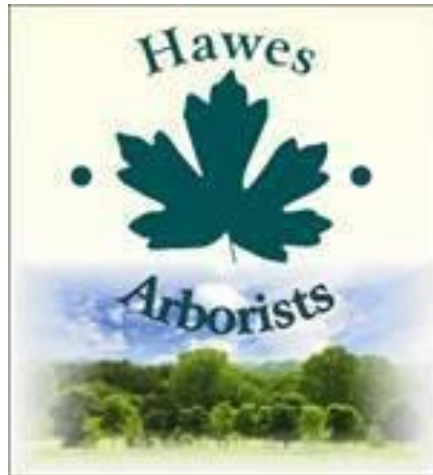




# **Tree Survey, Arboricultural Impact Assessment & Tree Constraints Plan**

**For**

**Proposed Extended Facility**

**at**

**Broad Chalke Surgery, Dove Meadows, Broad  
Chalke, Salisbury, SP5 5EL**

**July 2026**

**Ref: 25.236 (Rev A)**

**Caleston  
Semley  
Dorset  
SP7 9AX**

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## APPOINTMENT

Hawes Arborists have been appointed by Simpson Hilder to undertake a Tree Survey and prepare an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) to support a planning application to extend and modernise the existing doctor's surgery facility on land at Broad Chalke Surgery, Dove Meadows, Broad Chalke, Salisbury, Wiltshire, SP5 5EL.

This report has been compiled by Sebastian Macleod NCH Arb. Dip Arb L6 (ABC) who holds a Lantra Professional Tree Inspection certificate, an Arboriculturist with experience undertaking Tree Surveys for development proposals using British Standard (BS) 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

Any management recommendations will be in accordance with British Standard (BS) 3998:2010 *British Standard Tree Work - Recommendations*.

This document has been prepared in accordance with the scope of **Hawes Arborists** appointment with its client and is subject to the terms and conditions of that appointment.

**Hawes Arborists** accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.



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# 1. INTRODUCTION

**1.1.** Hawes Arborists has been instructed by Simpson Hilder to conduct a Tree Survey and provide an AIA and TCP to support proposals to extend and modernise the existing surgery building on land at Broad Chalke Surgery, Broad Chalke. This survey is to assess and categorise the trees/hedges potentially affected by the proposals, outline any constraints that they may pose to its development, and indicate measures required to protect those trees to be retained during any construction process. The report conforms to the guidance set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

**1.2** This initial arboricultural report includes a survey of the significant trees (those with stem diameter 100mm measured at 1.50m above ground level), hedges or groups of trees currently found on the site (outlined by the plan provided), as well as those on adjacent land that could impact on any proposed development. The quality and condition of these trees is to be assessed and categorised. Any management recommendations deemed necessary are to be put forward.

**1.3** The trees surveyed are to be categorised A, B or C, for those to be considered for retention, or U for those unsuitable for retention. Further sub-categories of 1, 2 or 3 are given for those to be considered suitable to be retained. (See Cascade chart for tree quality assessment in Appendix 3). Categorisation will be made in accordance with BS 5837:2012.

**1.4** A TCP guided by the above and the below ground constraints that the surveyed trees on site, or adjacent land, may pose to the scheme, is provided in Illustrative material at plan HA-237-01. The constraints to be considered will include the Root Protection Areas (RPA) and temporary Construction Exclusion Zones (CEZ) that trees will require during construction if they are to be retained, as well as the current ground clearance and spread, that may affect the design proposal and construction access.

**1.5** The area under assessment consists of the of the existing surgery located centrally in the village of Broad Chalke accessed from Doves Meadow at the north-east corner of the site which is bordered by residential properties to the north and east and open pasture to the south and west. The existing surgery building stands in the south-west corner of the site with a large car parking apron of hardstanding tarmac to its north-east. The site contains several trees on or near its northern and southern boundary and a group of shrubs adjacent to its point of access. Hedgerow lines the southern boundary of the area under assessment.



**1.6** The scheme proposes to extend the existing building eastwards to provide a modernised replacement surgery within the confines of the available space that the site can yield. The existing surfacing of tarmac for the car park area is also proposed to be re-laid. A plan of the proposed extension has been provided by Simpson Hilder (plan ref: 10081-104 Rev C) which has been overlaid onto the TCP at plan HA-237-02.

**1.7** The site is within the village Conservation Area. No trees on or adjacent to the site are subject to a Tree Preservation Order.

**1.8** The soil type for the site is described as 'Loamy and clayey floodplain soils with naturally high groundwater'. Therefore, the site could be on shrinkable clay with the potential for subsidence damage to be caused, by trees, to new structures. It is recommended that a soil survey of the site is undertaken to establish the exact nature of the soil type which may influence the engineering requirements of new structures.

**1.9** A site visit was undertaken on the 12<sup>th</sup> of September 2025 by Seb Macleod in fair weather conditions.



## 2. CONSTRAINTS TO PROPOSED DEVELOPMENT

### 2.1 GENERAL

**2.1.1** The trees surveyed represent above and below ground constraints to the proposed development. Above ground constraints include the size and nature of the branching canopy that can influence where structures/utilities can be placed or be an above ground constraint to access during or after construction. Shade cast by individual trees can be beneficial or a nuisance and needs to be considered. In addition, the potential ultimate height and spread of any younger trees on site, and the future impacts they may have, must also be a consideration.

**2.1.2** Below ground constraints are principally concerned with the RPA, or the rooting area, of an individual tree that must be maintained in its current condition (i.e. not excavated, compacted or re-graded) to ensure the continuing health of the tree during and after development. Roots that are 25mm or over must not be damaged, in order to ensure the future structural and physiological function of the tree.

**2.1.3** New buildings should not be positioned within the RPA of a tree to be retained. No ground should be disturbed, materials stored, or vehicle/pedestrian traffic undertaken within the RPA of a retained tree. It is also the default position that construction access must be outside the RPA of any tree to be retained on site. Above and below ground constraints can be mitigated by felling, or pruning, if justified in the impact assessment. Incursion of works into the RPA of a tree to be retained can be facilitated by special construction techniques, if justified in the impact assessment.

