

Arboricultural Impact Assessment & Tree Protection Plan For trees at The Pippins in Whiteparish



On behalf of Gideon Aymes
7 Newton Close
Whiteparish
Salisbury
Wiltshire
SP5 2SP

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Report Reference: NB-2026-115-AIA-RevB

Report Date: 29th September 2026

Summary

A new 3-bed dwelling is proposed	The trees considered in this report are located at The Pippins in Whiteparish. This report identifies the arboricultural impact of a plan to demolish the existing dwelling and construct a new 3-bed dwelling at the site.
Only low-quality trees will be removed	Four category C trees are proposed for removal as part of the proposed development. No new trees are to be planted for this development but all trees that are to be removed are small and have little aesthetic merit. As a result, their loss will not have any major impact on the local treescape.
A pile and beam foundation will be used	The proposed dwelling will have a minor encroachment into the RPA of a mature oak tree. The encroachment is small, but nevertheless a pile and suspended beam foundation will be used to avoid root damage and facilitate future root growth beneath the property.
Trees will be suitably protected during construction	Tree protection fencing and ground protection will be installed during demolition and construction as specified on the demolition and construction tree protection plans.
Arboricultural supervision may be required	Arboricultural supervision will be required if unforeseen construction activity is to take place within the root protection area of any of the trees on or near the site. The project arboriculturist should be informed of unforeseen works near trees as soon as they become apparent.
This report should be made available to all construction staff	The site manager must be made aware of the tree protection requirements at the site and provided with a copy of this report; this information must be passed on to all construction staff.

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Appendix 1	Tree Schedule, Hedge Schedule & Schedule Key
Appendix 2	Tree Removal Plan (TR-1 RevB)
Appendix 3	Demolition Tree Protection Plan (DTPP-1 RevB)
Appendix 4	Construction Tree Protection Plan (CTPP-1 RevB)

1 Introduction

1.1 Background information

Gideon Aymes proposes to demolish the existing dwelling and construct a new 3-bedroom residential dwelling with associated parking at The Pippins on Common Road in Whiteparish (SP5 2RF); this land is hereafter referred to as the 'site'.

I have been instructed by Gideon Aymes to visit the site and survey the trees in accordance with BS 5837:2012¹ to prepare an arboricultural impact assessment, tree protection plan, and relevant method statements for works near retained trees.

Table 1: *The documents listed below have been reviewed to assist this report:*

Document Title	Originator	Document Number
Existing Site Block Plan	Project Aymes	234/001 RevB
Replacement 3 bed dwelling Site Block Plan	Project Aymes	234/012 RevC

1.2 Statutory tree protection

A check of the Wiltshire Council online mapping system informs me that none of the trees at the site are protected by a Tree Preservation Order (TPO), nor is the site in a conservation area.

1.3 Limitations

The assessment and recommendations reflect conditions at the time of inspection. Significant site changes—such as level or hydrological changes, storms, extreme weather, or site works—will require a reassessment of the trees.

This survey is not a tree safety inspection but aims to inform the planning process. Obvious hazards observed have been addressed in the work recommendations. A full risk assessment would consider site use and tree hazards, which may change during and after development. Regular tree risk assessments are therefore advised.

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

² National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

2 Tree Survey Information

2.1 Site description

The site is currently a vacant residential property which is set back from the road. A mature oak, which has a high canopy on its northern side, is located to the south of the property. Three small low-value garden trees are situated beside the site entrance, and several garden boundary hedges are located on the perimeter.

2.2 The tree survey

I visited the site on 25th September 2026 to carry out the tree survey, and weather conditions did not present any constraints to the assessments.

The survey considered all trees on and around the site. Inspections took place from ground level using the Visual Tree Assessment method³. In accordance with the system described in Table 1 of BS 5837, each tree has been classified into four retention categories: A, B, C or U. The stem diameter has been used to calculate the Root Protection Area (RPA⁴) required by each tree.

2.3 Existing tree stock

Information on each tree and hedgerow is listed in the schedule provided in Appendix 1 and a summary of their retentive worth is shown in Table 2.

Table 2: A summary of the trees and hedges included in the survey.

