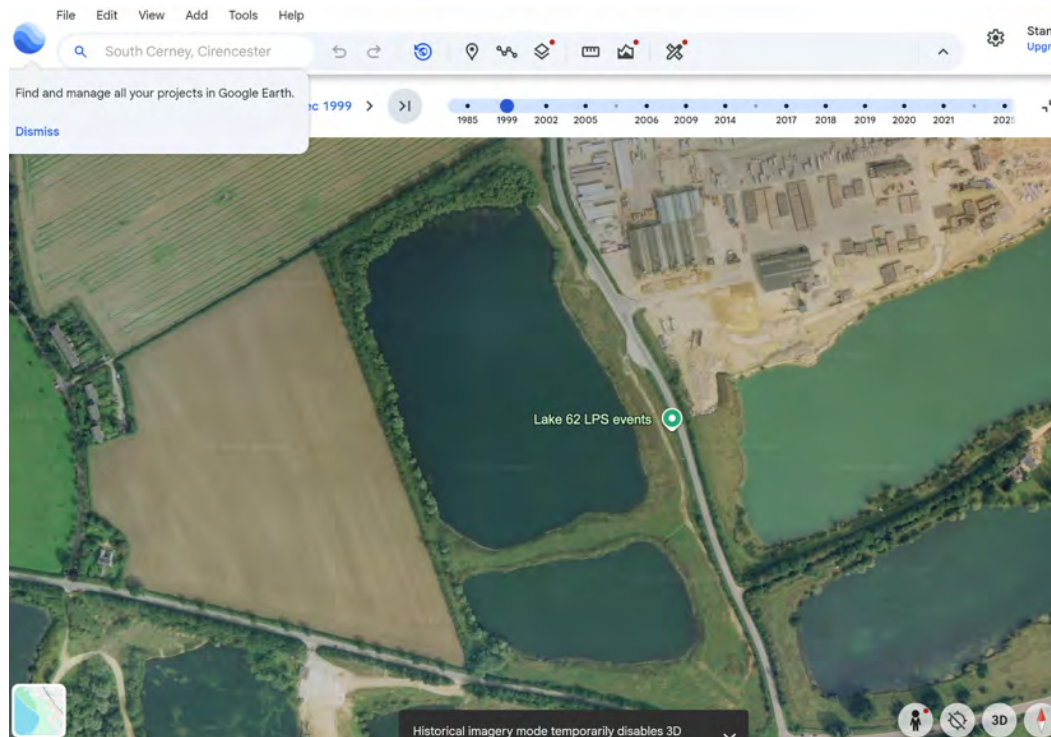


Fig 1: Lake 62 in 2002 (source Google Earth).

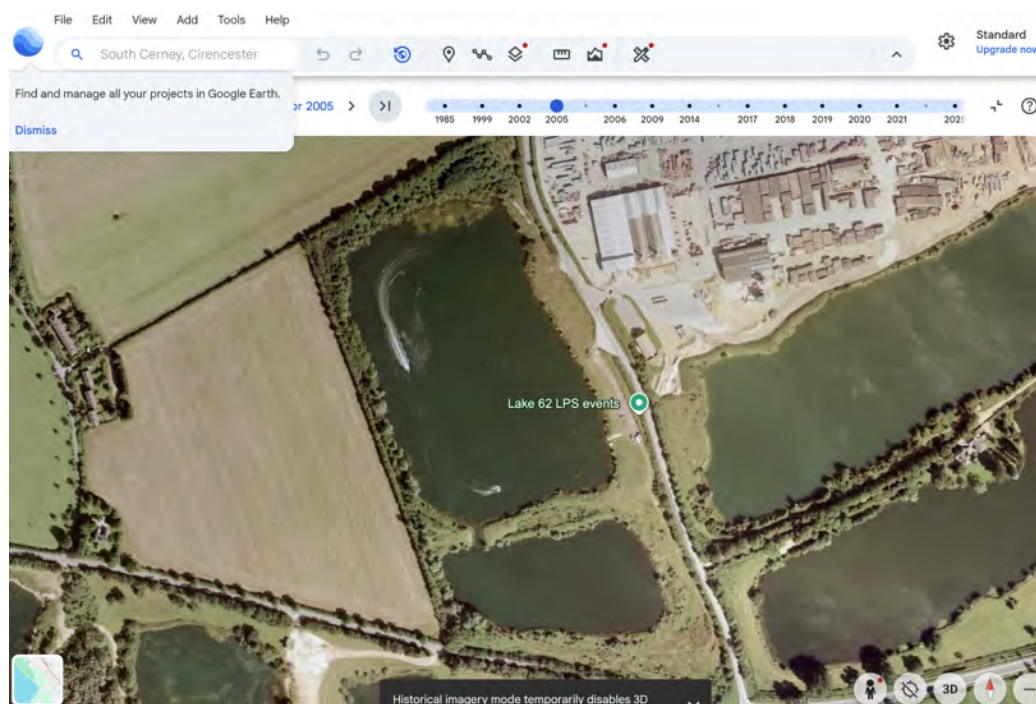


Fig 2: Lake 62 in 2005 (source Google Earth).