**2.1.4** The RPAs are calculated as per Section 4.6 of BS 5837:2012 and, where applicable, are recorded as an area of a nominal circle or a radius of that circle. The British Standard states the following:

- For single-stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter.
- For trees with more than one stem, one of two calculation methods is to be used:



- For trees with two to five stems:

$$\sqrt{(stem\ diameter\ 1)^2 + (stem\ diameter\ 2)^2 \dots + (stem\ diameter\ 5)^2}$$

- For trees with more than five stems:

$$\sqrt{(mean\ stem\ diameter\ 1)^2 \times number\ of\ stems}$$

**2.1.5** In all cases, the stem diameters are measured in accordance with Annex C of BS 5837:2012, and the RPA is determined from Annex D. The RPA is capped at 707m squared or a 15m radius.

**2.1.6** Where trees are positioned close to adjacent areas of hardstanding, which are impervious to air and water, and where tree roots are unlikely to ingress, the RPA may be off set from the centre of the tree to reflect the areas where the roots are more likely to have established.

**2.1.7** RPAs for hedges will normally be set at a distance from the central base of the hedge calculated as half its average height.

## 2.2 OTHER CONSTRAINTS

**2.2.1** Potential constraints to the development of the site include the above ground area occupied by the crowns of the trees, potential shade and debris cast by the trees, working space during development and, if applicable, allowances for future growth of the trees. The extent of these constraints is determined by considering the suitability of the species and its characteristics within the context of the proposed development, plus the existing and future crown spread of the tree. A further consideration is that the crown could be modified by appropriate tree surgery. Site planning and development design must therefore give consideration to these issues in order to prevent future problems arising.

**2.2.2** Any remedial works on trees to improve safety or to facilitate construction must be undertaken in accordance with BS 3998:2010 British Standard *Tree Work - Recommendations*. Work must be undertaken by qualified and experienced professionals.

**2.2.3** All services should be directed outside the retained trees' RPAs. However, where it is agreed that services can be located within an RPA, they must be hand-dug in accordance with the principles



contained within National Joint Utilities Group Guidelines Vol. 4, in a position no closer than four times the stem circumference of the tree and dug down to the required level. Small diameter roots should be neatly cut with clean secateurs, whilst roots over 25mm in diameter, and/or large root masses, must be retained undamaged. Alternatively, if underground services are to run through the RPAs of trees to be retained, specialist construction techniques, such as impact moling, could be employed to install any pipework at a depth greater than 600mm from ground level, where tree roots are unlikely to be found.

**2.2.4** No unplanned construction activity whatsoever must be allowed within the RPAs of trees to be retained. This includes storage of materials, unplanned routing of underground services or incursions by vehicles or site operatives unless specified and accompanied by specialist protection measures.

**2.2.5** Mixing of cement or concrete, or the storage of fuels must not take place within 10m of the retained trees, nor in any location where a slope in the ground could lead to contamination of the RPA of any tree to be retained.

**2.2.6** Fires must not be lit in a position where flames could extend to within 10m of the foliage, branch framework or trunk of any tree to be retained.

**2.2.7** Landscape works undertaken within the RPAs must be done so as not to damage shallow roots and are to be agreed by the arboricultural consultant. Heavy mechanical cultivation of the soil must not be undertaken within the RPAs of trees to be retained.

**2.2.8** Changes in soil level should not be undertaken within the RPAs of retained trees, unless otherwise agreed in writing with the LPA, in order to ensure that the rooting systems, including the delicate non-woody roots, are not inadvertently severed or the roots and rooting zones are not compromised by compaction.

**2.2.9** All soil storage must be outside the RPAs of all retained trees to ensure that any run-off of water or residue does not seep into their RPAs.

## **2.3 TREE PROTECTION MEASURES**

**2.3.1** Tree protection fencing will be required to form a CEZ, to prevent construction activity within the RPAs of trees to be retained, or to protect the crowns of retained trees. They must be



constructed from weldmesh panels of at least 2.00m height and securely fixed with wire or scaffold clamps fixed to a rigid framework. This framework must be constructed from horizontal and vertical scaffold tubes during the construction period, in accordance with the requirements of BS 5837:2012. Examples of the design specification are shown in Appendix 1.

**2.3.2** The location of CEZ fencing will be determined when the final site layout is agreed. This will provide the minimum protection of the retained trees. Any surfacing within the RPA, be it temporary or permanent, must be of a no-dig design in accordance with the principles of BS 5837:2012.

**2.3.3** After the erection of the CEZ fencing, a minimum of two days' notice must be given to the Local Planning Authority (LPA) before any construction, including any groundwork, starts on site. The CEZ fencing must be maintained and retained for the duration of the works or until such time as agreed in writing with the LPA.

**2.3.4** Services and drain runs must be kept outside the fenced RPA of the retained trees unless agreed in advance of construction.

## **2.4 ARBORICULTURAL SUPERVISION**

**2.4.1** A suitably qualified arboriculturist must be retained during the development period to carry out the following:

- To inspect tree protection fencing once erected prior to construction or ground works starting on site.
- To advise of any issues at the request of the LPA, the property owner or contractor as necessary.

**2.4.2** The details of each visit are to be recorded in a site visit pro-forma, with copies circulated to the contractor, developer and the LPA Tree Officer.



### 3. TREE SURVEY

**3.1.1** This tree survey has been undertaken in accordance with BS 5837:2012 in order to establish and record:

- The principal attributes of those trees on site with a stem diameter over 150mm measured at 1.50m from ground level (such as height, stem diameter, height of first branch break, crown spread, crown clearance).
- The condition, quality and value of the trees on site.
- The retention value of those trees as categorised by BS 5837:2012.
- The outline and area of RPA required for those trees to be retained on site, and any other remedial works necessary to ensure a reasonable level of safety, or to facilitate the development in accordance with conditions set out in BS 5837:2012.

**3.1.2** The findings of the survey highlight which trees are of particular merit and should be marked as a material constraint in the planning process.

**3.1.3** The suitability of trees for inclusion in the proposed development is considered, with particular regard given to their safe, useful life expectancy, and suitability in the site after development is completed.

