



Arboricultural Impact Assessment for: Pear Tree Community Farm, Freshford

Inspected and prepared by

Stuart Roberts
DipArb(RFS), MICFor, RCarbor A

Prepared for

Pear Tree Community Farm Limited
Holzern Lodge
Friary
Bath
BA2 7UE

Report date

18th July 2026

Site address

Land adjacent Church Lane
Freshford
Bath

Report reference

PearTreeComFm_AIA_072026

Planning Reference

TBC

Executive summary

This Arboricultural Impact Assessment has been prepared to provide Wiltshire Council with arboricultural information in support of a planning application to Wiltshire Council for the construction of a community farm on a site adjacent to Church Lane in Freshford.

The information within is compliant with *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations* and contains details of the impacts of the proposals on trees on the site, along with impact mitigation and proposed tree protection measures as far as can be determined from construction information available at this stage in the application process.

The proposal is for the construction of a community farm with a new site access onto Church Lane along with associated parking and drainage.

It is necessary to remove a section of a field boundary hedge to facilitate the proposals, no trees are proposed for removal.

Mitigation for the removal of the hedge section will be provided through the planting of a substantial number of new trees on the site as part of a high-quality landscape planting scheme produced by Greenhalgh Landscape Architecture.

All retained trees and hedges will be protected from development activity by robust physical barriers erected at the extent of their root protection areas (**RPAs**). The proposed development does not require any encroachments into the RPA of a retained tree or hedge.

The site does not lie within the limits of a Conservation Area and there are no trees on the site that are the subject of a Tree Preservation Order (**TPO**).

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1.0 Instructions

- 1.1 Assured Trees are instructed to carry out a tree survey on land adjacent Church Lane in Freshford and to prepare an arboricultural report in support of a planning application to Wiltshire Council for the construction of a community farm on the site.
- 1.2 This report has been prepared by a qualified arboriculturalist in accordance with *BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS5837: 2012 hereafter)* and contains the components listed in Table 1. The aim of this report is to identify and assess the potential impacts of the proposed development on trees, identify any tree works or tree removals necessary to facilitate the proposals and outline suitable mitigation measures for any identified adverse impacts.

Component	Description
Tree survey and tree work schedule	Including all trees that could potentially be impacted by the proposals and containing details of trees to be removed and any proposed tree works.
Arboricultural Impact Assessment (AIA)	Containing details of the potential impacts of development proposals on trees on the site.
Arboricultural Method Statement (AMS)	Preliminary report presented at Appendix A as a standalone document containing a clear specification for protective measures for retained trees throughout the development process.
Tree Protection Plan (TPP)	Illustrating the extent and location of required tree protection measures.

Table 1: Report components

- 1.3 This report has been informed by the following documents:

Document	Reference	Supplied by
Topographical site survey	7097-1 Freshford Community Farm	Clifton Surveys Ltd
Proposed landscape plan	370_GLA_00_00_DR_L_1001_P2 Landscape Plan	Greenhalgh Landscape Architecture

Table 2: Documents provided

2.0 Introduction

- 2.1 The site subject of this application is an open field located to the south of Church Lane and to the east of St Mary's Church in Freshford. There are no trees internal to the site but the site is fringed by trees and hedgerows many of which are off-site with root protection areas that extend across the site boundary.
- 2.2 The proposal is for the construction of a community farm with a new site access onto Church Lane along with associated parking and drainage.

Site location:

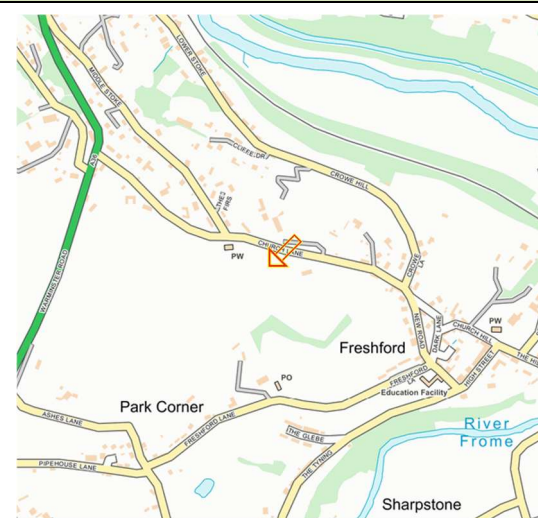


Figure 1: Site Location indicated by orange arrow
<https://www.streetmap.co.uk/>



Figure 2: Red line indicates approximate limits of site survey
www.google.com

3.0 Report limitations

- 3.1 The tree survey was carried out from ground level, observations were made in the context of planning and development in accordance with BS5837:2012 and specifically relate to the conditions found at the time of the survey. The survey does not constitute a detailed hazard assessment, no decay detection equipment has been used in assessing trunk condition and no samples of any kind have been taken for analysis.

4.0 Trees included in the survey

- 4.1 Twenty-five trees, four tree groups and two hedgerows were identified during the site survey and have been awarded category ratings in accordance with the BS5837:2012 cascade chart for tree quality assessment whereby a rating of **A**, **B**, **C** or **U** is allocated based on the condition of a tree or group of trees in its/their current surroundings, with **A** representing the highest quality trees, **B** the moderate quality, **C** the lower quality and **U** the trees that should be removed for arboricultural reasons. A full account of the tree survey methodology including the categorisation criteria for surveyed trees is presented at appendix D.

	BS5837:2012 Category rating			
	A	B	C	U
Trees	1	10	13	1
Groups	0	2	2	0
Hedges	0	0	2	0

Table 3: Tree categorisation quantities

- 4.2 There are significant off-site trees growing within a churchyard adjacent to the west site boundary (T01-T05) with root protection areas (RPAs) extending into the site below the boundary dry stone wall (image 1). The north site boundary adjacent to Church Lane contains a hedgerow that runs the length of the site (H31), a small tree group (G07) and a small sycamore (T08).



Image 1: The north-west corner of the site with G21 on the left, trees T01-T06 centre left with G07 and H31 on the right, note that the mature trees visible to the right of T06 are on the far side of Church Lane.

