

BS 5837 Tree Survey Report with Tree Survey/Tree Constraints Plan

**'All-Boxed'
Bath Road Industrial Estate
Chippenham
SN14 0AB**

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**Ref: 7506
Survey Date: 20th November 2025**

1.0 Brief

- 1.1 I am Nigel de Berker BA Hons, ND Arb. FARbor A, principal of Wessex Tree Consultancy. I am a Fellow of the Arboricultural Association with over fifty years' practical and consultative professional arboricultural experience
- 1.2 On behalf of clients, Mr Liam and Mr Daren Spencer, and following my submission of a fee proposal, I have been instructed by Ms Debbie Silver of Willis & Co. Chartered Town Planners Chippenham to undertake a BS5837 survey of trees within the curtilage of the existing 'All-Boxed' unit at Bath Road Industrial Estate, Chippenham, SN14 0AB and from the information that I gather to provide a brief written record of the survey findings, with an accompanying Tree Survey/Tree Constraints Plan.
- 1.3 My inputs are subject to the Limitations within the text of this report together with those set out in Section 2.0.

2.0 BS 5837¹ tree survey and assessment

- 2.1 I visited the site and assessed the trees on 20th November 2025.
- 1.1 The tree survey records are in Appendix 1 of this report (pp5 -7) - please refer to this for individual tree assessment details and observations. Explanatory survey criteria are in Appendix 2 (p8). Assessment methodology is set out in Appendix 3 (pp 9-10); some references are in Appendix 4 (p11). Various photographs of the trees, taken at the time of the survey, are in Appendix 5 (pp12-15) and a Tree Survey/Tree Constraints plan can be found at the end of the Report, in Appendix 6 (p16)
- 1.2 I have been provided with an up-to-date topographical survey plan of the existing site (Artell Architects 'All-Boxed' Dwg No 720. FE.01) and I have marked the Tree survey/Tree Constraints plan details over this.
- 1.3 There are no ancient or veteran trees about or near the site.
- 1.4 There are no woodland areas close to the site

¹ BSI 2012 BS 5837 : *Trees in relation to design, demolition and construction – Recommendations*

- 1.5 As far as I can determine none of the trees at the site has special conservation or cultural value.
- 1.6 By reference to Wiltshire Council's online *Planning Explorer Map*², I understand at the time of writing this report, that the site and its environs do not lie within a Conservation Area and that there are no Preservation Orders on trees at the site or nearby.
- 1.7 The BS 5837 survey covers four ornamental Japanese cherries and one small dead stump standing alongside the frontage of the 'All-Boxed' unit, bordering Bath Road. The cherries are mature trees, all top-grafted at around 1m height.
- 1.8 On the basis of information gathered from the survey I consider that the four trees at the site (T1 – T4) are currently in poor condition with only short safe life expectancy, to an extent that they all fall within the BS 5837 quality category 'U' , i.e. *in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than ten years* (ref BS 5837:2012: Table 1) .

2.0 Limitations

- a) Only those trees that have been specifically numbered (T1, T2, T3, etc) in the survey records of this report have been considered.
- b) The inspection has been undertaken only from within the site and the adjacent public highway verge, and from ground level. No access has been made to the interiors of any buildings or to any other property outside the site.
- c) Trees have not been subject to assessment by means of climbing or other aerial inspection. External features of the trees have been assessed visually. No technical devices have been used to assess the condition of the trees; no attempt has been made to gain access to hidden tree parts or to inner tissue. No investigations have been undertaken below ground. Where there are obstacles to clear view of external tree parts (e.g. ivy, hedging, undergrowth, debris, structures), tree defects may have passed unrecorded and not taken into account
- d) The assessment relates to the size, condition and circumstances of the trees and their surroundings, as observed on the day of the inspection. Tree growth and/or changes in condition and surrounding circumstances are liable to variously affect the assessment and its reliability over time.
- e) The survey is not a tree safety assessment.
- f) The report does not include specialist assessment of soil type, ground conditions, habitat, bio-diversity or tree-related shade.
- g) No account has been taken of possible past, present or future influence upon ground conditions of the removal, or continued growth of woody vegetation, whether pruned or otherwise. Impacts associated with woody plants below ground upon current or future structures, including hard surfaces, walling and drains, may be significant (e.g. variously through influencing or causing subsidence or heave or by direct root and stem pressure or root infiltration) but their consideration does not form part of this assessment.