**3.1.4** The Tree Survey was undertaken in accordance with Section 4 of BS 5837:2012, which grades trees into the following categories (See Appendix 2: Cascade chart for Tree Quality assessment):

- 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 be realistically retained due to poor condition.

Further subcategories are given as follows:

- Mainly arboricultural qualities (1).
- Mainly landscape qualities (2).
- Mainly cultural values, including conservation (3).



## **3.2 SURVEY LIMITATIONS**

**3.2.1** This survey was undertaken from ground level using visual assessment techniques only. Physical assessment of suspected decay has been limited to probing with metal rods or sounding with a hammer. No specialist decay equipment or internal investigation tools have been employed during the assessment. No soil samples have been taken in the course of this assessment.

**3.2.2** The observations and recommendations presented are based on the knowledge, qualifications and experience of the surveyor only.

**3.2.3** All dimensions are measured as far as reasonably practicable, with the plotting of tree locations dependent on the topographical survey provided, or the available satellite coverage at the time of inspection. Stem diameter may have been estimated where trees are on third party land or where stems are inaccessible due to obstructions by undergrowth. Stem diameter may also have been estimated from best measurements available if the tree is ivy clad. The survey methodology follows that prescribed in BS 5837:2012.

**3.2.4** Trees are dynamic evolving organisms subject to a range of external influencing factors (particularly the weather) the consequences of which may not always be foreseeable under the scope of this survey.

**3.2.5** This survey will be valid for 12 months from the date of inspection and may become invalid within this period if any works are undertaken on or near to trees assessed in the survey. Such works include un-prescribed tree surgery, soil level changes, trenching etc.

**3.2.6** Under the terms of the Wildlife and Countryside Act 1981 (as amended), the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010, it is an offence to disturb any protected species, including their habitat or resting place. It may, therefore, be necessary to obtain expert advice in this area prior to the commencement of any works. This is particularly relevant to nesting birds, bats and their roosts. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

**3.2.7** The nesting season for most birds runs from 1<sup>st</sup> March to 31<sup>st</sup> July. However, this can vary depending on the species and location. During these months, careful inspection must be made before any work commences and works must be postponed if active nests are found.



**3.2.8** Trees with a Tree Preservation Order or those sited in a conservation area are protected under section 198 and 211 (1) of the Town and Country Planning Act 1990. Consent from the LPA must be sought before any works are to be undertaken on such trees, unless the proposed works to protected trees are a necessary consequence of granted full planning consent.



## 4. TREE SURVEY FINDINGS

**4.1** Altogether three trees and a single hedge were assessed and appear in the survey schedule (Table 2). A group of shrubs composed of lilac and forsythia were included in the survey schedule as group G1 although they are not technically an arboricultural feature that would be considered a constraint to development proposals. G1 was included in the assessment as a prominent vegetative feature relating to the site. It is unclear whether all, some or none of the group of shrubs (G1) stands within the boundary of the facility. Other trees or shrubs on or adjacent to the proposed development area have not been included in the survey schedule as they were either a considerable distance (>15m) from areas proposed to be developed or were too small to be considered as arboricultural features (such as shrubs or tree saplings) that would pose a material constraint to the scheme.

**4.2** The three trees that are potentially affected by the proposed development process and construction activity are all assessed as in the early-mature (a tree in the second third of its life cycle) age class and are relatively limited in stature in terms of height and spread. All three were found in good to fair physiological condition and acceptable structural condition although ivy colonising the stem and primary branching unions of the ash T1, as well as its stem position within the hedgerow H1, hindered the visual assessment of its lower stem and primary branching unions. All three trees were assessed as B grade retention category and are assumed to have life expectancies which extend beyond twenty years.

**4.3** A low hedge (H1) lines the sites southern boundary and contains the stem of the B grade ash T1. The feature consists principally of cotoneaster (non-native) colonised in sections by brambles. Due to its non-native species type, which is often considered as invasive in some contexts, H1 is assessed as lower quality C grade retention category.

**4.4** No arboricultural features were assessed as in the higher A grade retention category or as U grade (unsuitable for retention).

**4.5** The ash T1 did not show confirmed symptoms of ash dieback (*Hymenoscyphus fraxineus*) infection although the possibility that it is infected with the pathogen cannot be ruled out. Ash dieback is a chronic fungal disease, currently affecting ash trees in the UK and Europe, that causes a vascular wilt characterised by leaf loss and crown dieback in infected trees of all age classes. The majority of trees of the species have either died from or show symptoms of the disease since it was



first officially confirmed in the UK in February 2012. T1 did not show optimum physiological condition with smaller leaflet size then would be expected to be found on healthy trees of the species (an indication of physiological stress) and containing a significant amount of minor deadwood within its central crown (a possible indicator of the presence of ash dieback) along with the occasional wilting branch tip. However, none of these absolutely confirm the presence of ash dieback infection.

**4.6** The box elder (T2) located to the north of the existing structure at the site is a variegated variety (one with yellow margins to its otherwise green leaves) but its foliage is reverting back to its true form of fully green leaves and now it is estimated that over 70% of its leafing cover has reverted back to its true (green) form. This is a common habit of variegated trees and has no negative impact on its physiological function which will benefit in terms of photosynthetic capacity from being foliated in its true form.

**4.7** The field maple (T3), although in good physiological condition shows less than optimum structural condition in that it has a multi-stemmed structure largely based on codominant stem unions. Codominant stem/branch unions are a split or fork between two stems or branches of equivalent size that usually results in a poor branch attachment between the pair at the point they break from each other. These poor points of attachment can range from being assessed as in a structurally acceptable condition or structurally very poor due to a range of contributing factors, but all are considered a defect when compared to the more optimum sub-dominant to dominant branch attachments more commonly found. The structural condition of the maple, although not optimum is not considered to be excessively hazardous.

**4.8** With the exception of the ash T1, the shading profiles of the trees assessed do not appear to affect the areas proposed to be developed in any significant way. The crown as well as the ivy clad stem of the ash would significantly shade the proposed extension to the existing structure during the majority of daylight hours.