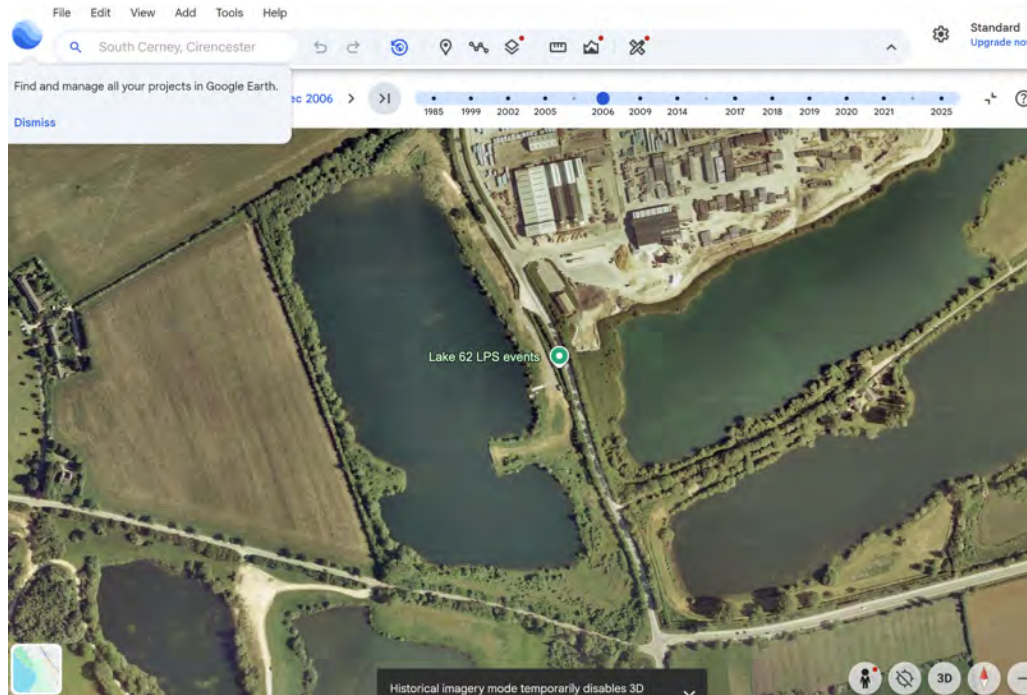


Fig 3: Lake 62 in 2006 (source Google Earth).

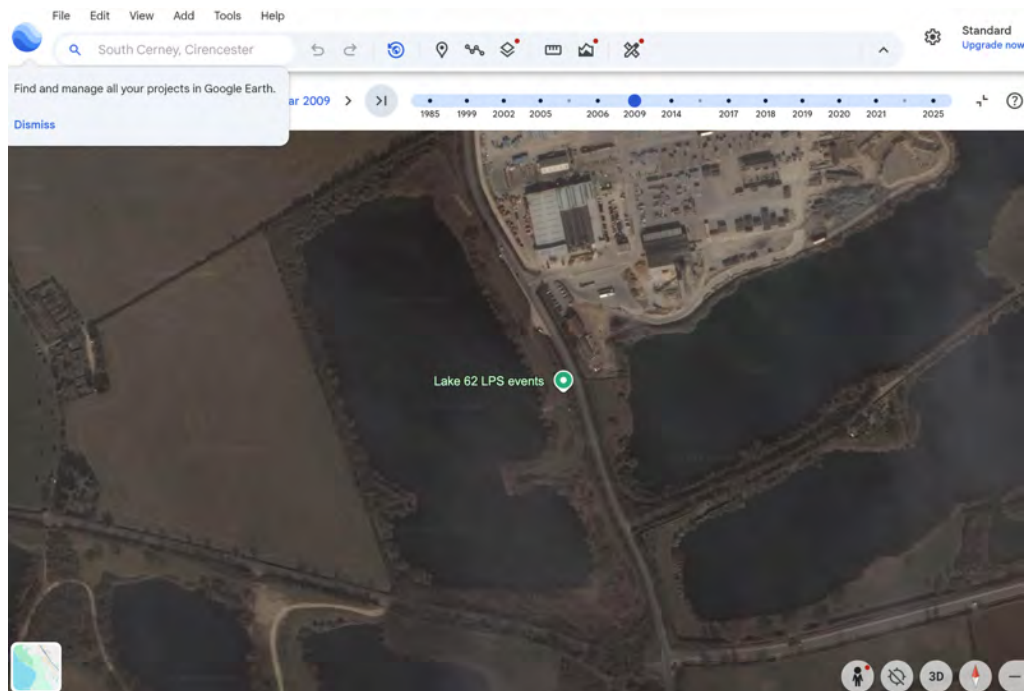


Fig 4: Lake 62 in 2009 (source Google Earth).

