



SJ Stephens Associates

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Renovation, Extension and
New Outbuildings

At:-

Seven Stars
Gores Lane
Bottlesford
Wiltshire
SN9 6LW

On behalf of:-

Wiltshire Land Limited
Third Floor
95 The Promenade
Cheltenham
Gloucestershire
GL50 1HH

Prepared by:

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Survey Date: 4th March 2026
Report Date: 30th July 2026
Project no: 2584

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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Milton Architects, on behalf of Wiltshire Land Limited to specify tree protection measures and assess the arboricultural impact of the proposed renovation and extension of The Seven Stars together with construction of outbuildings.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The Arboricultural Method Statement is only preliminary at this stage. Once planning permission has been granted, a detailed Arboricultural Method Statement will be prepared before work on site starts to include details of drainage, services and contractors facilities.
- 1.4** The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.5** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.6 Documentation supplied:

- Topographical Survey
- SJ Stephens Associates, Tree Constraints Plan, drawing no 2584-01
- Milton Architects, Proposed Site Plan: drawing no 2601/3-101revP1

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe 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 increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.
- 2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were not in leaf. In places, dense undergrowth restricted access/dense ivy restricted visibility of tree stems.
- 2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
 - **Species:** common name.
 - **Tree height:** approximate height in metres.

- **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most

situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The Wiltshire Council website was viewed on 12-03-2026, showing that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the renovation and extension of The Seven Stars together with construction of outbuildings and car parking. The proposed site plan is included as Appendix E and details have been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2 There are a range of trees scattered throughout the site. The best arboricultural specimen is an early mature multi-stem beech, T4. Other trees are of mixed quality.

5.2 Tree Work

- 5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2 14 trees and 9 tree groups are proposed for removal, as detailed in section 6.1 below.
- 5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:
 - areas hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 5.5 below, to protect underlying roots.
 - areas hatched cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.6 below.
 - areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of Root Protection Areas, but where hand excavation must be used, as described in section 5.7, to minimise potential root damage.
- 5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.

- 5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D.
- 5.4.4 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site.
- 5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.
- 5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

**TREE PROTECTION AREA
KEEP OUT**

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 No-Dig Construction Areas

- 5.5.1 The No-Dig areas, shown hatched blue on the Tree Protection Plan included as Appendix A, must be constructed without excavation apart from the removal of turf/organic matter, which must be carried out by hand. Excavators, dumpers and other site traffic must not be allowed to track on the No-Dig areas until roots are protected by the No-Dig surfacing or ground protection.
- 5.5.2 Where existing soft areas within No-Dig Construction areas are to be replaced by new hard surfacing, they must be constructed without excavation apart from the removal of turf/organic matter, which must be carried out by hand. Engineering details must avoid localised compaction, using both a two dimensional geogrid, and a three dimensional cellular confinement system as integral components of the sub-base. A typical section is shown on the Tree Protection Plan included as Appendix A. As well as being fit for purpose, the design and methodology must protect tree roots, by ensuring the following:-
- topsoil/turf can be removed carefully by hand to a maximum of 75mm, but less if roots are found nearer the surface.

- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- a suitable two dimensional geogrid, such the TriAx Geogrid supplied by Tensar International (www.tensar.co.uk), or the Biaxial Geogrid supplied by Geosynthetics Ltd (www.geosyn.co.uk), must be laid over the entire area and underneath the edging.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be laid to manufacturers instructions on top of the geogrid. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk). The depth of the system must be adequate to take the maximum axle weight, as per manufacturers guidance.
- the cellular confinement system must be filled with clean (no fines), washed angular, 20/40mm, stone to provide load support, while allowing air and moisture to permeate to the root zone.
- a further permeable, non-woven geotextile membrane, such as TreetexT300, or an alternative approved product which has similar oil trapping qualities, must be laid over the cellular confinement system.
- a porous, surfacing material, free from contaminants, must then be laid. Either sand bedding and block paving, gravel or permeable tarmac would be suitable.
- removed turf/topsoil can be used to grade surrounding ground levels.