**4.9** The crown spread to the north and a significant proportion of the northern side of the RPA of the ash T1 conflicts with the footprint of the proposed extension on the eastern side of the existing structure at the facility. The extent of the conflict with the RPA of the tree is estimated to be over 20% of the total area of the RPA of the ash. The stem position of T1 is within 1.5m of the southern elevations of the proposed extension to the existing facility.



**4.10** An approximate 10m section of the eastern end of the hedgerow H1 stands close to the southern elevations of the proposed extension to the existing structure to the extent that it would likely pose a hinderance to practicable construction access during the development of the site.

**4.11** The remaining arboricultural features of merit at the site, the two maples, are not considered to be particularly in conflict with the scheme presented. However, the eastern portion of the RPA of the box elder (T2) extends under the existing car park area which is proposed to have its current surface removed and re-laid as part of the development proposals. This has the potential to cause damage to the root system of the tree below during this aspect of the construction process.



## 5. TREE SURVEY CONCLUSIONS/RECOMMENDATIONS

**5.1** The trees/hedges that were assessed and that appear in the survey schedule are largely in good or fair physiological condition and in acceptable structural condition. While of good amenity value generally, the arboricultural features assessed are not considered as critical or highly important amenity features of their setting within the village conservation area, largely due to their relatively limited stature.

**5.2** The retention of the ash (T1) is not considered to be feasible within the scope of the scheme presented due to its close proximity to the southern elevations of the proposed extension to the existing structure. The extent of the conflict with the RPA is considered to extend beyond the total percentage of its area where specialist construction methodology (such as piled foundations) could be applied to facilitate the retention of the tree. The imposition of such methodology also has financial implications which could render the scheme unaffordable. The conflict with the crown of the tree is such that the extent of pruning required to alleviate this conflict would not be within good arboricultural practice. Therefore, T1 is marked for removal on the TCP provided at plan HA-237-02 to facilitate the practicable development of the site and provision of the improved community facility.

**5.3** New tree and hedge planting is specified in the AIA at the last section of this report aimed to mitigate the loss of the ash T1 and enhance the arboricultural features at the site beyond the development process.

**5.4** An approximate 10m section of the eastern end of the hedge H1 (as marked on the TCP at plan HA-237-02) will need to be cut back along its northern face by approximately 75cm in order to provide practicable access for the construction of the extended section of the new facility. It is anticipated that the pruned section of hedge will recover and is unlikely to be negatively affected in the long-term.

**5.5** The resurfacing of the existing car park surfacing has the potential to invite damage to the eastern portion of the RPA of T2 which overlaps an area of car park to be re-laid during this aspect of the scheme. In order to minimise potential root damage care must be taken during this aspect of the development process. The existing tarmac surface only in this area of conflict is to be lifted prior to the re-surfacing with a new tarmac layer. No stone or earth below the tarmac layer is to be excavated prior to resurfacing and any levelling of the area is to be achieved by infilling depressions



as opposed to excavating high points. Once lifted not vehicles or plant are to travel over the area where the RPA of T2 is marked on the TCPs to avoid the potential for localised compaction of the ground top damage the root systems below. The area would preferably be re-laid with permeable tarmac, however, as impermeable tarmac appear to be the current final surface material in this area, this is not a absolute requirement of this process.

**5.6** The remaining aspects of arboricultural features to be retained, the maples T2 & T3 are potentially threatened by development activity during the development of the site. All features of those trees to be retained could be subject to damage during development activity. Their RPAs in particular and critical root systems can be inadvertently damaged during the development process through ground compaction by the passage of vehicles or plant, inadvertent excavation or ground contamination through the mixing of materials. However, the eastern portion of the RPA of the box elder (T2) which lies beneath the existing tarmac (proposed to remain in situ) will be protected from ground compaction by the existing hardstanding at this part of the site until re-surfacing of the car park area is to be undertaken.

**5.7** In order to protect the trees to be retained adjacent to the areas to be developed, Construction Exclusion Zones (CEZ) will need to be established, protected by CEZ fencing as exemplified in Appendices 1 & 2. This is intended to exclude all construction activity from the sensitive areas of those trees/hedges to be retained during the development process. This will be focused on T2 & T3 near the northern garden boundary along with the hedgerow H1 to the south. The proposed position of CEZ fencing is shown as blue dashed lines in the TCP provided at plan HA-237-02. CEZ fencing must be installed prior to any other construction activity commencing on site (with the exception of tree work) and remain in situ throughout the remainder of the development process. The eastern portion of the RPA of T2 which lies under existing hard surfacing will not need to be fenced off from development activity as the tarmac surface will offer the root system below protection from potential damage.



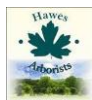
## 6. ARBORICULTURAL IMPACT ASSESSMENT

**6.1** The calculated RPAs of trees that are marked for retention are highly sensitive. The ground within the RPAs can be easily damaged by construction activity, with potentially negative impacts for those trees concerned. The severance of roots within the RPA of a tree has the impact of reducing its physiological function in terms of its ability to store energy, as well as draw water and nutrients from the soil to the effect that severe dysfunction or death of the tree can result. The removal of larger roots within the RPA can have the impact of reducing the structural integrity of the tree, leaving it exposed to failure during adverse weather conditions. The wounding resulting from the severance of roots can offer tree pathogens entry points for infection, which can cause dysfunction, loss of structural integrity or death.

**6.2** Roots require access to oxygen and water in order to respire, as well as providing the rest of the tree with water and nutrients. Compaction of the soil will reduce this function to the effect that severe dysfunction or premature death of the tree can result. Installation of a non-porous hard-standing area within the RPA of a tree will have the same impact as compaction of the soil. Contamination of the soil from substances such as cement, fuel or chemicals, can have severe negative impacts on the physiological function of the root system in terms of its ability to store energy. It can also affect the drawing of water and nutrients from the soil, which can lead to physiological dysfunction, loss of structural integrity or premature death of the tree.

**6.3** The stems and branching structure of trees are important to their physiological and structural function. The pruning of trees has the impact of reducing their ability to store energy, maintain their physiological system, and photosynthesise, which requires energy from the sun. This can lead to a loss of physiological function, expose the tree to pathogens and potentially lead to decline or premature death. The wounding resulting from the removal of branches can offer tree pathogens entry points of infection. A tree can be unbalanced by excessive pruning on one side, which can leave it exposed to new stresses and lead to failure during adverse weather (the removal of adjacent trees can have the same effect). The inadvertent damage of the stem and branching structure that may be a consequence of construction activity, has similar potentially negative impacts to pruning.

