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Tree Constraints Survey

Chestnut Farm
Old Wood
Skellingthorpe
LN6 5UA

On behalf of: Fytche-Taylor

Prepared by: Michael Finch

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1. Introduction

1.1. Objective

- 1.1.1. To produce a tree constraints report that is compiled in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

1.2. Instruction

- 1.2.1. We have been instructed by Daniel Evans of Fytche-Taylor on the 17th January 2024 to undertake the survey in regards to the potential development on the site.

1.3. Scope

- 1.3.1. The purpose of this report is to identify and detail the existing vegetation on site, the locations, type, size, condition and quality.
- 1.3.2. This report will provide detailed, independent, arboricultural advice on the trees present in the context of potential development and is based on an objective assessment of the existing vegetation.
- 1.3.3. The site is shown with a red line on the Tree Constraints Plan.
- 1.3.4. All trees within the survey area with a stem diameter above 75mm are included.
- 1.3.5. Hedgerows, where pertinent, will be included in the survey as well.
- 1.3.6. Where applicable trees outside the site boundary, but close enough to be affected by any potential development, are included, where possible.
- 1.3.7. The report is to contain a:
 - Tree constraints survey and plan.

1.4. Survey Details

- 1.4.1. The survey took place on the 24th January 2024. The weather was mild, sunny and with light winds.

- 1.4.2. The survey was carried out by Michael Finch who has 19 years arboricultural industry experience, has undertaken a course in BS5837 Reports at Treelife AC, holds a Lantra Professional Tree Inspection certificate and a Diploma in Arboriculture.
- 1.4.3. During the survey, all trees were inspected from ground level. Further investigation, such as climbed inspections or decay detection surveys, have not been undertaken but may be recommended where this is considered appropriate.
- 1.4.4. Measurements obtained using clinometers, specialist tapes or electronic rangefinders. Where this was not possible, measurements were estimated to the best ability of the surveyor. We endeavour to provide accurate information and will always take measurements unless inhibited by restricted access or other mitigating circumstances.

2. Site

2.1. Current Site Usage

- 2.1.1. The site identified for survey is a large detached property set in a large grass garden.
- 2.1.2. The site is surrounded by residential gardens set within the wider context of a woodland setting. There is a quiet access road to the south east and a farm to the north.

2.2. Treescape

- 2.2.1. The area is within a mature deciduous woodland.
- 2.2.2. Various semi-mature and mature trees make up the surrounding treescape with the largest group of trees to the south.
- 2.2.3. The site contains mostly grassland with some evergreen hedging..

2.3. Visual Amenity

- 2.3.1. Nearly all the trees onsite provide visual amenity to the surrounding area and properties. They provide a sense of a woodland setting and are overall, of good quality and condition.

2.4. Topography

- 2.4.1. The site is level throughout. It looked free draining with no waterlogged ground.

2.5. Geology

- 2.5.1. A desktop investigation was made into site geology using the British Geological Survey geology online viewer. The local geology was defined as Charmouth Mudstone bedrock.
- 2.5.2. Mudstone deposits may contain significant clay content as such independent expert advice should be sought to better define site geology. Where significant clay content exists, due consideration must be given in relation to foundation design in close proximity to trees. Failure to do so may lead to subsidence and heave related issues.

2.6. Rooting Conditions

- 2.6.1. It is believed that the current vegetation has grown up with the existing features and gradients present.
- 2.6.2. There is minimal hard landscaping and buildings that can affect root protection areas (RPAs), thus making the assumption of a uniform shape.

2.7. Tree Status

- 2.7.1. The land lies within the North Kesteven District Council area of authority.
- 2.7.2. As of the report production there is a blanket Tree Preservation Orders (TPOs) in force on the site but the site does not lie within a Conservation Area.
- 2.7.3. Conducting work without permission to a tree subject to a TPO is a criminal offence.

