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Established 1994

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Our Ref: IH/LandAdjTudorCottage,Cherhill,SN118XN/sur/imp 09th July 2025

Mr R Willis
70 Whittle Avenue
Calne
Wilts
SN11 8QN

Dear Robert

TREES AT LAND ADJ TO TUDOR COTTAGE, PARK LANE, CHERHILL, CALNE, SN11 8QN.

Brief:
Survey trees that have a potential impact on the proposed development at Land Adj to Tudor Cottage, Cherhill, SN11 8QN from the plans provided. Comment upon their condition, suitability for retention and the impact they may have upon the proposed development.

Date of Inspection: 09.07.25
Inspected by: Ivan Hinsley BSc

Survey method: On foot ground level visual.

Findings:
From the on-site, ground level survey that was conducted at Land Adj to Tudor Cottage, Cherhill, SN11 8QN, 15 individual trees and 3 groups of trees were identified as potentially having an impact on the proposed development as shown on the plans provided.

The site currently has a garage situated near the middle of the site and a shared existing access from Park Lane. The trees are mainly confined to the boundaries of the site to the East, South and West. The lowest point in the site is on the westerly boundary and ascends to the highest point on the eastern boundary.

Land Adj to Tudor Cottage, Cherhill sits within the Cherhill Conservation Area. This requires the owners with trees thicker than 75mm at 1.5m tall to apply to the local planning authority for approval to undertake tree works and tree removals, using an S211 notice. There are currently no Tree Preservation Orders active on the trees that stand within the site.

Image 1 is a segment of an 1889 map, Wiltshire Sheet XXVII. The red circle shows the area of the proposed development at Land Adj to Tudor Cottage, Cherhill, SN11 8QN. From this map it can be seen that there is a dwelling and an outbuilding in the area close to the proposed development. These buildings are not present on the 1922 edition of this map.

TREE SURVEY
FOR
LAND ADJ TO TUDOR COTTAGE, PARK LANE, CHERHILL, CALNE, SN11 8XN.

Survey Technique

The surveyed trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees was restricted, in such cases the descriptions of the trees given in the survey schedule are subject to the tree being free of significant defects that were not clearly visible. Detail on the individual trees assessed is given in the survey schedule using the format in BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations', please read in conjunction with the enclosed Tree Survey Plan.

The columns and abbreviations used are:

Column 1 = T – Tree number marked on the submitted plan.
Column 2 = The Latin binomial and common name if applicable.
Column 3 = Hgt – Approximate tree height, in metres; to the nearest 0.5m if under 10m.
Column 4 = Dbh – Diameter (rounded to the nearest 10mm). Single stemmed trees, at 1.5m above ground level. Low branched trees, at the narrowest point below the fork. Trunks with irregular swellings, at the narrowest point below the swelling. Multi stemmed trees, each stem measured at 1.5m above ground level. # estimated value if unable to gain access.
Column 5 = RPA – The Root Protection Area: radius measured in metres from the centre of the trunk.
Column 6 = B/S – Approximate branch spread to the four cardinal points of the compass, in meters.
Column 7 = FSB – Height of first significant branch above ground level in meters and direction of growth
Column 8 = C/C – Height of canopy above ground level, in meters.
Column 8 = Age – Age class as representation of passage through normal life cycle – Y=Young, SM= Semi-Mature, EM = Early Mature, M=Mature, FM = Fully Mature, OM = Over Mature.
Column 9 = R/C – Estimated remaining contribution, in years.

Column 10 = Cat – BS5837: 2012 Survey category.
Categories are:-

U **Trees unsuitable for retention** (Red on plan)
Trees that cannot realistically be retained, in the context of the current land use, for longer than 10 years.

A **Trees of high quality** (Green on plan)
Trees able to make a substantial contribution for a minimum of 40 years.
Particularly good examples of trees, or essential components of groups of arboricultural features e.g. avenues. Visual importance or significant conservation, historical or other value. Veteran trees, especially if ancient.

B **Trees of moderate quality** (Blue on plan)
Those in such a condition as to be able to make a significant contribution for a minimum of 20 years. Might be category A but have defects or lack special qualities; or growing in a high value group. Has conservation or cultural values.

C **Trees of low quality** (Grey on plan)
Unremarkable trees of limited merit, with a life expectancy of at least 10 years; or growing in a low value group. Also young trees with a stem diameter of below150mm.