- 4.3 The north end of the east site boundary is adjacent to Knowle House which contains several off-site ornamental trees along the boundary (T09-T14) that have RPAs extending into the site (Image 2). There is an off-site tree group/outgrown hedgerow (G15) adjacent to the south site boundary and two further tree groups including trees T16-T19 (Image 4) and tree group G21 (Image 5) along the boundary.



Image 2: Off-site trees T09-T14 in the rear garden of Knowle House.



Image 3: Tree group G15 as viewed from the north with trees T16-T19 on the right.



Image 5: Tree group 21 as viewed from the east.

5.0 Root Protection Areas (RPAs)

- 5.1 Below ground constraints or Root Protection Areas (RPAs) for all trees on site have been calculated in accordance with BS5837:2012. The 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 the roots and soil structure must be treated as a priority. The RPA does not represent the entire rooting area of a tree.
- 5.2 The default position should be that structures are located outside the RPAs of retained trees however, where there is an overriding justification for construction within the RPA, technical solutions must be used that prevent damage to the tree. The RPAs have been plotted onto the Tree Constraints Plan as a circle centred on the base of each tree stem with a radius of 12 times the tree's stem diameter measured at 1.5 metres above ground level.

6.0 Statutory constraints

- 6.1 A review of Wiltshire Council online resources¹ reveals the site does not lie within the limits of a Conservation Area and that there are no trees on the site that are the subject of a Tree Preservation Order (TPO). Currently it is not necessary to obtain consent from Wiltshire Council to carry out tree works on the site but it should be noted that any tree works that facilitate development must be considered by Wiltshire Council in accordance with planning policy regardless of statutory protection.

¹ <https://experience.arcgis.com/>

- 6.2 If it is proposed to remove growing trees from the site amounting to more than 5 cubic metres in volume in a calendar quarter (or 2 cubic metres if the timber is being sold), then a felling licence may be required from the Forestry Commission² in addition to planning consent if the felling of the trees is not immediately required for the purpose of carrying out development.
- 6.3 The Wildlife and Countryside Act 1981 (as amended), Countryside and Rights of Way Act 2000, and The Conservation of Habitats and Species Regulations 2017, afford statutory protection for listed species of flora and fauna including birds and bats which are likely to use trees for nests and roosts. It is essential that any tree works do not disturb a nesting bird, bat or bat roost. If there is potential for nesting birds or roosting bats to be using a tree scheduled for works then a qualified ecologist should be consulted and tree works timed and planned to avoid disturbance.

7.0 Soils

- 7.1 Tree growth can cause differential movement in structures on shrinkable clay soils as moisture is removed from the soil during the growing season. A broad indication of soil type has been obtained using the British Geological Survey Data³ which indicates the site has a bedrock geology of *Chalfield Oolite Formation-Limestone* which does not indicate an underlying clay soil with a high potential for volume change however, as a precaution, soil type should be confirmed by laboratory analysis and foundations near trees should be constructed in accordance with *NHBC Building Near Trees (Chapter 4.2)*⁴ which provides details of technical requirements when building near trees on shrinkable clay soils.

8.0 Planning policy

- 8.1 **National Planning Policy Framework** (NPPF 12 December 2024)⁵ states that:

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

² <https://www.gov.uk/guidance/tree-felling-overview#tree-felling-licence>

³ <https://geologyviewer.bgs.ac.uk/>

⁴ <https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/>

⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

8.2 Local planning policy includes Wiltshire Core Strategy - adopted 2015⁶:

Core Policy 52- Green infrastructure

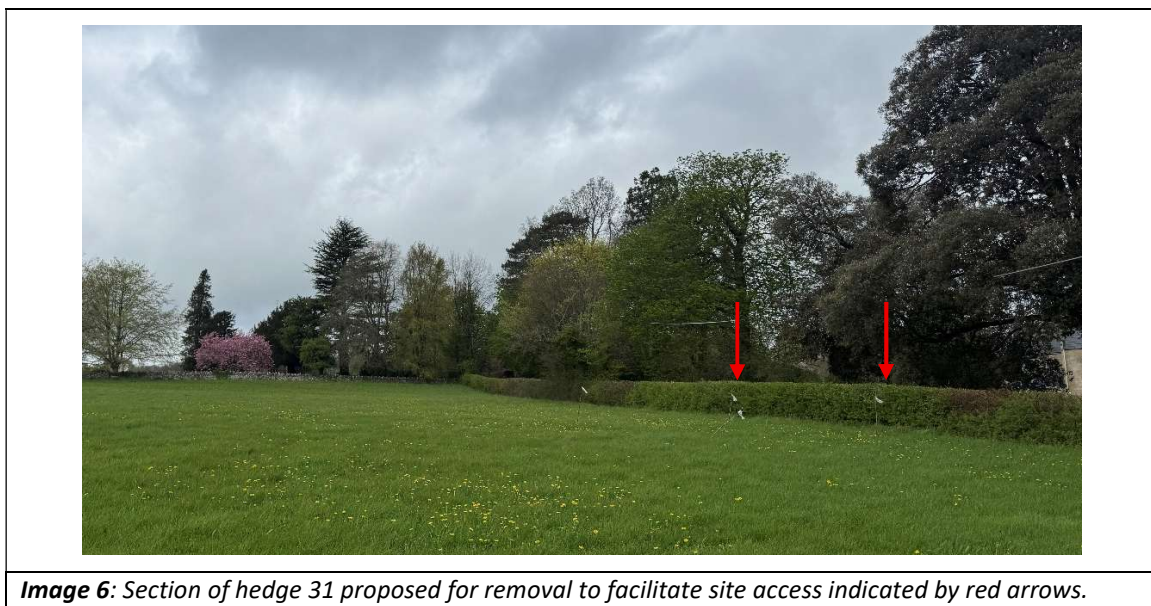
Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. retain and enhance existing on site green infrastructure*
- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.*

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

9.0 Tree removals and arboricultural works

- 9.1 A section of a field boundary hedgerow (H31) is proposed for removal to facilitate a site access onto Church Lane (image 6).



