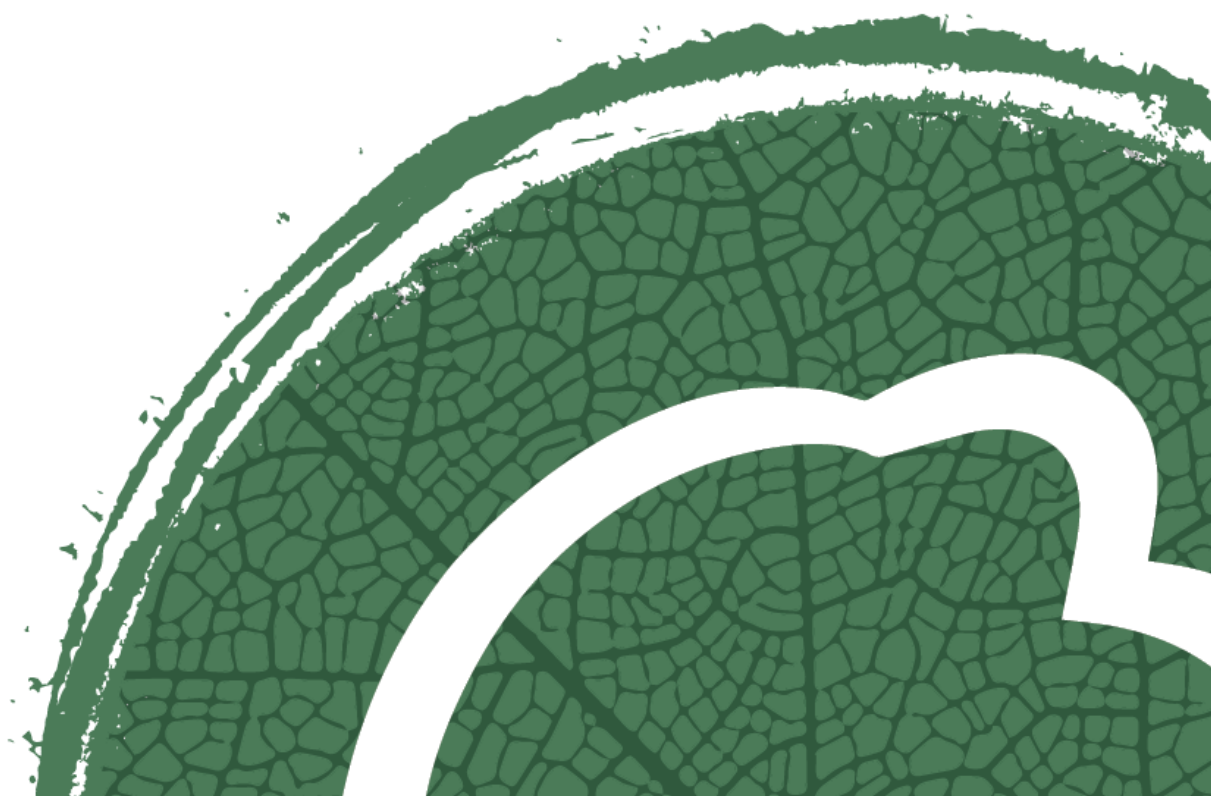




bawden **tree care**

**BS5837:2012 Trees in relation to
demolition, design and construction
report**

**Land adjacent to 35 Beaulieu Road, SP4
7PD**





BS5837:2012 Report

Land adjacent to 35 Beaulieu Road

Instructed By: Dale Roberts

Company Name: Dale Roberts Design

Survey Address: Land adjacent to 35 Beaulieu Road
Amesbury
SP4 7PD

Prepared by: Luke Maylin

Date: 14/07/2026

Reference: 2026-5305

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Appendix A – Tree Inventory

Appendix B – Site Plan Showing RPA's and Approximate Crown Spread

Appendix C – Tree Protection Plan

1. Introduction

- 1.1 On receiving instructions from Dale Roberts of Dale Roberts Design, Luke Maylin, Arboricultural Surveyor for Bawden Tree Care, undertook a ground level visual assessment of all trees that could be affected by the proposed development in accordance with BS5837:2012.
- 1.2 This assessment includes collecting data on the trees to prepare;
- A schedule of the relevant trees and their values and benefits.
 - An appraisal of the constraints imposed by the trees in the form of an Arboricultural Impact Assessment, accompanied by a Constraints Plan (appendix B).
 - An Arboricultural Method Statement and a Tree Protection Plan (appendix C) to accompany the planning submission.