BS 5837 Category	Quality	Trees	Hedges
A	High	-	-
B	Moderate	2	-
C	Low	4	3
U	Very Poor	-	1
Total		6	4

2.4 Tree plans

Three A3 tree plans are presented at the rear of this report. The trees have been plotted by triangulating from adjacent landscape features and details of each plan are listed below:

Tree Removal Plan (TR-1 RevB)	A plan illustrating which trees require removal on the existing site layout.
Demolition Tree Protection Plan (DTPP-1 RevB)	A plan illustrating the retained trees on the existing site layout and where protective measures are required during the demolition works.
Construction Tree Protection Plan (CTPP-1 RevB)	A plan illustrating the retained trees on the proposed site layout and where protective measures are required during construction activities.

3 Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

4 The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority.

3 Arboricultural Impact Assessment & Proposed Mitigation

3.1 Tree removals

The proposed development has been designed to retain the highest value trees at the site. Four category C trees (T2, T3, T4 & T5) will be removed as part of the proposed development. All the tree removals are listed in Appendix 1, but a summary of tree removals is shown in Table 3.

Table 3: *Only low-quality trees will need to be removed.*

BS 5837 Category	Quality	Trees	Hedges
A	High	-	-
B	Moderate	-	-
C	Low	4	-
U	Very Poor	-	-
Total		4	-

3.2 New planting

All trees proposed for removal are small and have low arboricultural merit. Therefore, no replacement tree planting is considered necessary on this occasion.

3.3 Relationship between the proposed scheme and the oak

The proposed new dwelling is located further from the mature oak (T1) than the existing property. Furthermore, the oak has already been pruned to facilitate sufficient light and space around it. Therefore, future pruning can be easily carried out to maintain a sensible canopy size. Consequently, the relationship between the proposed dwelling and the retained oak (T1) is sustainable, and I do not anticipate any post-development need for its removal or for unreasonable pruning.

3.4 Foundation design

The proposed dwelling will be located just inside the RPA of T1. The RPA encroachment is just 2.98% of the RPA, but nevertheless, the house will be constructed over a pile and suspended ground beam foundation to avoid root damage and facilitate root growth beneath. A detailed methodology for installing the piles will be dictated by the provider; however, a general methodology for the installation of a pile and beam foundation is provided in Section 4.3 of this report.

Provided the foundations are constructed with the specified tree protection measures and in accordance with the arboricultural method statement, I expect the tree to easily tolerate this level of impact.

3.5 New service runs

In this instance all existing services will be used wherever possible, but any new services required within the RPA and beneath the new foundation will be routed above ground level to avoid root damage.

If any additional underground services are required, I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate specification and method statement for their installation would need to be produced, and guidance provided in Volume 4 of the Street Works UK publication⁵ must be followed.

3.6 Level changes

Any changes in levels or slopes need to comply with the constraints attached to the construction exclusion zones. This means that any soil grading must take place outside of the fenced protected areas identified on the tree protection plans.

3.7 Tree protection measures

Temporary fencing and ground protection must be used for this project during demolition and construction activities to protect the retained trees. The location of necessary tree protection measures is indicated on the tree protection plans at the rear of the report (DTPP-1 RevB & CTPP-1 RevB). For effective tree protection it is crucial that the fencing and ground protection are installed before any heavy plant machinery is used on the site. The fenced off areas and space beneath the ground protection will be construction exclusion zones.

Specifications for suitable tree protection measures are provided on the tree protection plans.

3.8 Tree works

All permitted and approved tree work must be undertaken in accordance with BS 3998:2010 – Recommendations for tree work⁶. It would be easiest if these works were carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

3.9 Legal restrictions to tree works

None of the trees included in this report are currently protected. If this report supports a full planning application that is subsequently approved, the tree works specified may be undertaken before construction begins without further consent from the planning authority. However, if any arboricultural works are proposed prior to planning approval, the local planning authority must be consulted to confirm that no trees have since become protected. Where trees are in third-party ownership, permission for any arboricultural management must be agreed with the owner in advance of the works.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

⁵ Street Works UK (2026): Publications Volume 4 – Guidelines for the planning, installation and maintenance of Utility apparatus in proximity to Trees. Street Works UK.