⁶ <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

9.2 No individual trees are proposed for removal.

9.3 Mitigation for the removal of the section of H31 will be provided through the planting of a substantial number of new trees on the site as part of a high-quality landscape planting scheme produced by Greenhalgh Landscape Architecture to be submitted separately to this report.

10.0 General impacts of development on trees

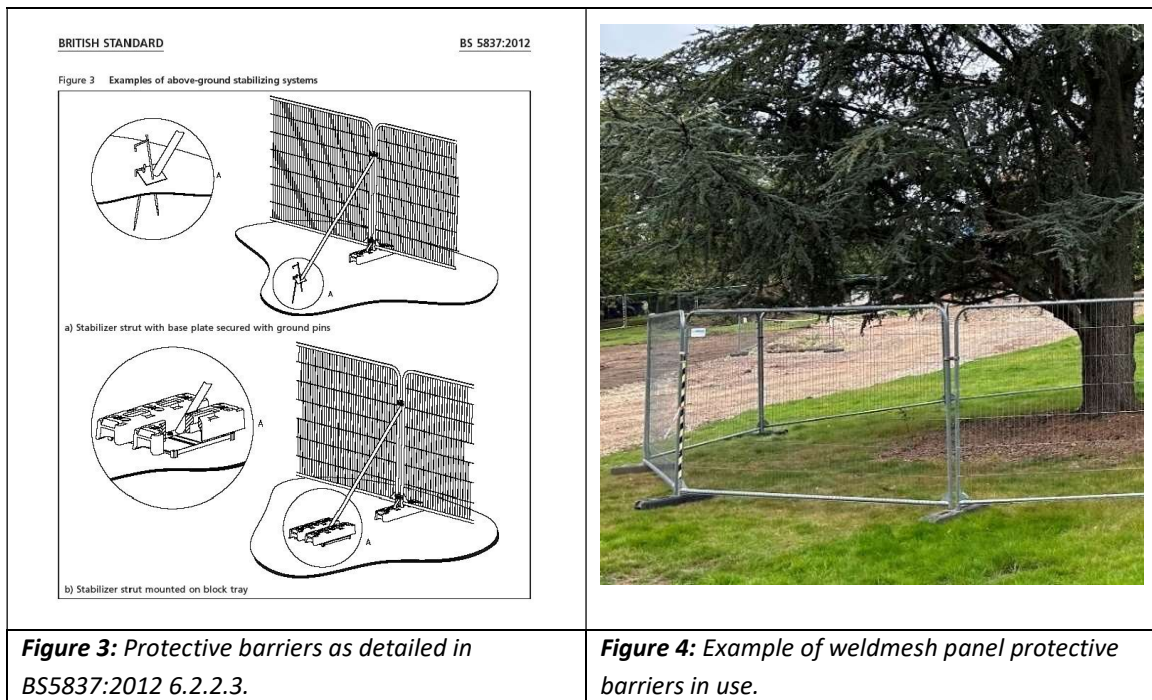
10.1 The most common below ground impact in a development scenario arises from the compaction of soil within the rooting area of a tree. Soil compaction prevents water ingress, creates poor drainage and reduces the availability of oxygen to roots resulting in impaired root growth or even root death. Soil compaction can arise through vehicle movements or through the storage of heavy materials on vulnerable ground such as grass.

10.2 Further below ground impacts arise through the severance of roots to construct foundations, install services or alter ground levels. To avoid compaction and/or root severance, construction activity must be excluded from the RPA of retained trees using robust physical barriers. If construction access is required within the RPA, barriers need to be set back and ground protection used to prevent soil compaction. Existing hard surfacing such as tarmac can be used as ground protection.

11.0 Site specific potential impacts

11.1 **RPA encroachments:** The proposed scheme has been designed to allow the retention of all trees and hedges other than the section of H31 and to avoid any encroachment into the RPAs of retained trees and hedges.

11.2 **General construction activity** such as plant movements and materials storage has the potential to cause direct contact damage to the above-ground parts of retained trees. To prevent contact damage robust physical barriers must be erected between retained trees and the work site to create a Construction Exclusion Zone (**CEZ**). The barriers must be fit for the purpose of excluding construction activity, appropriate to the degree and proximity of work taking place around the trees and must be maintained throughout the development process to ensure that they remain rigid and complete. Suitable barriers include weldmesh barriers on rubber feet (Figures 3 and 4).



- 11.3 **Services:** No new buried services, including soakaways, are required within the RPA of a retained tree or hedge.
- 11.4 **Shading and leaf fall:** Retained trees are not in a position to cause shading or leaf fall issues post development.
- 11.5 **Future pressure to prune:** It is not considered that the proposals will result in future pressure to prune or remove trees on the site.

12.0 Conclusions

- 12.1 The proposed development requires the removal of a section of a field boundary hedge and no trees. The impact of the hedge section removal will be mitigated through substantial new tree planting across the site. Potential impacts on retained trees have been identified and appropriate mitigation measures have been proposed. Provided the recommendations contained within the preliminary Arboricultural Method Statement are fully implemented, the development will not adversely impact retained trees.

Appendix A: Arboricultural Method Statement (AMS)





Arboricultural Method Statement for: Pear Tree Community Farm, Freshford

Inspected and prepared by

Stuart Roberts
DipArb(RFS), MICFor, RCArbor A

Prepared for

Pear Tree Community Farm Limited
Holzern Lodge
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Report date

