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BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT: 10 Nicholas Way, Northwood, HA6 2TS

Dated: 5th December 2025

Our reference: GHA/DS/160903:25

CONTENTS

Arboricultural Impact Assessment

Location: 10 Nicholas Way, Northwood, HA6 2TS
Our reference: GHA/DS/160903:25
Client: DDA
Dated: 5th December 2025
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 29th November 2025

Instructions

Issued by – DDA

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to 10 Nicholas Way, Northwood, 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.

Executive Summary

The proposal for the site is to install new gates and a new boundary fence to the front of the property. The proposed scheme does not require the removal of any trees; therefore, the landscape character of the site will be unaffected by the proposal. The proposal requires new structures to be installed within the root protection areas of nearby trees; however, mitigations are proposed to ensure these structures will not adversely affect these trees. 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 realisitically 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 Nicholas Way, a residential road located to the south of Northwood.

3.2 A good tree cover is present on the site itself as well as adjacent sites, with many semi-mature and mature trees of both native and exotic origin characterising the local area.

3.3 Access to the property is currently gained via an in-out 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 The overall quality of the trees is fair and all seven trees / groups have been assessed as BS category C.

The Proposal

5.1 The proposal for the site is to install new gates and a new boundary fence to the front of the property.

5.2 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE 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.

6.3 There is a slight overhang of the new gate pier from the crown of T4. The defining branch structure of this tree is however well clear of the proposed upper building line and therefore 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. The assessed RPAs can be seen on the appended plan.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES & PROPOSED MITIGATIONS

6.5 The new railings are in close proximity to the recently planted yew hedge; this hedge was planted in the last year and thus the roots will have not yet established beyond the planting pits. These trees will therefore not be impacted by the proposed works and there future root growth can adapt to grow around the new gates and railings.

6.6 The new outer gate piers and railings are located within the RPAs of G1a and T4 and the new railings also extend into the RPAs of G7 as can be seen on the appended plan. These trees have been graded as a C category tree in accordance with BS 5837: 2012 – Table 1, and should therefore not act as a limitation on the effective use of the site, or impose any constraints on the layout.

6.7 These two new piers will be located at a range from these trees where it is unlikely that any significant (over 25mm) roots will be present. Therefore, the construction of these will be achievable without damaging the retained trees. The excavation of the pits for these piers must be undertaken by hand using hand tools only 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.

6.8 Where the new railings are located within the RPAs of G1a, T4 and G7 this work must also be undertaken by hand using hand tools only. The locations of the new 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.

6.9 The proposed new structures are situated outside of the assessed RPAs of all of the other trees proposed for retention; therefore, these trees pose no below ground constraints on the new structures or vice versa.

SITE ACCESS

6.10 The existing driveway and parking areas will be retained and there are no plans to upgrade or extend these areas as part of the proposed site works.

INSTALLATION OF SERVICES

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

6.12 The motors for the electric gates are both on the inner posts which are outside all RPAS; 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.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

7.1 The retained trees are at a satisfactory distance from the proposed new structures and highly unlikely to give rise to any future 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 GROUND PROTECTION – LIGHTWEIGHT ACCESS ONLY

Where any additional ground protection is required, these areas **MUST** be covered with a permeable membrane, with 150mm layer of compressible woodchip overlaying it; an 18mm marine ply boards will then be secured on top of the woodchip to allow a 1.5tonne mini-digger to access the area without causing major compaction or soil erosion.

Above: ground protection make-up

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.

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. 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.

8.6 OTHER TREE PROTECTION PRECAUTIONS
- **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.

8.7 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.

5th December 2025
Signed:

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

Appendix A
TREE PLAN
(see separate PDF)