⁶ British Standards Institution (2010). BS 3998 Recommendations for Tree Work. BSI, London.

3.10 Site photos



Figure 1: T1 (oak) and existing dwelling.



Figure 2: Three of the small garden trees to be removed.

4 Arboricultural Method Statement

4.1 Method statement timeline

Following the written approval of this document by the Local Planning Authority (LPA), the following sequence of operations will need to be carried out.

Table 4: *Sequence of arboricultural operations for this project.*

Stage	Action
Pre-demolition	Undertake permitted tree works to facilitate the construction of the development. Install tree protection fencing and ground protection as specified on the demolition tree protection plan (DTPP-1 RevB). Inform the local planning authority two weeks in advance of starting demolition that the fencing has been erected. Photos can be used as proof. Alternatively, employ an arboricultural consultant to check the fencing and produce a record to notify the LPA.
Pre-construction	Re-install tree protection fencing and ground protection as specified on the construction tree protection plan (CTPP-1 RevB). Inform the local planning authority two weeks in advance of starting construction that the fencing has been erected. Photos can be used as proof. Alternatively, employ an arboricultural consultant to check the fencing and produce a record to notify the LPA.
During construction	Always follow the restrictions and protocol in Section 4.2. Follow Section 4.3 when installing the pile and beam foundation. Arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by the project arboriculturist.
Post-construction	Once all the construction activity has been completed, the tree protection measures may then be removed. Soft landscaping can then be carried out. It is crucial that root damage does not occur, so vehicles must stick to designated transit routes and any digging near trees should be carried out with the use of hand tools only.

4.2 General method statement for effective tree protection

Retained trees are an important factor on construction sites, whether on or near the working areas. Guidance is provided in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests, and diseases. A tree that has taken many decades to reach maturity can be damaged irreparably in a few minutes by unwitting or negligent actions.

Temporary fencing and ground protection will be used during demolition and construction to protect retained trees (see tree protection plans for further guidance). These protected areas will be construction exclusion zones.

Vehicles passing over soil can quickly cause compaction which reduces water infiltration, drainage, and oxygen availability to roots, in return this reduces root growth and tree health. No vehicles will therefore be permitted within fenced-off areas during construction or demolition.

All construction staff should be made aware of the following restrictions that apply to the construction exclusion zones:

No excavations	No excavations (including utility trenches) or raising of soil levels is permitted within the construction exclusion zones without written permission from the project arboriculturist.
No storage or mixing of materials	No materials of any kind are to be stored, dumped or discharged within the construction exclusion zones. Contaminants such as diesel oil, cement and bitumen must be stored at least 10m from any trees, with provision made for any spillage or run-off to be contained away from the protected area. Mixing of cement and concrete must also take place at least 10m from any trees, and over a suitable hard surface or bunded trap to prevent soil contamination from spillage or washing out.
No offices or welfare facilities	Site offices and staff welfare facilities must be located outside of the construction exclusion zones unless agreed with the local authority's arboricultural officer.
Avoid fires	Fires should be avoided; however, if permitted by the site manager, they must not be lit in a position where heat could affect foliage or branches (at least 15m from the base of a tree would normally be sufficient).
Tie branches back to prevent harm	Care must be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Branches may be tied back so that they are out of the way if necessary.

4.3 Method statement for installing the pile and beam foundations

The new dwelling will be within the RPA of an adjacent oak tree (T1), so to minimise the risk of root damage, a pile and beam design is to be used for the foundations. The piles come with fixing plates to which the suspended beams can be fitted just above ground level.

A detailed methodology for installing the piles will be dictated by the provider. However, the following principles of installation will be followed:

1. If the piles are installed using machinery powered by air compressors, the air compressors must be located on the specified ground protection when working over the RPA of T1.
2. After installing the vertical piles and suspended beams, place a non-woven geotextile sheet beneath the framework, then cover it with 'Claymaster' void-former boards to act as a buffer layer between the new floor and ground level.
3. Once the piled foundations have been installed, a suspended concrete slab can be cast in the standard manner ensuring the wet concrete is contained within an impermeable membrane.