19th June 2026

Site address

Land adjacent Church Lane
Freshford
Bath

Report reference

PearTreeComFm_AMS_072026

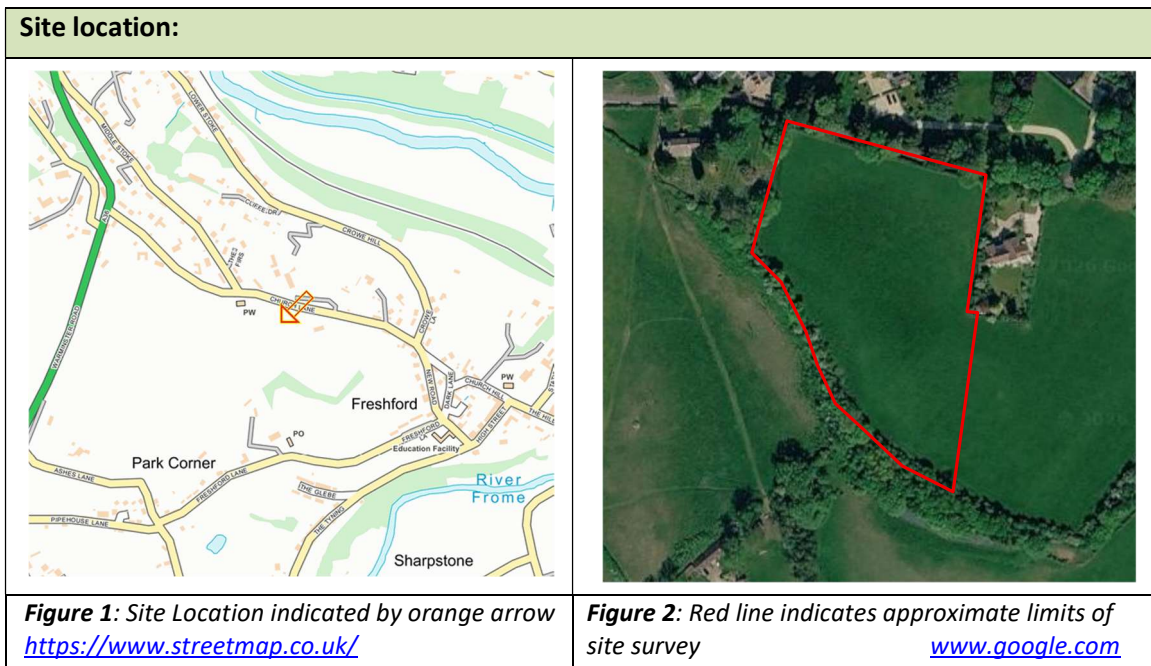
Planning Reference

TBC

Paragraph number	Content	Page number
N/a	Contents.....	01
1.0	Introduction.....	02
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4.0	Works within Root Protection Areas (RPAs).....	04
5.0	Access for construction works.....	04
6.0	Additional precautions outside of the CEZ.....	04
7.0	Supervision and monitoring.....	05
8.0	Contingency plans.....	05
9.0	Sequence of works.....	05

1.0 Introduction

- 1.1 This preliminary Arboricultural Method Statement (**AMS**) is intended to provide initial details and specifications for all tree protection measures and arboricultural related operations necessary during the construction of a community farm on land adjacent Church Lane in Freshford (Figures 1 and 2) and will form the basis of a detailed Arboricultural Method Statement if required by planning condition should the scheme achieve consent and if further arboricultural detail is considered necessary by Wiltshire Council. This AMS has been informed by Assured Trees Arboricultural Impact Assessment ref: *PearTreeComFm_AIA_072026*.



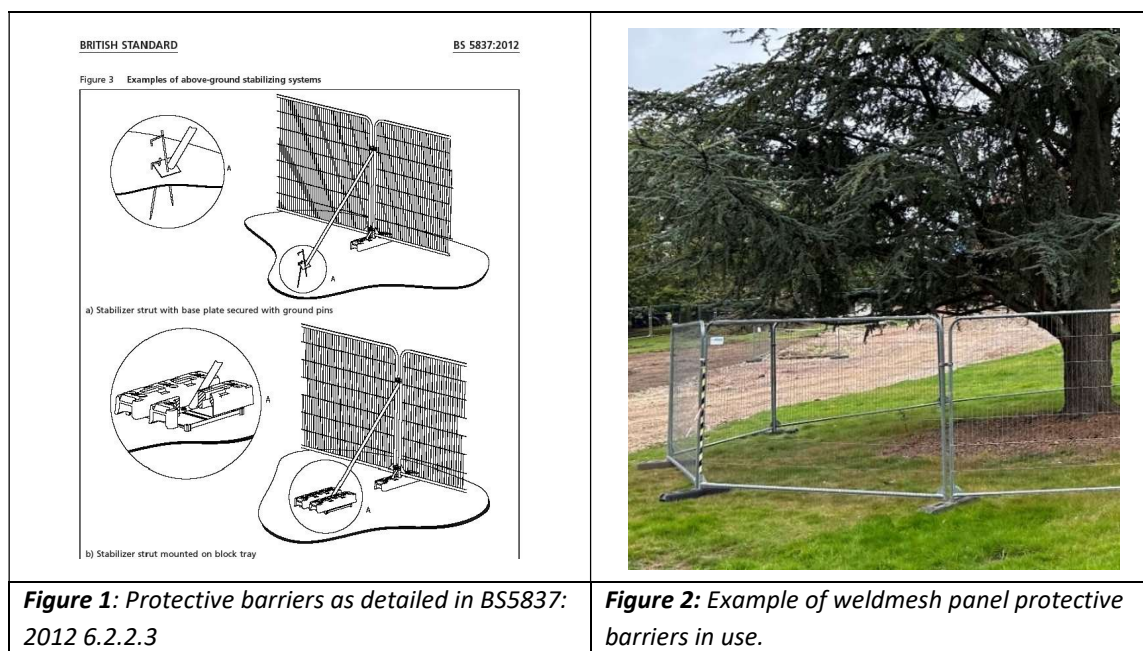
- 1.2 **The proposal** is for the construction of a community farm with a new site access onto Church Lane along with associated parking and drainage.
- 1.3 Copies of this AMS will be kept on site and the site manager will communicate the content to all staff and contractors with duties that involve working near trees or have the potential to impact retained trees.

2.0 Arboricultural works

- 2.1 Prior to any site preparation or construction works a section of hedge 31 will be removed as indicated on the Tree Protection Plan (Appendix B). Tree works will be carried out in accordance with *BS3998:2010 Tree work – Recommendations*.

3.0 Tree protection

- 3.1 **Barriers:** Following the removal of the section of H31 and before the commencement of any site preparation or construction works, protective barriers will be installed in the positions indicated on the Tree Protection Plan in accordance with BS5837: 2012 6.2.2.3. The barriers will consist of 2 metre tall welded mesh panels on rubber feet and will be well braced to resist impact as illustrated in figures 1 and 2.