Column 11 = General Observations - notes re structural and/or physiological condition, and/or preliminary management recommendations.

SURVEY SCHEDULE

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
1	*Fagus sylvatica purpurea* Copper Beech	11	310	3.7	N 7 E 6 S 5 W 3 FSB	2 2 2 6	EM	40+	B	Good tree. Canopy developing asymmetrically due to competition with adjacent trees T2 and T3.
2	*Chamaecyparis lawsoniana* Lawson Cypress	8	140	1.7	N 1 E 2 S 1 W 1 FSB	2 2 2 2	SM	10-20	C	Suppressed by T1 and T3. Not performing well.
3	*Chamaecyparis lawsoniana* Lawson Cypress	12	330 340	5.7	N 4 E 2 S 2 W 3 FSB	2 2 2 2	M	20-40	B	Bifurcation at 0.3m and 1m. Poor branch union on 0.3m.
4	*Fraxinus excelsior* Ash	16	570	6.8	N 8 E 6 S 6 W 6 FSB	2 5 5 5	M	20-40	B	Good vigour. Multi-stemmed at 2m. Some signs of dieback but reacting well.
5	*Fagus sylvatica purpurea* Copper Beech	8	160	1.9	N 3 E 2 S 1 W 4 FSB	2 2 2 2	SM	40+	B	Phototropism growth to North. Good vigour. Has potential.

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T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
6	*Malus sylvestris* Crab Apple	7	170	2.0	N 6 E 2 S 1 W 3 FSB	2 4 4 2	SM	40+	B	Phototropism growth to North. Good vigour. Good fruit density.
7	*Acer campestre* Field Maple	12	130 330	4.3	N 6 E 3 S 2 W 3 FSB	4 4 4 4	EM	40+	B	Bifurcation at 1m. Epicormic growth.
8	*Juglans regia* Walnut	14	360 290	5.5	N 6 E 5 S 4 W 4 FSB	3 5 5 5	M	40+	B	Good vigour. Bifurcation at 1m.
9	*Fagus sylvatica* Beech	15	440	5.3	N 6 E 6 S 4 W 6 FSB	3 3 3 3	M	40+	A	Good structure. Good vigour. Good example of species.
10	*Juglans regia* Walnut	13	450	5.4	N 8 E 4 S 4 W 6 FSB	2 2 2 2	M	40+	A	Good vigour. Good example of species.
11	*Fagus sylvatica* Beech	15	440	5.3	N 7 E 7 S 7 W 7 FSB	2 2 2 2	M	40+	B	Bifurcation at 3m. Good vigour.
12	*Taxus baccata* English Yew	6	400	4.8	N 4 E 4 S 2 W 2 FSB	1 1 1 1	M	40+	C	Tree supressed by adjacent trees. Not performing in environment. Evidence of previous work. Low needle density.
13	*Aesculus hippocastanum* Horse Chestnut	5	200	2.4	N 4 E 4 S 1 W 0 FSB	2 2 2 2	EM	10-20	C	Leaning north. Compromised fork at 1.8m. Leaf miner. Suppressed by adjacent trees.
14	*Taxus baccata* English Yew	10	460	5.4	N 6 E 7 S 6 W 4 FSB	3 3 3 3	M	40+	B	Signs of needle death. Low needle density. Part of group.

T	Name & Species	Hgt	Dbh	RPA	B/S	C/C	Age	R/C	Cat	General Observations
15	*Taxus baccata 'Fastigiata'* Irish Yew	11	700	8.4	N 4 E 4 S 4 W 0 FSB	3 3 3 3	M	40+	B	Part of group. Signs of needle death. *Laetiporus sulphureus* fungal bracket.
G16	*Taxus baccata,* Yew. *Prunus spinosa,* Blackthorn. *Buxus semperviren,* Boxwood. *Corylus avellana,* Hazel.	8 max	Multi	2.0	N 2 E 2 S 2 W 2 FSB	0 0 0 0	SM	10-20	C	Screening belt.
G17	*Corylus avellana,* Hazel. *Acer campestre,* Field Maple. *Fagus sylvatica,* Beech. *Malus sylvestris,* Crab Apple. *Crataegus monogyna,* Hawthorn. *Ulmus glabra,* Wych Elm	12	Multi	2.4	N 2 E 2 S 2 W 2 FSB	1 1 1 1	EM-M	20-40	B	Good screening and weather protection. High wildlife habitat value.
G18	*Acer campestre,* Field Maple. *Fagus sylvatica,* Beech. *Malus sylvestris,* Crab Apple. *Crataegus monogyna,* Hawthorn.	12	Multi	2.4	N 2 E 2 S 2 W 2 FSB	1 1 1 1	EM-M	40+	B	Good screening and weather protection. High wildlife habitat value.