2. Report Summary

- 2.1 The report has been written following the recommendations and guidance given within British Standard 5837: 2012, Trees in relation to design, demolition, and construction. To provide a reasoned assessment of the potential impact on trees by the proposed development at the Land adjacent to 35 Beaulieu Road, SP4 7PD.
- 2.2 Following a site survey and assessment, ten trees and one shrub were included within this survey, with one of these trees potentially being adversely affected by the proposed development.

3. Site Detail

3.1 Site Overview

3.1.1 The site is the land directly west of 35 Beaulieu Road, a residential property within the town of Amesbury. The site was historically part of the garden of 35 Beaulieu Road, but has become separate.

3.2 Site Photo

3.2.1 The image below is supplied courtesy of Google and shows an overview of the site. The red line shows the approximate site boundary.



3.3 Tree stock

3.3.1 The majority of the surveyed feature stock is located on the far side of the shared driveway to the west. Except for T01, a cherry plum, the trees comprise a row of Leyland cypress situated either within the site or immediately adjacent to the neighbouring property boundary. Most of these specimens are relatively small, aside from T08 and T09 which are larger.

The trees are separated from the proposed development area by an existing hard-surfaced access road serving the parking area, together with raised kerbs. These

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existing surfaces provide a degree of separation between the trees and the proposed works.

3.4 Soil assessment

3.4.1 BS5837:2012 advises the consideration of soil within the report due to its potential impact on structures. Structures located on shrinkable clay soils—soils that change volume with variations in moisture content—can be affected by tree-related subsidence, as tree water uptake can contribute to soil movement. To mitigate this risk, foundations on such soils should be designed accordingly, following the National House Building Council's Standards Chapter 4.2: Building Near Trees.

3.4.2 The soil on site is classified as Soilscape 3, described as; shallow, lime-rich soils over chalk or limestone. This was found using the Landis Soilscales Viewer.

4. The Proposal

4.1 Project details

4.1.1 The proposal is for the construction of a new residential dwelling, together with the installation of a soakaway pond within the garden, new areas of paving, and a replacement garage to supersede the two existing garages located in the southern part of the site.

4.1.2 The works will also involve the removal of the existing shed and boundary fencing, which is to be replaced by a new timber fence.

5. Arboricultural Survey Summary

5.1 Date of survey and weather conditions

5.1.1 The survey was carried out by Luke Maylin on the 14th of July 2026.

5.1.2 The weather was warm and sunny, with no adverse impact on the survey.

5.2 Methodology

5.2.1 For the purposes of this survey, a drawing of the site, adapted from the existing site plan, supplied by Dale Roberts Design, has been included to show tree locations, IDs, categories, and locations of required protective measures, (see Appendix B).

5.2.2 All trees that were identified as potentially posing a constraint to development have been plotted. This includes trees located within the development area as well as those in close proximity to it.

5.2.3 The BS5837:2012 makes provision for trees to be categorised for both quality (A, B, C or U) and a sub-category for each of 1, 2 or 3.

5.2.4 Trees are categorised in line with BS5837:2012 Trees in relation to design, demolition and construction as follows:

Table 1: Tree categories in line with BS5837:2012

A	Trees of high arboricultural value that should be retained and protected throughout the development. Veteran trees are automatically awarded 'A' status.
B	Retention preferable. Trees of good condition and character which are appropriate for the location and in good physiological and structural condition. These trees should be retained unless they will be a severe impediment to the proposal or there is an overriding public interest that warrants their removal.
C	Trees of generally lower arboricultural value by dint of character or condition. 'C' trees should not be a constraint on development.
U	Trees that should be removed on arboricultural grounds. Often trees in poor condition can be left 'in situ' until a proposal means the potential target increases, making their removal more urgent or necessary.

Trees are further categorised into sub-categories, using a numerical suffix to denote the following perceived values:

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Table 2 Tree sub-categories in line with BS5837:2012

1.	Trees of primarily arboricultural qualities. High value trees might be because they are particularly good examples of their species, because they are rare or unusual or because they are important components of a group feature such as an avenue.
2.	Trees of landscape importance – for example, trees of particular visible importance in a setting or view.
3.	Trees of cultural value. This may be due to historic links or conservation value – such as veteran trees or commemorative trees.

For example, a veteran tree of landscape importance would be categorised as A2, A3.

5.2.5 A full description of the trees found, and their categories, is included in the tree survey data provided in Appendix A. The data table includes stem diameter measured from 1.5 metres above ground level, height, crown spread, age class, and physiological and structural condition. A tree quality assessment using the data is then formulated to categorise trees for removal or retention.