- 3.2 The protective barriers will create Construction Exclusion Zones (**CEZ**) in order to prevent construction activity of any kind, including the storage of materials, within the RPA of retained trees. The barriers will remain in place until the completion of all adjacent works unless otherwise stated within this AMS. **The barriers must not otherwise be moved or altered in any way without the written consent of Wiltshire Council.** If site constraints require the alteration of the barriers then the project arboriculturalist will first be consulted who will take the necessary steps to obtain appropriate consent.

4.0 Works within Root Protection Areas (RPAs)

- 4.1 No works are required within the RPA of a retained tree or hedge.
- 4.2 **Buried services** are not required within the RPA of a retained tree or hedge. If services are required to run within the RPA of a retained tree for unforeseen reasons, they will be installed in accordance with the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees - Issue 2: 16th November 2007¹.

¹ <http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

5.0 Access for construction works

- 5.1 Construction traffic will initially enter the site via an existing field access from Church Lane and will then use the new site access once it has been formed as part of initial works.
- 5.2 Construction compounds, material storage areas, welfare facilities and contractor car parking areas will be located outside of the RPAs of retained trees.

6.0 Additional precautions outside of the construction exclusion zone

- 6.1 Fires will not be lit in a position where heat could affect the foliage or branches of a retained tree, no equipment, machinery, structure, notice boards, cables or other services will be attached to or supported by a retained tree.
- 6.2 Cement, fuel and any other chemicals that could be harmful to retained trees will be stored and mixed in designated areas, as far away from the outer edge of all RPAs as possible, using spill trays to ensure accidental spillages will not contaminate RPAs. Spill kits will be kept on site at all times and all staff will be briefed on the location and correct use of the spill kits.
- 6.3 Planning of site operations will take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), so that they can operate without coming into contact with retained trees. Any transit or traverse of plant in proximity to trees will be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times.

7.0 Supervision and monitoring

- 7.1 Assured Trees Ltd will be responsible for the monitoring of all tree protection measures and compliance with this Arboricultural Method Statement. A pre-commencement site meeting will be held between, as a minimum, the site foreman and the project arboriculturalist to fully communicate the measures detailed within this AMS. A certificate of compliance will be issued to the client for the operations listed in table 1.

No.	Operation
1	Pre-commencement site meeting between, as a minimum, the site foreman and the project arboriculturalist.
2	Erection of tree protection barriers in the position shown on the Tree Protection Plan.
3	Compliance with this AMS- post construction certification.

Table 1: Operations for which a certificate of compliance may be produced.

8.0 Contingency plans

- 8.1 The occurrence of any unforeseen incidents that may adversely impact retained trees will be reported to Assured Trees as soon as practicable following any incident. Assured Trees will then advise on the appropriate course of action and will produce and maintain a record of any such incidents including any subsequent measures taken.

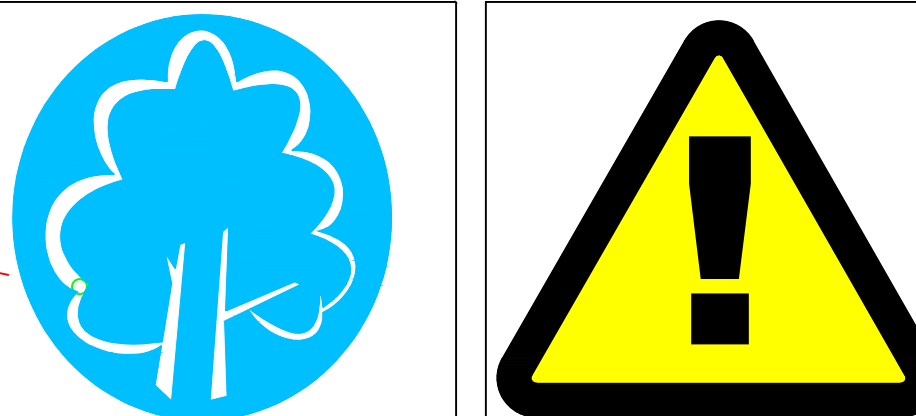
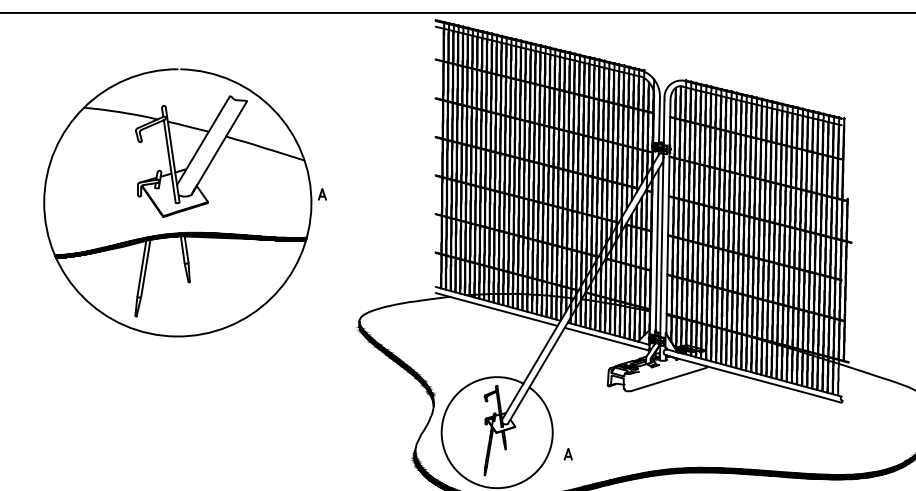
9.0 Sequence of works

Development stage	Sequence number	Operation	Details
Pre-development	01	Preparatory works	Removal of a section of hedge 31 as indicated on the Tree Protection Plan.
	02	Installation of tree protection	Installation of temporary tree protection barriers in the initial positions indicated on the Tree Protection Plan.
Main construction phase	03	All works	Main construction phase with no access to unprotected RPAs.
Post - construction	04	Removal of tree protection	- Removal of temporary protective barriers following completion of all construction and hard landscape works. - Soft landscape works including mitigation tree planting.