² <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8>

- h) All dimensions, proportions, calculations, estimates of age and reference to compass orientation within the Report are approximate. Site plans and drawings provided by the client or his agent, showing existing site features including tree positions have been assumed to be adequate. Any plans provided by Wessex Tree Consultancy are approximate- including any additions made by Wessex Tree Consultancy to plans provided by the client. Plan dimensions should be verified on site.
- i) The client should ensure before undertaking any work to trees, including treatments advised in the report, that all relevant permissions , verifications and safeguards that are required for the work to proceed, have been obtained and are effective at the time of operations.
- j) Guidance and recommendations provided within this report and shown on accompanying tree-related plan(s) have been presented from an arboricultural perspective. Impacts assessments and Method statements have not been provided. The success of treatments, mitigations and precautions advised or otherwise mentioned on plan and/or in written comments are not guaranteed; neither is the healthy growth or safe condition of any of the trees. If trees are retained, regular review of tree safety is advised.

Appendix 1 : B S 5837 Tree Survey Records

'All-Boxed', Bath Road Industrial Estate, Chippenham, SN14 0AB

Survey Date: 20th November 2025

R e f	Species	Ht m	Trunk Diam at 1.5m ht mm	a .Crown Spread m. b Canopy fringe ht m. c. 1 st branch ht m. d. 1 st branch diam mm.	M a t	V ig	E R C	Notes	BS 5837 Cats.
T1	Japanese cherry	3.5	130	N a) 2.5 b) 2 c) 1.5 d) 75 S a) 2.5 b) 1.2 c) 2 d) 50 W a) 1.75 b) 2 c) 1.8 d) 50 E a) 1.5 b) 1.5 c) 2 d) 50	FM	Moribund	Nil	Position: 'All-Boxed' Bath Road frontage within raised grassed linear area alongside building, between building and pavement/road Observations: Poor quality small moribund ornamental cherry cultivar, top grafted at ca. 0.9m height Small, open, sparse crown from 1.6m ht, Much of the crown is dead. Large old canker wound at 2m height (W) Summary: Small tree in an advanced state of decline	U
<u>Root Protection Area typically not applicable to 'U' quality tree</u>					See Appendix 5 Photos 2 & 3				
T2	Japanese cherry	4.5	130 + 110 (x2) Agg dbh 200	N a)3.5 b)1.6 c) 2 d) 75 S a) 3 b)1.6 c) 2 d) 75 W a) 3 b)2.25 c) 2 d) 50 E a) 3 b) 1.2 c) 2 d) 75	FM	Mod	<10	Position: All-Boxed' Bath Road frontage within grass strip alongside building, between building and pavement/road Observations: Poor quality small ornamental cherry cultivar, top grafted at ca. 0.9m height . Tightly congested poor quality compressed fork at base of three fanning light framework stems arising from a swollen top-graft region. Crown fans mostly N- S alongside building, with laterals from ca. 2m ht. Large (ca. 200mm x 100mm opening) old water-filled wound- cavity on N face of top-graft region from branch removal many years ago. Manual probing of wet wound-cavity indicates hollowing/decay reaches down into main stem by >300mm. Small (ca. 75mm x 50mm opening) old pruning wound hollow (NE) reaches into trunk alongside larger cavity. Summary: Presence of large decay cavity and poor quality principal forks about region of top-graft compromise structural strength and reduce estimated remaining contribution to <10 years	U
<u>Root Protection Area typically not applicable to 'U' quality tree</u>					See Appendix 5 Photos 4 -6				
T3	Japanese cherry	6	220 + 190 Agg dbh 290 Main stem 230 dim at 0.9m ht (at base of top graft swelling)	N a)4 b) 2 c)2 d)120 S a)3.5 b)1.75 c)2 d) 180 W a)2.5 b) 2.3 c)2.3 d)75 E a)3 b) 2 c)4 d)100	FM	Mod	<10	Position: All-Boxed' Bath Road frontage within grass strip towards N end of building, between building and pavement/road Observations: Medium-small ornamental cherry cultivar, top grafted at ca. 0.9m height. Tightly congested poor quality compressed fork at base of two main framework stems arises from swollen top-graft region. Two old partly occluded wounds (E) with internal decay reach into region of top-graft at base of crown framework from earlier stem removals (manual probe penetrates downwards by c 150mm into top-graft swelling). Additional large old stem wound present (W) at ca. 2m ht on main upright stem with incipient decay and insect bore-holes – wound directly above poor quality main fork and at base of slightly higher 2° crown framework fork. Mod. Vigorous crown with canopy over unit & pavement by < 1.5m ; lower tips rest on roof Summary: Notwithstanding apparently moderate crown vitality, the poor quality main stem attachment and old wounds with decay at base of crown about the region of the top-graft and shortly above, compromise structural strength & reduce estimated remaining contribution to <10 years	U
<u>Root Protection Area typically not applicable to 'U' quality tree</u>					See Appendix 5 Photos 7 - 9				