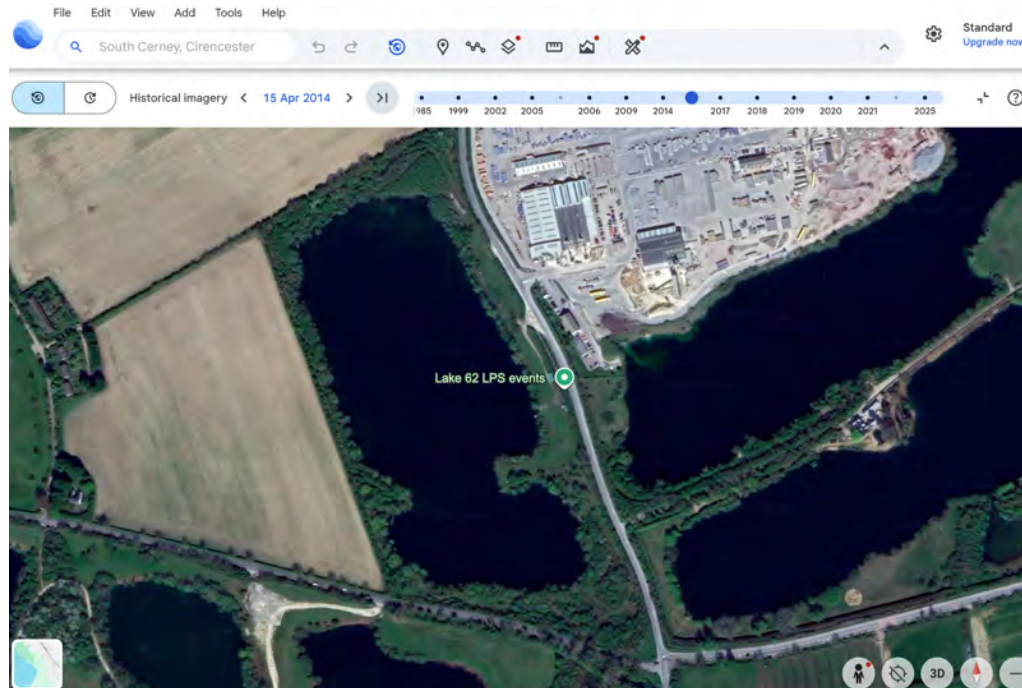


Fig 5: Lake 62 in 2014 (source Google Earth).

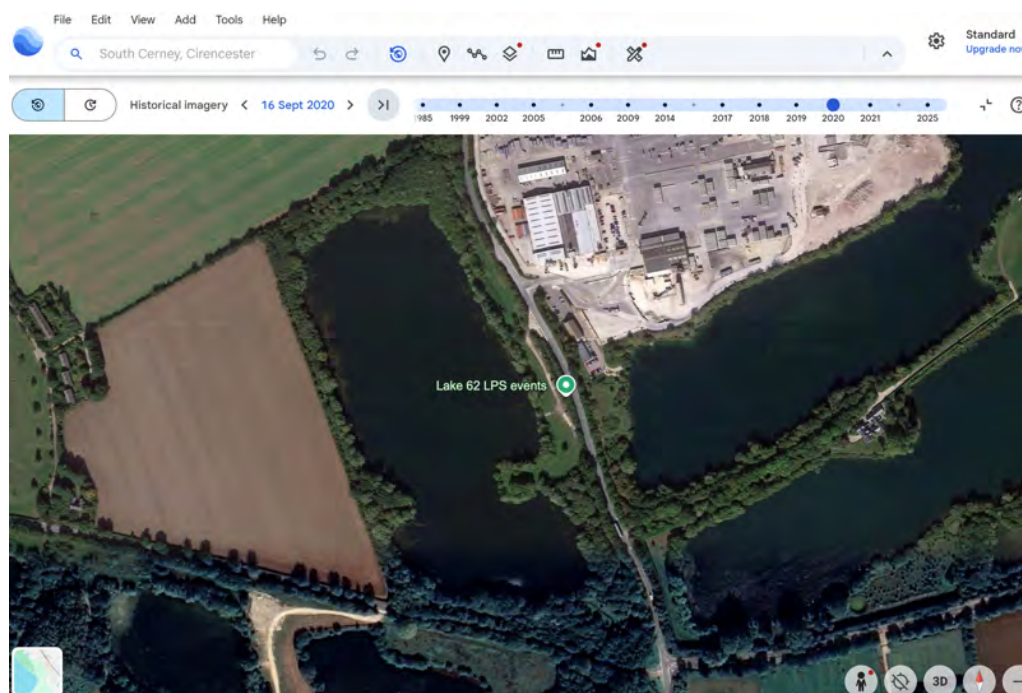


Fig 6: Lake 62 in 2020 (source Google Earth).