5.5.3 Site traffic, including pedestrians, must not be allowed on the No-Dig areas unless roots are protected by existing hard surfacing, new No-Dig surfacing or unless suitable ground protection panels are laid. Either Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved product, must be used, laid on top of a compressible layer of sand or woodchips, laid onto a geotextile. If access is only required for pedestrians, 25mm plywood or side butting scaffold boards can be laid, on top of a compressible layer of sand or woodchips, laid onto a geotextile.

5.5.4 No-Dig construction will result in an increase in levels. This must be fully taken account of in all other aspects of the design.

5.6 Ground Protection Areas

5.6.1 The Ground Protection Areas, which are hatched cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.

5.6.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.

- 5.6.3 If the existing sub-base is to be replaced, following removal, ground protection must be laid immediately and then No Dig Construction, (as per section 5.5) used for the build up. No excavation must be permitted beneath the base course in these areas.
- 5.6.4 Where Ground Protection Areas are to be re-landscaped, an excavator must only be used for the removal of the existing hard surfacing within the Root Protection Areas, if it can work only from areas of hard standing, or from outside the Root Protection Area. A banksman must be present during this operation and excavation must go no deeper than the existing base course and must cease immediately if roots are found. Once hard surfacing has been removed, the area must immediately be topsoiled using good quality topsoil supplied to BS3882:2015.

5.7 Hand Dig Areas

- 5.7.1 The Hand Dig areas, shown cross-hatched red on the Tree Protection Plan, must be dug to formation level by hand, neatly severing any roots found, using secateurs or a hand saw.
- 5.7.2 Heavy-duty polythene must be used to line the side of the trench adjacent to the trees, before concrete is poured, to avoid the toxic effects of cement on tree roots.
- 5.7.3 On no account must use of an excavator be used in the Hand Dig areas, which would rip roots and cause unnecessary damage.

5.8 General measures

- 5.8.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.8.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.8.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.8.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.

- 5.8.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.8.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.9 Bat roosts

- 5.9.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.10 Birds

- 5.10.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.11 Arboricultural Supervision

- 5.11.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:
- to prepare a detailed Arboricultural Method Statement, to include details of drainage, services, contractors facilities and a cross section through the No-Dig areas showing existing and proposed levels. The Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or ground work starting on site.
 - to meet with the contractor, prior to construction or ground work starting on site, to ensure the Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.
 - to inspect Tree Protection Fencing and ground protection, prior to construction or ground work starting on site.
 - as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer within 3 working days of the visit

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category U – unsuitable for retention: G19.
- Category C – low quality: 4 trees – T2, T7, T8 and T31 and 7 groups – G25(part), G34, G38, G43, G44, G45 and G49.
- Category B/C – between categories B and C:
 - T1 – a 10m juniper of limited amenity value
 - G3 – an overgrown beech hedge
 - T6 – a 3m cherry
 - T20 – a 7.5m cherry
 - T32, T33 - large multi-stem hazel
 - T35 – a 4m hazel
 - T39 – a 6m hazel
 - T42 – an 8m hazel
- Category B – moderate quality:
 - T5 – a 17.5m lawson cypress, showing good vigour but of limited amenity value
 - T37 – a 5.5m field maple showing good potential, but which may be able to be transplanted

6.2 Protection measures have been specified to protect the Root Protection Area of all retained trees.

6.3 The layout has been carefully designed to minimise the impact on the early mature beech, T4. It has proved unavoidable for some incursion into the Root Protection Area for access and parking. These areas, which are shown cross-hatched red on the plan for hand excavation, total 38m², or 9% of the Root Protection Area. There will also be new hard surfacing laid within the Root Protection Area, using No-Dig construction. This will account for a further 52m² or 13% of the Root Protection Area. Although undesirable, it is likely that this early mature tree, which is growing strongly, will adjust to its new environment and grow on, though there may be some loss of vigour in the short term.