3. Recommendations

- 3.1. Full details of all individual trees surveyed are recorded in the tables at Appendix 2. A full explanation of the tables can be found at Appendix 3. Please refer also to the Tree Constraints Plan at Appendix 1 for tree locations.

4. Discussion

4.1. Tree Condition & Recommended Works

- 4.1.1. The tree survey revealed a total of 20 items of vegetation. Of these, 9 tree was identified as retention category 'A', 5 trees were identified as retention category 'B' and 6 were identified as retention category 'C'. 0 retention category 'U' trees were identified on this occasion. Please refer to Appendix 3 for retention category and definition criteria.
- 4.1.2. Some of the trees surveyed were located in neighbouring properties. Any works required will have to be liaised on with the property owner.
- 4.1.3. Nearly all the trees onsite are of good condition and no remedial pruning works or removals are required.

4.2. Potential Arboricultural Implications & Design Advice

- 1.1.1. The details of the proposed development are not known at present. However, the following comments can be made about the site in terms of its tree cover in relation to a potential development.
- 4.2.1. In order to ensure that the retained trees on site are properly protected during the development phase, the tree rooting zones are to be considered. In development the rooting zone of the tree is known as the Root Protection Area or RPA. The RPA of each tree or group is marked on the Tree Constraints Plan in Appendix 1 and represents the rooting zone which, where possible, should remain undisturbed. The protection of retained trees can therefore be achieved by creating a Construction Exclusion Zone (CEZ) based on the RPAs.
- 4.2.2. Damage caused by any construction activity such as demolition, soil stripping, and provision of services needs to be considered at the design stage. Care

should be taken to avoid damage to tree roots when existing structures such as tarmac surfaces are removed within a RPA.

- 4.2.3. Boundary walls or other light structures can be constructed without damage to roots through the use of piled foundations rather than the more traditional strip foundations.
- 4.2.4. Consideration must be given to movement of both vehicle and pedestrian traffic. If possible traffic should be diverted away from the RPAs. If this is not possible a range of temporary surfaces are available to distribute the weight of traffic and allow the roots to receive moisture and air.
- 4.2.5. The shade that will be cast by the retained trees must also be considered. Where buildings are to be positioned within the shade cast area of trees, these should be designed in order to maximise light levels. This is provided on a separate CAD file and should influence proposed designs.
- 4.2.6. Many development sites contain areas of wildlife interest. Trees and hedgerows, in particular, provide an important habitat for birds, bats, invertebrates and fungi and appropriate attention needs to be paid to preserving habitats throughout the development process.
- 4.2.7. Where a landscape planting scheme is proposed, consideration must be made at the planning stage as to where this is to be implemented on site. Such locations should be protected in order to prevent soil compaction and/or contamination and should therefore form part of the Construction Exclusion Zone.

4.3. Conclusions

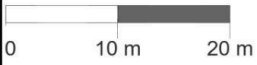


- 4.3.1. The trees surveyed were generally found to be in good condition on the site with only 1 tree being in poor condition and 2 in fair condition.
- 4.3.2. The condition of the neighbouring trees should be relayed to the property owners to help make them aware. Future works may be required to these as their condition declines.
- 4.3.3. Due to the categorisation of the trees on this site and their size, development around the trees will be difficult, costly and time consuming. Development close to the trees is best avoided.
- 4.3.4. Existing hard landscaping and service runs should be used.