5.2.6 Stem diameters are used to calculate the root protection areas (RPAs), which have been plotted and adjusted for site features, (see Appendix B). The RPA is the area in which most tree roots are anticipated to be growing. As root damage is a common cause of tree loss, the RPA is an area of provisional exclusion for construction activity.

5.2.7 Trees are a material consideration in the planning process and, as such, must be included as part of the decision-making process.

5.3 Caveats and Limitations

5.3.1 The purpose of this report is to determine any constraints that need to be considered in relation to trees – both above and below ground – during the development design, to assess the potential impact of the development to the amenity value of trees, and to provide an Arboricultural Method Statement (AMS) with Tree Protection Plan (TPP) in order to minimise, as far as is practical, damage to trees and their rooting systems.

5.3.2 Only trees with diameters greater than 75mm at 1.5 metres above ground level are included in the survey, unless there is deemed a valid reason for their inclusion.

5.3.3 Root protection areas are calculated in line with BS5837:2012 and are adjusted to reflect topographical constraints on site. This is based on professional experience and has not been confirmed by trial pitting. There is a level of unpredictability in

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calculating exact tree root locations and therefore, where there is a possibility of obstruction or damage to roots, trial holes are recommended prior to construction.

- 5.3.4 This inspection was carried out for the purposes of creating a BS5837 report in relation to demolition, design and construction to accompany a planning application. The survey is not a full tree condition assessment and as such the trees were not specifically inspected for their overall health and condition. Any suggested works within the report should not be taken as a full specification for tree works.
- 5.3.5 Visual inspection of the trees was taken from ground level only, and did not include any further in depth investigations nor involve any climbing or observations from higher elevations.
- 5.3.6 Access to certain trees may be restricted, limiting the ability to detect potential defects or other notable features. As a result, a full evaluation of the tree's overall condition and risk may not be possible, and comprehensive management recommendations cannot be provided. Measurements will be estimated, and categorisation and work requirements will be based on the assessments that were possible at the time.
- 5.3.7 The AMS outlined in this report must be agreed with planning before the commencement of any works.
- 5.3.8 Trees are living organisms whose health and overall condition can change rapidly. The conclusions and recommendations contained within this report are valid for a period of twelve months. The period of validity may be reduced if significant changes occur to either the trees or to the landscape within the immediate proximity of the trees.

6. Arboricultural Impact Assessment

6.1 Tree constraints summary table

6.1.1 The following trees were identified to pose a constraint to the development, and the proposal has the potential to damage the following trees and groups, either directly or indirectly:

Impact	Reason	High Value A Class Trees	Moderate Value B Class Trees	Low Value C Class Trees	Trees for Removal/ U Class Trees
Trees to be removed	To facilitate development	-	-	-	-
Retained trees that may be damaged through disturbance to RPAs	Removal of existing surfacing/structures/ landscaping services Installation of new surfacing/structures/ landscaping/services	-	T08	-	-
Retained trees to be pruned	Remediation of defects, Raise low branches	-	-	-	-

6.2 Impact assessment

6.2.1 This impact assessment evaluates the direct and indirect risks and threats associated with the proposed construction to trees both within and near to the proposed development site and seeks to mitigate those risks through the implementation of a sound and recognised methodology set out within the AMS.

6.3 Tree Preservation Orders (TPOs) and Other Legal Restrictions

6.3.1 The site is not within a conservation area, and there are no TPOs on site. This has been confirmed by Wiltshire Council's online Planning Explorer.

6.3.2 However, as planning consent overrides TPO protection, no differences to the value or importance of the trees depending on TPO status is made in this report, and all care must be taken to protect the trees that are to be retained.

6.4 Tree removals

6.4.1 The proposal does not involve the removal of any trees.

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6.5 Tree pruning

6.5.1 It is desired to prune S01, the buddleia in the rear garden of the property. As this is a shrub, and of low arboricultural value, this is not a constraint.

6.6 Above-ground considerations

6.6.1 The proposal, due to being of sufficient distance away from the trees to be retained, is not considered to have any significant above-ground impacts.

6.7 Encroachment into Root Protection Areas (RPAs).

6.7.1 The Root Protection Areas (RPAs) of the neighbouring trees do not extend into the construction area, except T08. The RPAs of the remaining trees are separated from the development by the existing hard-surfaced access road, which provides adequate protection from construction activities and site traffic.

6.7.2 The RPA of T08 extends into the development area. Works proposed within this area include the removal and replacement of the existing timber boundary fence, demolition of the existing shed and its base, construction of a section of brick wall along the western house boundary, and the installation of an air source heat pump and associated drainage services. Subject to minor amendments to the design and the adoption of sensitive demolition and construction methods, these works can be undertaken with minimal impact on the rooting environment and without causing harm to the tree.

