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**BS5837:2012 TREE SURVEY AND
ARBORICULTURAL IMPACT ASSESSMENT:
Cufaude, Cufaude Lane, Bramley, RG26 5DN**

Dated: 17th November 2023

Our reference: GHA/DS/160223:23

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Arboricultural Impact Assessment

Location: Cufaude, Cufaude Lane, Bramley, RG26 5DN
Our reference: GHA/DS/160223:23
Client: D Kingston
Dated: 17th November 2023
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 10th November 2023

Instructions

Issued by –D Kingston

TERMS OF REFERENCE –GHA Trees were instructed to survey the subject trees within and adjacent to Cufaude, Cufaude Lane, Bramley, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term wellbeing of the retained trees in a sustainable manner.

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Executive Summary

The proposal for the site is to construct a new tractor shed to the north west of the existing house. The new shed will be accessed via the existing drive to the north. The proposed scheme does not require the removal or pruning of any of the trees on site, or of trees within nearby adjacent sites; therefore, the landscape character of the site will be unaffected by the proposal. The retained trees require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

Documents Supplied

The client supplied the following documents:

- ♣ Topographical survey
- ♣ Existing layout plans
- ♣ Proposed layout plans

Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 The planning status of the subject property was not investigated in detail.
- 1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.4 Trees in third party ownership were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated. Where the stem location of a third party tree has been estimated, this is noted on the plan.
- 1.5 Dense vegetation or climbers (such as ivy) also prohibited full inspections for some trees; this is noted where applicable.
- 1.6 No discussions took place between the surveyor and any other party.
- 1.7 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.8 The survey was undertaken in accord with British Standard 5837: 2012 –Trees in relation to design, demolition and construction –recommendations.
- 1.9 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars if needed.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.

- 2.4 The height of each subject tree was estimated using a clinometer and recorded to the nearest half metre.
- 2.5 The stem diameter for each tree was measured in line with the requirements set out in BS 5837: 2012 –Trees in relation to design, demolition and construction – recommendations.
- 2.6 The crown spreads were measured with an electronic distometer and recorded to the nearest half metre. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A) and within the tree table (Appendix B). The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.8 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.
- 2.9 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A; this plan was produced in colour and MUST only be scanned or reproduced in colour. The trees on this plan are categorised and shown in the following format:

COLOUR CODING AND RATING OF TREES:

Category A –Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B –Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Colour = mid blue crown outline on plan.

Category C –Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category U –Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Colour = red crown outline on plan.

All references to tree rating are made in accordance with BS 5837: 2012 –Trees in relation to design, demolition and construction –recommendations’, Table 1.

The Site

- 3.1 The site is located on Cufaude Lane, a through road located to the south of Bramley.
- 3.2 Access to the property is currently gained via a driveway to the front (south) of the site.

The Subject Trees

- 4.1 The details of the subject trees are set out in the Schedule at Appendix B.
- 4.2 Please be aware that ash tree(s) were identified during the survey. Many ash trees in the UK are suffering from ‘ash dieback’ (Hymenoscypus fraxineus) which can cause the rapid decline of affected trees, often rendering them unsafe. Affected trees have been highlighted in the tree table at appendix B and the severity of the infection noted; however please ensure these trees are inspected regularly.
- 4.3 Of the thirteen individual trees, and groups of trees surveyed, three have been assessed as BS 5837 category A, five have been assessed as BS category B, with the remaining trees being assessed as BS 5837 category C.

Category A	3 trees
Category B	5 trees / group:
Category C	5 trees / group:

The Proposal

- 5.1 The proposal for the site is to construct a new tractor shed to the north west of the existing house.
- 5.2 The new shed will be accessed via the existing drive to the north.
- 5.3 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE REMOVAL / RETENTION:

- 6.1 The proposed site layout and all of its associated structures allows for the healthy retention of all of the trees on the site itself, and within nearby adjacent sites; therefore, the arboricultural landscape character of the site will be retained.

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.2 The implementation of the proposal does not lead to the requirement to prune any of the retained trees, or shrubs.
- 6.3 There is no part of the new structure which will have tree canopies (from trees to be retained) overhanging it and the building works can progress safely without the need for any facilitation pruning.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.4 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.
- 6.5 The RPAs of several trees have been amended to take account of the existing road; these adjustments can be seen on the appended plan.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES & PROPOSED MITIGATIONS

- 6.6 The proposed new structure is situated outside of the assessed RPAs of all of the trees; therefore, these trees pose no below ground constraints on the new structure or vice versa.

