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BS5837:2012 TREE SURVEY AND
ARBORICULTURAL IMPACT ASSESSMENT:
Conkwell Grange Barn, Conkwell, Winsley, Bath, BA2
7FD

Dated: 30th March 2026

Our reference: GHA/DS/120660:26

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Arboricultural Impact Assessment

Location: Conkwell Grange Barn, Conkwell, Winsley, Bath,
BA2 7FD
Our reference: GHA/DS/120660:26
Client: Holland Green
Dated: 30th March 2026
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 6th March 2026

Instructions

Issued by – Holland Green

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to Conkwell Grange Barn, Conkwell, Winsley, Bath, 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 application seeks full planning permission for the erection of an agricultural building and associated vehicular access off Blackberry Lane, sited immediately adjacent to the existing Conkwell Grange Barn. 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 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 This is **not** a full tree safety survey and should not be viewed or used as such.
- 1.3 The planning status of the subject property was not investigated in detail.
- 1.4 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.
- 1.5 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 to the west of Winsley village centre.
- 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.

The Proposal

- 5.1 The application seeks full planning permission for the erection of an agricultural building and associated vehicular access off Blackberry Lane, sited immediately adjacent to the existing Conkwell Grange Barn.
- 5.2 The proposed works include the construction of the building, access driveway and new landscaping.
- 5.3 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE RETENTION

- 6.1 The proposed scheme does not require the removal of any trees; therefore, the landscape character of the site will be unaffected by the proposal.

TREE PRUNING TO ACCOMMODATE THE PROPOSAL OR ACCESS TO THE SITE

- 6.2 There is a slight overhang of the access from the crown of T30 and T31. These trees will therefore be crown lifted to 5m to facilitate improved access. A full specification for the proposed pruning to each tree can be seen in the tree table at appendix B. The defining branch structure of these trees is already at 5m so this crown lifting would only include removal of secondary limbs and thus will not adversely impact the health or amenity value of these trees.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.3 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.

- 6.4 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 & PROPOSED MITIGATIONS

- 6.5 Where sections of the new driveway are within the RPAs of retained trees, 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

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

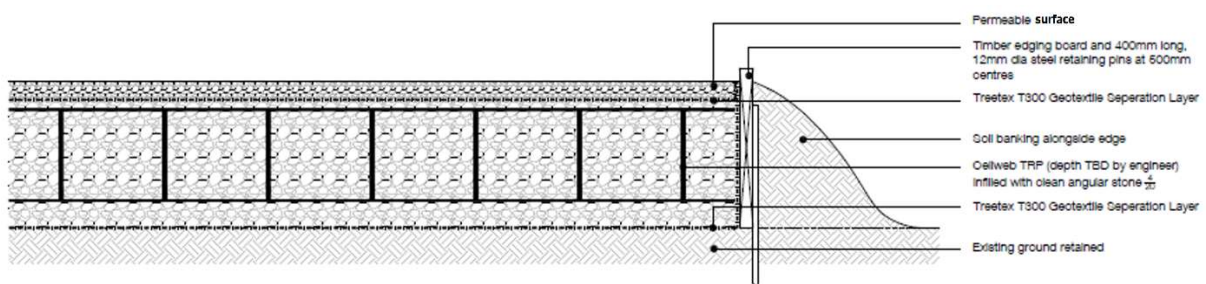
The Fence must be marked with a clear sign reading:

“Construction Exclusion Zone – No Access”

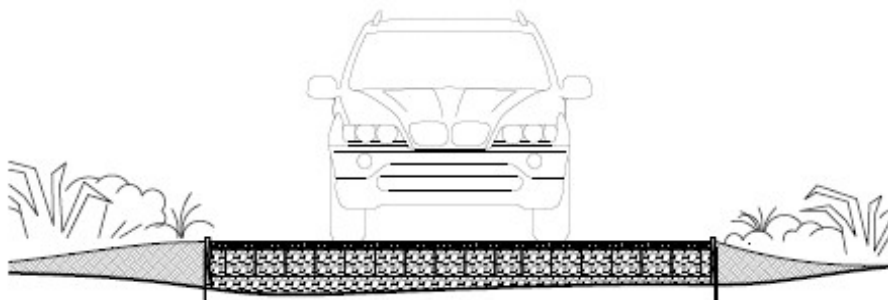
8.2 NO DIG SURFACING CONSTRUCTION METHOD IN ACCORDANCE BS5837

The sections of the new driveway that are within the RPA's of the retained trees **MUST** be constructed as follows. 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



Typical section:



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.

N.B. A suitably experienced engineer will prepare the exact specification for the new no-dig road in agreement with the retained Arboriculturalist. This will consider site levels and how any new road will align with existing roads.

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

All site huts **MUST** be positioned outside of the retained trees RPAs.

8.4 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.

Key personnel:

Name	Position	Contact number / email:
Glen Harding	Retained arboriculturalist	07884 056 025 Or info@ghatrees.co.uk
TBC	Local authority Arboricultural Officer	TBC
TBC	Site manager	TBC

At this pre start meeting, a supervision programme **MUST** be devised by the site manager and retained Arboriculturalist, ensuring that Arboricultural supervision is present at the appropriate periods during construction. 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.