General Constraints:
Trees placed in the removal 'U' category are assessed upon their condition and not on any planning proposals which may require the removal of the tree for other reasons; category U trees are unsuitable for retention in a development context and should be removed for sound arboricultural reasons.

When considering the retention of trees in a planning context, preference should be given to retaining trees in categories A and B as these are the trees that contribute most to the amenity of the site and surroundings for the longest time.

Category C trees are of lesser importance; they would not usually be retained where they would impose a significant restraint on development.

Groups of even low value trees may have a collective screening or group value in the landscape that is higher than the individual categories of the component trees might suggest.

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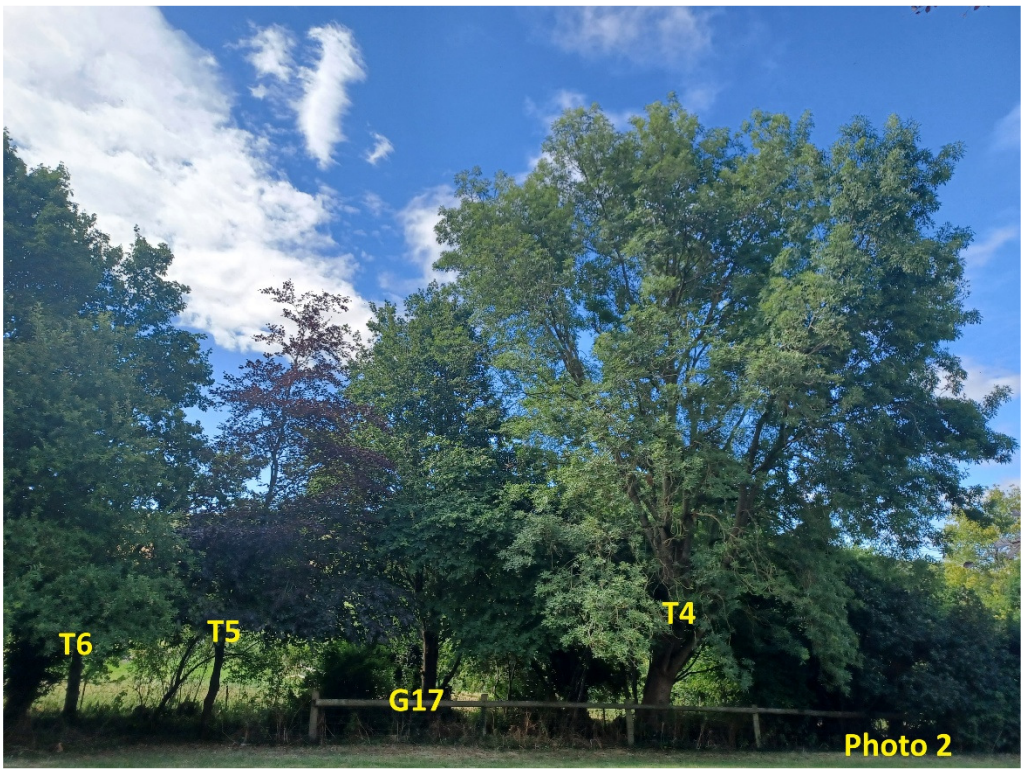
The enclosed tree survey plan indicates the initial root protection areas produced from the survey data. The Root Protection Areas (RPAs) for the trees have been calculated using the formula given in BS5837:2012. This is the recommended area around the tree in square metres within which no construction, excavation, soil stripping, level changes or other potentially harmful activities should take place unless appropriate precautions or techniques are employed to avoid root damage. Barriers should protect this area for the duration of any development works to avoid damage to the root system.