6.4 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable. A detailed Arboricultural Method Statement will be prepared before commencement showing drainage, services and contractor's facilities. Arboricultural supervision has been included to assist with tree protection measures and extensive new tree planting will be undertaken, as indicated on the proposed site plan.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*
- *NJUG 10: Guidelines for the planning, installation and maintenance of Utility Services in proximity to trees. (Published by the National Joint Utilities Group) Issue 2:16th November 2007.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*
- *The use of Cellular Confinement systems near Trees: a guide to good practice Arboricultural Association Guidance Note 12.*

BS 5837: TREE CATEGORY GUIDE

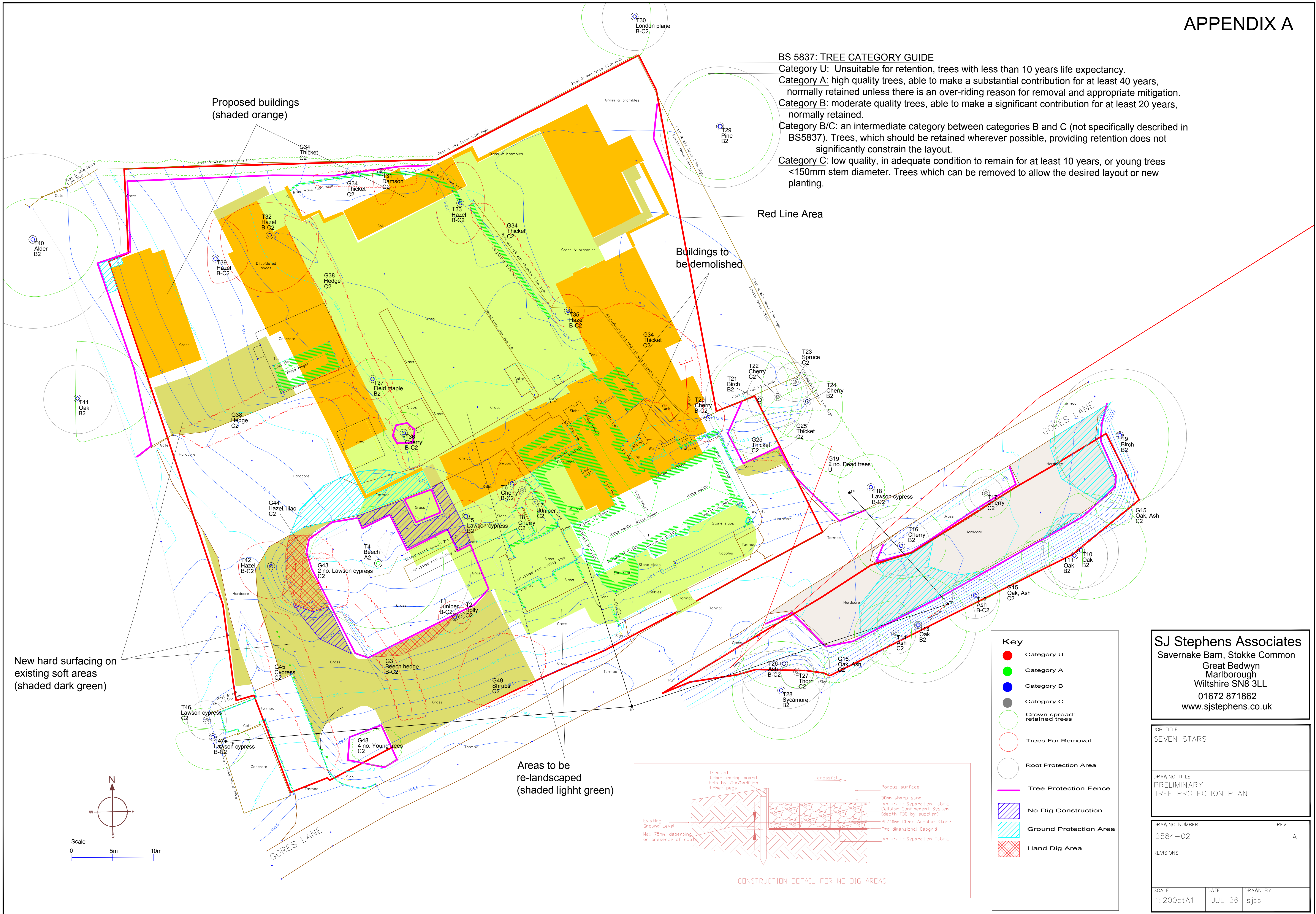
Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.