**6.4** The primary negative arboricultural impact of the scheme is the proposed removal of the ash T1. While all development proposals have the capacity to avoid the removal of any trees, the dynamics of the site and specifically the available space it can yield for development appears to render the retention of all arboricultural features unfeasible within the scope of providing an ungraded



community facility as such. Reconfiguring the layout of the proposed extension to the existing structure to avoid conflict with the ash would clearly impact on the available parking space the facility could offer, thus pushing parking out of the site and spill onto the adjacent residential area which is highly likely to meet objection. Therefore, the retention of all trees at the site within a proposal to extend the facility is considered unpracticable. While the ash undeniably contributes towards the arboricultural amenity of the site and its surroundings, it is relatively limited in stature and its removal is not considered to represent a profound or irrecoverable loss of the areas arboricultural identity.

**6.5** New tree and hedgerow planting is proposed to form part of the application for the development of the site as illustrated on the TCP at plan HA-237-02 to mitigate the loss of the ash proposed to be removed. Two beech are proposed to be planted on the northern and eastern boundaries of the site and a common lime on the western boundary. A mixed native hedgerow is proposed to be established along the length of the western and northern boundaries. The specification of the trees/hedging to be provided are to be as indicated in the tables below:

| Tree Species/Specifications |             |               |            |                    |                       |     |
|-----------------------------|-------------|---------------|------------|--------------------|-----------------------|-----|
| Scientific name             | Common name | Specification | Girth (cm) | Approx. height (m) | Clear stem height (m) | No. |
| <i>Fagus sylvatica</i>      | Beech       | Standard      | 8-10       | 2.50/3.00          | 1.75/2.00             | 2   |
| <i>Tilia x europaea</i>     | Common lime | Standard      | 8-10       | 2.50/3.00          | 1.75/2.00             | 1   |

| Mixed Native Hedge Species/Specifications                                                      |                |                   |                     |     |
|------------------------------------------------------------------------------------------------|----------------|-------------------|---------------------|-----|
| Scientific name                                                                                | Common name    | Specification     | Approx. height (cm) | %   |
| <i>Corylus avellana</i>                                                                        | Hazel          | 1 + 1 transplants | 60-80               | 20  |
| <i>Crataegus monogyna</i>                                                                      | Hawthorn       | 1 + 1 transplants | 60-80               | 55  |
| <i>Euonymus europaeus</i>                                                                      | Spindle        | 1 + 1 transplants | 60-80               | 5   |
| <i>Ilex aquifolium</i>                                                                         | Holly          | Pot-grown (3ltr)  | 40-60               | 2.5 |
| <i>Ligustrum vulgare</i>                                                                       | Wild Privet    | 1 + 1 transplants | 60-80               | 2.5 |
| <i>Prunus spinosa</i>                                                                          | Blackthorn     | 1 + 1 transplants | 60-80               | 10  |
| <i>Viburnum lantana</i>                                                                        | Wayfaring tree | 1 + 1 transplants | 60-80               | 5   |
| Hedge to be planted in a double staggered row at 45cm centres using 5 plants per linear metre. |                |                   |                     |     |



**6.6** The proposed removal of an approximate 10m section of the hedge (H3) will not have any significant impact of the sites arboricultural character as the bulk of the hedgerow will remain intact. The cut back section will most likely to recover post development.

**6.7** The current and ultimate shading profiles of those trees to be retained or planted is not considered to be, or to become a negative impact on the development, particularly considering the context of the proposed use of the site.

**6.8** There exists the potential for inadvertent damage to be inflicted on the trees to be retained through the construction process which would bring negative arboricultural impacts. However, if the recommended protective measures are followed, specifically the establishment of fenced construction exclusion zones during development, the potential for such damage to be inflicted will be significantly limited. Special care, as described in paragraph 5.5, will need to be undertaken during the process the resurfacing of the car park to minimise potential damage to the root system of T2 during this aspect of the development process.

**6.9** Overall, while the negative arboricultural impacts of the scheme are tangible, they are considered to be unavoidable within the scope of providing the enhancements to the community facility proposed. The planting specified intends to mitigate and enhance the arboricultural identity of the site in the long-term post development. Suitable protection measures in line with the BS5837:2012 guidelines have been recommended to ensure the viable protection of those arboricultural features to be retained through and beyond development.



## 7. REFERENCES

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[https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Misc%20images/Bookshop/AA\\_GuidanceNote12\\_CellularConfinementSystems-Web.pdf](https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Misc%20images/Bookshop/AA_GuidanceNote12_CellularConfinementSystems-Web.pdf)

National Joint Utilities Group, 2007. NJUG vol.4 *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*.

Soilscapes, 2026. *Soilscapes Map*. Available at: <<http://www.landis.org.uk/soilscapes/>>

## TABLES

## Table 1 Tree Survey Key and Schedule

**Tree/Tag No:** Individual trees will be denoted as T1, T2 etc. on plans or diagrams. Groups of trees too numerous to individually survey or groups comprising of mainly trees of a stem diameter less than 150mm will be denoted as G1, G2 or W1, W2, etc. Hedgerows will also be shown as groups denoted as H1, H2, etc. Tree stumps denoted by S. Individual trees located in a group or hedgerow can still be assessed individually.

**Species:** using common and scientific name.

### Measurement Conventions:

1. Height, crown spread, and crown clearance is recorded to the nearest half metre (crown spread is rounded up) for measurements up to 10m and to the nearest whole metre if over 10m.
2. Stem diameter is recorded in millimetres rounded to the nearest 10mm.
3. Any estimated dimensions (e.g. for inaccessible trees or those located on adjacent land) are suffixed by "#".

Tree height measured using an electronic clinometer. Site conditions may render this technique impractical in which case an estimated height will be suffixed by "#".

**Stem Diameter:** normally measured at 1.5m from ground level or using techniques as stated in Annex C of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. If estimated denoted by #.