R e f	Species	Ht m	Trunk Diam at 1.5m ht mm	a .Crown Spread m. b Canopy fringe ht m. c. 1 st branch ht m. d. 1 st branch diam mm.	M a t	V ig	E R C	Notes	BS 5837 Cats.
T4	Japanese cherry	7	320	N a) 5 b) 2 c) 3.5 d) 200 S a) 4 b) 1.8 c) 3 d) 200 W a) 4.5 b) 1.5 c) 3 d) 200 E a) 6 b) 2 c) 3 d) 250	FM	MH	<10	Position: Bath Road corner frontage ; N end of All-Boxed' unit within corner gravel area between building and pavement/road Observations: Medium-sized ornamental cherry cultivar. Fairly heavy lateral branching is present from around 3m ht to form a dense weighty crown with outer canopy over-reaching the wide pavement corner- area by <3m down to 2.5m ht and on other aspects extending over the unit to S and W by <2m; some low growth brushes the unit's façade and roof . There are a number of old branch stubs about the crown from past rough pruning There is a large swelling at the head of the stock about the top-graft union at ca. 1.2m height. Secondary branches have been removed from this region in the past leaving a single upright stem rising from the graft region. The singling of the main stem has left the remains of an old partly occluded horizontal pruning wound within a recess on the S face of the swollen graft union. Old and recent perennial fruiting bodies of decay fungus (provisionally identified from outward features as <i>Phellinus pomaceus</i>) are attached about the wound recess Mallet-tapping of the lower region of the main stem, from below the graft swelling, down to ca. 30cm above ground-level produced audible resonance response, that I interpret with a high level of confidence to be characteristic of advanced decay and hollowing within a thin-walled trunk shell. This was in contrast to distinctively solid-type resonance produced from about the stem shortly above the graft swelling, when mallet-tapped for comparison. Summary: Notwithstanding apparent crown vitality , the presence of fruiting bodies of decay fungus and hollow-type response to mallet-tapping about a large proportion of the lower main trunk, are considered to be strongly indicative of impaired structural strength and unacceptable tree-safety .	U
<u>Root Protection Area typically not applicable to 'U' quality tree</u>					See Appendix 5 Photos 10 -13				
-	STUMP	1	Est 150	N/A	Dead	Dead	Dead	Position: All-Boxed' Bath Road frontage approx. 6m South of T1 within grass strip alongside building, between building and pavement/road Small dead stump approx. 1m tall x 150mm diameter at base : dense ivy cover	N/A
<u>Root Protection Area not applicable to dead stump</u>					See Appendix 5 Photo 1				

Appendix 2: BS 5837: 2012 Cascade chart for assessment of tree quality

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

Appendix 3 : Assessment method - Explanatory Notes

External features of the surveyed trees have been carefully inspected from ground level and data have been recorded. The tree inspection and quality assessment procedure follows BS 5837: 2012 (BS 5837: 2012 Section 4 including Table 1 - reproduced above) and the principles of the Visual Tree Assessment (VTA) method (Mattheck & Breloer 1994) for ground level inspection of external tree features. The Root Protection Area (RPA) figures and configurations for the inspected trees have been calculated in accordance with BS 5837: 2012 criteria (BS 5837:2012 Item 4.6) and are included within the tree assessment record. RPA radius is measured from centre of base of the trunk, at ground level.