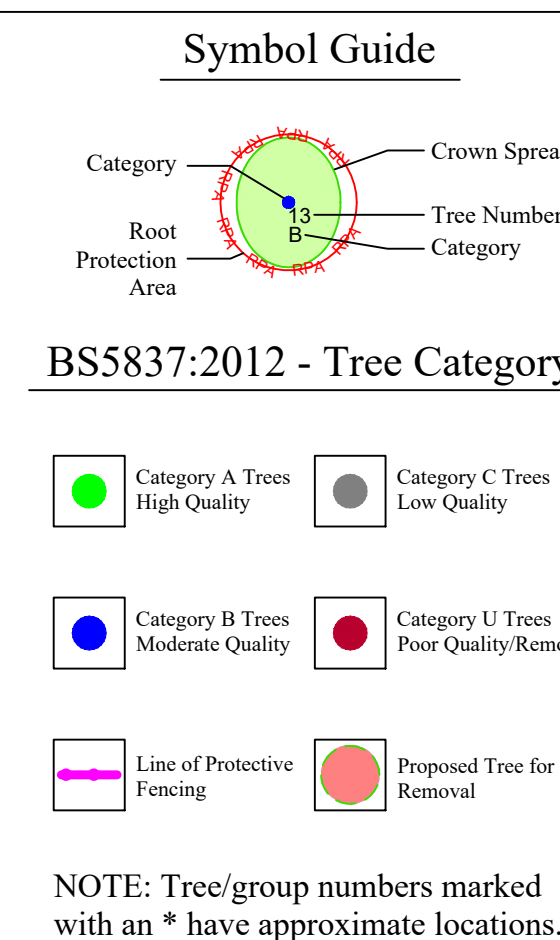
Table 2: Sequence of works

Appendix B: Tree Protection Plan





- F1 New access from Church lane. Refer to Highway Engineers drawing ref: 25127-SK02 Proposed Site Access
- F2 Parking and circulation: 4no. cycle stands 8no. Car parking spaces
- F3 Bin store. 4x4m Timber enclosure
- F4 Tool store. Refer David Edmonds Design drawing 8x6.5m
- F5 Packing Shed with Welfare. Refer David Edmonds Design drawing 21x9m
- F6 Composting area
- F7 3no. Polytunnels 18x6m
- F8 Water butts for rainwater harvesting



Project Name:	Pear Tree Community Farm, Church Lane, Freshford, Bath
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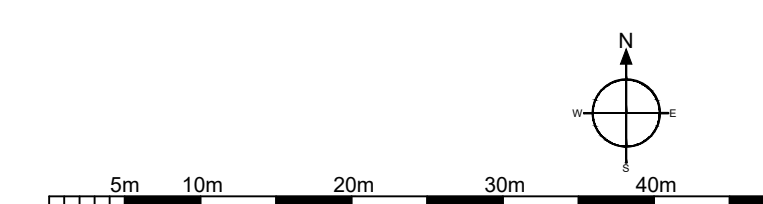
Drawing Title:	Tree Protection Plan
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Drawing Number:	260707-PTCF-TPP-NB
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Client: Pear Tree Community Farm,
Church Lane, Freshford, Bath

Date: July 2026

Scale: 1:500 @ A1



Appendix C: Tree Survey Schedule



Tree Survey Schedule	 ASSURED TREES
Client: Freshford Community Farm	
Location: Church Lane, Freshford	
Date of survey: 15 th April 2026	

Tree Number	Single (S) or Group (G)	Tree Name (species)	Height (m)	Calculated Stem Diameter (mm)	Number of Stems	Crown Clearance (m)	Height & direction of 1 st branch	Crown spread				Age Class	Physiological Condition	Structural Condition	Condition Notes	Recommendations	Estimated Remaining Life Contribution	BS Category	Root Protection Area (radius, m)
								North(m)	South(m)	East (m)	West (m)								
01	S	Lime	14	480	1	2	3-S	3	5	5	4	M	G	F	Lime on east boundary of churchyard, twin stem from 2m from a narrow union with bark inclusion, crown bias south-east.	None.	40+	B2	5.8
02	S	Beech	15	600	1	2	2-W	8	7	9	7	M	G	G	Beech on east boundary of churchyard, multi-stem from 2.5m from fair unions, crossing branch in lower crown, good level of visual amenity and biodiversity value.	None.	40+	B2	7.2
03	S	Hawthorn	5	200	1	2	2-E	2	2	2	2	Sm	G	G	Small hawthorn on east boundary of churchyard, prolific arboreal ivy.	None.	40+	C1	2.4
04	S	Lime	19	680	1	2	3-E	5	6	5	7	M	G	G	Large lime on east boundary of churchyard, twin-stem from 2m from a narrow union with bark inclusion, south stem is dominant, prolific arboreal ivy in lower crown.	None.	40+	B2	8.2
05	S	Beech	18	590	1	1	1-NE	3	4	6	6	Em	G	G	Beech on east boundary of churchyard, multi-stem from 1.5m from fair unions, crown bias north to south, ivy established in lower crown.	None.	40+	B2	7.1
06	S	Ash	18	320	1	5	6-S	4	3	4	2	Y	P	P	Ash in verge adjacent Church Lane, symptomatic of Ash Dieback Disease with 50%-75% remaining crown (class 2), prolific arboreal ivy.	None.	<10	C1	3.8
07	G	Sycamore, elm and field maple	13	220	1	0	---	See tree constraints plan.				Sm	G	F	Tree group adjacent Church Lane containing 10 trees, several of which are multi-stem, dominated by sycamore and elm, prolific ivy throughout group, one dead stem has failed and is hung up within the group next to a utility pole.	Remove failed stem.	40+	C2	2.6
08	S	Sycamore	12	442	5	2	2-S	3	5	6	5	Sm	G	F	Sycamore in verge adjacent Church Lane, multi-stem from base, utility lines within crown spread, ivy established in lower crown.	None.	40+	C2	5.3