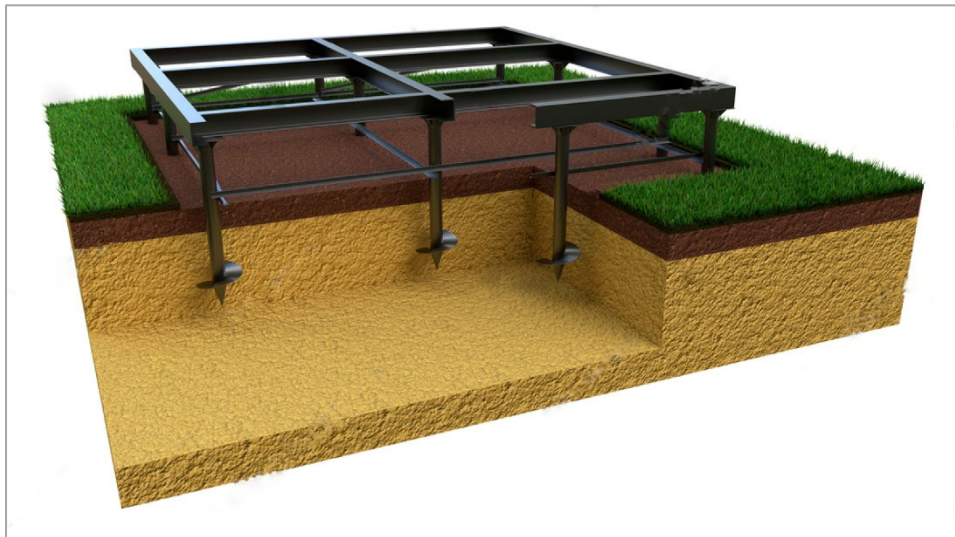


Figure 3: A pile and beam foundation will be used to support the new dwelling because it will have a much smaller impact than conventional concrete strip foundations.

Appendix 1: Tree Schedule**Surveyor:** Nick Baxter**Site:** The Pippins, Whiteparish**Date of Survey:** 25th September 2026

Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Pedunculate oak	16	1	64	4.5	7	7	6.5	4	M	G	20+	Past crown lift, with a higher crown on the northern side. Past crown reduction and new growth has since grown, indicating good vitality.	No action required at present.	B1
T2	Goat willow	8	2	17	0	4	4	2	4	SM	G	10+	Two stems extend from base an asymmetric crown leans south. Few merits.	Fell and remove the stump.	C1
T3	Holly	3	1	10	1.5	1	1	1	2	SM	F	10+	Recent crown lift. Few merits.	Fell and remove the stump.	C1
T4	Goat willow	8	5	19 #	3	2	3.5	2	3	SM	F	10+	Recent crown lift. Five small stems extend from base.	Fell and remove the stump.	C1
T5	Cherry plum	7	1	12	2	2	2	2	1.5	SM	G	10+	No obvious significant defects.	Fell and remove the stump.	C1
T6	Norway maple	14	1	38 #	4.5	4	4.5	4.5	3	M	G	20+	No obvious significant defects. Located in neighbouring property to the north, surveyed from inside The Pippins.	No action required at present.	B1

