



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
MANAGEMENT CONSULTANTS

Savernake Barn
Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
Tel: 01672 871 862
www.sjstephens.co.uk
e: info@sjstephens.co.uk

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Preliminary Arboricultural
Method Statement

For:-

Conversion of barns to residential
dwellings, with associated access,
parking and landscaping

At:-

Old Manor Farm
High Street
Wedhampton
Devizes SN10 3QE

On behalf of:-

Mr Richard Ellis
Old Manor Farm
High Street
Wedhampton
Devizes SN10 3QE

Prepared by:

Catherine Fforde, HND Hort,
Dip Arb L4(ABC), MCIHort, MArborA
Email: catherine@sjstephens.co.uk

Approved by:

Simon Stephens MA Oxon, Dip
Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 15th October 2025
Report Date: 16th July 2026
Project no: 2535

CONTENTS

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
- 4 LEGAL PROTECTION OF TREES**
- 5 PRELIMINARY ARBORICULTURAL METHOD STATEMENT**
- 6 ARBORICULTURAL IMPACT ASSESSMENT**
- 7 REFERENCES**

Appendices

- A Preliminary Tree Protection Plan: drawing no: 2535-02 Rev A**
- B Tree Schedule**
- C BS 5837:2012 - Trees in relation to design, demolition and construction, Table 1**
- D Tree Protection Fencing Detail**
- E Site photos**
- F Proposed Site Plan**

1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Raw Planning, on behalf of Mr Richard Ellis to specify tree protection measures and to assess the arboricultural impact of the proposed conversion of barns to residential dwellings, together with associated access, parking and landscaping at Old Manor Farm.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Preliminary Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The Arboricultural Method Statement is only preliminary at this stage. Once planning permission has been granted, a detailed Arboricultural Method Statement will be prepared before work on site starts to include details of drainage, services and contractors' facilities.
- 1.4** The tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.5 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.6 Documentation supplied:

- Topographical Survey
- SJ Stephens Associates, Tree Constraints Plan, dated October 2025
- AD Draughting, Location and Block Plan: drawing no: 1560-01 A
- AD Draughting, Existing Site Plan: drawing no: 1560-02 A
- AD Draughting, Proposed Site Plan: drawing no: 1560-09 K
- AD Draughting, Barns 1 & 2 Proposed Elevations and Plans: drawing no: 1560-06 B
- AD Draughting, Barns 4 & 5 Proposed Elevations and Plans: drawing no: 1560-07 B
- AD Draughting, Barns 6 & 8 Proposed Elevations and Plans: drawing no: 1560-08 B
- JCP Structural and Civil Engineers, Report on Barn 5, Ref: 18067/EO/RPT/05/01
- JCP Structural and Civil Engineers, Report on Barn 6, Ref: 18067/EO/RPT/06/01

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule preceded by the word “est”.
- 2.4 At the time of the survey, the weather was overcast, but with no restrictions to visibility. Broadleaf trees were mostly in leaf. In many places, dense undergrowth and site features restricted access. Dense ivy restricted visibility of tree stems.
- 2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey and where possible they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
 - **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
 - **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
 - **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
 - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.

- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The Wiltshire Council planning explorer map was viewed on 24.10.2025, which showed that the site is within a Conservation Area and that there are no Tree Preservation Orders on the trees. The presence of Planning Conditions currently attached to the site, was not checked.
- 4.2 Since the site is covered by a Conservation Area, six weeks notification must be given to the local planning authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.
- 4.3 Once planning permission has been granted, provided the application clearly shows any trees to be removed or pruned, this overrides protection provided by Tree Preservation Orders or Conservation Areas, provided the work is necessary to implement the approved development. If not essential, a separate tree work application will need to be submitted for trees protected by a Tree Preservation Order.

5 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the conversion of barns to residential dwellings, together with associated access, parking and landscaping. The proposed site plan is included as Appendix F and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2 The site forms part of the farmyard area of Old Manor Farm. Access to the yard is via a hard surface track off High Street. The track extends through the site, becoming a compacted surface track which extends to an area of concrete hard standing at the rear of the farmhouse which is outside the development area. The farmyard contains a mixture of traditional brick farm buildings together with concrete block barns with metal sides; some of the buildings are open fronted. The proposal is to demolish the concrete block barns and to convert the traditional farm buildings, some of which will be extended to provide additional floor space. A replacement access is proposed, to the north of the existing.
- 5.1.3 The site contains areas of hard standing and soft surface areas, both of which are being used for the storage of agricultural machinery, equipment and associated materials. Trees are located along site boundaries, some of which are in the adjoining properties. In places it was not possible to determine the site boundary and the ownership of some trees is uncertain. Tree species include ash, birch, Lawson cypress, Norway maple, plum and sycamore.
- 5.1.4 Trees are located to the back of the barns, identified as barns 4 and 5 on the proposed site plan; no access was gained to these trees and their position in relation to the barns was not ascertained. No details of the building foundation have been provided and for the purposes of this report it has been assumed that the trees are rooting beneath the concrete floor of the building.
- 5.1.5 No details of new services or drainage have been received at this time. The floorplan of barns 5 and 6 show that there will be bathrooms and a kitchen within the projected rooting area of G9.

5.2 Tree Work

- 5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2 Six trees and three tree groups are proposed for removal, as detailed in section 6.1 below.
- 5.2.3 In addition, crown lifting of one tree, T1, has been recommended to provide clearance over a garden area.
- 5.2.4 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the Tree Schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.
- 5.3.2 For tree numbers T1, T7 and T23 where the wall foundations within the Root Protection Areas will have restricted root growth, the Root Protection Areas have been offset by 20% away from the walls, to more closely reflect the likely actual root spread.
- 5.3.3 New fencing is proposed across Root Protection Areas. Where within the Root Protection Areas shown on the Tree Protection Plan, post holes must be dug by hand. Heavy duty polythene must then be used to line holes before concrete is poured, to prevent the toxic effects of concrete on tree roots.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:
 - area hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 5.5 below, to protect underlying roots.
 - areas shaded and hatched cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.6 below.

- areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of Root Protection Areas, but where hand excavation must be used, as described in section 5.7, to minimise potential root damage.
- 5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.
- 5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.
- 5.4.4 Tree Protection Fencing must initially be erected where indicated "D/G" on the drawing while demolition/ground work is undertaken, then moved to where indicated "C" immediately following the removal of areas of existing hard surfacing from the Root Protection Areas and replacement with topsoil.
- 5.4.5 After erection of Tree Protection Fencing and installation of ground protection, two days' notice must be given to the local planning authority before demolition or construction, including any ground work, starts on site.
- 5.4.6 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the local planning authority.
- 5.4.7 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

**TREE PROTECTION AREA
KEEP OUT**

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
AND CONSERVATION AREA STATUS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 No-Dig Construction Area

- 5.5.1 The No-Dig Construction area is shown hatched blue on the Tree Protection Plan included as Appendix A. This covers an area within a Root Protection Area where a new bike/bin store is to be erected.
- 5.5.2 The proposed bike/bin store adjacent to barn 5, which falls within the Root Protection Area of G9, must be built on a concrete slab, constructed on top of existing levels without excavation. Engineering details must include a cellular confinement system filled with clean stone, which will prevent soil compaction and allow gaseous diffusion to and from underlying roots. A typical section is shown on the Tree Protection Plan. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-
- topsoil/turf can be removed carefully by hand to a maximum of 50mm, but less if roots are found nearer the surface.
 - following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
 - pressure treated timber edging boards, supported by driven stakes must be used.
 - a suitable cellular confinement system must then be laid to manufacturers instructions. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk).
 - the cellular confinement system must be filled with clean (no fines), washed angular, 4/20mm, stone to provide load support, while allowing air and moisture to permeate to the root zone.
 - a further non-permeable, geotextile membrane, or heavy-duty polythene must then be laid before the reinforced concrete base is laid.
 - Removed turf/topsoil can be used to grade surrounding ground levels.
- 5.5.3 Site traffic, including pedestrians, must not be allowed on the No-Dig area unless roots are protected by new No-Dig surfacing or unless suitable ground protection panels are laid. Either Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved product, must be used, laid on top of a compressible layer of sand or woodchips, laid onto a geotextile. If access is only required for pedestrians, 25mm plywood or side butting scaffold boards can be laid, on top of a compressible layer of sand or woodchips, laid onto a geotextile.
- 5.5.4 No-Dig construction will result in an increase in levels. This must be fully taken account of in all other aspects of the design.

5.6 Ground Protection Areas

- 5.6.1 The Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.
- 5.6.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.
- 5.6.3 If the existing sub-base is removed, ground protection must be laid immediately and then No-Dig construction (as per section 5.5) used for the build up. No excavation must be permitted beneath the base course in these areas.
- 5.6.4 The existing concrete floor of barns 4 and 5 is likely to be providing protection to underlying roots. The concrete floor can be removed and replaced with the floor slab of the proposed dwelling however no excavation is permitted below the existing sub base. This restriction must be fully considered when determining the finished floor level of the dwelling.
- 5.6.5 The Ground Protection Area, which is hatched cyan on the Tree Protection Plan, contains a soft area where ground protection must be laid to protect any underlying roots.
- 5.6.6 For the area shown hatched cyan on the Tree Protection Plan where there will be heavy duty vehicle access, either UltraTrack, as supplied by Ground Guards (www.ground-guards.co.uk), Tufftrak, as supplied by The Grassform Group (www.grassform.co.uk) or a similar approved recycled product, must be used, laid on a compressible layer of sand or woodchips, laid onto a geotextile, with adjacent panels held together with connectors.
- 5.6.7 Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed. Ground protection must be fit for purpose and be replaced with an alternative product if panels start to move or any sign of ground compaction is seen.
- 5.6.8 An excavator must only be used for the removal of the existing hard surfacing within the Root Protection Areas of T1 and T13, if it can work only from areas of hard standing, or from outside the Root Protection Areas. A banksman must be present during this operation and excavation must go no deeper than the existing base course and must cease immediately if roots are found. Once hard surfacing has been removed, the areas must immediately be topsoiled using good quality topsoil supplied to BS3882:2015.

5.7 Hand Dig Areas

- 5.7.1 The Hand Dig areas, shown cross-hatched red on the Tree Protection Plan, must be dug to formation level by hand, neatly severing any roots found, using secateurs or a hand saw. Any further excavation required, outside the hand dug areas, can be carried out with an excavator, since it is unlikely that significant live roots will be found.
- 5.7.2 Heavy-duty polythene must be used to line the side of the trench adjacent to the trees, before concrete is poured, to avoid the toxic effects of cement on tree roots.
- 5.7.3 On no account must use of an excavator be used in the Hand Dig areas, which would rip roots and cause unnecessary damage.

5.8 General measures

- 5.8.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.8.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.8.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.8.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.8.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.8.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.9 Bat roosts

- 5.9.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.10 Birds

- 5.10.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.11 Arboricultural Supervision

- 5.11.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:
- to prepare a detailed Arboricultural Method Statement, to include details of drainage, services, contractors' facilities and a cross section through the No-Dig areas showing existing and proposed levels. The Arboricultural Method Statement must be approved by the local planning authority, prior to construction or demolition starting on site.
 - to inspect Tree Protection Fencing and ground protection, prior to construction or demolition starting on site.
 - as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority tree officer within three working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category U – unsuitable for retention: One tree – T2 and one group G19.
- Category C – low quality: Three trees – T4, T15 and T17, and two groups – G6 and G11.
- Category B/C – between categories B and C: Two trees:
 - T3 – a 14m, mature Lawson cypress.
 - T5 – a 10m, early mature Lawson cypress.

6.2 The majority of tree removals are low quality trees or those that are unsuitable for retention. Only two low-moderate quality trees are proposed for removal; these are Lawson cypress, T3 and T5. T3 and T5 are providing greening to the street scene and are contributing to site screening however neither tree is of any particular arboricultural merit. It is considered that their removal can be mitigated by new planting with hedges and trees along site boundaries and within the garden areas. New trees and hedges are indicated on the proposed site plan and, if required, a tree planting plan can be conditioned to ensure that adequate mitigation is provided.

6.3 Ash trees are growing along the western site boundary. Due to the prevalence of ash dieback disease (*Hymenoscyphus fraxineus*) and the relatively poor condition of the trees it is recommended that a tree hazard assessment is carried out before any increase in site occupancy. Irrespective of the development, the trees will need to be removed if they are found to be at risk of failure.

6.4 Protection measures have been specified to protect the Root Protection Area of all retained trees, other than for:-

- T1, where there will be excavation with root loss of approximately 12.4m², or approx 5% of the Root Protection Area.
- T7, where there will be excavation with root loss of approximately 0.6m², or <5% of the Root Protection Area.

The amount of root loss for the birch T1 and the smoke bush T7 is considered to be too small to have any significant adverse impact on the trees. Four trees are being removed from within or close to the Root Protection Area of T1; these trees are currently competing with T1 for water and nutrients. Additionally, the hard surface which forms the existing access is to be removed from the Root Protection Area of T1. Both of these measures will provide improvement to the rooting environment of T1. For T7, it is possible that the foundation of the brick boundary wall may be completely preventing root spread into the site as it is only a large shrub, rather than a tree. Hand dig excavation has been specified as a precautionary measure to prevent unnecessary root loss and damage which would be caused by mechanical excavation.

- 6.5** Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back to ensure the future sustainability of trees. If buildings are too close to trees, future occupiers may be likely to seek the reduction, or removal of trees, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment. Section 5.2.2 of BS 5837:2012 states that “an indication of potential direct obstruction of sunlight can be illustrated by plotting a segment with a radius from the centre of the stem equal to the height of the tree, drawn from due North West to due East, indicating the shadow pattern through the main part of the day.” Shading patterns for key trees have been shown on the plan. This shows that the converted barns 4 and 5 will be within the potential shading area of the offsite trees, G9. However, since all the windows in this conversion will face north, away from the trees, the tree shade will not cause an obstruction to sunlight reaching the windows. The crown of the birch T1 will extend over a large part of the garden area of barns 1 and 2 however the small leaves of this species create a dappled light on shade areas and the garden will receive plentiful overhead sunlight, light from the west and light from the east along the front of the building where a new patio is proposed. Crown lifting of T1 has been specified to provide additional clearance below the crown.
- 6.6** Large trees will overhang the roof of barns 4 and 5 and elsewhere large trees will be within the garden areas of barns 1 and 2, and barns 7 and 8. It is therefore recommended that all gutters are fitted with gutter guards to prevent falling leaves and other tree debris blocking the drainage pipes.
- 6.7** Provided the recommendations in this report are followed, which includes preparation of a full Arboricultural Method Statement at the detailed stage of the development, the arboricultural impact of this development on existing tree cover is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *The use of Cellular Confinement systems near Trees: a guide to good practice Arboricultural Association Guidance Note 12.*



Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- D/G location: demolition/ground work
- C location: construction
- No-Dig Construction
- Ground Protection Area: existing hard surface
- Ground Protection Area: existing soft surface
- Hand Dig Area
- BS 5837 Shade Area

SJ Stephens Associates
Savernake Barn, Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
01672 871862
www.sjstephens.co.uk

JOB TITLE
OLD MANOR FARM

DRAWING TITLE
PRELIMINARY TREE PROTECTION PLAN

DRAWING NUMBER
2535-02

REV
A

REVISIONS

SCALE 1:250 at A1	DATE JUL 26	DRAWN BY cf
----------------------	----------------	----------------

Old Manor Farm

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Birch	15	750	7.5	5.5	7	7.5	0.5	Mature	Three main stems from approx 1m - 380, 450 & 470mm diameter. Ivy over base and basal stems. Power line through east side of crown. Attractive tree with wide spreading crown.	Remove section of ivy from base. Lift crown to provide 2m clearance, removing only the minimum number of branches possible and favouring the removal of secondary and tertiary branches in order to minimise pruning wounds to the main stems.	>40	A2	9.0	254
T2	Cherry	4	200	3.5	2	1	3.5	1	Early mature	Extensive deadwood with live crown mainly to west side.	Remove.	<10	U	2.4	18
T3	Lawson cypress	14	est 500	3.5	3.5	3.5	3.5	0.0	Mature	Low branching to ground. Stem bifurcates at 2.5m - tight fork. Shaded out to south by T4. Ivy. Power line through east side of crown. New leading stems forming from lower laterals on east side.	Remove to facilitate development.	15-30	B-C2	6.0	113
T4	Lawson cypress	8.5	est 250	1	1.5	3	1.5	0.3	Mature	Multi stem, fastigate tree leaning to east, with small upright secondary stems. Shaded out by T3 and T5. Low quality. Ivy.	Remove to facilitate development.	5-15	C2	3.0	28
T5	Lawson cypress	10	est 290	3	2.5	1.5	3	0.0	Early mature	Growing up through and competing with T1. No access to survey base.	Remove to facilitate development.	15-30	B-C2	3.5	38
G6	Shrubs	0.5 - 3	10 - 50					0.0	Young	Cotoneaster and laurel with a yew seedling and multiple ash seedlings. All low quality.	Remove to facilitate development.	5-15	C2	0.6	1
T7	Smoke bush	3	170	2	3	1.5	2.5	0.5	Mature	Growing in adjacent garden. Three wide spread stems - est average 100mm diameter - large shrub. Ivy.	Cut back section overhanging site to boundary.	5-15	C2	2.0	13
G8	Shrubs	1.2 - 4	25 - 90					1	Mature	Growing in adjacent garden. Species including pyracantha, osmanthus, philadelphus, weigela and fuchsia, with self set seedlings and bramble.		5-15	C2	1.1	4
G9	Beech/Horse chestnut/Aspen	15 - 16	est 350 - 550					4.5	Early mature	Growing to back of farm buildings - no access to survey, positions not known and all dimensions estimated. Beech oversailing barn roofs. Horse chestnut with leaf miner. All trees with multiple leading stems. Beech showing good vitality. Assumed to be rooting beneath buildings.	Carry out inspection of trees from public footpath to inform detailed stage of development.	>40	B2	6.6	137

Old Manor Farm

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T10	Norway maple	11	est 410	6	6	5.5	6	0.3	Early mature	Growing in adjacent property - base not inspected. Low hanging crown. Multi stem from 2m. Good vitality.		20-40	B2	4.9	76
G11	Elder/Plum	4 - 8.5	50 - 280					1	Young- Over mature	Low quality, scrubby trees along edge of site.		5-15	C2	3.4	35
G12	Sweet gum	7.5	160	3	1.5	3.5	3	0.5	Semi- mature	Growing in adjacent property, one single stem - est 110mm - and one twin stem, with one stem forked at 1m - est 100, 100 & 80mm, growing together to form single canopy. Good vitality. High growth potential.		>40	C2	1.9	12
T13	Ash	16	850	8.5	7.5	6.5	6.5	3	Mature	Eight stems, average 300mm. Ivy over base and southern stems - base not inspected. Low vigour. Low limbs to east reduced to clear track. Bark wound at 1.8m to east.	Carry out tree hazard assessment before any increase in site occupancy.	10-20	C2	10.2	327
T14	Sycamore	13	est 450	2.5	5	7	6	0.3	Early mature	Growing through stack of tiles and stone - base not inspected. Bark wound at 0.8m to east. Basal growth. Dead ivy stems. Lowest lateral to west in contact with building roof.	Remove basal growth. Remove lowest lateral to west to provide clearance to building. Remove items from around base. Re-inspect before any increase in site occupancy.	20-40	B2	5.4	92
T15	Ash	13	est 300	2	4.5	0	10	8	Early mature	Base surrounded by tiles and stone - base not inspected. Stem growing to west over neighbouring building. Poor form and structure. Extensively decayed standing stem from base to south.	Remove ash and remove dead stem.	5-15	C2	3.6	41
G16	Sycamore	5 - 13.5	75 - 550					1.5	Semi- mature- Early mature	Growing in adjacent property - positions not measurable. Ivy over stems. None of particular individual merit but providing greening. Elder, self set ash and yew.		20-40	B2	6.6	137
T17	Sycamore	9.5	est 320	2	5	5	0	1.5	Early mature	Stem leaning to east with crown all to east. Poor form and structure. Dense ivy.	Remove.	10-20	C2	3.8	46
T18	Ash	14	est 600	8	6	10	8	3	Mature	Growing against building wall and outside collapsed wire strand fence - possibly in adjacent property. Dieback at branch extremities. In decline. Ivy over stem.	Carry out tree hazard assessment before any increase in site occupancy. Establish tree ownership.	5-15	C2	7.2	163

Old Manor Farm

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
G19	Sycamore/Ash/Elder	2 - 7	75 - 500					0	Over mature/ Dead	Area of misshapen and collapsed trees including on large tree which is hung up on neighbours trees - uncertain of ownership of some.	Remove.	<10	U	6.0	113
T23	Lawson cypress	9	est 450	2	2.5	2	2	0.3	Mature	In adjacent garden. Fastigate variety. Stem concealed by branches and foliage. Rootplate area exposed by soil scrapage - probably by poultry. One branch split out. Good vitality.	Either remove branch or tie in branch if still viable.	5-15	C2	5.4	92

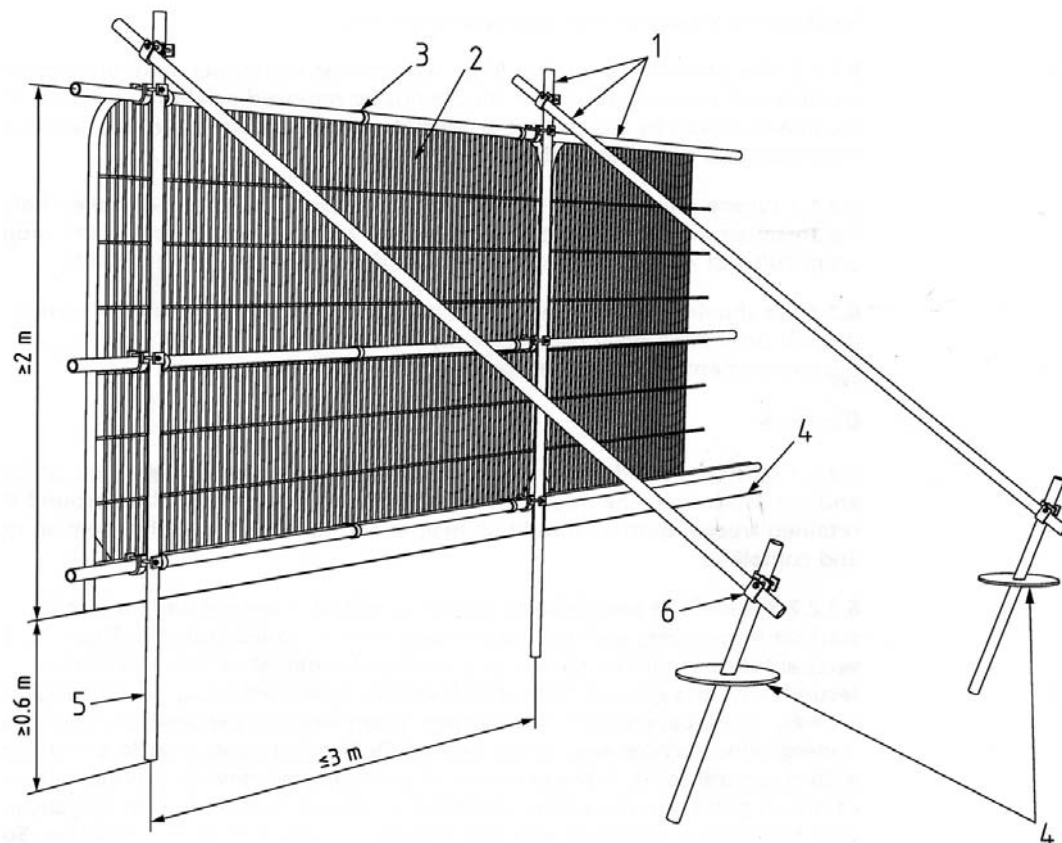
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

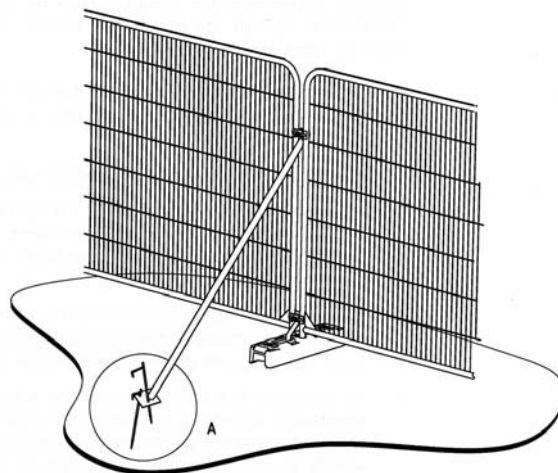
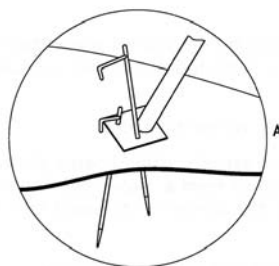
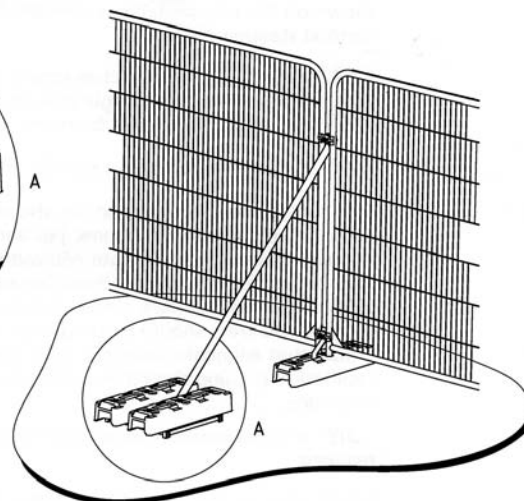
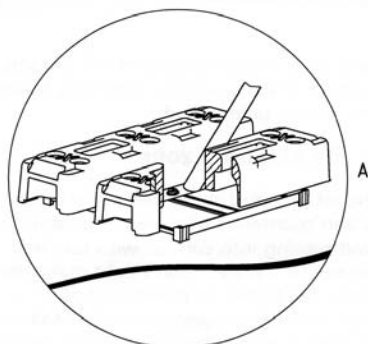


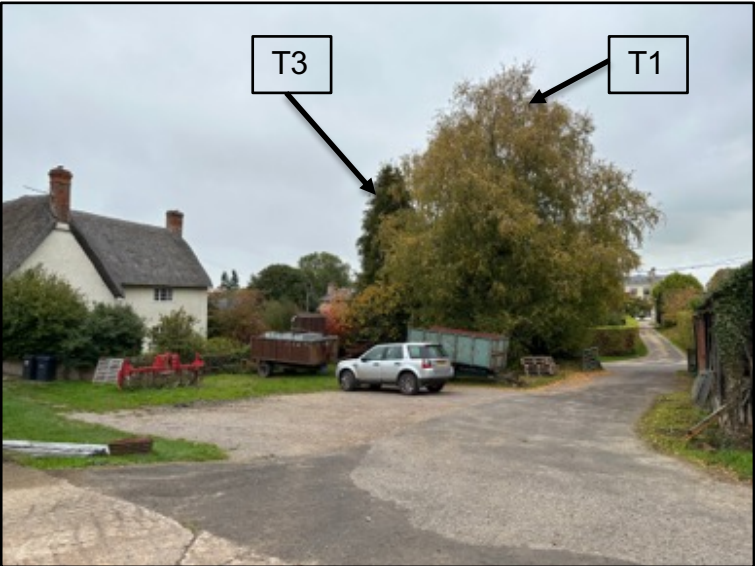
Figure 3b

Stabiliser strut mounted on block tray



Old Manor Farm

Appendix E



Views of trees adjacent to site access. T1 is a high quality birch which is to be retained. Lawson cypress, T3, T4 and T5 are proposed for removal. The existing access is to be replaced with a new access further to the north.



Old Manor Farm

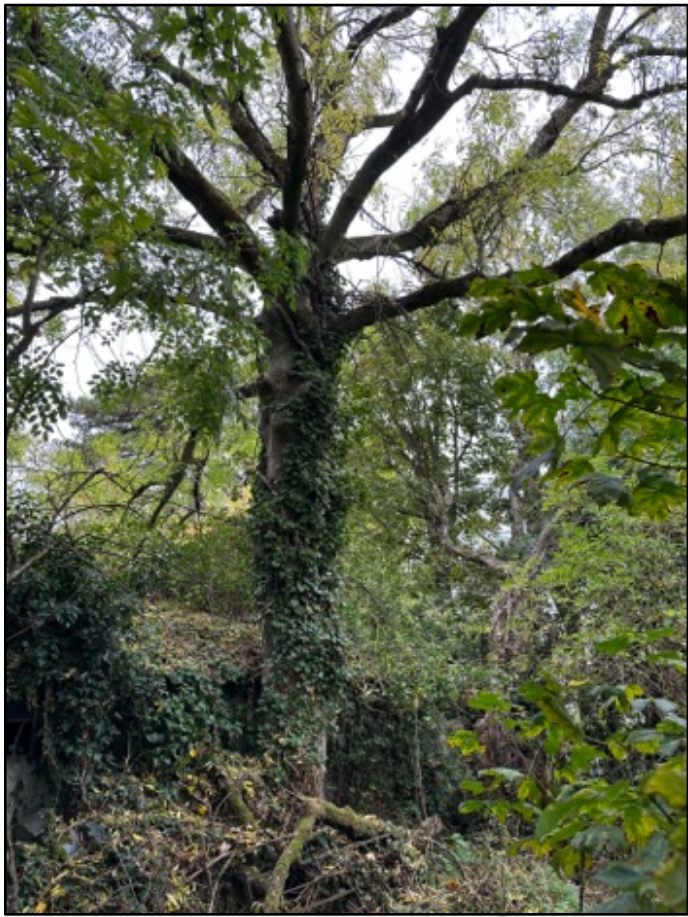


Appendix E



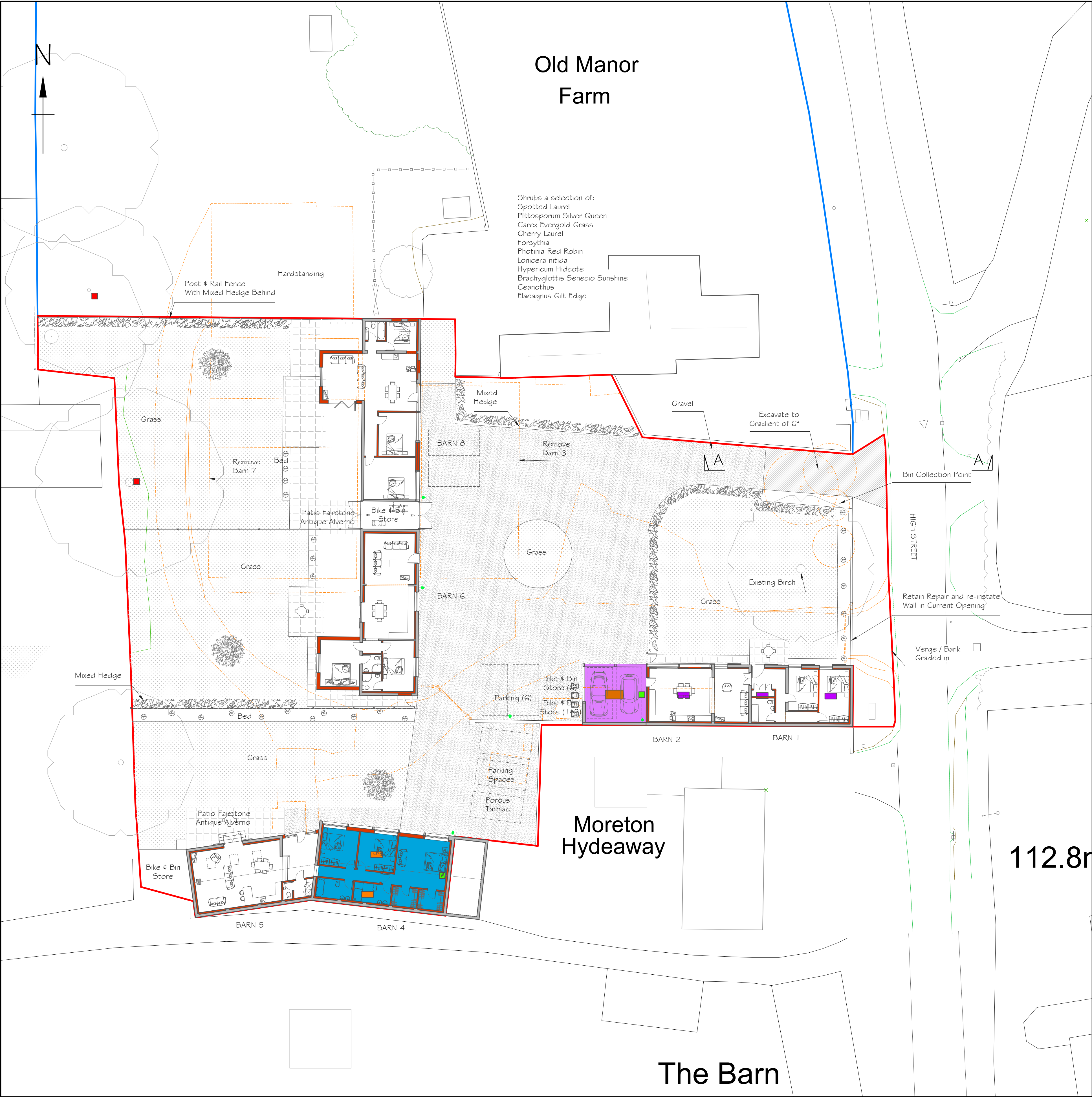
Tree group G9 is located to the rear of barns 4 and 5. Trees in G9 have not been inspected and their stem positions are not known. T10 Norway maple is located in the adjacent property. T15 ash proposed for removal, together with the adjacent dead stem.



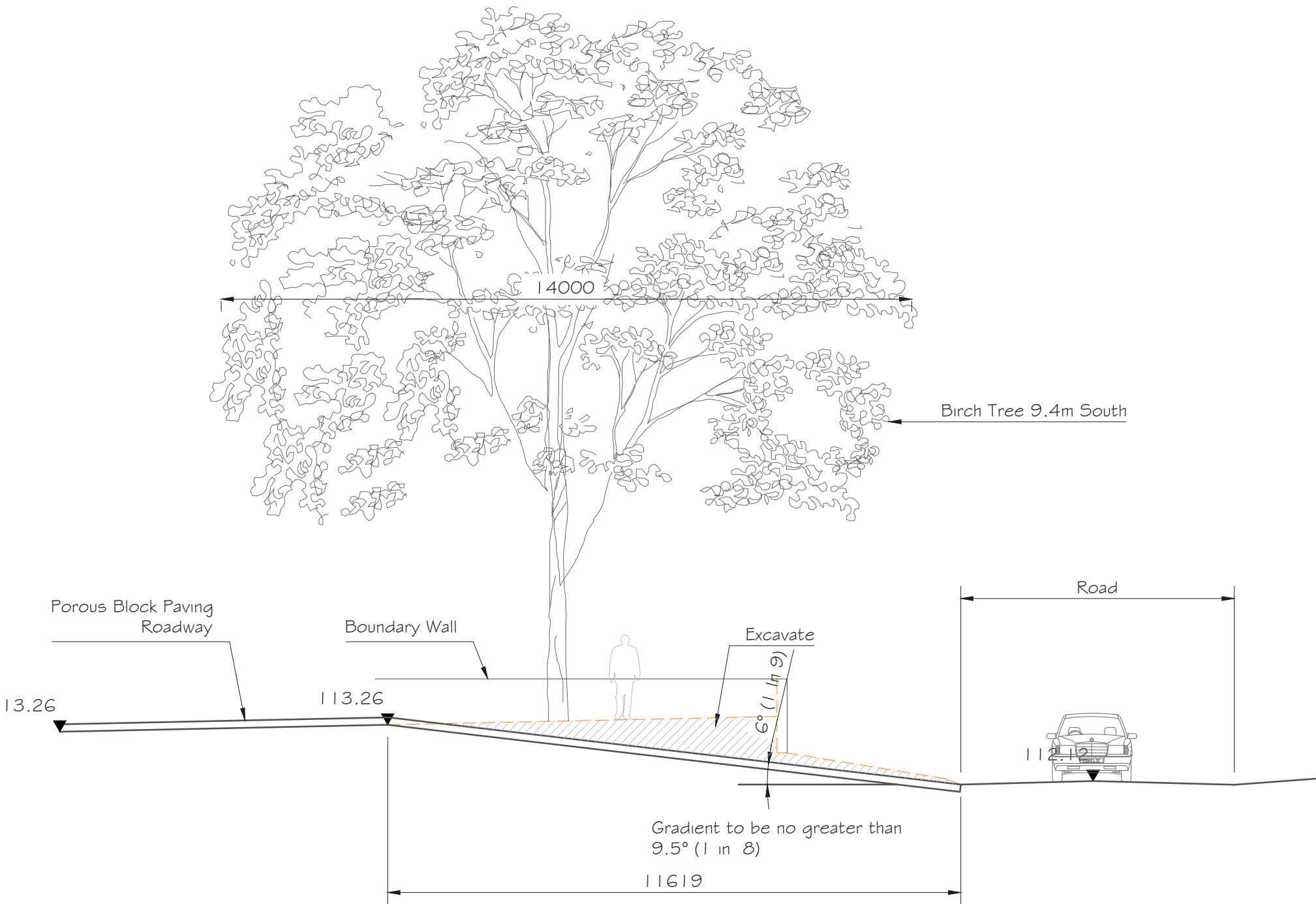


Above: T18, a declining ash, which is close to the site boundary and may be in the adjoining property. Below: T13, an ash tree with low vigour. A tree hazard assessment should be carried out on both trees before any increase in site occupancy.



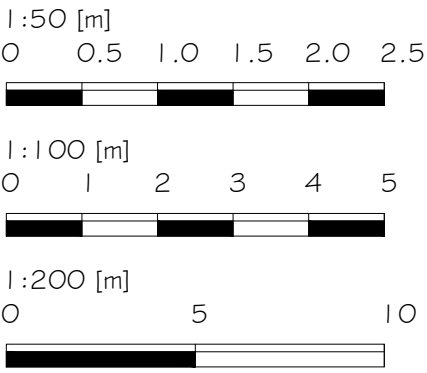


SITE PLAN
Scale 1:200



SECTION A-A
Scale 1:100

LEGEND	
	To Be Removed
	Internal Bat Box
	Temporary Roosting Provision
	Ridge Access Tile
	Bat Access Tile Into Void
	Lesser horseshoe hot box mitigation roost
	Brown long-eared and serotine mitigation roost
	Natteries and brown long eared mitigation roost in car port



Alex Dawson
www.addraughting.co.uk
alex@addraughting.co.uk
01672 511412
07791 341698

59 Barrow Close
Marlborough
Wiltshire
SN8 2BE

Client
RAW PLANNING

Job Title
CONVERSIONS AT:
WEDHAMPTON

Drawing Title
PROPOSED SITE PLAN

Scale
A5 SHOWN

Date 14/07/2026 Drawn AD

Drawing No. 1560-09	Rev K
------------------------	----------