



Arboricultural Impact Assessment for: Hawke Ridge Business Park

Inspected and prepared by

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Prepared for

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Report date

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Site address

Hawke Ridge Business Park
Mill Lane
Hawkeridge
Westbury
BA13 4LD

Report reference

HawkeRidge_AIA_062026

Planning ref:

TBC

Executive summary

This Arboricultural Impact Assessment has been prepared to provide Wiltshire Council with arboricultural information in support of a planning application for residential development proposals at Hawke Ridge Business Park in Westbury.

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 erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated access, green and blue infrastructure works.

It is necessary to remove one hedge that is internal to the site to facilitate the proposals, no trees are proposed for removal.

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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A	Arboricultural Method Statement (AMS)
B	Tree Protection Plan (TPP)
C	Tree survey schedule and key
D	Tree survey methodology
E	Trunk protection specification
F	Example tree protection warning sign

1.0 Instructions

- 1.1 Assured Trees are instructed to carry out a tree survey and to prepare an arboricultural impact assessment report in support of a planning application to Wiltshire Council for development proposals on land adjacent to Hawke Ridge Business Park.
- 1.2 This report has been prepared by a qualified arboriculturist 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.

Component	Description
Tree survey	Including all trees that could potentially be impacted by the proposals.
Arboricultural Impact Assessment (AIA)	Containing details of the potential impacts of development proposals on trees on the site.
Preliminary Arboricultural Method Statement (AMS)	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	7121-1 Hawke Ridge Business Park	Clifton Surveys Ltd
Proposed Block Plan	P25-2563_DE_01H_01 Site Layout	Pegasus Group

Table 2: Documents provided

2.0 Introduction

- 2.1 The application site is comprised of two distinct areas located to the north and south of Mill Lane in Hawkeridge (Figure 1). The area to the north of Mill Lane is comprised of two open fields divided by a single field boundary hedgerow (Figure 2). The western boundary adjoins Hawkeridge Road, the northern boundary is formed by a hedgerow bordering open fields, Bitham Brook forms the eastern boundary, and the southern boundary adjoins Mill Lane.
- 2.2 The site is open with trees located around the periphery, primarily along the north site boundary where there are a number of young willows standing out from a young field boundary hedge.

- 2.3 To the south of Mill Lane is a large open field fringed by trees and hedges with the majority of trees located on the east boundary. There are occasional trees standing out from a young hedge on the north-east boundary and the remaining site boundary to the south and west is formed by hedgerows.

Site location:



Figure 1: Site location indicated by orange arrow
Source: Streetmap¹.



Figure 2: Red line indicates approximate limits of site survey. **Source:** Google Maps².

- 2.4 **The proposal** is for the erection of: (i) 1 No. retail convenience store (Class E), 3 No. flexible retail units (Class E), and roadside drive-through unit (sui generis); (ii) a 64-bed care home (Class C2); and (iii) 249 No. residential dwellings (Class C3) with associated access, green and blue infrastructure works.
- 2.5 The aim of this report is to identify and assess potential impacts on trees as a result of the proposed works and outline suitable impact mitigation measures in accordance with BS5837:2012.

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.

¹ <https://www.streetmap.co.uk/>

² <https://www.google.com/maps>

4.0 Trees included in the survey

- 4.1 Sixty-eight trees, two hedges and six tree groups were identified in the survey and have been awarded category ratings in accordance with the BS5837:2012 cascade chart for tree quality assessment (Table 3), 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 to high quality trees, **C** the low to moderate quality trees and **U** the low quality 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	0	9	59	0
Hedges	0	0	2	0
Groups	0	2	4	0

Table 3: Tree categorisation quantities

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 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.
- 5.2 The default position should be that structures are located outside of the RPAs of retained trees. If development proposals involve construction within RPAs, including hard landscape features such as driveways, then either the trees in RPA conflict will need to be removed or the application will need to demonstrate how the construction will be achieved without causing an adverse impact on the trees. Where there is an overriding justification for construction within the RPA of a retained tree, technical solutions must be used that prevent damage to the tree.

6.0 Statutory constraints

- 6.1 A review of Wiltshire Council online resources³ 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 works on the site.
- 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 Commission⁴ 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 data⁵ which shows the site has a bedrock geology of *Oxford Clay Formation-Mudstone* which **indicates potential for an underlying clay soil with a high potential for volume change** as a result of moisture abstraction by tree roots. Soil type should be confirmed by laboratory analysis and foundations near trees should be constructed in accordance with *NHBC chapter 4.2 building near trees*⁶ which provides details of technical requirements when building near trees on shrinkable clay soils.

³ <https://experience.arcgis.com/experience/88c3030c2e864645aaec7dc3e0ac4cb6/page/Page>

⁴ <https://www.gov.uk/guidance/tree-felling-overview#tree-felling-licence>

⁵ <https://geologyviewer.bgs.ac.uk/>

⁶ <https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/>

8.0 Planning policy

8.1 National Planning Policy Framework (NPPF 12 December 2024)⁷ 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.

8.2 Local planning policy includes Wiltshire Core Strategy - adopted 2015⁸:

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.

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>

9.0 Tree removals and arboricultural works

- 9.1 It is proposed to remove one field-boundary hedge (H19) to facilitate the proposals. The hedge is maintained by flailing and is dominated by bramble growth with occasional field maple, elm and hawthorn. As the hedge is internal to the site the loss will have a minor impact on visual amenity.



Image 1: Hedge 19 proposed for removal to facilitate the proposed housing scheme.

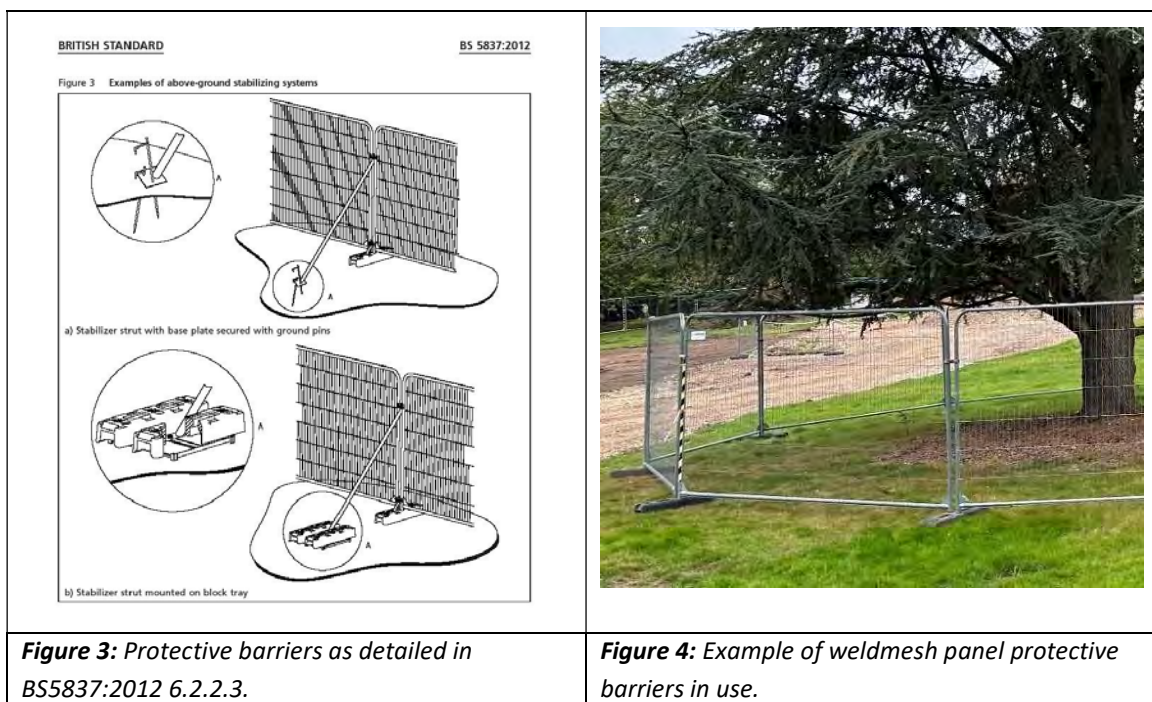
- 9.2 Mitigation for the removal of H19 will be provided through the planting of a substantial number of new trees on the site as part of a high-quality landscape planting scheme produced by Greenhalgh Landscape Architecture to be submitted separately to this report.

10.0 General impacts of development

- 10.1 Trees are commonly damaged during development through root severance to construct foundations or install services or through soil compaction within the rooting area of a tree which adversely affects drainage, gas exchange, nutrient uptake and organic content, and will seriously impede or restrict root growth potentially causing the decline or death of the tree. Further damage can be caused by direct contact damage to parts of a tree from plant, equipment and vehicles.
- 10.2 To avoid damage to trees, construction activity must be excluded from RPAs by robust physical barriers creating a Construction Exclusion Zone (**CEZ**). If construction access is required within RPAs, barriers need to be set back and ground protection used over the exposed areas of RPA 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 H19 and to avoid any encroachment into the RPAs of retained trees and hedges.
- 11.2 **General construction activity** such as plant movements 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 and 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.

12.0 Conclusions

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



Drawing Sheet: 

Symbol Guide

Category	Symbol	Category	Symbol
Tree Protection Area		Tree Spread	
Category 1 Tree (High Quality)		Category 2 Tree (Low Quality)	
Category 3 Tree (Medium Quality)		Category 4 Tree (Low Quality/Remove)	

BS5837:2012 - Tree Category

NOTE: Treeing numbers marked with an 'X' are to be removed.



Project Name:
Hops & Buds Brynnes Park, Mill Lane,
Hawkinge, Wexbury, BA11 4LD

Drawing Title:
Tree Constraints Plan

Drawing Number:
205318-100-1-CP-08

Client:
-

Date:
March 2026

Scale:
1:500 @ A0

153250.00 N

153150.00 N

153050.00 N

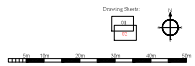
386300.00 E

386400.00 E

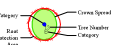
386500.00 E

386600.00 E

386700.00 E



Symbol Guide



BS5837:2012 - Tree Category

Category A: Tree	Category C: Tree
Category B: Tree	Category D: Tree

NOTE: Tree category numbers marked with an 'A' are Assured Tree numbers.



Project Name:
Herts & Depts Highway Park, Mill Lane,
Hawthorn, Weymouth, BA11 4LD

Drawing Title:
Tree Constraints Plan

Drawing Number:
205318-100-1-CP-00B

Client:
-

Date:
March 2020

Scale:
1:500@A0