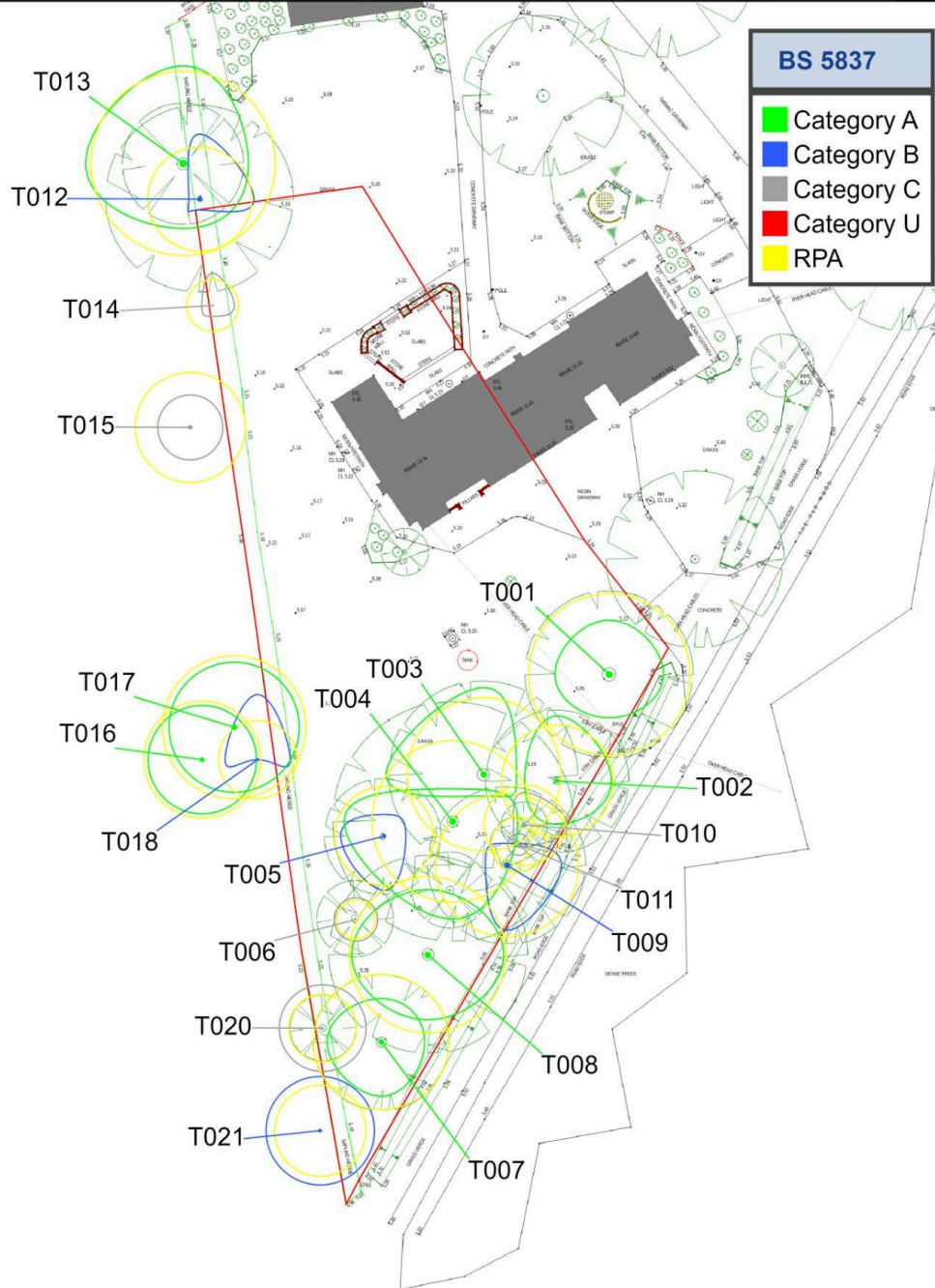
- 4.3.5. Any mitigation planting would be difficult to justify due to the type and quality of the trees that would be looking to be replaced. There would also be a reluctance to change the 'feel' of the site, being set with a woodland setting.
- 4.3.6. There are certainly going to be shadowing and excessive leaf fall effects from the trees onto any new development on site but needs to be accepted due to the nature of the woodland setting. Design elements such as leaf gutter guards and extra lighting inside will need to be considered.
- 4.3.7. The proposed development may require a Arboricultural Impact Assessment (AIA) and should be accompanied by an Arboricultural Method Statement (AMS) detailing any specific protection measures required. This should specify fencing standards and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques and necessary tree works.
- 4.3.8. Finch Arboriculture Ltd are able to provide the further elements to this report, additional surveys, planting schemes and tree works, as required. We can also provide on site supervision and advice for the construction works.