6.7.3 The proposed brick wall is considered to represent the greatest potential impact within the RPA, as its construction would require more extensive excavation for foundations. To minimise root disturbance, this will be changed to be timber fencing. Any excavation within the RPA should be undertaken under arboricultural supervision.

6.7.4 The existing boundary fence should be dismantled, and the replacement fence installed using hand tools only, with new fence posts positioned within the footprint of the existing post holes wherever practicable. This approach will minimise disturbance to the rooting environment.

6.7.5 The existing shed should be dismantled either by hand or using small plant operating from outside the RPA or from existing areas of hardstanding. Removal of the shed base should be undertaken using hand tools only to avoid unnecessary root damage.

6.7.6 The proposed air source heat pump is relatively small and lightweight and can be installed on a suitable surface on the ground, such as a paving slab or concrete plinth, without the need for excavation. Associated drainage trenches should be excavated by hand under arboricultural supervision, with any roots encountered being retained where possible or pruned in accordance with best arboricultural practice. The limited extent of the RPA encroachment means that these works are unlikely to have a significant impact on T08.

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6.7.7 It is possible that root growth towards the proposed development area has been influenced by the presence of the existing paved access road, with root spread suppressed under it and roots preferentially extending into the adjacent lawn and open ground to the east. However, the presence of hard surfacing cannot be assumed to have prevented root growth beneath it. Accordingly, the RPAs have not been modified.

6.8 Ground level changes

6.8.1 The proposal does not involve any changes to the existing ground level within the RPA.

6.9 Shading

6.9.1 Shading is not anticipated to be a cause of concern for the proposed development.

6.10 New tree planting

6.10.1 The proposal does not involve any new planting.

6.11 Post development considerations

6.11.1 The proposal is not anticipated to have any adverse impacts on the retained trees once the development has been completed.

6.12 Upgrading existing services or installing new services

6.12.1 There is a minor overlap of drainage services within the RPA of T08, and sensitive installation methods are recommended, as suggested in point 6.7.5.

6.13 Summary of impact

6.13.1 In conclusion, as long as the Arboricultural Method Statement is followed, the proposed development is not considered to have an adverse impact on the trees to be retained.

7. Arboricultural Method Statement (AMS)

Site Monitoring and responsibilities.

1. A copy of this AMS and the related TPP is to be retained on site at all times and all personnel associated with the construction process will be made familiar with the principles within.
2. Site activity will be supervised by an appointed project arboriculturist to coordinate with the following events and activities:
 - Pre-commencement meeting.
 - Tree protection installation.
 - The dismantling of the existing fence within the RPA.
 - Excavations for the foundations of the new fence (If required) and brick wall.

A monitoring record sheet is included at the end of this method statement.

3. The Project Arboriculturist will be available as the first point of contact to attend site and advise on matters if required, outside of the site monitoring visits.
4. The designated main contractor will be responsible for ensuring that the planning conditions are adhered to and for ensuring that no damage occurs to the trees during the construction processes.
5. The designated main contractor will be responsible for ensuring that this Method Statement and the Tree Protection Plan are followed.

Site Access and movement

6. All access for construction vehicles will avoid the unprotected surfaces of the RPA of T08.
7. No passage of materials, equipment or workers will take place through the RPA unless expressly permitted within this Method Statement for the construction activities or sufficient ground protection has been implemented.
8. The existing driveway hardstanding is considered to be sufficient ground protection and is allowed for the purposes outlined in point 7 of this Method Statement.

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Protection Measures

9. To protect the trees on site and off site and their relevant RPA's, a construction exclusion zone has been marked out on the tree protection plan. This is to be fenced off using Heras fencing on rubber blocks as marked out in the tree protection plan.
10. The fencing may only be removed once all works have been completed and all materials have been removed from site. Fencing should contain appropriate information and warnings regarding the protection of trees. An example of acceptable signage is given in Figure 3.
11. Existing fencing may be used to form part of the protective fencing on site, as indicated on the tree protection plan.
12. To allow for ease of movement along the construction area, protective surfacing will be installed as outlined in the Tree Protection Plan. For pedestrian-operated equipment up to a gross weight of 2 tons, proprietary inter-linked ground protection boards will be used, placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip) laid over a geotextile membrane.
13. Protective measures will be installed prior to the commencement of any construction activity and maintained for the duration, they may only be removed once all works have been completed and all materials have been removed from site.