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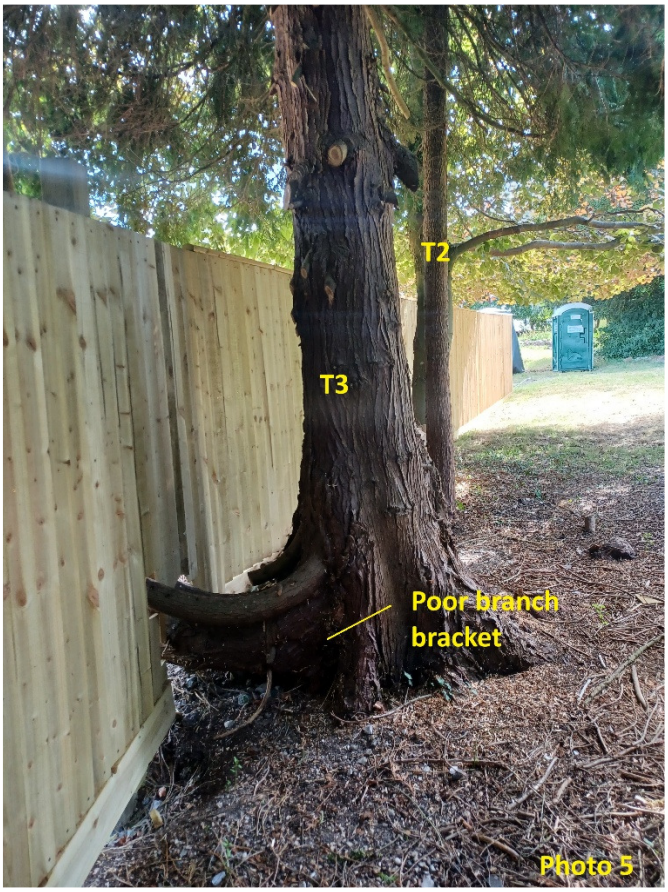

Conclusion:
From the plans provided of the potential development at Land Adj to Tudor Cottage, Cherhill, SN11 8QN the deconstruction and rebuilding of the garage and the construction of the main dwelling would not impact the trees that were surveyed on the site. For this reason, we do not believe that the trees standing within the site should be a reason to refuse planning permission for the construction of the proposed dwellings.

Currently the site has a shared access with Tudor Cottage. In the plans provided there is a proposal for the site to have its own access driveway. The route of the driveway would be through part of the RPAs of T4, T14 and T15. To mitigate any impact on the trees from the proposed driveway there are a number of things that can be done to maintain the circumstances that the trees are currently used to. Firstly, we would state that the driveway cannot be constructed within 1 metre of the trunk of a tree. This protects the structural buttress roots of a tree and prevents damage to the driveway. If structures are constructed too close to trees as they grow and develop, the tree will exert pressure on the structure and deform it over time. The maximum changes in soil depth within the RPA are to be 100mm excavation or 150mm increase. 100mm would remove the top layer of turf without disturbing the tree's root system. 150mm increase would not detrimentally impact the penetration of moisture and gases to the tree's rooting system. Finally, a cellular confinement system, as shown in diagram 1, should be used. This type of cellular confinement system has been used for more than 20 years for the protection of tree roots. There are hundreds and thousands of examples where this system has been used and the trees have continued to be successful. We believe this can also be the case on this site. This method of protecting roots has been very successful because of its ability to spread load and protect against compaction within the rooting zones and when constructed with permeable materials the water that would normally be intercepted by the grass or other competitors is able to permeate down to the roots of the tree. As this water percolates through the cellular confinement system, it draws oxygen down with it making it available to the roots of the tree. This system also has the benefit of

being able to store water on a short-term basis, slowing down runoff and helping to prevent the drains being swamped. The wearing layer and sub-base layers will need to be permeable to enable moisture, nutrients and gases to be accessible for the roots and from a non-marine source. The permeable wearing layer will need to be constructed of a material that promotes easy maintenance. Being able to clear up easily the detritus that falls from a tree will promote a positive relationship between the trees and the residents of the proposed development.