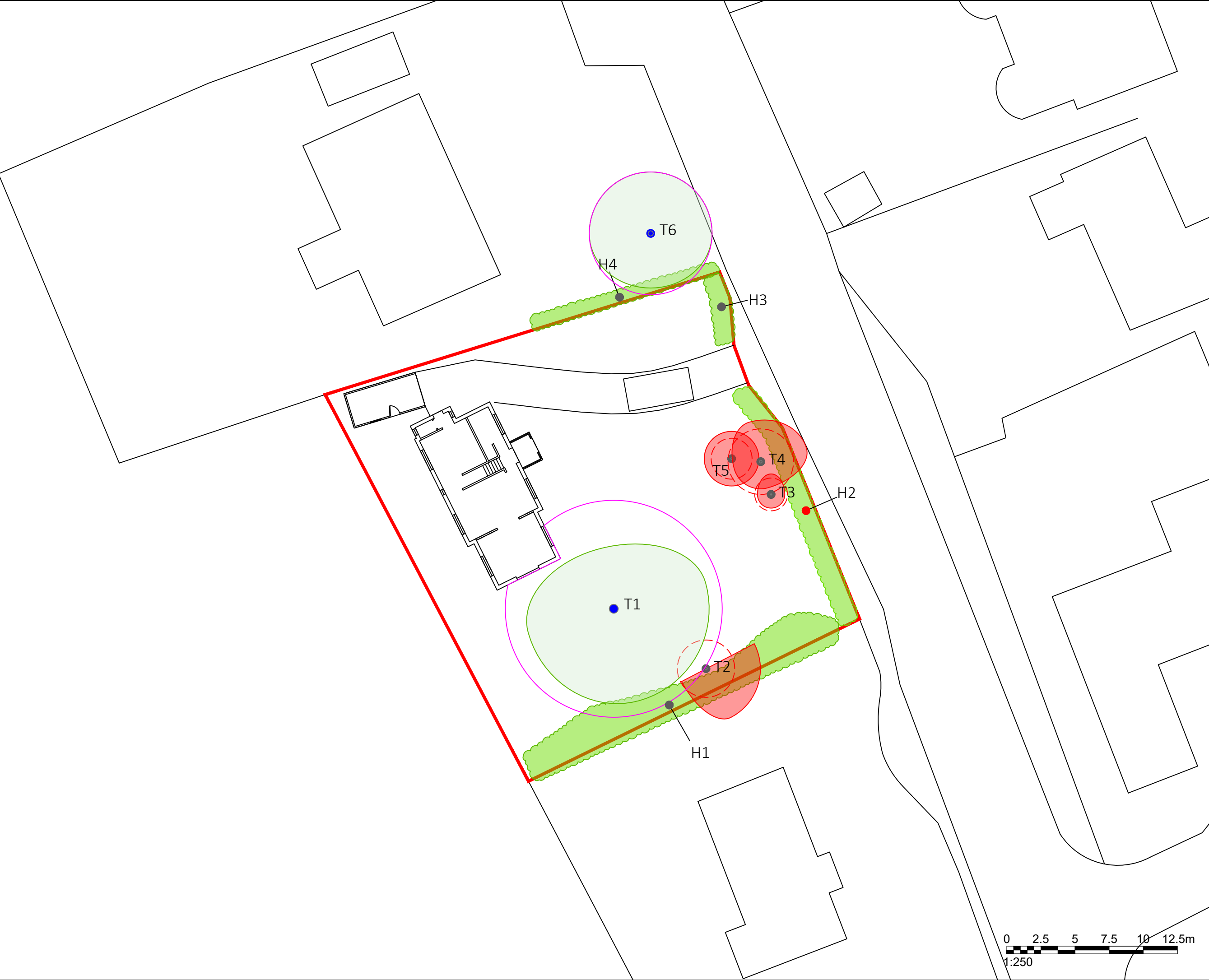
A key explaining each category is provided at the rear of the schedule

Appendix 1: Hedge Schedule**Site:** The Pippins, Whiteparish**Surveyor:** Nick Baxter**Date of Survey:** 25th September 2026

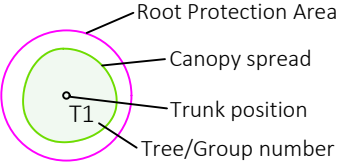
Hedge Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Site Notes	Recommended Management	Category
H1	Blackthorn, hornbeam, Lonicera and elm	4	MS	8	3	20	M	F	10+	A property boundary hedge. No sign of recent management.	Bring back into management by trimming back the sides to create a more formal shape.	C2
H2	Lawson cypress, beech and hazel	2	MS	8	2	15	M	P	<10	A property boundary hedge. All of the cypress on the inside has major dieback and little aesthetic value. The remaining hedgrows species are healthy.	No action required at present.	U
H3	Beech	2	MS	8	2	5	M	G	10+	A property boundary hedge that seems to be regularly trimmed.	No action required at present.	C2
H4	Beech	2	MS	8	2	15	M	G	10+	A property boundary hedge that seems to be regularly trimmed. Located beyond the fence line in neighbouring boundary.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