Methodology for Activities

14. Any excavation within an RPA must be carried out by hand tools only, under arboricultural supervision.
15. The existing shed should be dismantled manually or, where appropriate, using light plant operating from outside the RPA or from suitable protective ground surfacing, including the existing hardstanding beyond the site boundary where practicable. The shed base should be removed using hand tools only to minimise disturbance to the rooting environment and avoid damage to retained tree roots.
16. The existing timber boundary fence located within the RPA shall be removed using hand tools only. The replacement fence should, where practicable, utilise the existing post locations to minimise the need for additional excavation within the RPA.
17. Where new post holes are required, all excavation shall be undertaken manually under arboricultural supervision. Post holes should be hand-dug to the minimum

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depth necessary, and their positions adjusted where required to avoid severing roots greater than 25 mm in diameter.

18. Concerning the proposed brick wall at the front of the property, this will be replaced with an extension of the timber boundary fencing, with the installation methodology undertaken in accordance with the approach outlined in Point 17 of this Method Statement.
19. The supervising arboriculturist will assess for the presence of significant roots or root clusters encountered during excavation and determine their suitability for pruning where required. Any root pruning should be limited to roots less than 25 mm in diameter and undertaken in accordance with appropriate arboricultural practice, unless approved by the Project Arboriculturist.
20. The installation of the Air Source Heat Pump will rest on a surface such as paving slabs or plinths at ground level, involving no excavations.
21. As the proposed drainage installation only results in a minor overlap with the RPA of T08, the potential impact on the tree is considered to be minimal. Any excavation within this area shall be undertaken by hand under arboricultural supervision.
22. Where significant roots are encountered, consideration should first be given to whether the drainage pipes can be installed around or between the roots to avoid severance. If this is not feasible, the project arboriculturist shall assess the roots and determine whether pruning can be undertaken without causing unacceptable harm to the tree.
23. No wet concrete is to be poured inside an RPA unless the excavated area or mould has been lined with an impermeable liner.

Root Protection and Pruning

24. Care should be taken when conducting any excavations to ensure no significant roots are damaged. This includes by direct mechanical damage or through compaction caused by plant movement, storage of materials, or contamination from spillages etc. during the building process.
25. In the unlikely event that tree roots are damaged by the development, exposed roots should be treated at once to avoid desiccation. Any roots smaller than 25mm in diameter, can be pruned back, preferably to a side branch, with suitable sharp pruning tools.

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26. If significant roots are uncovered that cannot be pruned without detrimental effect to the tree, works in this area should cease and a new design and method statement should be agreed with planning before works may continue in this area.

Mixing and Storage

27. The extents of any site storage and mixing areas must not be near any Root Protection Area to prevent the risk of tree roots being damaged from the storage of materials, runoff/spillages etc. during the building process. There are plenty of available areas for site storage and mixing within and adjacent to the site outside of the RPA, therefore it is not considered necessary to designate a specific space for this within the Tree Protection Plan.

Services

28. The section of drainage pipework which is located within the RPA will be installed as described in point 19 of this Method Statement. No other services are located within the RPA or will impact on the trees.

Additional Considerations

29. No fires will be lit within the Construction Exclusion Zone or within 20 metres of a tree stem. Wind direction and fire size must take into account wind direction and fire size to avoid flames coming within 5 metres of any foliage.

