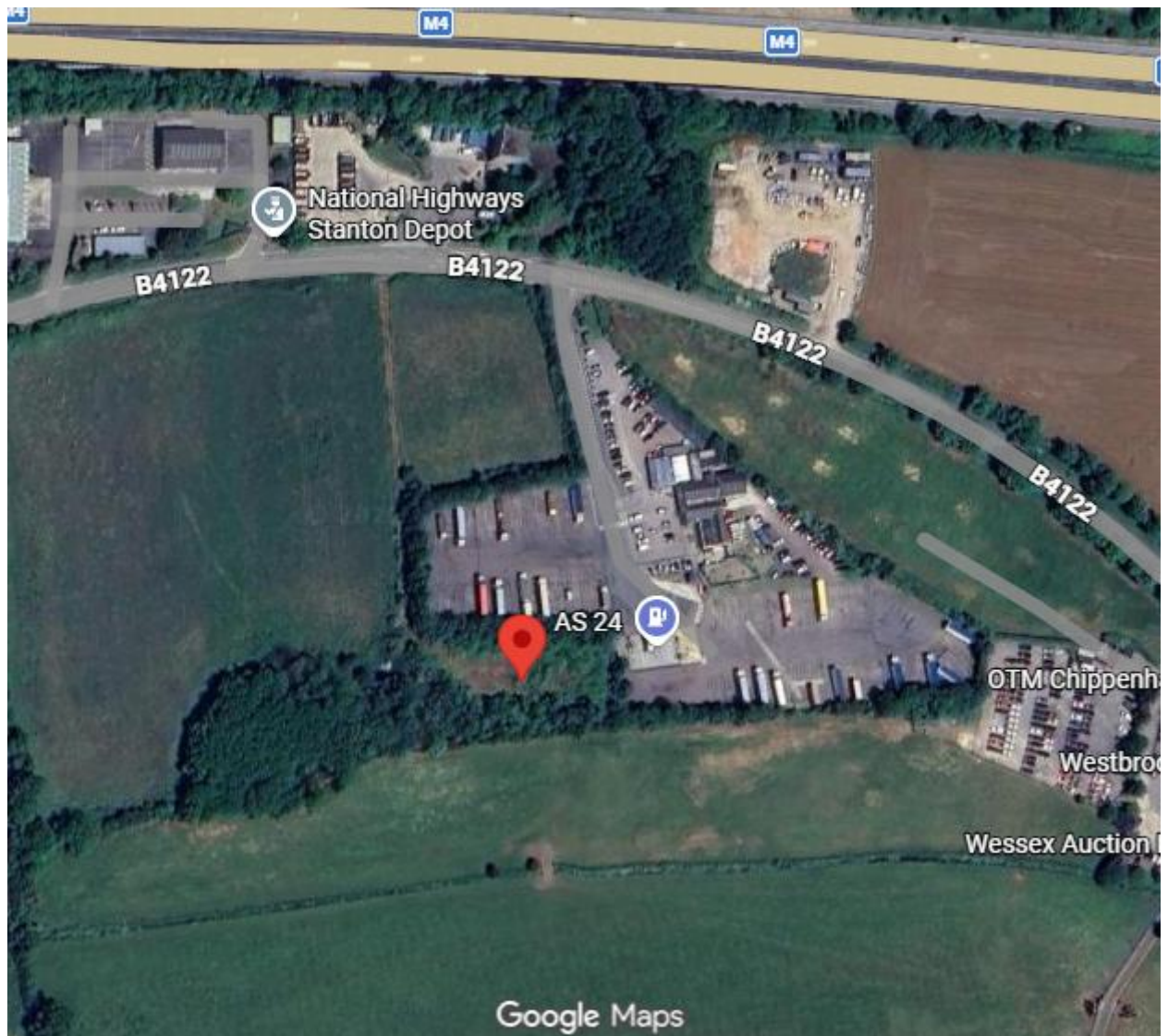


Chippenham Pit Stop, Chippenham, SN15 5LH

Arboricultural Report containing:

- Arboricultural survey sheets
- Arboricultural constraints plan



On behalf of
Pearce Planning

Prepared by:
Deb Randall BSc TechArborA
Arboricultural Consultant
April 2026

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1.0 Instructions/Scope

- 1.1 Silverback Arboricultural Consultancy have been instructed to compile an arboricultural survey and tree constraints plan regarding trees situated within an area of land at Chippenham Pit Stop, Oakleigh Acres M4 Motorway, Draycot Cerne, Chippenham, SN15 5LH. This report is intended to give a general overview of the site and constraints posed by the existing trees to guide the design process.
- 1.2 Recommendations for the safeguarding of trees in close proximity to development are set out in BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. We have therefore carried out the assessment of the trees in accordance with that document.
- 1.3 Specifically, this report and the accompanying information are supplied to:
- Identify the constraints that trees on and adjacent to the site present to the development of the site, and to inform the site design process.
 - Present information regarding the above ground constraints (crown spreads) and below ground constraints (Root Protection Areas – RPAs) in Tree Schedule Sheets (appendix 1) and on a Tree Constraints Plan (drawing number 260331-CH-TCP2-SD) (appendix 2).
- 1.4 This report is based on a ground level assessment of the trees. A site visit was undertaken by qualified arboriculturists Deb Randall BSc (Hons) *TechArborA* and Chris Wright *M.Arbor.A*, *TechArborA*. with 35 years combined experience and Lantra certified Professional Tree Inspectors. The site was visited on Tuesday 24th March 2026. The weather was bright with good visibility.
- 1.5 Documents Provided
- Topographic survey (silvey holdings ltd-sutton benger).

2.0 Survey Methodology

- 2.1 The survey includes trees and shrubs with a stem diameter over 75mm at 1.5m height, located within the area shown on the plan included in this report.

2.2 All inspections were made from ground level with the use of binoculars, sounding hammer, and metal probe where necessary, 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 affect the structural integrity of the trees have been noted.

2.3 Tree numbers have been noted on the plan. The following details were recorded for each tree and are included in the tree schedule sheets accompanying this report:

Number: an identity number for each tree, prefixed with a 'T' which cross references locations shown on the plan with the tree survey sheets. Where several trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single number, prefixed with a 'G'

Species: common name and botanical name in *italics*

Tree height: approximate height in metres

Calculated stem diameter: diameter measured in millimetres, taken at 1.5m above ground.

Where the tree is multi-stemmed, the diameter is calculated in accordance with BS5837:2012 (# estimated dimensions for off site or inaccessible trees)

Crown spread: approximate spread in metres taken at the four-main compass points N, E, S, W

Crown clearance: approximate height from ground to lowest part of canopy

Life stage: Young, Semi Mature, Early-Mature, Mature, Over-Mature, Veteran

Structural condition: Good, Fair, Poor, Collapsed

Physiological condition: Good, Fair, Poor, Diseased, Dead

Observations: observations noted during tree inspections

Preliminary recommendations: recommended action to ensure the health and safety of the tree.

Remaining contribution (years): <10, 10+, 20+, 40+

BS Cat - category grading in accordance with BS5837:2012

A - trees of high quality with an estimated remaining life expectancy of at least 40 years.

B - trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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

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.

BS Sub Cat - sub-category grading in accordance with BS 5837:2012

- 1- Mainly arboricultural qualities
- 2- Mainly landscape qualities
- 3- Mainly cultural values including conservation

Root Protection Area radius- measured in metres from the centre of the tree stem.

2.4 Presentation of the Data Collected

- Data collected regarding individual trees and groups of trees are presented in the Tree Schedule table (appendix 1) and presented on the Tree Constraints Plan (TCP) (appendix 2).
- The trees were assessed and categorised in accordance with BS5837:2012 Trees in Relation to Construction – Recommendations.
- All other relevant data are presented within the main body of this report.
- Trees have been allocated an individual tree number. This tree number is used to identify individual trees and/or groups of trees throughout this report, within the Tree Schedule and Tree Constraints Plan presented in the appendices of this report.

3.0 Report Limitations

- 3.1 Trees are living, dynamic organisms that can be affected by external conditions. It is therefore not possible to state with any certainty that a tree is safe.
- 3.2 No internal decay devices, or other invasive tools to assess tree condition, were used. No soil excavation or root inspection was undertaken. Except where stated, all dimensions are estimated. We were not presented with any information on the soil type and no soil samples have been taken.
- 3.3 This report has not considered the effect that trees or vegetation may have on the structural integrity of adjacent buildings or structures.
- 3.4 The survey contained within this report is not a tree safety inspection. It has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations contained within the Tree Schedule sheets (appendix 1). A full assessment of the levels of risk posed by trees would be informed by considering site use together with hazards present within the aerial parts of a tree(s). Changes in site use are likely to

occur during, and result from, the proposed development. In the light of these changes, regular tree risk assessments are advised.

- 3.5 While this appraisal is not a tree risk assessment it nonetheless considers observed structural defects of the inspected trees to inform conclusions about their retentive worth.
- 3.6 Tree condition can change rapidly; the recommendations contained within this report are based on the condition of the tree at the time they were inspected.