Key Headings	Definition	Key Headings	Definition
Tree, Group or Hedge Number	Reference number for tree as illustrated on the accompanying plan.	1st Branch	This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.
Species	Common name of the tree.	Tree Structural Condition & Site Notes	Observations of the tree's structural integrity and notes of site features or property within falling distance.
Number in Group	Number of trees within a tree-group. The group may include more than one species of tree.	Age Class	Y = Young, SM = Semi-Mature, EM = Early Mature, M = Mature, FM = Fully Mature, & V = Veteran
Height	Estimated tree height (m) from ground level.	Crown Spread Radius	The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Constraints Plan and Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.
Stem Ø (cm)	AKA Diameter at Breast Height (DBH). Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) are calculated in accordance with the guidance. Estimated stem diameters are suffixed with '#'.	ULE (Years)	Useful Life Expectancy. Anticipated future contribution to amenity, in years.
Number of Stems	The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This influences how the root protection area is calculated.	Category	Tree category as defined within BS 5837:2012. Categories A (high quality), B (moderate quality), C (low quality) & U (poor quality).
Overall Health	A measure of physiological condition. G = Good, F = Fair, P = Poor, & D = Dead.	Recommended Management	Recommended works to be carried out prior to construction.



Key



BS 5837:2012 - Tree Category

Category A Trees
High quality and value
At least 40 years life-expectancy

Category B Trees
Moderate quality and value
At least 20 years life-expectancy

Category C Trees
Low quality and value
At least 10 years life-expectancy

Category U Trees
Poor quality and value
Less than 10 years life-expectancy



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Arboricultural Consultancy

www.nbtreemanagement.co.uk
Tel: 07415 890038

Project Name:
The Pippins
Whiteparish

Drawing Title:
Tree Removal Plan

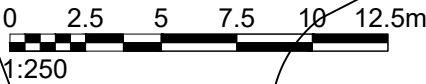
Drawing Number:	Revision
TR-1	B

Client:
Gideon Aymes

Agent:

Date:
29-9-2026

Scale:
1:250 @ A3



Specification for Tree Protection Fencing

Tree protection fencing must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place near trees. For this project, a scaffold framework will be used which must be braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m.

All-weather signs stating '*Construction Exclusion Zone - No Access*' shall be attached to the fencing and must remain intact.

Installation & Removal

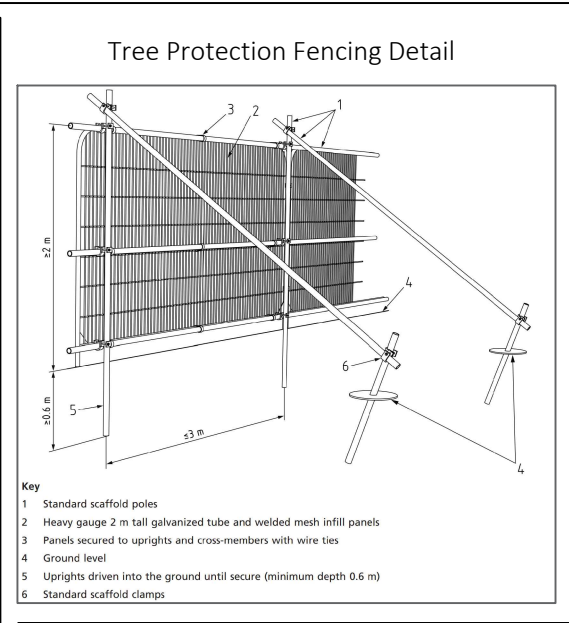
The fencing shall be installed before the commencement of demolition or construction activities. It must not be altered or removed without prior written approval from the project arboriculturist or local planning authority.

Once installed, the area beyond the fencing will be a Construction Exclusion Zone.

Some landscaping works may be necessary after the removal of the fencing, but it is crucial that root damage does not occur, so vehicles must stick to designated transit routes and any digging near trees must be carried out with the use of hand tools only.

Works Within Construction Exclusion Zones

Any construction activity within a construction exclusion zone shall be undertaken under the supervision of a suitably qualified arboriculturist.



N

Key

Root Protection Area

Canopy spread

T1

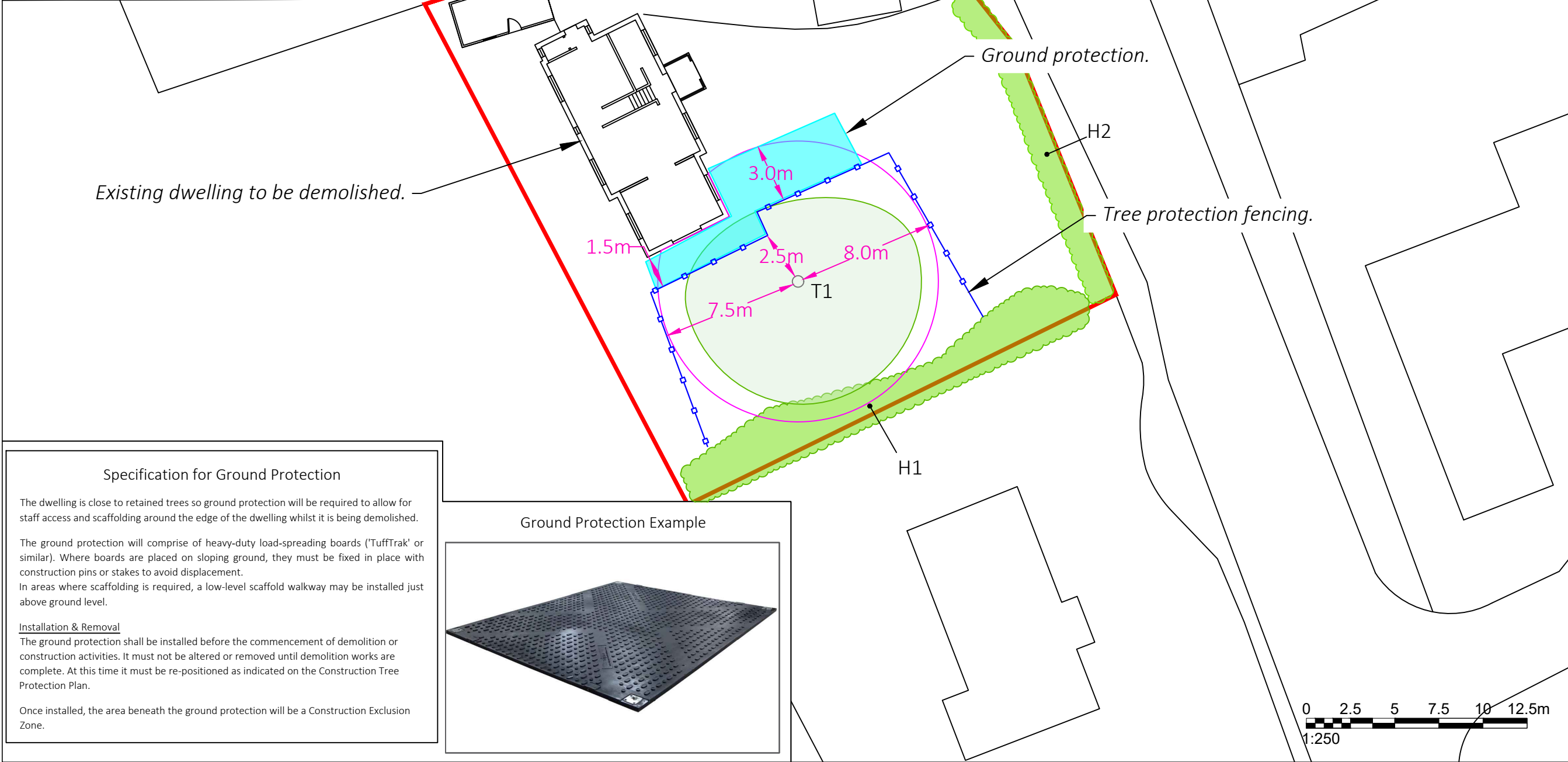
Trunk position

Tree/Group number

Hedges

Tree Protection Fence

Ground protection



Specification for Ground Protection

The dwelling is close to retained trees so ground protection will be required to allow for staff access and scaffolding around the edge of the dwelling whilst it is being demolished.