8.5 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.

8.6 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 March 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
G1	Elm, sycamore, hazel	8 to 12	250	1	3.00	5	5	2	2	M	4	10-20	C2	Scrub / self sets in road verge.
T2	Oak	22	860	1	10.32	10	9	10	9	M	2 north, first branch 6	40+	A1	No significant / notable defects observed during inspection.
T3	Sycamore	13	330	1	3.96	3.5	3.5	3	3.5	M	3 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T4	Sycamore	13	390	1	4.68	4	4.5	4.5	3.5	M	2 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T5	Sycamore	14	430	1	5.16	6	5	5	5	M	2 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T6	Oak	15	870	1	10.44	6	4	8	10	M	3 north	40+	A1	Group value as part of line of trees on field edge.
T7	Sycamore	15	400	1	4.80	5	3.5	4	4	M	3 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T8	Norway maple	15	440	1	5.28	5.5	5.5	6	4	M	3 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T9	Norway maple	11	440	1	5.28	7	6.5	7	5	M	3 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T10	Norway maple	13	370	1	4.44	5.5	4.5	5	5.5	M	3 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T11	Norway maple	13	460	1	5.52	5.5	4	5	5	M	2 north	20-40	B1 and B2	Group value as part of line of trees on field edge.

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
T12	Norway maple	10	350	1	4.20	5	4.5	4	4.5	M	2 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T13	Norway maple	9	420	1	5.04	6	5	6.5	6	M	3 north	20-40	B1 and B2	Group value as part of line of trees on field edge.
T14	Sycamore	9	210	1	2.52	2	2	2	1.5	M	2	10-20	C1	Self set tree of little value.
T15	Beech	18	950	1	11.40	10	4	13	6	M	3	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T16	Beech	18	680	1	8.16	10	3	9.5	5	M	4	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T17	Beech	22	870	1	10.44	10	6.5	11	4	M	3	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.

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
T18	Beech	22	990	1	11.88	10	6.5	10	5	M	3	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T19	Beech	20	890	1	10.68	11	5.5	10	4	M	3	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T20	Beech	22	860	1	10.32	10	5	10	5	M	4	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T21	Beech	23	1110	1	13.32	14	6	14	6	M	2 north	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.

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
T22	Beech	23	910	1	10.92	10	4	13	5	M	4	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T23	Beech	23	880	1	10.56	13	5.5	13	5	M	4	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T24	Beech	23	1250	1	15.00	11	4	12	6	M	4	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T25	Beech	20	1010	1	12.12	8.5	4	8.5	5	M	5	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.

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
T26	Beech	18	440	1	5.28	6.5	4.5	8	5	M	3	20-40	B1	Replacement tree in avenue.
T27	Beech	20	1040	1	12.48	8	6.5	10	7	M	5	Less than 10	U	Cavity at ground level south west extending into large part of main stem. Ganoderma brackets notable in cavity and also at ground level of stem on south east and north west sides.
T28	Beech	11	250	1	3.00	5	4.5	7.5	4	M	2	10-20	C1	Replacement tree in avenue. Suppressed by larger trees so may not survive.

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
T29	Beech	26	1050	1	12.60	11	11	12	3	M	2, first branch 5	20-40	B1	Minor cavity stem wound developing at ground level east side. Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T30	Beech	26	1230	1	14.76	14	6	15	4	M	2, first branch 5	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds. Recommend: crown lift to 5m removing secondary limbs only.

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
T31	Beech	24	830	1	9.96	8	4	12	3	M	2, first branch 5	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds. Recommend: crown lift to 5m removing secondary limbs only.
T32	Beech	24	960	1	11.52	13	8	12	5	M	2, first branch 5	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T33	Beech	24	1250	1	15.00	9	6	11	12	M	2, first branch 5	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.

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
T34	Beech	28	1250	1	15.00	14	11	14	4	M	5 north	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
T35	Beech	28	1010	1	12.12	14	4	10	5	M	4	40+	A1, A2 and A3	Tree forms part of historic avenue on drive into property. Some minor deadwood noted. Lower limbs removed in past leaving some large pruning wounds.
G36	Scots pine	14 to 18	500	1	6.00	4	4	4	4	M	4	20-40	B2	No significant / notable defects observed during inspection.
T37	Oak	17	740	1	8.88	6	7	6	6	M	5	20-40	B1	No significant / notable defects observed during inspection.
G38	Thuja plicata	18	400	1	4.80	3	3	3	3	M	2	20-40	B2	No significant / notable defects observed during inspection.
G39	Beech	20	400	1	4.80	5	5	5	5	M	6	20-40	B2	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
T40	Walnut	14	480	1	5.76	6	6	7	6	M	2	20-40	B1	No significant / notable defects observed during inspection.
T41	Apple	5	240	1	2.88	3	3	3	3	M	2	10-20	C1	Small tree of limited value in the wider landscape.

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