Examples of barriers and signage

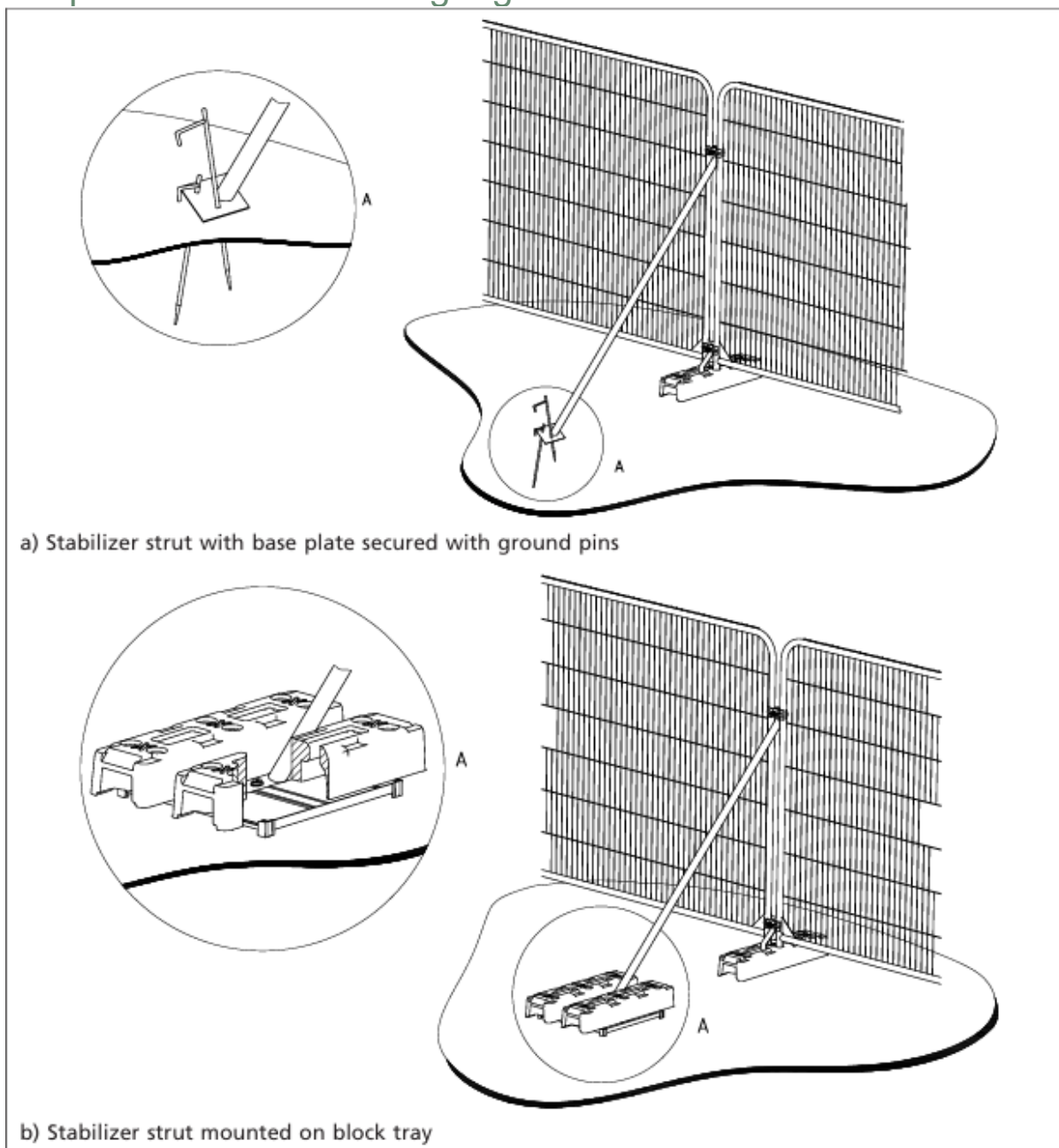


Figure 1 – Example of above ground stabilising systems.