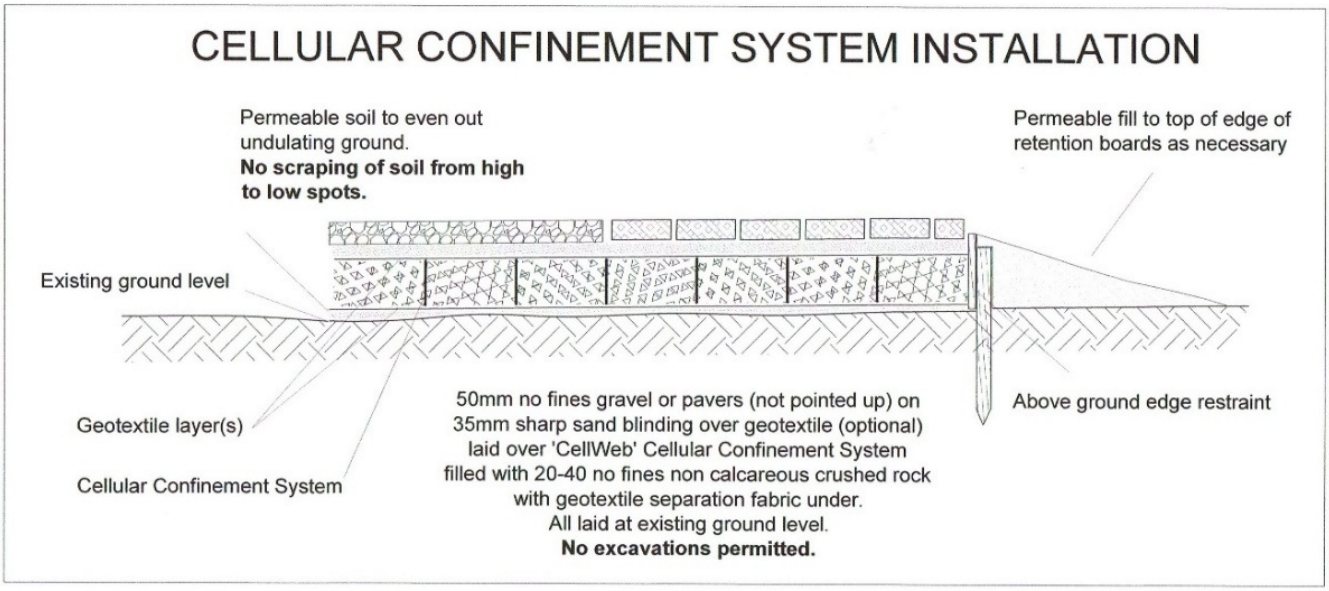

Diagram 1

To enable the access from Park Lane a section of G16 would need to be removed. The lack of mature trees and shrubs suggests that this section of the boundary was planted a lot more recently than G17 and G18 and so removing this section and planting similar understorey shrubs within G17 and G18 would easily mitigate any losses. The planting of native species *Taxus baccata, Prunus spinosa* and *Corylus avellana* (Yew, Blackthorn and Hazel) within G17 and G18 would greatly increase the biodiversity and habitat value of these areas. Providing a protected nesting and foraging environment that has a great supply of food will encourage multiple wildlife species to the local area. This combined with the mature trees that stand within the site will deliver a wildlife friendly development. The addition of new trees within the site will also protect the longevity of this habitat through the increase in age diversity of the trees.

While surveying the site a number of opportunities were identified that would improve the tree stock standing within the site and its longevity. T2 is being suppressed by T1 and T3 so thinning out this compromised tree would enable T1 and T3 to develop naturally.

T3 has a poor branch union that extends through the boundary fence. Removal of the limb would mitigate its potential to compromise the tree's structure to the point of failure. Also, removing it now while the tree is healthy and has good energy reserves will optimise its ability to compartmentalise the wound.

T13 is a poor performing tree that is being suppressed by the adjacent trees. It has a compromised fork structure and so we believe this should be removed while it is still relatively small as it has no real future. Another tree should be planted within the site that has the potential to be a successful tree.

T12, T14 and T15 are a group of Yew trees that we believe were originally planted as a protective hedge that has been neglected and grown out. The trees were planted very close to each other and in a line. We believe that a number on the trees within this hedge have failed over time, hence the slight mound and large gap. We would not normally suggest the removal of Yew trees as they are as tough as old boots! However, this group are showing signs of stress, through the low needle density, needle death and being attacked by a secondary infection which is shown in Photo 6. *Laetiporus sulphureus* breaks down the cellulose in the tree's structure, resulting in a weaker structure that has an increased chance of failure. We suggest removing these trees and reinstating a Yew hedge feature once the construction of the proposed development has been completed.