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JOB TITLE
SEVEN STARS

DRAWING TITLE
PRELIMINARY
TREE PROTECTION PLAN

DRAWING NUMBER
2584-02

REV
A

REVISIONS

SCALE
1:200 at A1

DATE
JUL 26

DRAWN BY
sjs

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Juniper	10	600	2	2	2	2	1.0	Mature	Approx 14 stems from base - avg 160mm. Showing good vigour but limited amenity value.	Remove to facilitate development	15-30	B-C2	7.2	163
T2	Holly	3	70	1	1	1	1	0.2	Semi mature		Remove to facilitate development	15-30	C2	0.8	2
G3	Beech hedge	6.5	75 - 125					0.0	Early mature	Previously maintained at 1.8m, but allowed to grow out.	Remove to facilitate development	15-30	B-C2	1.5	7
T4	Beech	17	950	7	8	8	8.5	3	Early mature	3 stems from base - 340, 410 and 780mm. Good vigour. Canopy reduced in past.		>40	A2	11.4	408
T5	Lawson cypress	17.5	560	2	2	2	2	0.2	Mature	Good vigour. Moderate amenity value.	Remove to facilitate development	15-30	B2	6.7	142
T6	Cherry	3	220	4	3	1	2	1	Early mature	Twin stems from 1m.	Remove to facilitate development	15-30	B-C2	2.6	22
T7	Juniper	1.8	100	0	4	0	1.5	0	Early mature	Growing at acute angle.	Remove to facilitate development	10-20	C2	1.2	5
T8	Cherry	2	90	2	3	0.5	1	1	Semi mature	Twin stems - both 60mm.	Remove to facilitate development	10-20	C2	1.1	4
T9	Birch	18	est 680	7	9	6	8	1.6	Mature	Attractive tree. Utility line through canopy. Prune small branches to provide 3m clearance over parking area.		20-40	B2	8.2	209
T10	Oak	12	380	7	6	8	4	0.5	Early mature	Bushy form, but reasonable vigour.		>40	B2	4.6	65
T11	Oak	12	340	4	5	1	6.5	0.5	Early mature	Growing as a pair with T10.		>40	B2	4.1	52
T12	Ash	8	230	2	4.5	3	4	0.6	Semi mature	Growing under utility line.		>40	B-C2	2.8	24
T13	Oak	9	590	6	6	6	5	N3	Mature	Bushy form. Growing on steep slope under utility line.		>40	B2	7.1	157
T14	Ash	9	210	4	4	2	5	1.5	Semi mature	Ash dieback beginning.		10-20	C2	2.5	20
G15	Oak, Ash	3 - 8	50 - 110					1.5	Semi mature	Self sown sapplings growing on steep bank.		>40	C2	1.3	5
T16	Cherry	7.5	300	5	4	5.5	5.5	1.8	Early mature	Occasional broken branches. Damaged roots to south. But good overall vigour.		20-40	B2	3.6	41