Michael Finch

Finch Arboriculture Ltd

Appendix 1: Tree Constraints Plan

<p>Tree Constraints Plan</p> <p>Fytche-Taylor Chestnut Farm, Skellingthorpe</p> <p>Ref: TCR-FT-CFS-0224-1</p>	<p>Page size: A4</p> <p>1 : 500</p> 		
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Appendix 2: Tree Schedule

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements 2	Recommendations
T001	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 17 Stem Diam(mm): 620 Spread (m): 5N, 5E, 4S, 5W Crown Clearance (m): 4 Lowest Branch (m): 6(W) Life Stage: Early Mature Rem. Contrib.: 50+ Years		A1	Radius: 7.4m. Area: 172 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None Bat Habitat:	
T002	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 18 Stem Diam(mm): 430 Spread (m): 6N, 5E, 4S, 3W Crown Clearance (m): 4 Lowest Branch (m): 6(S) Life Stage: Early		A1	Radius: 5.2m. Area: 85 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High	

			Mature Rem. Contrib.: 50+ Years				Inspection Limitations: None Bat Habitat:	
T003	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 18 Stem Diam(mm): 590 Spread (m): 8N, 3E, 2S, 9W Crown Clearance (m): 4 Lowest Branch (m): 7(W) Life Stage: Early Mature Rem. Contrib.: 50+ Years		A1	Radius: 7.1m. Area: 158 sq m.	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None Bat Habitat:	
T004	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 18 Stem Diam(mm): 620 Spread (m): 3N, 6E, 9S, 10W Crown Clearance (m): 6 Lowest Branch (m): 7(S) Life Stage: Early Mature Rem. Contrib.: 50+ Years		A1	Radius: 7.4m. Area: 172 sq m.	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None	

								Bat Habitat:	
T005	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 15 Stem Diam(mm): 380 Spread (m): 2N, 2E, 5S, 4W Crown Clearance (m): 4 Lowest Branch (m): 3(S) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Decay is several branches and main stem. Growing under the canopy of more dominant trees.	B1	Radius: 4.6m. Area: 66 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat:	
T006	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 9 Stem Diam(mm): 150 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Young Rem. Contrib.: 40+ Years		C1	Radius: 1.8m. Area: 10 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: None Bat Habitat:	

T007	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 16 Stem Diam(mm): 520 Spread (m): 4N, 4E, 5S, 5W Crown Clearance (m): 4 Lowest Branch (m): 4(N) Life Stage: Early Mature Rem. Contrib.: 50+ Years		A1	Radius: 6.2m. Area: 121 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None Bat Habitat:	
T008	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 18 Stem Diam(mm): 600 Spread (m): 6N, 7E, 6S, 7W Crown Clearance (m): 3 Lowest Branch (m): 4(S) Life Stage: Early Mature Rem. Contrib.: 50+ Years		A1	Radius: 7.2m. Area: 163 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None Bat Habitat:	

T009	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 16 Stem Diam(mm): 550 Spread (m): 2N, 5E, 6S, 2W Crown Clearance (m): 5 Lowest Branch (m): 4(S) Life Stage: Early Mature Rem. Contrib.: 50+ Years		B1	Radius: 6.6m. Area: 137 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None Bat Habitat:
T010	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 18 Stem Diam(mm): 310 Spread (m): 3N, 4E, 2S, 1W Crown Clearance (m): 4 Lowest Branch (m): 5(E) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Ash dieback in evidence.	C1	Radius: 3.7m. Area: 43 sq m.		Other Reference: Physiological Condition: Fair Structural Condition: Fair Distance1: Distance2: You customise: Public Amenity Value: Moderate Inspection Limitations: None Bat Habitat:

T011	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 8 Stem Diam(mm): 210 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Young Rem. Contrib.: 10+ Years	Poor condition, heavily declining.	C1	Radius: 2.5m. Area: 20 sq m.		Other Reference: Physiological Condition: Poor Structural Condition: Poor Distance1: Distance2: You customise: Public Amenity Value: Low Inspection Limitations: None Bat Habitat:
T012	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 8 Stem Diam(mm): 400 Spread (m): 6N, 5E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 1(N) Life Stage: Early Mature Rem. Contrib.: 50+ Years	Heavily leaning to the north over garden. Pruning in the past carried out within canopy.	B1	Radius: 4.8m. Area: 72 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Moderate Inspection Limitations: Access Bat Habitat:

T013	Pedunculate oak (<i>Quercus robur</i>)	Tree 2 stems	Height (m): 19 2 stems (mm): 500,500 Spread (m): 9N, 6E, 6S, 9W Crown Clearance (m): 2 Lowest Branch (m): 2(E) Life Stage: Mature Rem. Contrib.: 50+ Years		A1	Radius: 8.5m. Area: 227 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: Access Bat Habitat:	
T014	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 8 Stem Diam(mm): 200 Spread (m): 3N, 2E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 3(N) Life Stage: Young Rem. Contrib.: 50+ Years		C1	Radius: 2.4m. Area: 18 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Low Inspection Limitations: Access Bat Habitat:	

T015	Sycamore (<i>Acer pseudoplatanus</i>)	Tree 2 stems	Height (m): 10 2 stems, avg.(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: <10 years	Heavily declining.	C1	Radius: 5.1m. Area: 82 sq m.	Other Reference: Physiological Condition: Poor Structural Condition: Fair Distance1: Distance2: You customise: Public Amenity Value: Low Inspection Limitations: Access Bat Habitat:
T016	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 16 Stem Diam(mm): 450 Spread (m): 5N, 5E, 5S, 5W Life Stage: Early Mature Rem. Contrib.: 50+ Years		A1	Radius: 5.4m. Area: 92 sq m.	Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: None Bat Habitat:

T017	Pedunculate oak (<i>Quercus robur</i>)	Tree	<p>Height (m): 18 Stem Diam(mm): 550 Spread (m): 6N, 6E, 6S, 6W Life Stage: Early Mature Rem. Contrib.: 50+ Years</p>	A1	<p>Radius: 6.6m. Area: 137 sq m.</p>	<p>Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: Access Bat Habitat:</p>
T018	Pedunculate oak (<i>Quercus robur</i>)	Tree	<p>Height (m): 18 Stem Diam(mm): 300 Spread (m): 6N, 3E, 3W Crown Clearance (m): 5 Lowest Branch (m): 5(N) Life Stage: Early Mature Rem. Contrib.: 50+ Years</p>	B1	<p>Radius: 3.6m. Area: 41 sq m.</p>	<p>Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: High Inspection Limitations: Access Bat Habitat:</p>

T020	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	Height (m): 10 Stem Diam(mm): 260 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 5 Lowest Branch (m): 4(S) Life Stage: Young Rem. Contrib.: 50+ Years		C1	Radius: 3.1m. Area: 30 sq m.		Other Reference: Physiological Condition: Good Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Low Inspection Limitations: Access Bat Habitat:	
T021	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 15 Stem Diam(mm): 350 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 5 Lowest Branch (m): 5(W) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Possible ash dieback present.	B1	Radius: 4.2m. Area: 55 sq m.		Other Reference: Physiological Condition: Fair Structural Condition: Good Distance1: Distance2: You customise: Public Amenity Value: Good Inspection Limitations: Access Bat Habitat:	

Key to the Tree Schedule

Tree No.