Ivy clad trees will be noted as without removing the ivy a stem diameter will have to be estimated from best measurement available.

**Age Class:** Y - a young tree in first third of life cycle.

EM - an early mature tree in second third of life cycle.

M - a mature tree in the last third of its life cycle.

OM - an over-mature tree in decline due to age.

### Physiological Condition:

**Good (G)** - tree appears to be in a satisfactory physiological condition showing no signs of poor health.

**Fair (F)** - may be showing some minor signs of stress.

**Poor (P)** - slightly compromised showing significant signs of stress i.e. crown retrenchment.

**V. Poor (VP)** - significantly compromised e.g. advanced retrenchment.

**D** - dead.

### Structural Condition: (Crown, stem and base of tree each given a value)

**Good (G)** - tree appears to be in a satisfactory structural condition with no significant defects found.

**Fair (F)** - some defects, but of low significance.

**Poor (P)** - slightly compromised e.g. poor branch unions found or evidence of decay.

**V. Poor (VP)** - profoundly compromised and imminent failure likely.

**#** - cannot be assessed due to ivy/vegetation cover.

**D/W** - deadwood.

**Estimated Remaining Contribution:** Measured in years: <10 (under 10 years), >10 (over 10 years), >20, >40.

**Retention Category:** Denoted as U, A, B, C with sub-categories 1, 2, 3. as defined in Table 1 of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