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T17	Cherry	2.5	170	3	3	3	3	1.2	Semi mature	Only moderate vigour.		10-20	C2	2.0	13
T18	Lawson cypress	16	360	4	4	4	4	1.4	Mature	Twin stems - 220 and 290mm. Good vigour. Golden veriegated foliage. Dead tree (14m) through canopy.	Remove dead tree.	20-40	B-C2	4.3	59
G19	2 no. Dead trees	11	150						Dead			<10	U	1.8	10
T20	Cherry	7.5	100	2	3	2	3	1.6	Semi mature	Growing through fence. Slight lean to west.	Remove to facilitate development	20-40	B-C2	1.2	5
T21	Birch	16	550	6	6	4	6	1.6	Mature	Attractive tree. Dense ivy to 9m. Major low side branches to west and south west.		20-40	B2	6.6	137
T22	Cherry	9	310	5	5	3	2	1.6	Mature	Engulfed in ivy. Dead wood.		5-15	C2	3.7	43
T23	Spruce	9	200	1	2	3	1	1.6	Early mature	Dense ivy. Low vigour.		5-15	C2	2.4	18
T24	Cherry	10	450	2	5	4	5	1.6	Mature	Dense ivy to 9m. Heavy low lateral to south west.	Remove section of ivy from base.	20-40	B2	5.4	92
G25	Thicket	1.5 - 4.5	25-125					0	Mature	Mixture of shrubs and elm growing through dense bramble.	Cut back small section for bin stores	10-20	C2	1.5	7
T26	Ash	12	460	5	3	5	5	2	Mature	4 stems from 0.6m - avg 230mm. Ivy to 7m. Occasional dead branches. Susceptible to disease.		15-30	B-C2	5.5	96
T27	Thorn	4	170	1	2	2	2	0.3	Early mature	Becoming engulfed in ivy.		10-20	C2	2.0	13
T28	Sycamore	10	390	6	6	6	6	1.2	Early mature	Twin stems from 1.6m - tight fork.		20-40	B2	4.7	69
T29	Pine	18	est 600	6.5	6.5	6.5	6.5	1.7	Mature	Good vigour. Dense ivy. Growing in adjacent site - base not inspected.		20-40	B2	7.2	163
T30	London plane	10.5	330	4	5	2	6.5	1	Semi mature	Topped.		20-40	B-C2	4.0	49
T31	Damson	3.5	190	0	4	2	1	2	Mature	Growing against brick wall and liable to cause damage. Basal decay beginning.	Remove to facilitate development	5-15	C2	2.3	16
T32	Hazel	10	450	4	7	6	6	1.8	Mature	Approx 20 stems - avg 100mm.	Remove to facilitate development	15-30	B-C2	5.4	92
T33	Hazel	8.5	290	5	5	3	3	1.8	Mature	17 stems - avg 70mm together with small growth.	Remove to facilitate development	15-30	B-C2	3.5	38
G34	Thicket	3 - 9	50 - 110					0	Mature	Largely damson, with some hazel and shrubs.	Remove to facilitate development	10-20	C2	1.3	5

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T35	Hazel	4	170	2	2	2	2	0.5	Early mature	8 stems from base - avg 60mm.	Remove to facilitate development	15-30	B-C2	2.0	13
T36	Cherry	3.5	100	2.5	2.5	2.5	2.5	1.5	Semi mature		Prune back from new building	15-30	B-C2	1.2	5
T37	Field maple	5.5	210	2.5	2.5	2.5	2.5	1.7	Semi mature		Remove to facilitate development	>40	B2	2.5	20
G38	Hedge	2 - 5	25-125					0	Early mature	Including a range of shrubs, hazel and bramble.	Remove to facilitate development	10-20	C2	1.5	7
T39	Hazel	6	400	5	3	4	1	0	Mature	Western stems cut to 2m. Extensive basal growth.	Remove to facilitate development	10-20	B-C2	4.8	72
T40	Alder	23	890	5	7	8	5	3	Mature	5 stems from base - avg est400mm. Growing on steep slope down to river.		20-40	B2	10.7	358
T41	Oak	15	350	7	5	9	0	1.8	Early mature	Leaning to east. Dense ivy to upper canopy.		20-40	B2	4.2	55
T42	Hazel	8	180	3	4	3	4	2.2	Early mature	3 stems from base - 90, 100 and 120mm.	Remove to facilitate development	20-40	B-C2	2.2	15
G43	2 no. Lawson cypress	9.5	210					0	Early mature	Low amenity value. Competing with T4.	Remove to facilitate development	10-20	C2	2.5	20
G44	Hazel, lilac	2.5 - 4	75 - 150					0	Mature		Remove to facilitate development	10-20	C2	1.8	10
G45	Cypress	1.8 - 11	70 - 220					0	Early mature	Range of different varieties of cypress and juniper. Low amenity value.	Remove to facilitate development	15-30	C2	2.6	22
T46	Lawson cypress	14	200	1.5	1	1	3	0	Early mature	Drawn up. Asymmetric canopy. Ivy.		5-15	C2	2.4	18
T47	Lawson cypress	15	410	1	4	4.5	4.5	0.5	Mature	Twin stens from base - 200 and 360mm. Rest of line removed, so now exposed.		10-20	B-C2	4.9	76
G48	4 no. Young trees	2.5 - 3.5	25 - 60					0.5	Young			20-40	C2	0.7	2
G49	Shrubs	1.8 - 3	50-125					0	Mature	Low quality mixture including chosya, laburnum, elder, holly and buddleia.	Remove to facilitate development	10-20	C2	1.5	7