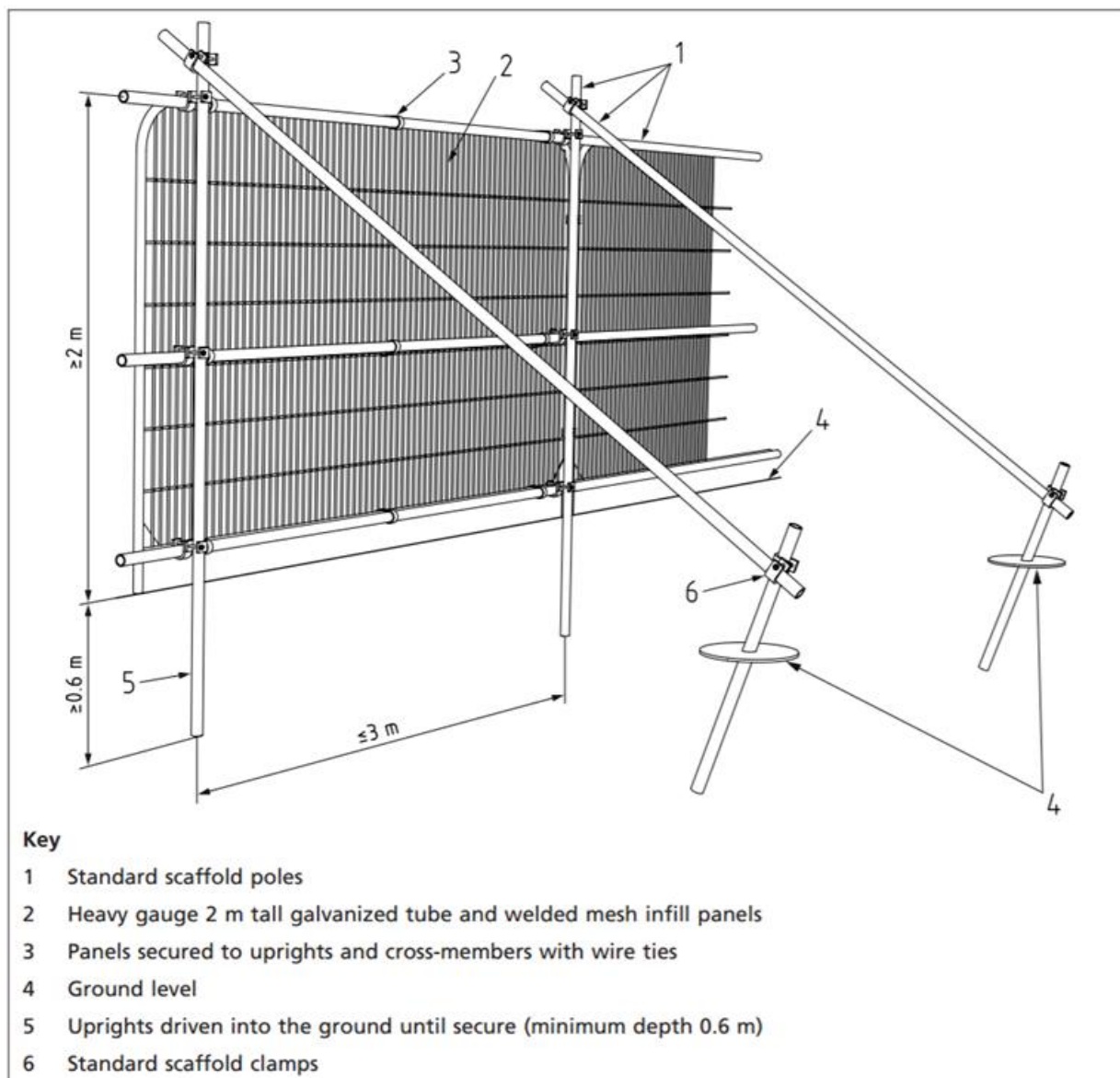


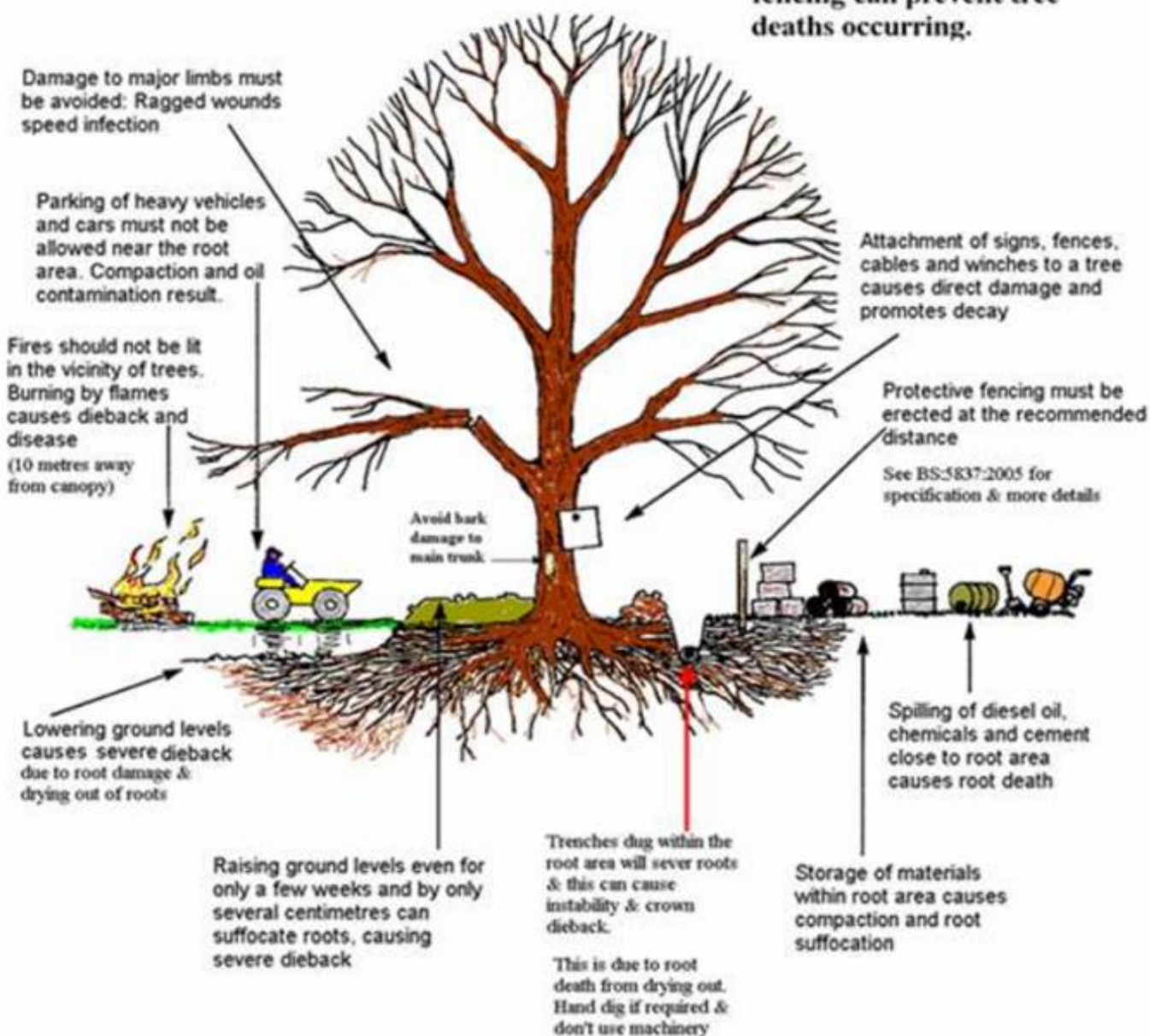
Figure 2 – Example of acceptable protective barrier specification



Figure 3 – Example of protective barrier signage

Common causes of Tree Death

The use of properly positioned protective fencing can prevent tree deaths occurring.



Protected Species (general information for tree works)

There are legislative acts which provide protection for wildlife, plants in Britain. The Wildlife and Countryside Act 1981 was introduced to protect the following:

- All wild birds, their eggs and nests.
- Shooting birds – limitation on shooting season so they can only be shot outside of the breeding season.
- Selling birds – the sale of some species of birds that have been bred in captivity and fitted with identification rings.
- Injured birds – can be treated as long as they are released afterwards. If they are seriously injured, they must be humanely put down.
- Endangered species – There are various species i.e.. red squirrel, hazel dormouse, bats, voles that are on the endangered species list.
- Common animals – Foxes and Rabbits, are not protected but some methods of killing them are prohibited i.e.. self-locking snares.
- Non-native animals – It is illegal to release or allow to escape, animals that are non-native i.e. mink.

Bats and nesting birds should be considered when undertaking tree works.

Conservation Status of British Bats

Virtually all bat species are declining and vulnerable. There is little historic data in relation to the various bat species and their numbers. The UK Government has drawn up the UK Biodiversity Action Plan and has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide a plan for the maintenance and restoration of the former populations levels to be investigated.

Legal Status of British Bats

All British bats, their breeding sites and resting places are nationally and internationally protected.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule S. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive. The Conservation of Habitats and Species Regulations 2012 (as amended) make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation does not protect bat's foraging grounds but does protect their roost sites. Bat roosts are protected at all times of the year regardless of whether there are any bats present. Any disturbance of a roost due to development must be licenced.

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Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs.

Some birds are listed on Schedule 1 of the Act which also protects them from disturbance and it may be necessary to operate “no-go” buffer zones around such nests — typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

Glossary

Term	Meaning
RPA	Root Protection Area
CEZ	Construction Exclusion Zone
BS5837:2012	British Standard for trees in relation to demolition, design, and construction
BS3998:2010	British Standard: tree work recommendations
AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
TPP	Tree Protection Plan

References and Resources

1. BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations
2. BS 8545, Young trees: from nursery through to independence in the landscape Recommendations
3. BS 3998:2010 Tree work – Recommendations
4. BS 1722-18, Fences – Specification for steel mesh site perimeter temporary fencing systems
5. BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces)
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ARBORICULTURAL SITE MONITORING RECORD

Land adjacent to 35 Beaulieu Road.

PURPOSE OF VISIT	TIMING	PERSONNEL PRESENT	OBSERVATIONS AND RECOMMENDATIONS	COMPLETE Y/N
1. Check Tree Protection is installed as AMS prior to the commencement of works	Pre-commencement			
2. Monitoring site visits by approved Arboriculturist to ensure continued compliance with AMS.	During Construction			
3. Final completion inspection and identification of any remedial actions	Completion of scheme			

Contacts			
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Site Manager:			
Arboriculturist:			
Project Agent:			

Notes:
[Inspector's comments and relevant information]