Tree numbers applied as T. 001 etc to each tree are as per the Tree Survey Plan and subsequent drawings, where trees occur as a cohesive group these are suffixed with a T as well, they are assessed as such, with all size data being given as mean figures unless otherwise stated. Any trees on-site and off-site that are appropriate to be included but are omitted from the topographical survey supplied are included in the schedule, though their positions are shown only indicatively.

The measurement conventions are as follows.

- a) height, crown spread and crown clearance are recorded to the nearest metre (crown spread is rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m
- b) stem diameter is recorded in millimetres, rounded to the nearest 10 mm
- c) estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#").

Height (m)

Tree height measured in metres

Stem Diameter (mm)

Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS 5837 Annex C.

Branch Spread (m)

Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

Height of Lowest Branch (m) and direction of growth

Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Life Stage

Newly planted – a tree within 3 years after planting.

Young – a tree within its first quarter of life expectancy.

Semi Mature – a tree within its second quarter of life expectancy.

Early Mature – a tree within its third quarter of life expectancy.

Mature – a tree in its final quarter of life expectancy.

Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age.

Veteran – a tree that is of interest biologically, aesthetically or culturally because of its age, size and condition.

Ancient – a tree that is considered very old for its species.

Dead – a tree that is not alive.

Physiological Condition

An assessment of the physiological condition (i.e. health/vitality) of the tree categorised into:

GOOD	a tree in a healthy condition with no significant problems
FAIR	a tree generally in good health with some problems that can be remediated
POOR	a tree in poor health with significant problems that can't be remediated
DEAD	a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD	a tree in a safe condition with no significant defects
FAIR	a tree in a safe condition at present but with defects or with significant defects that can be remediated
POOR	a tree with significant defects that can't be remediated

Notes related to both physiological and structural conditions follow the categorization in order to support the statement and give greater detail on the true quality and value of the tree.

Preliminary Management Recommendations

These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal or pruning works when access is a non-moveable aspect etc (NB this is **not** intended to be a specification for tree work and further advice may be required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable.

Estimated Remaining Life Contribution

An estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the site in its current context. The following bands are used:

<10	Tree is dead or dying and unlikely to contribute beyond 10 years
10+	Tree is assessed as being able to contribute to the site for 10+ years
20+	Tree is assessed as being able to contribute to the site for 20+ years
40+	Tree is assessed as being able to contribute to the site for 40+ years
50+	Tree is assessed as being able to contribute to the site for 50+ years

Appendix 3: Retention Categories

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix 4: Guidelines & Limitations

1. Where trees are inspected for the purposes of risk management recommendations are not intended to eliminate all risk but to mitigate obvious risks of an unacceptable level. This approach is considered reasonable and proportionate when facilitating tree owners and managers in meeting their duty of care.
2. Recommendations made are based on the current site context and upon other usages brought to our attention prior to the survey. Site usage conditions taken into consideration are detailed in this report. Where these are thought to be inaccurate this must be brought to our attention at the soonest opportunity.
3. We advise that all trees are inspected with a regularity and level of detail appropriate to site usage. It is also recommended that trees are re-inspected following certain events. These include; severe weather events, significant changes in site usage, and changes that affect wind loading on trees (e.g. removal of neighbouring trees, erection/demolition of buildings).
4. Tree work recommendations must only be undertaken by suitably experienced and qualified contractors. Such service providers must hold appropriate public liability insurance and work to the British Standard BS 3998:2010 Tree work – Recommendations and other industry best practice guidelines. During tree work operations any notable defects not identified in this report must be brought to our attention at the soonest opportunity.

Appendix 5: Pictures



Picture 1: Looking southeast into a group of trees at the end of the property.



Picture 2: Looking southeast into a group of trees at the end of the property.



Picture 3: Looking southeast into a group of trees at the end of the property.



Picture 4: Looking north along the western boundary.