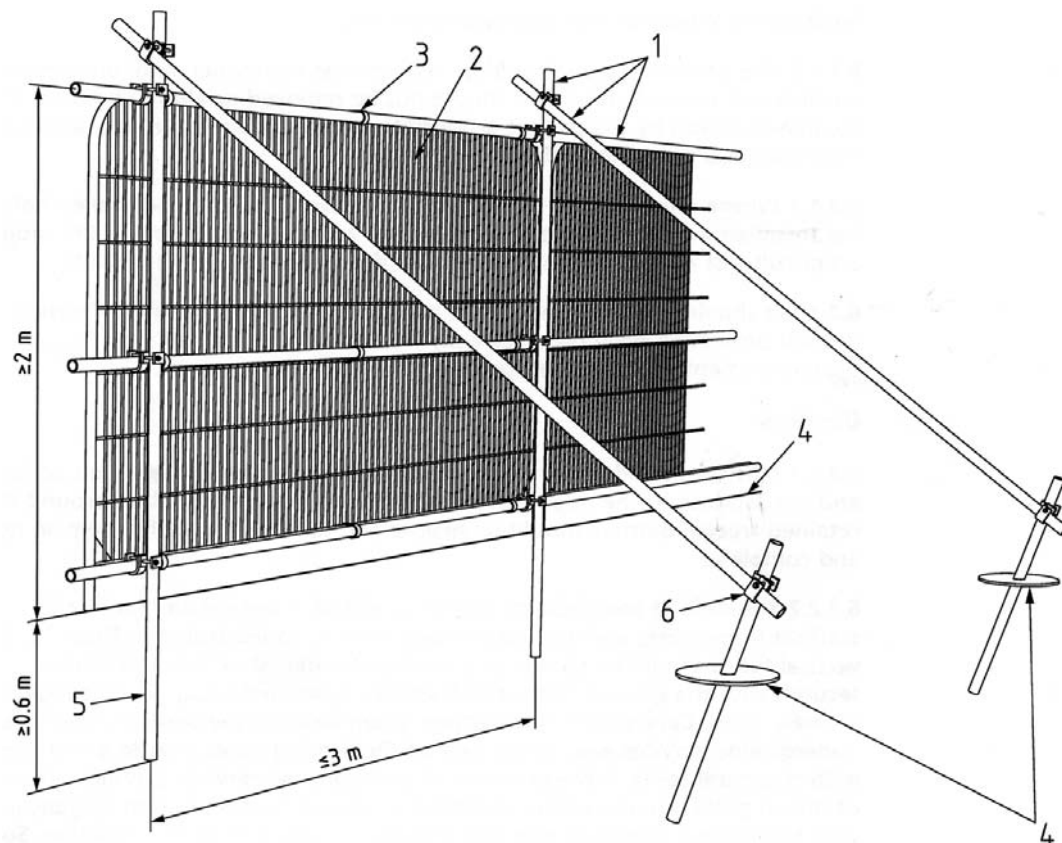
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