4.0 Legal duty

- 4.1 It is the responsibility of the tree owner to ensure that their tree(s) is in a safe and stable condition, including the effects of root activity, through duty of care in the Occupiers Liability Act (1957 & 1984).
- 4.2 The Wildlife and Countryside Act, 1981 makes it an offence to disturb a nesting bird or recklessly endanger a bat or its roost. Professional advice should be sought, where relevant, before undertaking any recommended works.
- 4.3 Searches of Wiltshire Council's online mapping system showed there are no Tree Preservation Orders or other statutory constraints covering the trees on the site.

5.0 Tree Assessment and Site (to be read in conjunction with the survey sheets)

- 5.1 The site consists of a lorry service area and commercial shops, predominantly consisting of hardstanding throughout the site. The survey area to the south is a fenced off rectangular area of waste ground which is bordered by a sparse Blackthorn and Hawthorn hedgerow along the southern boundary. At the western edge of the site is a 3m high bund. There is a group of mixed species trees (G02) growing beyond bund which has encroached from a nearby woodland to the southwest of the site.
- 5.2 G02 contains standing dead trees and trees affected by Ash dieback disease and Sooty bark disease. Sooty bark disease (*Cryptostroma corticale*) is a fungal infection which causes dieback and death in *Acer* species after the trees has been weakened by environmental factors.

- 5.3 On inspection, it was found that all the surveyed Ash trees are infected by Ash dieback disease (*Hymenoscyphus fraxineus*). This was evident in the stress growth and few remaining leaves in the canopies of the trees, and the leaf litter around the base of the trees. Ash dieback disease destroys the tree's phloem and xylem, which results in the tree being unable to move water and nutrients around its structure. This lack of water and nutrient movement will cause the branches of the tree to fail and the tree to 'die back'. The ongoing loss of nutrition and water plus the depletion of energy reserves due to the lack of foliage causes the tree to become brittle, lose branches and make it susceptible to other pathogens such as Honey Fungus (*Armillaria*). It is therefore considered that the Ash trees have a very short useful life expectancy and should not be considered as a constraint to the approved development.
- 5.4 Overall, the majority of trees were considered to be diseased and of low arboricultural quality and value.
- 5.5 One tree and two groups of trees were surveyed. The trees and groups were categorised C. The trees were assessed and graded in accordance with the Cascading Chart of Tree Quality Assessment contained within BS5837:2012.

6.0 Arboricultural Constraints

- 6.1 Trees have a widely spreading, shallow root system. In most cases the majority of tree roots are within the top 600mm of soil and can be expected to extend beyond the outer edge of the canopy. Roots can therefore be easily damaged by construction activity.
- 6.2 Constraints on the design of any potential development are presented in the Tree Schedules (appendix 1) and the Tree Constraints Plan (appendix 2).
- 6.3 The Tree Constraints Plan shows the Root Protection Areas (RPAs) for the individual trees identified in the Tree Schedule tables. This represents the minimum area in m² which ideally should be left undisturbed around each tree were it to be retained. The TCP also shows a representation of the crown spread of each tree measured in four cardinal directions. The RPA has been calculated in accordance with Section 4.6 of BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

7.0 Contact Details

7.1 Arboricultural Consultant

Chris Wright

Silverback Arboricultural Consultancy

Tel:- 01454 227458, 07775 576738

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7.2 Local Authority Tree Officer

Kate Tate

Arboricultural and Landscape Officer

Wiltshire Council

email: Kate.Tate@wiltshire.gov.uk

8.0 References

Mattheck, C. and Breloer, H. (1994). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations. British Standards Institution, London

British Standard 3998:2010 - Tree Work Recommendations. British Standards Institution, London