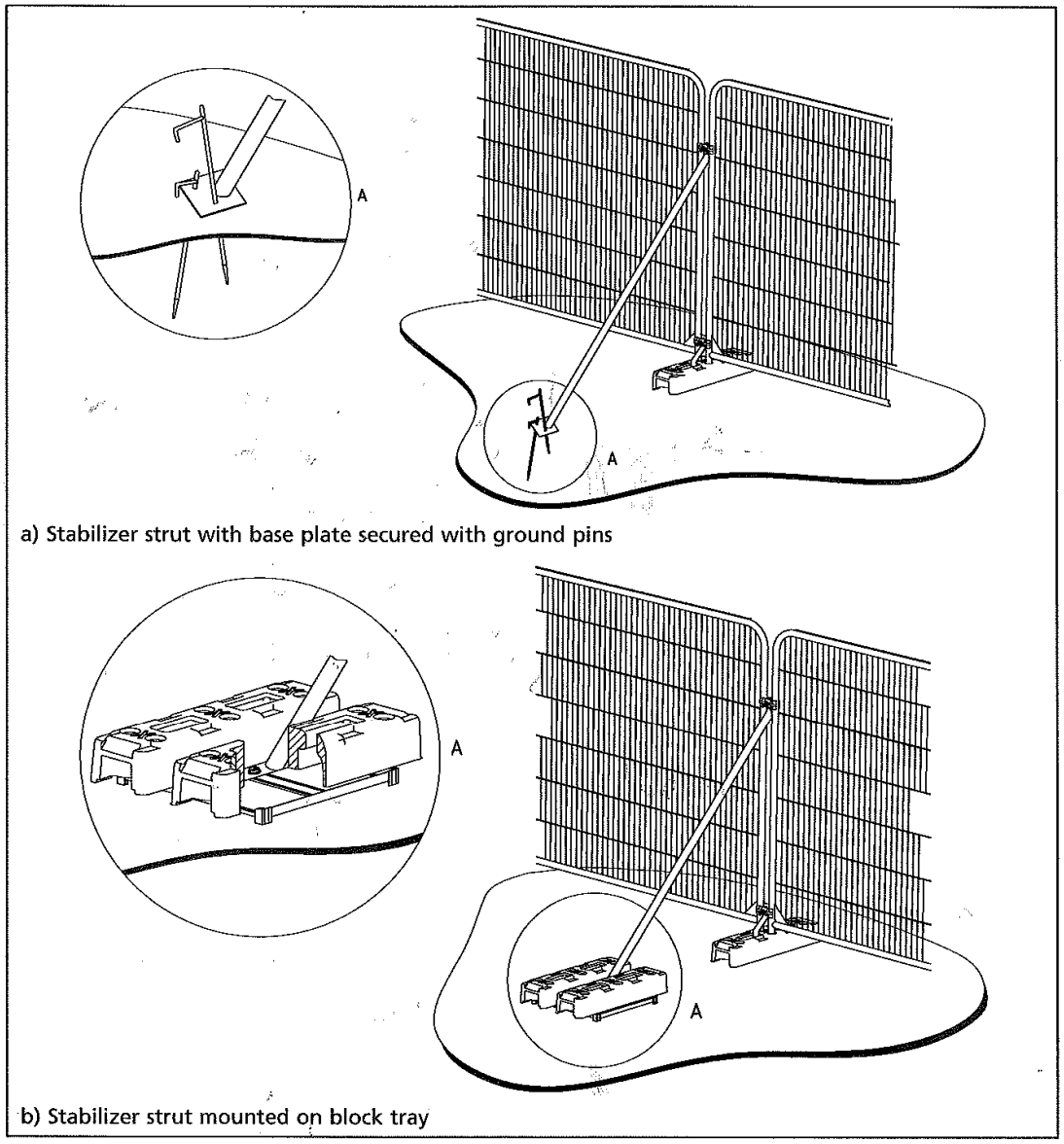
Appendix B
TREE TABLE

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
G1	Thuja plicata	5 to 8	230	1	2.76	1.5	1.5	1.5	1.5	M	2	10-20	C2	Lapsed hedge.
T2	Silver birch	11	180	1	2.16	2.5	2.5	3	0.5	M	6	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape.
T3	Silver birch	6	140	1	1.68	2	2	5	2	M	2	10-20	C1	Unremarkable tree of modest quality and of limited value in the wider landscape.
T4	Lawson cypress	6	140	1	1.68	1.6	1.6	1.6	1.6	M	2	10-20	C1	Small tree of limited value in the wider landscape.
T5	Lawson cypress	6	140	1	1.68	1.2	1.2	1.2	1.2	M	0.5	10-20	C1	Small tree of limited value in the wider landscape.
T6	Thuja plicata	6	150	1	1.80	2	2	1	2	M	0.5	10-20	C1	Small tree of limited value in the wider landscape.
G7	Lawson cypress	12 to 14	200	1	2.40	2.5	2.5	2.5	2.5	M	4	10-20	C2	Lapsed hedge.

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**



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray