

# Arboricultural Report on change of use of existing building

Woodpecker Wood, Court Hill, Damerham, Salisbury SP6 3HL  
Reference 246/Report-1  
31 March 2022

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This report is based on the Forestry Commission / Natural England *Assessment Guide: ancient woodland, ancient and veteran trees*. It covers the arboricultural / woodland aspects only.  
No trees are being removed as a result of this change of use application.  
The future management of the woodland will be reported on in due course.

## Background

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Section 1: Relevant information	<p><b>Tree survey:</b> A survey has been carried out on the trees affected by the proposals. For those trees around the existing building the survey data has been collected in accordance with British Standard 5837:2012 <i>Trees in relation to design, demolition and construction – Recommendations</i> (BS5837:2012). For the trees along the access road, sufficient data has been collected to inform the new service provision.</p> <p><b>Ancient woodland inventory status:</b> The site is a SINC designated under Criteria 1A Ancient semi-natural woodland.</p> <p><b>Statutory and non-statutory protected site:</b> The woodland either side of the track and around the existing building is protected by a tree preservation order (TPO) with a 'Woodland' classification reference TPO/10/99. The woodland is described in the Schedule as mixed woodland.</p> <p><b>Woodland management plans:</b> A woodland management plan has not been produced for this change of use application as it is not necessary at this time.</p>
Section 2: Alternative location	<p>The proposal is to change the use of the existing building. It is outside the woodland TPO and there are no ancient or veteran trees in the vicinity.</p>
Section 3: to what extent would the development proposal affect ancient woodland, ancient and veteran trees?	<p>The proposals involve converting the existing building without extending the footprint. There is an existing surfaced vehicular track leading from the road and there is an open curtilage area to the south of the building.</p> <p>The building is already served by electricity via an overhead line.</p> <p>There is a water connection beside the gate into the site near the road. Water will need to be bought to the building.</p>

**Mitigation:** The proposal is to either mole or direct drill a new duct for a water main along the line of the track, from the existing connection by the road at a minimum depth of 600mm to minimise damage to the root system of trees along the track. There are no ancient or veteran trees beside the track except T032 on adjoining land which is 8m from the edge of the track.

Foul waste will be dealt with by the installation of a septic tank. There is sufficient vehicular access along the existing track for a vehicle to pump out.

There is sufficient space outside the root protection area (RPA) of existing trees for excavations for a septic tank.

My assessment is that with the mitigation described, there will be no adverse impact on the ancient woodland. The accompanying Arboricultural Method Statement and tree protection (246/AMS/1) completes the bundle.

Section 4: How well connected is the ancient woodland, ancient and veteran trees to the surrounding landscape?

The existing building stands in a larger area of woodland at the top of Court Hill. It is linked to larger areas of woodland to the south and south east by roadside trees and hedgerows. There is a clearing to the south east of the building where the property known as Yafflewood stands. There is an open area of rushes and boggy flora within the woodland to the west of the building.

The development is limited to refurbishing the building and changing the use, and bringing in services. The proposals will not damage the connectivity of the woodland flora. There will be no loss of habitats as the remainder of the woodland is to be retained untouched, subject to the approval of a forthcoming management plan.

There are several Ash that appear to be affected by *Hymenoscyphus fraxineus* which is why the tree survey data records short remaining contributions. In other areas of the wood, particularly to the west, there are a large number of regenerating Ash that are affected. The future woodland management plan which will be the basis of an application to the FC (if the felling proposed requires a Felling Licence) and the LPA (if the felling fails to meet the Felling Licence Threshold) will address how to manage *Hymenoscyphus fraxinea* throughout the woodland as a whole. There have already been discussions between the Client, the Council Tree Officer and a Woodland Consultant.

Section 6: Will the construction or operation of the development proposals directly or indirectly affect the ancient woodland, ancient and veteran trees?

The refurbishment of the building under the change of use application will not adversely affect the ancient woodland because of the very limited works involved. Any adverse impact of a traditional trench excavation for the water main can be mitigated to reasonable levels of impact as described in Section 3 above. There is space to excavate for a septic tank, which can be serviced using the existing track.

The track is a hard surfaced track that has a layer of organic debris which would be removed and the surface dressed with a non-calcareous stone. Because of the historic nature of the track and the likely loading, I consider that there will be no extra compaction caused by vehicle movements and the use of a no-dig surface is not required in this instance.

The Arboricultural Method Statement and Tree Protection Plan set out the work specifications against the physiological requirements of the ancient woodland.

My assessment is that there will be no direct or indirect effects on the ancient woodland or the landscape character by this change of use. However, I am recommending the removal of major deadwood from trees T002-T005, T011 and T012 where it overhangs the roof of the building.

- Section 8: Buffer zones The building for conversion exists within the ancient woodland. This is not an application to develop new housing against an ancient woodland, such that a buffer zone is required. However, for the areas where there will be construction activity, the RPA of the trees has been calculated and shown on the tree protection plan RNapc/246/TPP/1.
- Section 9: Landscape scheme The proposals retain all the existing trees. No trees are to be felled as a result of the change of use (see Section 10)
- Section 10: current condition of the ancient woodland or ancient and veteran trees, and can it be improved? See Section 4 above. It is the client's intention to prepare and submit a woodland management plan for approval. But the change of use of the existing building does not require a management plan at this time.
- Section 12: Summary of assessment The conversion of the existing shed will not have an adverse impact on the quality or appearance of the ancient woodland. The proposals meet the Forestry Commission / Natural England *Assessment Guide: ancient woodland, ancient and veteran trees*.  
Any impacts can be mitigated as set out in these documents.

Tree survey data

Date: 31 March 2022

Reference	Common Name	Retention Category	Stem Diameter (mm)	RPA: Radius (m), Area (m <sup>2</sup> )	Height (m)	Crown spread North	Crown spread East	Crown spread South	Crown spread West	Life Stage	Physiological Condition	Structural Condition	Remaining Contribution
T002	Common Ash	B2	350	Radius: 4.2m. Area: 55 sq m.	22	5	5	1	5	Semi Mature	Poor	Good	10+ Years
T003	Common Ash	B2	350	Radius: 4.2m. Area: 55 sq m.	21	5	4	5	5	Semi Mature	Poor	Fair	10+ Years
T004	Common Ash	C2	350	Radius: 4.2m. Area: 55 sq m.	21	1	5	3	3	Semi Mature	Poor	Fair	<10 years
T005	Common Ash	B2	350, 350	Radius: 5.9m. Area: 109 sq m.	23	4	8	7	6	Early Mature	Fair	Fair	10+ Years
T006	Pedunculate Oak	B2	500	Radius: 6.0m. Area: 113 sq m.	23	8	4	5	5	Early Mature	Good	Good	30+ Years
T007	Pedunculate Oak	B2	1000	Radius: 12.0m. Area: 452 sq m.	23	6	6	6	9	Early Mature	Good	Good	30+ Years
T008	Common Ash	B2	400	Radius: 4.8m. Area: 72 sq m.	23	6	6	6	6	Early Mature	Fair	Good	10+ Years
T009	Common Ash	B2	350	Radius: 4.2m. Area: 55 sq m.	24	6	7	2	6	Early Mature	Fair	Good	10+ Years
T010	Sycamore	B2	300, 300	Radius: 5.1m. Area: 82 sq m.	19	7	2	1	6	Semi Mature	Fair	Fair	30+ Years
T011	Sycamore	B2	370	Radius: 4.4m. Area: 61 sq m.	20	1	5	7	6	Semi Mature	Fair	Good	30+ Years
T012	Common Ash	C2	300	Radius: 3.6m. Area: 41 sq m.	19	2	5	2	2	Semi Mature	Poor	Fair	10+ Years
T013	Sycamore	B2	350, 300	Radius: 5.5m. Area: 95 sq m.	19					Semi Mature			30+ Years
T014	Pedunculate Oak	B2	500	Radius: 6.0m. Area: 113 sq m.	20					Early Mature			30+ Years
T015	Common Ash	C2	450, 300	Radius: 6.5m. Area: 133 sq m.	23					Semi Mature			<10 years
T016	Sycamore	B2	300	Radius: 3.6m. Area: 41 sq m.	19					Semi Mature			20+ Years
T017	Common Ash	B2	500	Radius: 6.0m. Area: 113 sq m.	21					Early Mature			10+ Years
T018	Pedunculate Oak	B2	550	Radius: 6.6m. Area: 137 sq m.	23					Early Mature			30+ Years

Reference	Common Name	Retention Category	Stem Diameter (mm)	RPA: Radius (m), Area (m <sup>2</sup> )	Height (m)	Crown spread North	Crown spread East	Crown spread South	Crown spread West	Life Stage	Physiological Condition	Structural Condition	Remaining Contribution
T019	Pedunculate Oak	B2	430	Radius: 5.2m. Area: 85 sq m.	22					Early Mature			30+ Years
T020	Common Ash	C2	350	Radius: 4.2m. Area: 55 sq m.	22					Semi Mature			10+ Years
T021	Pedunculate Oak	B2	700	Radius: 8.4m. Area: 222 sq m.	24					Early Mature			30+ Years
T022	Common Ash	B2	300	Radius: 3.6m. Area: 41 sq m.	21					Semi Mature			10+ Years
T023	Common Ash	C2	300, 350	Radius: 5.5m. Area: 95 sq m.	20					Early Mature			10+ Years
T024	Common Ash	C2	300	Radius: 3.6m. Area: 41 sq m.	16					Semi Mature			10+ Years
T025	Common Ash	C2	280	Radius: 3.4m. Area: 36 sq m.	20					Semi Mature			<10 years
T026	Pedunculate Oak	B2	250	Radius: 3.0m. Area: 28 sq m.	20					Semi Mature			30+ Years
T027	Common Ash	C2	450	Radius: 5.4m. Area: 92 sq m.	22					Early Mature			10+ Years
T028	Common Ash	C2	200	Radius: 2.4m. Area: 18 sq m.	19					Semi Mature			10+ Years
T029	Common Ash	C2	300	Radius: 3.6m. Area: 41 sq m.	21					Semi Mature			10+ Years
T030	Common Ash	C2	300	Radius: 3.6m. Area: 41 sq m.	21					Semi Mature			10+ Years
T031	Not identified	B2	250, 380	Radius: 5.5m. Area: 95 sq m.	22					Early Mature			10+ Years
T032	Pedunculate Oak	A2	1500	Radius: 15.0m. Area: 707 sq m.	22					Mature			30+ Years
T033	Common Ash	B2	400	Radius: 4.8m. Area: 72 sq m.	23					Early Mature			10+ Years
T034	Common Ash	C2	200	Radius: 2.4m. Area: 18 sq m.	20					Semi Mature			10+ Years
T035	Common Ash	B2	300	Radius: 3.6m. Area: 41 sq m.	22					Semi Mature			10+ Years
T036	Common Ash	B2	340	Radius: 4.1m. Area: 53 sq m.	22					Early Mature			10+ Years