The recorded tree assessment data comprise:

a. Species

Common English name is given

b. Tree Height

Approximate tree height in metres, estimated by eye

c. Trunk Diameter at 1.5m height

Trunk diameter at 1.5m ht (also referred to as Trunk diameter at Breast Height (DBH)) is a mean figure calculated from accurate measurement of trunk girth at 1.5m height above ground at base of tree; measured according to established tree survey conventions. Where a tree has multiple stems, the DBH of each stem is measured and its cross sectional area is calculated; a notional aggregate diameter is then calculated for the tree, using the sum of the cross-sectional areas of the stems. With trees on land outside the site and/or where stem parts are hidden or otherwise inaccessible (e.g. on account climbing plants, other plant growth &/or obstacles) a reasonable estimate is made of trunk diameter size, assessed from the nearest readily accessible viewing point within the site.

d(i) Radial Crown Spread

The approximate spread of the crown from trunk to canopy drip-line is recorded about the four cardinal compass points of trees

d (ii) Canopy fringe height

The approximate height (assessed by eye) above ground of the lower outer fringe of the crown of the tree, recorded about the four cardinal points

d(iii)and d(iv) Lowest branch height and diameter

Approximate height (assessed by eye) of lowest branch (N, S, W, E) and respective approximate branch diameter near union with trunk /parent stem

Note: Items d(1) – d(iii) have been estimated to the best of the assessor's ability where crown parts over-reach land outside the site, and/or where view of crown parts is obscured e.g. by canopies of other trees

e. Maturity

Tree maturity is banded as Juvenile, Early Mature, Mid-mature, Fully mature, Ancient, Veteran; abbreviated as JUV, EM, MM, FM, Ancient, Vet.

f. Vitality

Tree vitality is assessed according to commonly used indicators about the tree. The overall outward expression of tree health is considered by reference to a range of features, including the quality of foliage and young shoots, canopy density, bark condition, and incidence of recognised disease symptoms, dead wood and die-back.

Vitality is banded as High, Moderate-high, Moderate, Moderate-low, Low; respectively abbreviated to H, MH, M, ML and L. A tree may also be classed as Moribund or Dead.

g. ERC

An acronym for 'Estimated Remaining Contribution' (ERC), and intended as a broad guide to indicate - in bands of years (Nil, < 5, <10, <20, >20, >40 yrs) – the approximate likely period, that the tree might be expected to make a 'useful' contribution to its current surroundings, based on present outward indicators of tree condition and health. It assumes reasonable tree management will take place and takes into account the maturity of the individual tree and the typical life expectancy of the species when grown in circumstances of a character similar to those judged within the survey to be pertaining to date to the growth conditions of the tree(s) under consideration. ERC is not precisely defined terms and is by no means a substitute for safety assessment.

h. Notes

A brief account of the inspection notes regarding salient features of each tree. This is not intended to provide a thorough safety assessment and is not a substitute for such. With regard to tree safety issues, the brief extends only to recording any clearly obvious risks of imminent structural tree failure that might result in serious harm in the current site context and, as judged appropriate, providing recommendations for their present treatment. Unless stated otherwise, distance from tree relates to distance from estimated centre of base of trunk at ground level.

i. Tree Quality Categorisation

Tree quality categorization is intended to help inform decisions in the planning stages of a development proposal, with regard to the treatment of existing trees within a scheme. Quality categorisation is not intended as a safety assessment and is not a substitute for such. Definitions, categories and criteria to aid assessment of tree quality are provided in BS 5837: 2012 (see above Appendix of this Report). In line with this guidance, the quality of the subject tree is considered broadly in relation to three key aspects: **1) Arboricultural Qualities; 2) Landscape Qualities; 3) Cultural values, including Conservation.**

j. Root Protection Area (RPA) and Buffer Zone

The Root Protection Area (RPA) is defined in BS 5837: 2012 as 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 is treated as a priority*'.

The RPA is largely determined by trunk diameter size and is generally calculated according to a range of criteria recommended within BS 5837. With trees outside the site and/or where stem parts are hidden or otherwise inaccessible, RPA will be based on a reasonable estimate of trunk size (see Item c. above). Root Protection Areas are seldom applicable to 'U' quality trees

Appendix 4

Arboricultural Reference Material

This report takes into consideration my own professional arboricultural experience and, without exclusive reliance, also draws upon the following reference material:

BS 5837:2012 *Trees in Relation to Design, Demolition and Construction Recommendations* BSI

BS 3998: 2010 *Tree work – Recommendations* BSI

Forestry Commission Innes JL (1990) *Assessment of Tree Condition* Field Book No 12

Google Maps *Streetview history*

Humphries D and Wright C 2021 *Fungi on Trees* Arboricultural Association

Lonsdale D 1999 *Principles of Tree Hazard Assessment and Management* Research for Amenity Trees No 7 DETR