In order to protect the trees and their rooting environments tree protection fencing will need to be erected. The position of this fencing is shown on drawing 6801 and represented by the purple line. This fencing will need to comply with BS5837:2012, *Trees in relation to design, demolition and construction – Recommendations.* Figure 3 shows the required fencing that will need to be in place before any works can start on the proposed project. This fencing should not be moved without consultation with the project Arborist or the Local Authority Tree Officer.

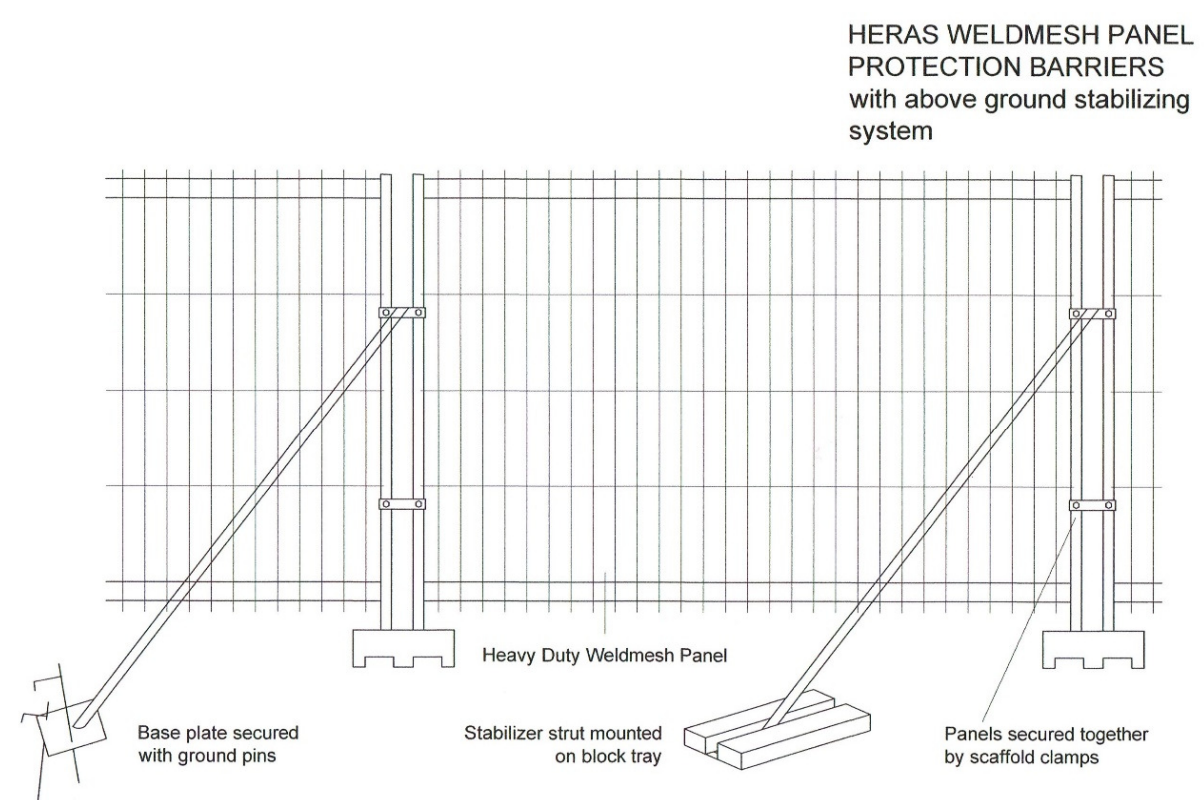

Figure 3. Examples of above-ground stabilizing systems

We believe that the construction of the proposed development at Land Adj to Tudor Cottage, Cherhill, SN11 8QN from the plans provided would not have a detrimental impact on the health and longevity of the trees that were surveyed, and we believe that the residents of this proposed development will enjoy and

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benefit greatly from living near to the surveyed trees. To confirm, we believe the trees should not be a reason to decline planning permission of the planned development at Land Adj to Tudor Cottage, Cherhill, SN11 8QN as shown on the plans provided.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely

Ivan Hinsley

Category A tree= T1

Category B tree= T1

Category C tree= T1

RPA=

Tree protection fence=

Drawing 6801,
Tree survey and
protection plan.

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