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**BS5837:2012 TREE SURVEY AND
ARBORICULTURAL IMPACT ASSESSMENT:
Charlwood Lodge, Kingston Lane, Uxbridge, UB8
3PN**

Dated: 18th June 2025

Our reference: GHA/DS/160333:25

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Arboricultural Impact Assessment

Location: Charlwood Lodge, Kingston Lane, Uxbridge, UB8 3PN
Our reference: GHA/DS/160333:25
Client: Mr Behazadi
Dated: 18th June 2025
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 29th May 2025

Instructions

Issued by – Mr Behazadi

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to Charlwood Lodge, Kingston Lane, Uxbridge, UB8 3PN, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the longterm wellbeing of the retained trees and plans tree planting in a sustainable manner.

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Executive Summary

The proposal for the site is to construct a new vehicular access to the site to allow off road parking. The proposed scheme requires the removal of a small number of trees and shrubs, however, 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 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 Kingston Lane to the south of Uxbridge.

The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

The Proposal

5.1 The proposal for the site is to construct a new vehicular access to the site to allow off road parking.

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 T4, T6 and T7 are proposed for removal as part of the new development, as these specimens could not be effectively retained.

6.2 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.

REMEDIATION / REPLACEMENT PLANTING

6.3 An assessment of suitable planting sites within the proposed development area confirms that the loss of trees discussed in section 6.1 can be addressed by the planting of new trees that would complement the existing landscape and ensure a sustainable tree stock for the future.

6.4 Two new fastigate oaks are shown on the appended plan; these should be a minimum of 18 to 20cm girth to have immediate impact.

TREE PRUNING TO ACCOMODATE THE PROPOSAL OR ACCESS TO THE SITE

6.5 T5 will be pruned to improve clearances from the proposed access. The proposed tree work is assessed to be minor and to trees of limited value.

- 6.6 The implementation of the proposal does not lead to the requirement to prune any of the other retained trees, or shrubs.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.7 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.
- 6.8 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 where some have amended to take account of the existing structures.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES

- 6.9 The proposed new access is situated outside of the assessed RPAs of all of the trees (C category and above) proposed for retention, therefore these trees pose no below ground constraints on this new structure or vice versa.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The retained trees are at a satisfactory distance from the proposed new access 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 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.

8.3 TREE PLANTING

Some proposed locations for new trees can be seen on the appended plan. Tree planting should be undertaken between the months of November and March by a suitably experienced contractor. The scheme should include the implementation of an aftercare package to include: weed management, tree hydration, stake and tie maintenance, replacement of any failures, mulching and formative pruning.

8.4 DISMANTLING PROTECTIVE BARRIERS

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

Conclusion

- 9.1 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.
- 9.2 There will be no appreciable post development pressure, and certainly none that would oblige the council to give consent to inappropriate tree works.
- 9.3 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 June 2025

Signed:

A handwritten signature in blue ink, appearing to read 'Glen Harding', written in a cursive style.

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	Lime	24	280	1	3.36	5	5	5	5	M	2	40+	A1	No significant / notable defects observed during inspection.
T2	Lawson cypress	12	310	1	3.72	1.5	1.5	1.5	1.5	M	1.5	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape.
T3	Fastigate oak	11.5	210	1	2.52	2	2	2	2	M	2	20-40	B1	No significant / notable defects observed during inspection.
T4	Fastigate oak	11.5	210	1	2.52	1.5	1.5	1.5	1.5	M	1	20-40	B1	No significant / notable defects observed during inspection. Recommend: to be removed.
T5	Hawthorn	6	309	5	3.71	1	3	2.5	2	OM	1	Less than 10	U	Crown in decline - 10% live growth. Touching and damaging wall. Ivy clad. Off site - full inspection not possible. Some measurements estimated.
T6	Lawson cypress	12	365	4	4.37	2	2	2	2	M	1	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape. Recommend: to be removed.

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
T7	Ash	5	80	1	0.96	1.5	1.5	2	2	Y	1.5	10-20	C1	Self set tree of little value. Recommend: to be removed.
T8	Sequoia	19	1200	1	14.40	6	6	6	6	M	4	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