National Tree Safety Group 2024 (2nd Ed) *Common sense Risk Management of Trees* Arboricultural Association and Forest Research

Roberts J et al 2006 *Tree Roots in the Built Environment* Research for Amenity Trees No 8 Dept. for Communities and Local Government

Appendix 5: Photographs (20th Nov 2025)



1) Dead stump



2) T1 - sparse, moribund crown



3) T1 – major stem canker



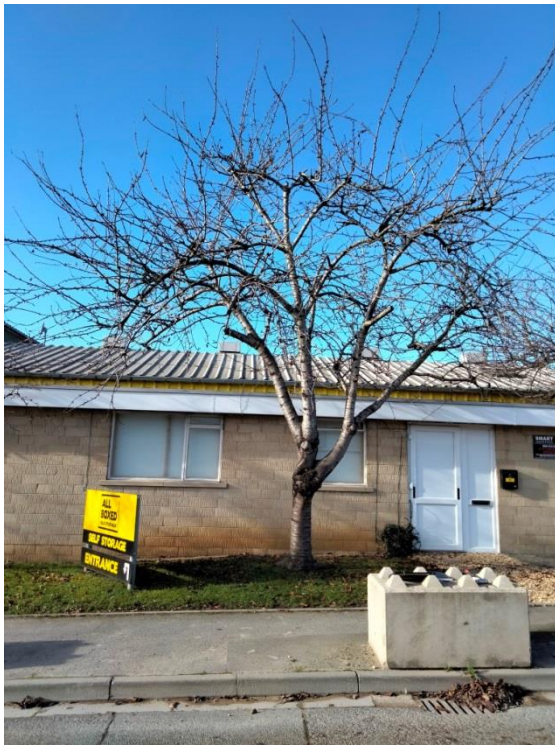
4) T2



5) T2 – poor quality fork structure



6) T2 – large decay hollow at base of crown



7) T3



8) T3 - poor quality fork with old stem-removal wounds housing decay in region of graft union at base of crown framework



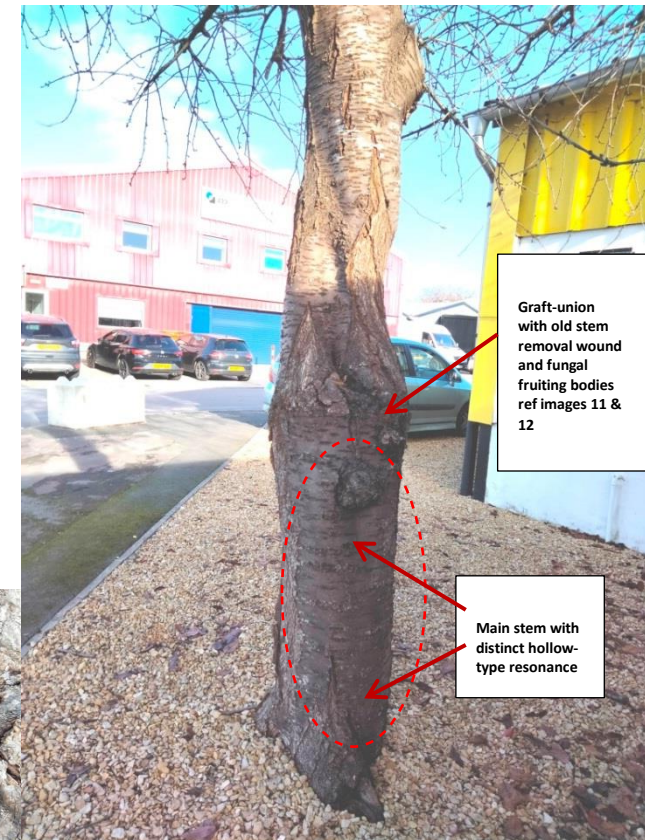
9) T3 - large old stem wound with incipient decay in region of poor quality forks



10) T4



11) and 12) T4 - old stem removal wounds housing decay in region of graft union at ca 1.2m ht .
Perennial fruiting bodies of decay-fungus present (provisionally identified as *Phellinus pomaceus* from external features)



13) T4 - main stem with hollow-type resonance when mallet-tested below graft union, approx. within area described by red-dashed outline