9.0 Appendices

- Tree Schedule sheets
- Tree Constraints Plan

Deb Randall BSc TechArborA

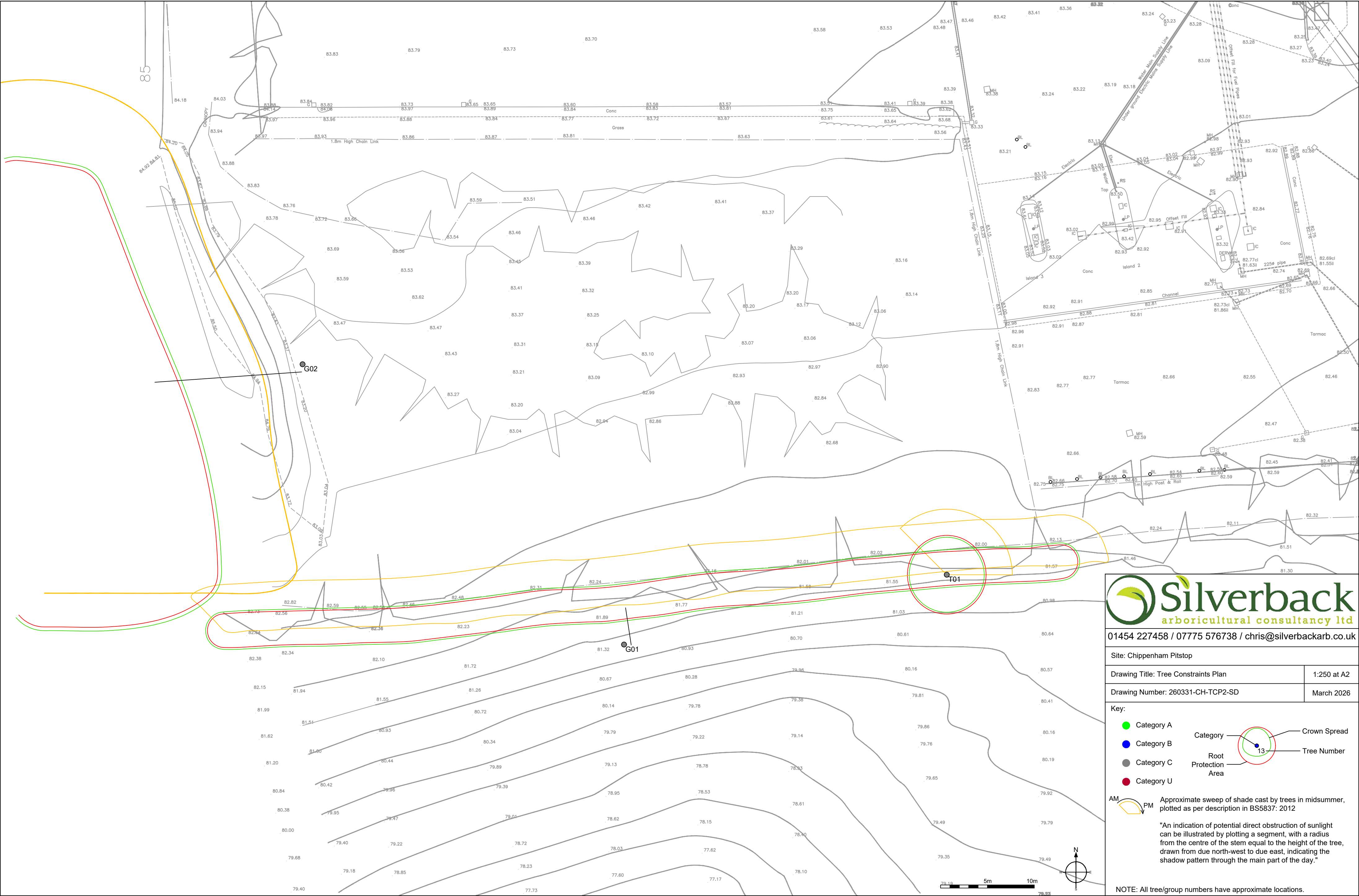
Arboricultural Consultant

Silverback Arboricultural Consultancy

2nd April 2026

Arboricultural Survey Chippenham Pitstop

Tree Number	Common name	Botanical name	Height (m)	Number of stems	Calculated stem diameter (mm)	Crown Spread (m)				Crown Clearance (m)	Life Stage	Structural Condition	Physiological Condition	Observations	Preliminary Recommendations	Remaining contribution (yrs)	BS Category	Root Protection Area Radius (m) Area m2
						N	E	S	W									
G01	Mixed species	Mixed species	5	1	150	2	2	2	2	1	Mature	Fair	Good	Linear, sparse boundary group predominantly Blackthorn and Hawthorn Multi- stemmed from base	No action required at the time of inspection.	20+ Years	C2	Radius: 1.8m. Area: 10 sq m.
G02	Mixed species	Mixed species	12	1	300#	4	4	4	4	2	Mature	Fair	Diseased	Group of Ash and Sycamore growing beyond bund Evidence of Ash Dieback Disease in canopy Standing dead trees Sooty bark disease	No action required at the time of inspection.	10+ Years	C2	Radius: 3.6m. Area: 41 sq m.
T01	Common ash	<i>Fraxinus excelsior</i>	7	1	350	4	4	4	4	3	Mature	Fair	Diseased	Growing from hedgerow, previously layed Twin stemmed from base Evidence of Ash Dieback Disease in canopy	No action required at the time of inspection.	10+ Years	C2	Radius: 4.2m. Area: 55 sq m.



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Site: Chippenham Pitstop

Drawing Title: Tree Constraints Plan	1:250 at A2
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Drawing Number: 260331-CH-TCP2-SD	March 2026
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Key:

● Category A

● Category B

● Category C

● Category U

Category

Root Protection Area

Crown Spread

Tree Number

13

AM PM Approximate sweep of shade cast by trees in midsummer, plotted as per description in BS5837: 2012

"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."

NOTE: All tree/group numbers have approximate locations.