The ground protection will comprise of heavy-duty load-spreading boards ('TuffTrak' or similar). Where boards are placed on sloping ground, they must be fixed in place with construction pins or stakes to avoid displacement. In areas where scaffolding is required, a low-level scaffold walkway may be installed just above ground level.

Installation & Removal

The ground protection shall be installed before the commencement of demolition or construction activities. It must not be altered or removed until demolition works are complete. At this time it must be re-positioned as indicated on the Construction Tree Protection Plan.

Once installed, the area beneath the ground protection will be a Construction Exclusion Zone.



NB TREEMANAGEMENT

Arboricultural Consultancy

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Tel: 07415 890038

Project Name:

The Pippins
Whiteparish

Drawing Title:

Demolition
Tree Protection Plan

Drawing Number:

DTPP-1

Revision

B

Client:

Gideon Aymes

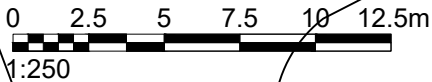
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Date:

29-9-2026

Scale:

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Specification for Tree Protection Fencing

Tree protection fencing must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place near trees. For this project, a scaffold framework will be used which must be braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m.

All-weather signs stating 'Construction Exclusion Zone - No Access' shall be attached to the fencing and must remain intact.

Installation & Removal

The fencing shall be installed before the commencement of demolition or construction activities. It must not be altered or removed without prior written approval from the project arboriculturist or local planning authority.

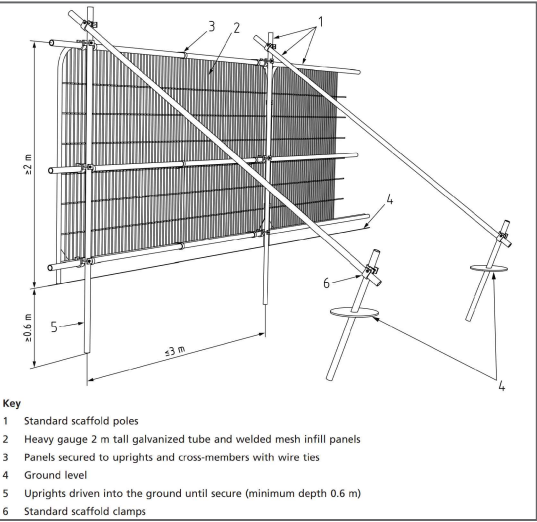
Once installed, the area beyond the fencing will be a Construction Exclusion Zone.

Some landscaping works may be necessary after the removal of the fencing, but it is crucial that root damage does not occur, so vehicles must stick to designated transit routes and any digging near trees must be carried out with the use of hand tools only.

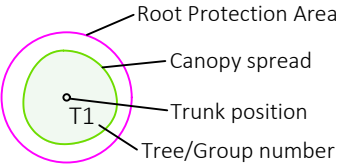
Works Within Construction Exclusion Zones

Any construction activity within a construction exclusion zone shall be undertaken under the supervision of a suitably qualified arboriculturist.

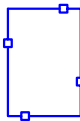
Tree Protection Fencing Detail



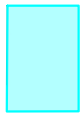
Key



Hedges



Tree Protection Fence



Ground protection



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Tel: 07415 890038

Project Name:
The Pippins
Whiteparish

Drawing Title:
Construction
Tree Protection Plan

Drawing Number:	Revision
CTPP-1	B

Client:
Gideon Aymes

Agent:

Date:
29-9-2026

Scale:
1:250 @ A3

Specification for Ground Protection

The new dwelling will be close to retained trees so ground protection will be required to allow for staff access and scaffolding around the edge of the new dwelling whilst it is being built.

The ground protection will comprise of heavy-duty load-spreading boards ('TuffTrak' or similar). Where boards are placed on sloping ground, they must be fixed in place with construction pins or stakes to avoid displacement. In areas where scaffolding is required, a low-level scaffold walkway may be installed just above ground level.

Installation & Removal

The ground protection shall be installed before the commencement of construction activities. It must not be altered or removed without prior written approval from the project arboriculturist or local planning authority.

Once installed, the area beneath the ground protection will be a Construction Exclusion Zone.

Ground Protection Example



New dwelling positioned on a suspended pile and beam foundation.

Ground protection.

Tree protection fencing.