**Root Protection Area (RPA):** Radius given in m. Area given in m<sup>2</sup>.

Table 2 BS5837 Survey Schedule

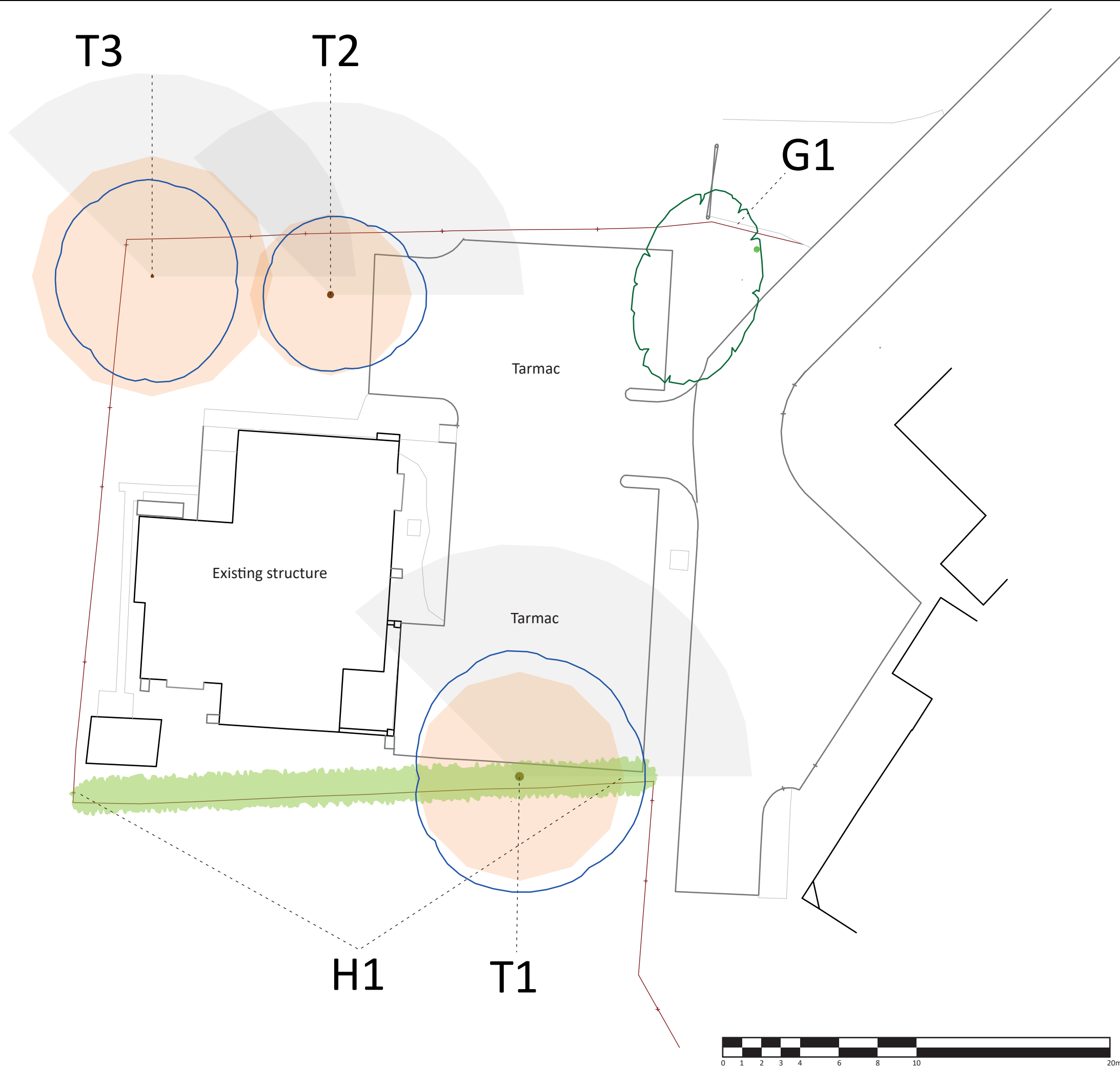
Site: Broad Chalke Surgery

Client: Simpson Hilder

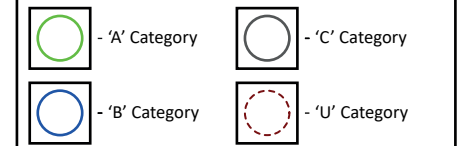
Date: 12<sup>th</sup> September 2025

| Tree/Tag No | Species                                                     | Tree Height (m) | Stem Diameter (mm) | Crown spread (m) |     |     |     | Height & Direction of 1 <sup>st</sup> Branch | Min. Crown Clearance (m) |     |     |     | Life Stage | Physiological Condition | Structural Condition:<br>CROWN/STEM/BASE<br><br>General Observations:<br>Preliminary Management Recommendations                                                                                                                                                                        | Estimated<br>Remaining<br>Contribution | Retention Category | RPA<br>R<br>(m) | RPA<br>A<br>(m <sup>2</sup> ) |
|-------------|-------------------------------------------------------------|-----------------|--------------------|------------------|-----|-----|-----|----------------------------------------------|--------------------------|-----|-----|-----|------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------|-----------------|-------------------------------|
|             |                                                             |                 |                    | N                | E   | S   | W   |                                              | N                        | E   | S   | W   |            |                         |                                                                                                                                                                                                                                                                                        |                                        |                    |                 |                               |
| G1          | Mixed group of shrubs                                       | 4               | -                  | -                | -   | -   | -   | -                                            | -                        | -   | -   | -   | M          | G                       | <b>G/G/G</b><br>Dense collection of shrubs forming single feature<br>Consists principally of: lilac, forsythia and ivy<br>Not an arboricultural feature                                                                                                                                | >10                                    | -                  | -               | -                             |
| T1          | Ash<br><i>Fraxinus excelsior</i>                            | 12              | 440#               | 6.5              | 6.5 | 6   | 5.5 | 2w                                           | 2                        | 1.5 | 1.5 | 2   | EM         | F                       | <b>G/#/#</b><br>Set in hedge Ivy clad hindering visual assessment of basal features and branch unions<br>Primary structure appears to be formed of good unions<br>Minor DW throughout central crown<br>Smaller than average leaf size but otherwise no clear indication of ash dieback | >40                                    | B1                 | 5.4             | 92                            |
| H1          | Mixed hedge                                                 | 2               | -                  | -                | -   | -   | -   | -                                            | -                        | -   | -   | -   | M          | F                       | <b>G/G/G</b><br>Boundary hedge formed principally of cotoneaster colonised by brambles                                                                                                                                                                                                 | >10                                    | C3                 | -               | -                             |
| T2          | Variegated box elder<br><i>Acer negundo</i><br>'Variegatum' | 10              | 340                | 4                | 5   | 4   | 3.5 | 1.5w                                         | 2                        | 2   | 1   | 4   | M          | G                       | <b>F/G/G</b><br>Variegated variety but reverting to true leaf colour (over 70% green)<br>Congested internal crown                                                                                                                                                                      | >20                                    | B1                 | 4.2             | 55                            |
| T3          | Field maple<br><i>Acer campestre</i>                        | 10.5            | 160<br>X10         | 5                | 4.5 | 5.5 | 5   | -                                            | 4.5                      | 2   | 2   | 1.5 | EM         | G                       | <b>G/F/G</b><br>Multi-stemmed codominant structure from near base                                                                                                                                                                                                                      | >20                                    | B1                 | 6.0             | 113                           |

## **ILLUSTRATIVE MATERIAL**



**KEY:**

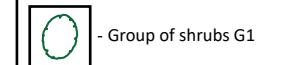


Tree stem ..... Shading arc

Crown spread ..... Root Protection Area (RPA)

The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

### Other Plan Features



The Tree Retention Categories symbols shown in the key are for reference and may not always be present on the plan.

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Project:  
Broad Chalke Surgery

On behalf of:  
**Simpson Hilder**

Drawing title:  
Tree Constraints Plan

Drawing number:  
HA-237-01

Rev:

ate:  
Nov 25

Scale:  
1:200 @ A3

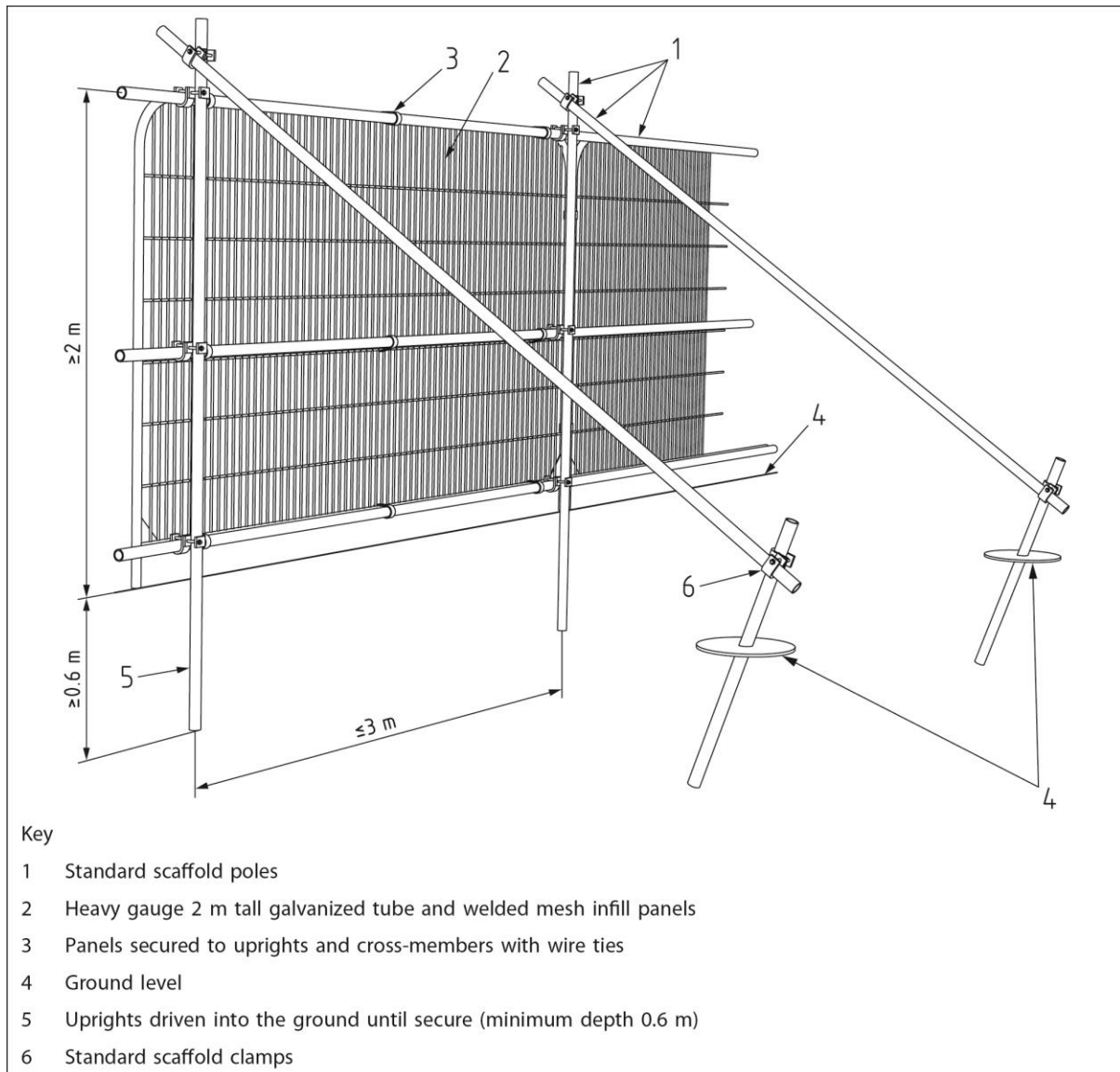
DB:  
SM

3: MH

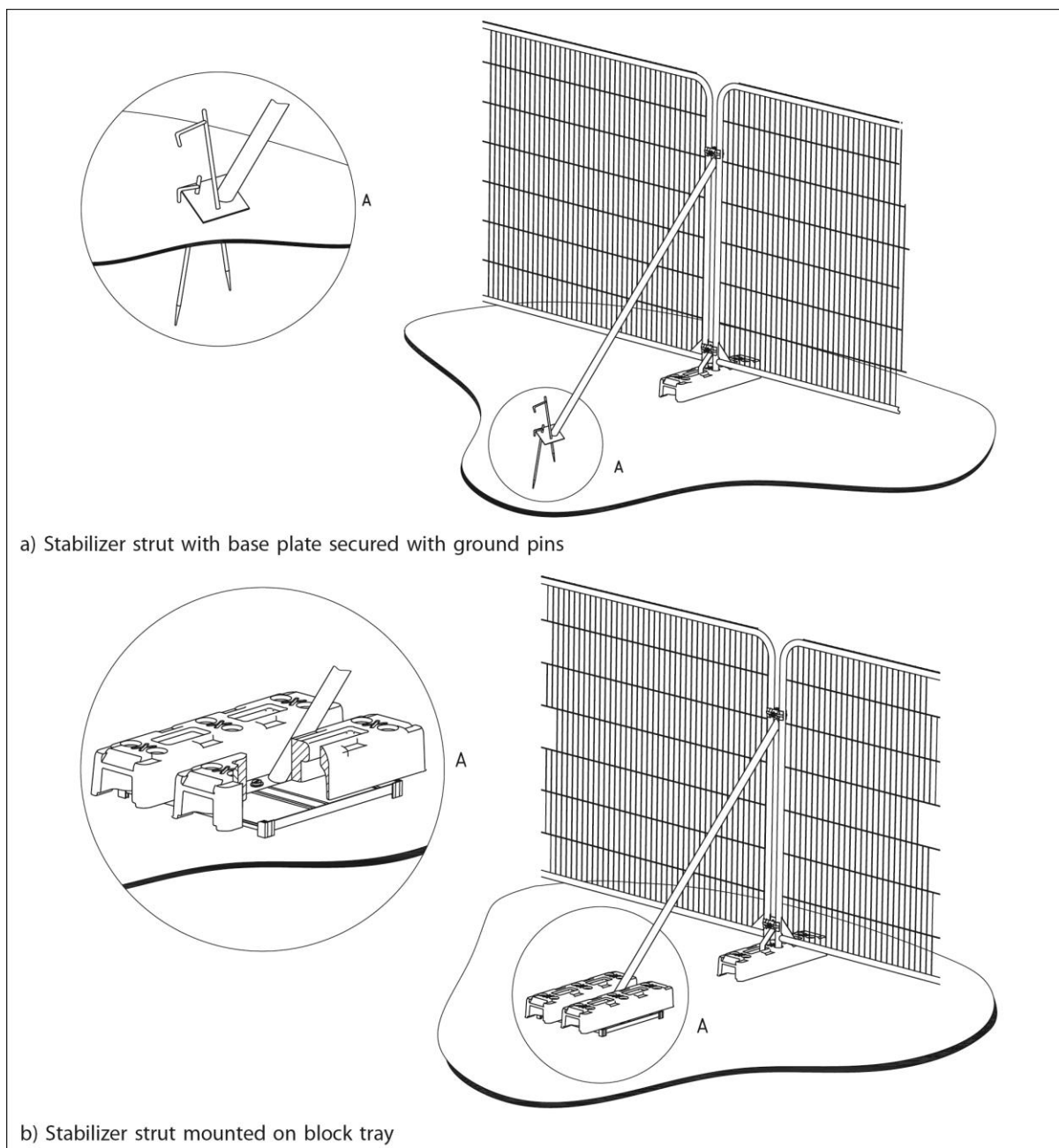


## APPENDICES

### APPENDIX 1: BS5837:2012 DEFAULT SPECIFICATION FOR PROTECTIVE BARRIER



## APPENDIX 2: BS5837:2012 ABOVE GROUND STABILISING SYSTEMS



### APPENDIX 3: CASCADE CHART FOR TREE QUALITY ASSESSMENT

| Category and definition                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                    | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--|
| Trees unsuitable for retention                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                        |  |
| <b>Category U</b><br>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. |                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"><li>• 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).</li><li>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li><li>• 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.</li></ul> <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i> |                                                                                                                                        |  |
| Trees to be considered for retention                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                        |  |
|                                                                                                                                                                            | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                  | 2 Mainly landscape qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3 Mainly cultural values, including conservation                                                                                       |  |
| <b>Category A</b><br><b>Trees of high quality</b> 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). |  |
| <b>Category B</b><br><b>Trees of moderate quality</b> 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.                                                                              |  |
| <b>Category C</b><br><b>Trees of low quality</b> 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.                                                                           |  |