Tree Survey/ Tree Constraints Plan

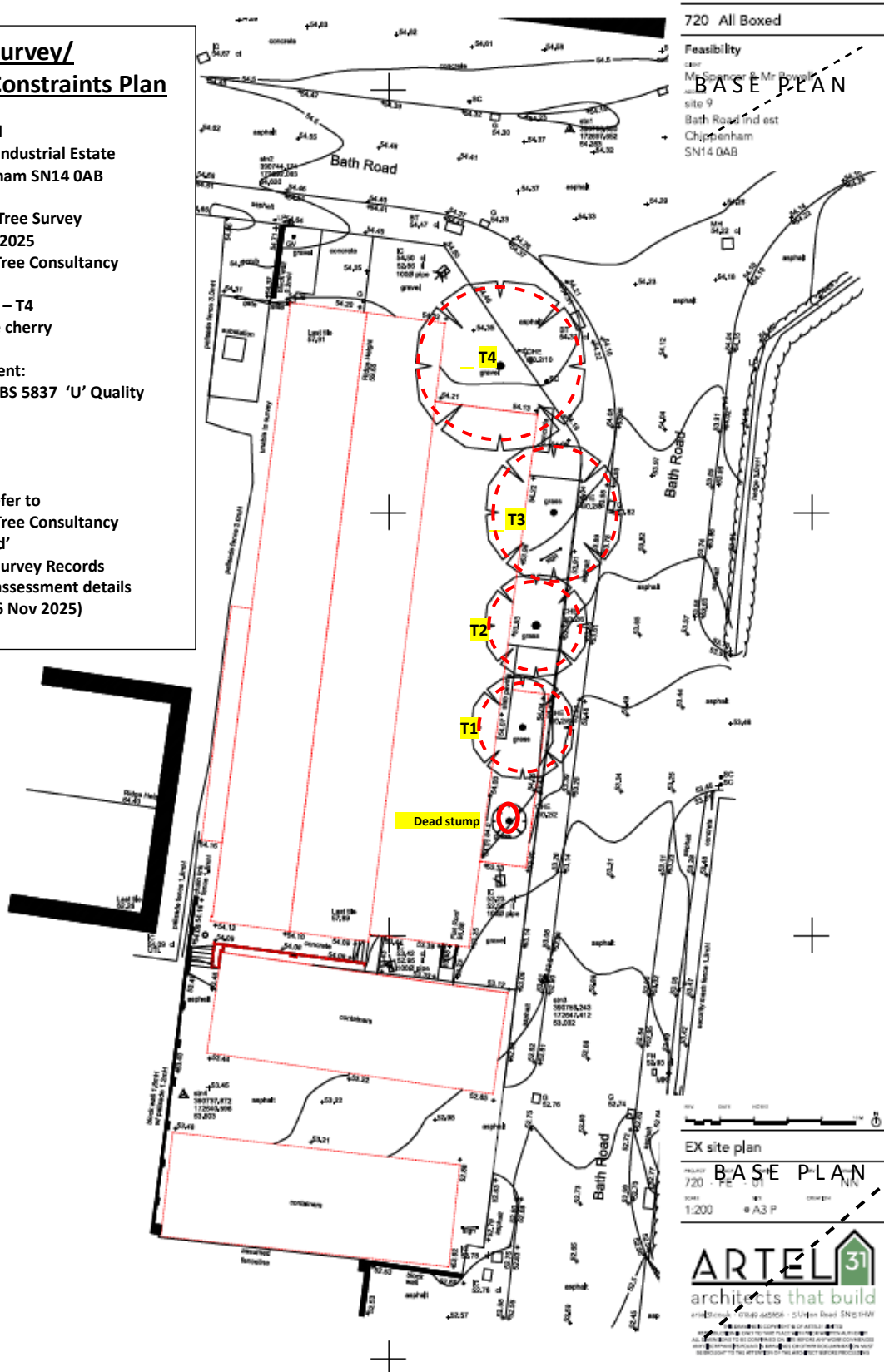
All Boxed
Bath Rd Industrial Estate
Chippenham SN14 0AB

BS 5837 Tree Survey
20th Nov 2025
Wessex Tree Consultancy

Trees T1 – T4
Japanese cherry

Assessment:
T1 – T4 : BS 5837 'U' Quality

Please refer to
Wessex Tree Consultancy
'All Boxed'
BS5837 Survey Records
for tree assessment details
(Ref 7506 Nov 2025)



Appendix 6 :

Tree Survey/Tree Constraints Plan

All-Boxed, Bath Rd Ind Est, Chippenham SN14 0AB

End of Report