Tree Number	Single (S) or Group (G)	Tree Name (species)	Height (m)	Calculated Stem Diameter (mm)	Number of Stems	Crown Clearance (m)	Height & direction of 1 st branch	Crown spread				Age Class	Physiological Condition	Structural Condition	Condition Notes	Recommendations	Estimated Remaining Life Contribution	BS Category	Root Protection Area (Radius, m)
								North(m)	South(m)	East (m)	West (m)								
09	S	Sycamore	17	430	1	2	2-W	5	5	2	5	Em	G	G	Sycamore in verge adjacent Church Lane, crown suppressed to east, twin stem from 5m from narrow union.	None.	40+	B2	5.2
10	G	Mixed species	4	250	1	0	---	See tree constraints plan.				Sm	G	G	Off-site tree/shrub group on the west boundary of the front garden of Knowle House containing several lilac, a single stem walnut, a hawthorn and a large bay laurel shrub-mass.	None.	40+	C2	3.0
11	S	Hawthorn	6	269	6	1	1-S	4	3	4	3	Sm	G	G	Off-site hawthorn on the west boundary of the front garden of Knowle House, crown bias to the north-east.	None.	40+	C1	3.2
12	S	Sumac	6	150	1	3	2-S	2	3	3	2	Sm	G	G	Off-site sumac on the west boundary of Knowle House adjacent to the gable end, twin stem from 2m from good union.	None.	20+	C1	1.8
13	S	Elder	5	245	6	3	2-N	2	1	2	1	M	G	G	Off-site elder on the west boundary of the rear garden of Knowle House, top significantly reduced, immediately adjacent to a block wall that will have prevented root growth to the east, crack damage to the wall adjacent to the tree.	None.	10+	C1	2.9
14	S	Yew	5	180	1	1	2-S	0	3	2	1	Y	G	F	Off-site yew on the west boundary of the rear garden of Knowle House, crown bias south, rooting restricted to west by boundary wall.	None.	40+	C1	2.2
15	G	Mixed species	7	250	1	0	---	See tree constraints plan.				Sm	G	G	Off-site tree group adjacent to the south site boundary, containing field maple, birch, elder and hawthorn.	None.	40+	B2	3.0
16	S	Field maple	10	650	1	3	2-W	5	5	4	3	M	G	G	Large off site field maple adjacent to the south site boundary, prolific arboreal ivy preventing thorough visual inspection, multi-stem from 2m.	None.	40+	B2	7.8
17	S	Field maple	8	427	3	2	2-SE	2	5	4	1	M	G	F	Off-site maple adjacent south site boundary, triple stem from 1m, crown bias south east, prolific arboreal ivy.	None.	40+	B2	5.1

Tree Number	Single (S) or Group (G)	Tree Name (species)	Height (m)	Calculated Stem Diameter (mm)	Number of Stems	Crown Clearance (m)	Height & direction of 1 st branch	Crown spread				Age Class	Physiological Condition	Structural Condition	Condition Notes	Recommendations	Estimated Remaining Life Contribution	BS Category	Root Protection Area (radius, m)
								North(m)	South(m)	East (m)	West (m)								
18	S	Ash	14	430	1	5	4-S	5	5	5	5	M	F	F	Off-site ash adjacent south site boundary, severe non-progressive stem lean to the east at base with an upright stem 2m out from the base, fruiting body of Inonotus hispidus decay fungi at the base of the upright stem, symptomatic of Ash Dieback Disease with 75%-100% remaining crown (class 1).	None.	<10	C2	5.2
19	S	Field maple	10	583	2	1	1-S	4	4	3	5	M	G	G	Off-site maple adjacent south site boundary, twin-stem from base, crown bias south west, prolific arboreal ivy.	None.	40+	B2	7.0
20	S	Ash	14	460	3	2	2-SW	3	5	4	5	M	P	P	Decay cavity at base to the north, triple stem from 1m, prolific arboreal ivy, symptomatic of Ash Dieback Disease with 25%-50% remaining crown (class 3).	None.	<10	U	5.5
21	G	Mixed species	13	500	4	0	---	See tree constraints plan.				M	G	G	Off-site Tree group adjacent to the south-west site boundary, dominated by field maple and also containing hawthorn, elder and sycamore.	None.	40+	B2	6.0
22	H	Elder and hawthorn	3	100	1	0	---	See tree constraints plan.				Sm	G	F	Off-site unmanaged section of field boundary hedge adjacent site boundary.	None.	40+	C3	1.2
23	S	Holm oak	20	800	1	1	5-S	8	8	7	5	M	G	G	Large Holm oak in a private garden on the north side of a church Lane, twin-stem from 5m from good union, high level of public visual amenity value, growing to the rear of a substantial retaining wall, at a higher level than Church Lane, rooting is likely restricted to the south by the level differential, retaining wall and road.	None.	40+	A2	9.6
24	S	Birch	13	590	1	3	3-W	1	6	3	3	M	F	F	Birch in the verge adjacent Church Lane, historic loss of central leader, crown suppressed to north.	None.	20+	C2	7.1
25	S	Birch	8	110	1	2	2-N	1	2	2	1	Y	G	G	Young birch in verge adjacent Church Lane, crown bias south east.	None.	40+	C1	1.3
26	S	Birch	9	140	1	2	1-N	1	2	2	2	Y	G	G	Young birch on the north boundary of the front garden of Knowle House, crown bias south.	None.	40+	C1	1.7

Tree Number	Single (S) or Group (G)	Tree Name (species)	Height (m)	Calculated Stem Diameter (mm)	Number of Stems	Crown Clearance (m)	Height & direction of 1 st branch	Crown spread				Age Class	Physiological Condition	Structural Condition	Condition Notes	Recommendations	Estimated Remaining Life Contribution	BS Category	Root Protection Area (radius, m)
								North(m)	South(m)	East (m)	West (m)								
27	S	Yew	6	225	5	1	1-S	3	3	3	3	Y	G	F	Young yew on the north boundary of Knowle House, multi-stem from base.	None.	40+	C1	2.7
28	S	Walnut	7	250	1	2	2-N	3	3	3	2	Sm	G	G	Walnut on the north boundary of the front garden of Knowle House, non-progressive stem lean south.	None.	40+	B1	3.0
29	S	Birch	10	220	1	2	2-N	1	2	1	2	Y	G	F	Birch in verge adjacent Church Lane, non-progressive stem lean south, drawn up slender crown form.	None.	40+	C1	2.6
30	S	Sycamore	17	862	4	2	2.5-E	4	7	9	5	M	G	F	Sycamore in verge adjacent Church Lane, on the north side of a field access gateway, multi-stem from base, crown bias south east.	None.	40+	B2	10.3
31	H	Mixed species	2	120	2	0	0	See tree constraints plan.				Sm	G	G	Mixed species field boundary hedge adjacent Church Lane, managed to form.	Remove section to facilitate site access as indicated on the Tree Protection Plan.	40+	C1	1.4

