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**BS5837:2012 TREE SURVEY AND
ARBORICULTURAL IMPACT ASSESSMENT:
The Old Vicarage, Church Lane, Grazeley,
Wokingham, RG7 1LD**

Dated: 28th July 2025

Our reference: GHA/DS/136760:25

CONTENTS

Section	Subject	Page
	Instructions	3
	Executive Summary	3
	Documents Supplied	4
	Scope of Survey	4
	Survey Method	5
	The Site	5
	Subject Trees	6
	The Proposal	6
	Arboricultural Impact Assessment	6
	Post Development Pressure	7
	Tree Protection Measures and Preliminary Method Statement for Development Works	7
	Conclusion	8
	Recommendations	8
Appendix A	Site Plan / Arboricultural Impact Plan (Attached as a separate PDF file to maintain its integrity / accuracy)	
Appendix B	Tree Table	
Appendix C	Extract from BS5837:2012 – Protective Fencing	

Arboricultural Impact Assessment

Location: The Old Vicarage, Church Lane, Grazeley,
Wokingham, RG7 1LD
Our reference: GHA/DS/136760:25
Client: K Gozzett
Dated: 28th July 2025
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 21st July 2025

Instructions

Issued by – K Gozzett

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to The Old Vicarage, Church Lane, Grazeley, Wokingham, 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 detached garage to the south east of the existing house, accessed via the existing site entrance. The proposed scheme requires the removal of one small and relatively insignificant (U category) tree. The development presents an excellent opportunity to plant some new trees, to enhance the site and local area for the future. 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:

- 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 No discussions took place between the surveyor and any other party.
- 1.5 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)
- 1.6 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 1.7 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 Church Lane in the village of Grazeley.
- 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 eleven individual trees surveyed, three have been assessed as BS category C with the remaining trees being assessed as BS 5837 category U.

The Proposal

- 5.1 The proposal for the site is to construct a new detached garage to the south east of the existing house, accessed via the existing site entrance.
- 5.2 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE REMOVAL / RETENTION:

- 6.1 T2 is proposed for removal as part of the new development, as this tree could not be effectively retained as it is located within the outline of the new garage. This tree has been given a U category grading in accordance with BS 5837 and therefore 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).
- 6.2 An assessment of suitable planting sites within the proposed development area confirms that five new trees can be incorporated into the new scheme layout and these can be seen on the appended plan.
- 6.3 T3 and T7 (U category) will be retained as recommended by the project ecologist.

TREE PRUNING TO ACCOMMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.4 T7 will be pruned to improve clearances from the garage. A full specification for the proposed pruning can be seen in the tree table at appendix B. This tree has been given either a U category grading in accordance with BS 5837

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.5 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.
- 6.6 The assessed RPAs (excluding the RPAs of U category trees and those trees which are proposed for removal) can be seen on the appended plan.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES

- 6.7 The garage is outside the RPA of T1. The RPA of T7 has been disregarded in terms of its impact on the scheme given this tree is U category.
- 6.8 Where sections of the new driveway are within the RPA of T1, 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.

INSTALLATION OF SERVICES

- 6.9 The full details of existing and proposed new services have not been made available at the time of writing.
- 6.10 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.

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 RPAs.
- 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 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 with will be damaging to the tree shall be spilled or poured on site.
 - **NO** storage of any materials within the root protections zone.

Conclusion

- 9.1 In conclusion all of the trees proposed for removal are in poor overall condition and thus no significant or important trees will be lost to facilitate the proposed scheme.
- 9.2 New trees can be planted following approval from the Local Planning Authority to ensure a sustainable tree stock for the future.

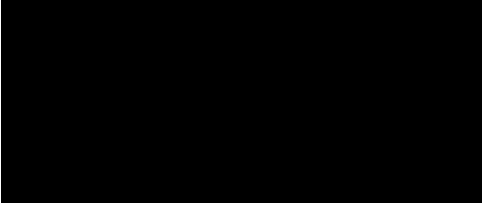
Recommendations

- 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.

28th July 2025

Signed:

A large black rectangular box redacting the signature of Glen Harding.

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	Walnut	10	407	3	4.88	4.5	6	6	6	M	3	10-20	C1	Sparse crown. 80% live growth. Poor form for species. Several large limbs removed in past. South stem has notable decay when tested with sounding mallet.
T2	Apple	4	200	1	2.40	2	1.5	2.5	2.5	OM	2	Less than 10	U	Inonotus at ground level south side and also at branch failure at 3m north side. Recommend: to be removed.
T3	Apple	2.5	140	1	1.68	2	0	2	3.5	OM	0	Less than 10	U	Remnants of fallen tree.
T4	Apple	6	375	2	4.50	1	5	7	3	OM	1	Less than 10	U	Remnants of fallen tree.
T5	Apple	5	178	2	2.14	3	2.5	2	3	M	1.5	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape.
T6	Apple	4	160	1	1.92	3	2	2	3	M	1	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape.
T7	Apple	2.5	170	1	2.04	1	0	3	2.5	OM	1	Less than 10	U	Major decay in entirety of main stem. Recommend: cut back by 2m on garage side.
T8	Apple	5	225	2	2.70	5	5	0	0	OM	1	Less than 10	U	Major stem decay noted.
T9	Apple	5	184	2	2.21	3.5	2	2	1.5	OM	1	Less than 10	U	Top half of tree dead.

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	Apple	8	288	2	3.46	2.5	4	5	4.5	OM	1.5	Less than 10	U	Unremarkable tree of modest quality and of limited value in the wider landscape. Major decay in main stem.
T11	Horse chestnut	13	1020	1	12.24	6	8	7	10	OM	4 east	Less than 10	U	Lost top at 5m in past. Column of decay extends up entire length of remaining stem.

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

