

GHA Trees
5 South Drive
High Wycombe
Bucks
HP13 6JU



Glen Harding MSc (Forestry), MA ArborA
t: 07884 056025
e: info@ghatrees.co.uk
www.ghatrees.co.uk

BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT: Land at Foxley Lane, Binfield

Dated: 30th January 2026

Our reference: GHA/DS/160339:26

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Arboricultural Impact Assessment

Location: Land at Foxley Lane, Binfield
Our reference: GHA/DS/160339:26
Client: ET Planning
Dated: 30th January 2026
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 6th January 2026

Instructions

Issued by – ET Planning

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to Land at Foxley Lane, Binfield, 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 the erection of stables with tack room and feed store, and associated hardstanding driveway. The proposed scheme requires the removal of a small number of relatively insignificant (C category) trees, which will not significantly impact the local or wider landscape. 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 Foxley Lane to the south west of Binfield.
- 3.2 Access to the property is currently gained via a driveway to the front 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 Of the twenty-six individual trees and groups of trees surveyed, thirteen have been assessed as BS 5837 category A, three have been assessed as BS category B, with the remaining trees being assessed as BS 5837 category C.

Category A	13 trees
Category B	3 trees
Category C	10 trees / groups

The Proposal

- 5.1 The proposal for the site is the erection of stables with tack room and feed store, and associated hardstanding driveway.
- 5.2 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE REMOVAL:

- 6.1 T2 and G20 are proposed for removal as part of the new development, as these specimens could not be effectively retained as they are located within the outline of the new structures, or located too close to make their retention feasible / sustainable.
- 6.2 All of the trees to be removed have been given a C category grading in accordance with BS 5837. It is therefore felt that these trees should not act as a limitation on the effective use of the site, or impose any significant constraints on the layout (see table 1 BS5837).
- 6.3 The assessed grading (as per BS5837 table 1) of each of the trees to be removed, as well as any relevant comments on their condition can be seen in the tree table at appendix B.

TREE PRUNING TO ACCOMMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.4 The implementation of the proposal does not lead to the requirement to prune any of the retained trees.
- 6.5 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

- 6.6 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.
- 6.7 The assessed RPAs can be seen on the appended plan where some have amended to take account of the existing structures.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES

- 6.8 The proposed new stables are situated outside of the assessed RPAs of all of the trees proposed for retention; therefore, the trees pose no below ground constraints on this new structure or vice versa.
- 6.9 The existing access from Foxley Lane will be used to access the site and then a new drive created in the site to access the new stables. Where sections of the new driveway are within RPAs, a no-dig construction will be necessary, to ensure that all existing ground levels are retained in their current form, as well as ensuring that satisfactory moisture and oxygen can be obtained from the underlying soil by any tree roots in this area. A design for this proposed access route must be drawn up by a structural engineer, in close co-ordination with the retained arboriculturalist. A preliminary method statement has been included at section 8 of this document.

INSTALLATION OF SERVICES

- 6.10 The full details of existing and proposed new services have not been made available at the time of writing.
- 6.11 The installation of underground apparatus and drainage systems with the use of mechanical excavators will undoubtedly sever any roots that may be present and can change the hydrology and structure of the nearby soil in a way that will adversely affect the health of any nearby trees. Particular care should therefore be taken when assessing the layout of new services and consideration must be given to the methods of installation of all underground apparatus.