INSTALLATION OF SERVICES

- 6.7 New services MUST be routed to avoid all RPAs of retained trees on site and within nearby sites. From an assessment of the subject site, undertaken in conjunction with the project architect, there is no reason to assume this isn't possible. Inspection chambers must also be sited outside the RPAs of any nearby trees.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The retained trees are at a satisfactory distance from the proposed new building, and highly unlikely to give rise to any inconvenience.
- 7.2 Regular inspections of the retained trees by a suitably qualified Arboriculturalist and subsequent remedial works will ensure that the trees are maintained in a suitable manner, to exist in harmony with the new structures and its occupants for many years to come.

Tree Protection Measures and Preliminary Method Statement for Development Works

8.1 TREE PROTECTION BARRIERS

It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees. The position of the fence MUST be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing MUST be erected prior to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing MUST be as that shown in BS 5837 (see Appendix C). The herras panels MUST be joined together using a minimum of two anti-tamper couplers which MUST be installed so they can only be removed from the inside of the fence. The panels MUST supported by stabilizer struts, which MUST be installed on the inside and secured to the ground using pins or appropriate weights.

The Fence must be marked with a clear sign reading:

“Construction Exclusion Zone –No Access”

8.2 SITE HUTS, WELFARE FACILITIES AND STORAGE OF EQUIPMENT, MATERIALS AND CHEMICALS

All site huts MUST be positioned outside of the retained trees RPA's.

8.3 MIXING OF CONCRETE

All mixing of cement / concrete MUST be undertaken outside of the RPA of all of the retained trees.

8.4 INCOMING SERVICES, DRAINAGE AND SOAKAWAYS

New services MUST be routed to avoid all RPAs of retained trees on site and within nearby sites. From an assessment of the subject site, undertaken in conjunction with the project architect, there is no reason to assume this isn't possible. Inspection chambers MUST be sited outside the RPA.

8.5 ON SITE SUPERVISION

Regular site supervision is essential to ensure all potentially damaging activities near to trees are properly supervised. A pre start site meeting MUST occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this MUST include a site induction for key personnel.

8.6 OTHER TREE PROTECTION PRECAUTIONS

NO level alterations will occur within the RPA of any tree to be retained.

NO fires lit on site within 20 metres of any tree to be retained.

NO fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.

NO storage of any materials within the root protection zone.

8.7 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site.

Conclusion

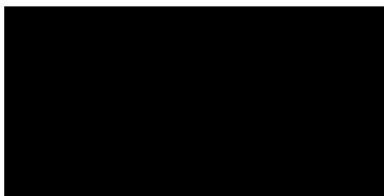
- 9.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.
- 9.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

Recommendations

- 10.1 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
 - a. Be present on the site the majority of the time.
 - b. Be aware of the arboricultural responsibilities.
 - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
 - d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
 - e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- 10.2 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

17th November 2023

Signed:



Glen Harding MICFor, MSc (Forestry), MArborA
For and on behalf of GHA Trees

Appendix A
TREE PLAN
(see separate PDF)

Appendix B
TREE TABLE

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Oak	24	1000	1	12.00	7	6	8	8	M	5 east	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T2	Oak	17	410	1	4.92	5	2	1	7	M	6 east	20-40	B1	Suppressed by T3.
T3	Oak	17	734	2	8.81	6.5	10	6	10	M	6 north	40+	A1	No significant / notable defects observed during inspection.
G4	Beech and hazel	4 to 11	220	1	2.64	2	2	2	2	M	3	10-20	C2	Lapsed hedge.
G5	Cypress and thuja	8 to 12	240	1	2.88	2	2	2	2	M	0	10-20	C2	Small trees of limited value in the wider landscape.
T6	Oak	18	710	1	8.52	7	4	9	4	M	2 north	20-40	B2	No significant / notable defects observed during inspection.
G7	2x ash, 1 x oak	10 to 21	600	1	7.20	8	8	11	3	M	4 over site	20-40	B2	Early signs of Ash dieback noted. Minor crown dieback observed from ground level.
T8	Oak	16	894	2	10.73	9	9	9	9	M	2	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T9	Field maple	13	480	1	5.76	4.5	5	5	5	M	2	20-40	B1	No significant / notable defects observed during inspection.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T10	Ash	15	310	1	3.72	3.5	3.5	2	1	M	5 north	10-20	C1	Early signs of Ash dieback noted. Minor crown dieback observed from ground level.
T11	Oak	13	700	1	8.40	4	7	7	7	M	8 north	20-40	B1	Vegetation near base of tree prevented full and detailed inspection.
T12	Prunus	7	280	1	3.36	6	3	1	4	M	2 north	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape.
G13	Sycamore and prunus	7 to 10	300	1	3.60	3	3	3	3	M	4	10-20	C2	Scrub growth.

KEY :

Tree No: (T= individual tree, G= group of trees, W= woodland)
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),
Veteran (V)
Height (Ht): Measured in metres +/- 1m

Appendix C
TREE FENCING DETAIL

Figure 3 Examples of above-ground stabilizing systems