Table Heading	Definition
Tree Number	Tree numbers as they appear in the Tree Schedule and are marked on the Tree Protection Plan drawings.
Single or group	S for a single tree, G for a group of trees and H for a hedge
Species	The common name of the tree
Height (m)	In meters measured with a laser clinometer
Calculated stem diameter (mm)	Calculated diameter of the stem(s) measured in millimetres at 1.5 meters from ground level
Number of stems	Indicates the number of stems measured to inform the Root Protection Area
Crown clearance (m)	Height in metres of crown clearance above adjacent ground level
Crown spread (m)	The spread of the crown measured in metres, taken at the four cardinal points from the trunk
Age class	(Np) Newly planted, (Y) Young, (SM) Semi-Mature, (EM) Early mature, (M) Mature, (A) Ancient or (V) Veteran
Physiological condition	Good – tree has good health and vitality. Fair- tree has minor health and vitality problems. Poor- tree has low vitality and significant health problems. Dead- dead tree.
Structural condition	G-good P- poor F- Fair D-dead
Condition notes	Specific notes relating to the condition of the tree
Recommendations	Recommendations for tree surgery based on any physical defects found or for further investigation of defects that require a more detailed assessment
Estimated remaining contribution	In years <10, 10+, 20+ or 40+
RPA (Root Protection Area) Radius (m):	The radius of the area in square metres that will need to be protected during construction with a protective fence and/or load bearing surface
Category grading Category	Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter <150mm Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
TREE SURVEY SCHEDULE KEY	

Appendix D: Tree survey methodology

The tree survey

A baseline tree survey is carried out by a qualified arboriculturalist, from ground level, in accordance with the methodology set out in *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

The results of the tree survey are used to establish material constraints arising from existing trees and is intended to be used (along with any other relevant baseline data) to inform feasibility studies and design options. For this reason, the tree survey should be completed and made available to the design team independently of any specific proposals for the development of a site.

The tree survey will include all individual trees, tree groups, woodlands and hedges within influencing distance of the proposed development site. Trees will ordinarily be recorded as individuals but may be recorded as groups if there is no need to differentiate between the trees in the group.

The quality of each tree or group of trees is recorded by allocating it to one of four categories along with a sub-category in accordance with the *BS5837:2012* Cascade chart for tree quality assessment. A category rating of either A, B, C or U is allocated based on the condition of a tree or group of trees in its/their current surroundings. No consideration is given to any specific development proposal when allocating category ratings, category definitions are detailed below:

Category	Criteria
A	<i>Trees or groups which have high quality and value, are in good structural and physiological condition and are expected to have a useful life expectancy of at least another 40 years- indicated in green on the associated plans</i>
B	<i>Trees or groups which would be considered as category A trees but which are of lower value, poorer structural condition, or which are expected to have a useful life expectancy of a minimum of 20 years- indicated in blue on the associated plans</i>
C	<i>Trees or groups which are of low quality and value, trees currently in adequate condition to remain until new planting is established or are young trees with a stem diameter less than 150mm. Category C trees are expected to have a life expectancy of a minimum of 10 years- indicated in grey on the associated plans</i>
U	<i>Trees or groups in such a condition that any existing value would be lost within ten years and which should, in the current context, be removed for reasons of sound arboricultural management- indicated in red on associated plans</i>

BS5837:2012 Tree categorisation criteria

Sub categories are awarded in accordance with the following criteria:

Sub category	Inclusion criteria
1	<i>Trees with arboricultural value</i>
2	<i>Trees with landscape value</i>
3	<i>Trees with cultural or conservation (ecological) value</i>

BS5837:2012 Tree sub-category criteria

Data for all trees, groups and hedges within influencing distance of the proposed development site is recorded in a tree survey schedule in accordance with *BS5837: 2012*. Trees are not physically tagged (unless we are instructed to do so) but are assigned individual numbers that are used to identify the tree, tree group, woodland or hedgerow throughout the report, within the Tree Survey Schedule and on the associated plans. The following information is collected for each tree in the survey:

Tree or group number; Single or group category; Common name of species; Height in metres; Number of stems; Stem diameter; Clearance of crown from ground level in metres; Crown spread in cardinal directions; Age class; Physiological condition; Structural condition; Estimated remaining contribution in years; Preliminary management recommendations; Tree categorisation; Radius in metres of the **Root Protection Area (RPA)**.

All measurements are taken using a stem diameter measuring tape, laser clinometer and laser distance measuring device. Where site constraints prevent the use of a measuring device the measurement is estimated and is suffixed with a '#' symbol in the tree survey schedule.

Root protection areas

Below ground constraints or Root Protection Areas (**RPAs**) for all trees included in the site survey are calculated in accordance with *BS5837:2012 4.6.1*. The 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 the roots and soil structure should be treated as a priority, the RPA does not represent the entire root system of a tree.

The RPAs are plotted onto the associated plans as a circle centred on the base of each tree stem with a radius of 12 times the trees stem diameter measured at 1.5 metres above ground level. For tree groups the largest stem diameter in the group is used to set the RPA.

If deemed appropriate by the arboricultural surveyor the individual stem diameters of trees within a group may be taken in order to set an accurate group RPA boundary whilst still recording all trees within the group as a single group record.

BS5837:2012 4.6.2 requires that where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically the RPA should be modified to produce a polygon of an equivalent area. Any trees on site identified as requiring a modification to their RPA are indicated within the AIA.