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

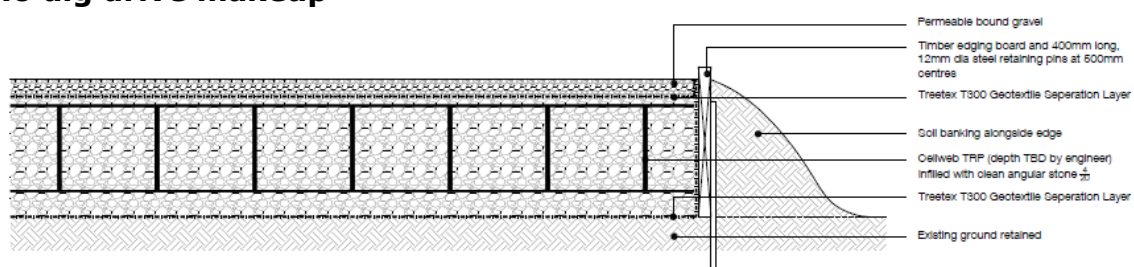
It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees. The position of the fence **MUST** be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the 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 NO DIG SURFACING CONSTRUCTION METHOD

The sections of the new driveway that are within the RPA's of the retained trees **MUST** be constructed as follows. This construction **MUST** be implemented prior to the commencement of any development, for use by construction traffic. The final "top-dressing" of the drive will be completed when all construction vehicles have permanently left the site. Below is a diagram detailing the makeup of the new drive and also a typical cross the installation methodology is included below this diagram.

No dig drive makeup



METHODOLOGY:

- Eradication of all existing ground vegetation **MUST** be undertaken using a translocated herbicide. Any product used for this purpose **MUST** be selected to ensure that it will not have an adverse affect on the health of the retained trees, and carried out by a suitably trained operative.
- Any major protrusions within the soil **MUST** be removed, such as large rocks or existing tree stumps. Any holes **MUST** be filled with sharp sand.
- Lay a geotextile membrane over the entire area(s) to be protected, ensuring a one 1m overlap where necessary. All new surfacing **MUST** be positioned at least 500mm from tree stems or buttress roots.
- Construction of the edging of the area is to be implemented with the use of vertical steel pegs driven into the ground at intervals of 500mm with side supports firmly attached. **CHECK FOR UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF SUCH WORK.**
- The three dimensional cellular confinement system (e.g cellweb or similar) must be cut to size and placed within the pre-prepared area. This area **MUST** now be filled with a no-fines aggregate infill. This **MUST** then be compacted to avoid the possibility of future "rutting".
- Lay a final layer of the geotextile membrane on top of this surface.
- A porous material can now be placed on top to complete the construction.
- Graded top soil will be used to bring the adjacent grassed areas to the same level as the new driveway.

8.3 BOUNDARY TREATMENTS

Boundary fencing installation / upgrades **MUST** be undertaken as part of the soft landscaping phase and **MUST** be installed ONLY when all machinery that is on site for the main build has permanently left the site (NB. If needed, boundary fencing can also be installed prior to the commencement of site works, i.e.. before any machinery has been bought onto the site). Where sections of new / upgraded fencing are located within the RPA of ANY tree that is to be retained, this work **MUST** be undertaken by hand using hand tools only. The locations of the new fence upright posts will be finalised following trial digs to confirm there are no major (over 25mm) roots present; if any such roots are found, the location must be altered. If any smaller roots are found, these can be cut using sharp hand sharp tools to leave a 'clean' cut, in order to minimise the risk of infection by decay pathogens. The post holes within the RPAs should then be lined with plastic sheeting before any concrete or cement is placed into the hole, in order that there is no risk of leaching into the nearby soil as the mixture dries.

8.4 MIXING OF CONCRETE

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

8.5 INCOMING SERVICES, DRAINAGE AND SOAKAWAYS

Any new underground services which are to be located within (any portion of) the RPAs of any trees which are to be retained **MUST** be installed in accord with the guidance given in BS5837 together with the National Joint Utilities Group Booklet 4: 2007 Guidelines for the planning, installation and maintenance of utility services in proximity to trees (NJUG4). Service installation layouts **MUST** be planned to keep apparatus together in common ducts, in order to minimise the need for excavations. Service trench excavation within the RPAs **MUST NOT** be undertaken with the use of any mechanised machinery (minidiggers, JCBs or alike).

8.6 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. After this pre start meeting, day-to-day responsibility for tree protection will be devolved to the site manager who will make contact with the retained arboriculturalist as needed.