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

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

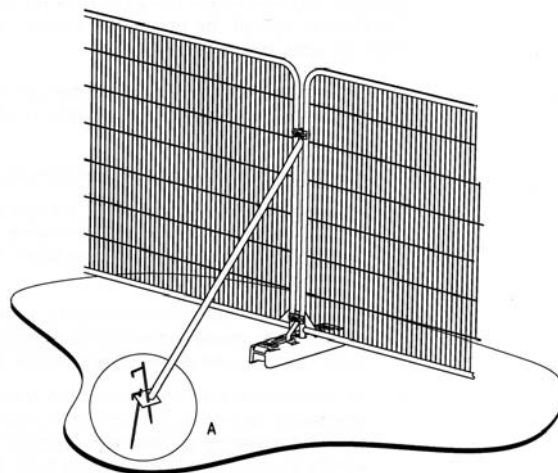
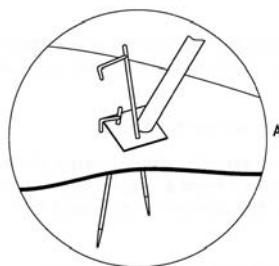
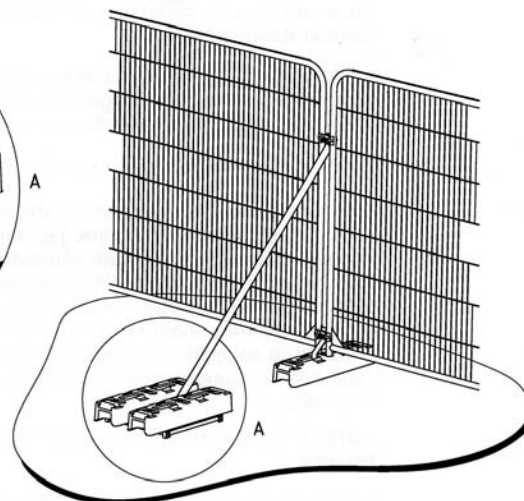
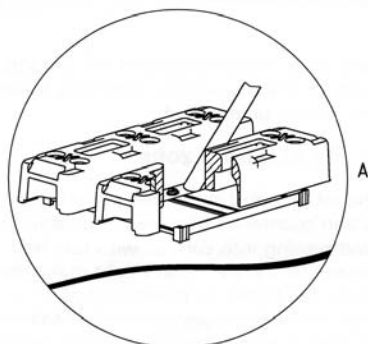
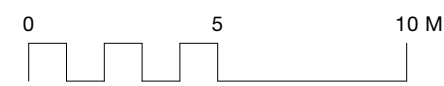
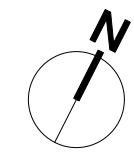


Figure 3b

Stabiliser strut mounted on block tray





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Project : The Seven Stars
Gores Lane, Bottlesford
Extension and alterations
Contents: PROPOSED - Site Plan

Date : July 2026

Scale : 1:200 Size : ISO A1

Drawing : 2601 / 3_101 P1



- Key**
1. Main Entrance
 2. Pub
 3. Kitchens
 4. Restaurant
 5. Dining Terrace
 6. Courtyard Garden
 7. Multi-purpose Space
 8. Guest Rooms: East
 9. Plant Room
 10. Guest Rooms: West
 11. Housekeeping & Plant
 12. Yoga Barn
 13. Parking - 30 Spaces
 14. Parking - 10 Spaces
 15. Deliveries & Refuse
 16. Cart Shed
 17. Play Area
 18. Wessex Water property
 19. 10m SSSI Protection Zone
 20. Commemorative trees and plaque
 21. EV Charger
 22. Staff Cycle Parking
 23. Guest Cycle Parking

- Key to Elements**
- 10m SSSI Protection Zone
 - Permeable paving - Pedestrian
 - Permeable paving - Car Park
 - Soft Landscaping
 - Proposed trees
 - Existing trees