8.7 OTHER TREE PROTECTION PRECAUTIONS

- **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.

8.8 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 No significant or important trees will be lost to facilitate the proposed scheme.
- 9.3 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

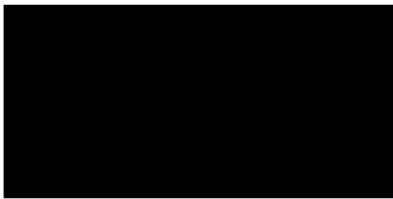
Recommendations

- 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.

30th January 2026

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	17	780	1	9.36	7	7	5	7	M	4 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T2	Oak	11	250	1	3.00	2	1	3	5	MA	3 west	10-20	C1	One sided crown due to presence of larger trees to east. Recommend: to be removed.
T3	Hawthorn	7	286	3	3.43	2	1	1	3.5	M	2 west	10-20	C1	Scrub growth.
T4	Oak	17	250	1	3.00	1	5	5	5	M	6	20-40	B1	Suppressed by T5.
T5	Ash	20	300	1	3.60	1	4	4	4.5	M	6	10-20	C1	Early signs of Ash dieback noted. Minor crown dieback observed from ground level.
T6	Oak	28	1250	1	15.00	2	10	10	11	M	2 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T7	Oak	29	1250	1	15.00	9	8	6	13	M	2 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T8	Oak	20	800	1	9.60	8	11	3	9	M	2 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.

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
T9	Ash	22	800	1	9.60	8	10	5	10	OM	4 west	10-20	C1	Major stems lost in past. Early signs of Ash dieback noted. Minor crown dieback observed from ground level.
T10	Oak	20	600	1	7.20	7	8	2	7	M	5 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T11	Oak	23	1000	1	12.00	10	11	10	10	M	4 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T12	Oak	15	800	1	9.60	7	7	9	7	M	4 west	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T13	Oak	18	1200	1	14.40	7	6	7	12	M	4 west	40+	A1	Major deadwood in crown.
G14	Oak	8 to 15	280	1	3.36	3	2	3	4.5	MA	2 west	10-20	C2	One sided crowns due to presence of larger trees to east.
T15	Oak	25	935	2	11.22	12	12	7	12	M	2 east	20-40	B1	Poor fork at ground level.
T16	Oak	28	1040	1	12.48	6	9	12	12	M	8 east	40+	A1	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
T17	Ash	21	700	1	8.40	7	7	7	7	M	4 east	10-20	C1	Early signs of Ash dieback noted. Minor crown dieback observed from ground level.
T18	Oak	17	1130	1	13.56	6	11	10	10	M	1 east	40+	A1	No significant / notable defects observed during inspection.
T19	Pine	20	300	1	3.60	6	6	5	4	M	6	20-40	B1	Off site - full inspection not possible. Some measurements estimated.
G20	Ash	8 to 10	150	1	1.80	3	3	3	3	M	3	10-20	C2	Early signs of Ash dieback noted. Minor crown dieback observed from ground level. Recommend: to be removed.
T21	Oak	19	780	1	9.36	5	3	7	7	M	4	40+	A1	Vegetation near base of tree prevented full and detailed inspection.
T22	Ash	19	620	1	7.44	5	7	4	3	M	2 east	10-20	C1	Early signs of Ash dieback noted. Minor crown dieback observed from ground level.
T23	Oak	29	780	1	9.36	9	8	6	7	M	3 N	40+	A1	Forks at 2m.
G24	Field maple, elm, oak	8 to 12	250	1	3.00	5	5	5	5	M	2	10-20	C2	Scrub / lapsed hedge.

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
T25	Oak	24	1000	1	12.00	11	11	11	11	M	6	40+	A1	Off site - full inspection not possible. Some measurements estimated.
T26	Oak	22	800	1	9.60	8	8	8	8	M	6	40+	A1	Off site - full inspection not possible. Some measurements estimated.

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

