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BS5837 Tree Report
Arboricultural Impact Assessment & Method Statement

Relating to:

Ratts End House
Ecchinswell
Newbury
RG20 4TX

Report Ref: BALDS003-24, Revision B
Date: 4th March 2024

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1 INTRODUCTION

1.1 Relevant background information

This report is commissioned as part of a planning application to construct a new residential dwelling and detached garage at Ratts End House, Ecchinswell. The planning application will be considered by Basingstoke and Dean Council.

Instruction

Braemar Arboriculture Ltd was commissioned by Mr B Clarke, to carry out an arboricultural survey at Ratts End House.

Survey brief

To carry out a level 2 inspection and risk assessment of tree(s), and to determine the impacts of development upon the tree and any post development impacts resulting from the tree to the proposal.

1.2 Limitations of the survey

- No liability is accepted for defects hidden from view by vegetation or other obstacles to access.
- This survey is restricted to trees within the curtilage of the site or designated area.
- The statements, findings and recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and/or built environment around the trees after the date of this report, nor any damage whether physical, chemical or otherwise.
- Braemar Arboriculture Ltd cannot accept any liability in connection with the above factors nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within timelines proposed and specification provided.
- Formal assessment of drainage, services, conduits and soil conditions, and other specialist arboricultural surveys (e.g., root collar examination, sonic tomography or climbed inspection) have not been made and are beyond the scope of this report.
- This report has been prepared for the sole use of the client no liability is accepted to third parties using this report.
- Trees are living biological organisms which are subject to change, as a result of pathogens, climatic factors or changes in the immediate surrounding environment. Whilst every effort is made to identify issues relating to safety, there are issues which are not identifiable to the naked eye and as such events of tree failure in part or whole can be experienced. As it is not possible to identify a tree as completely safe where trees are identified as no notable issues, they are deemed to be trees of normal risk.

- Where wind speeds in excess of Beaufort scale 7, (32-38 MPH Near Gale) or higher are experienced it should be noted that trees which appear healthy and free of defects can and do experience failure in part or whole and that it is not possible to predict such instance.
- This inspection remains valid for a period of 12 months from the date of inspection, or until a major storm is experienced, after such an event a new inspection is required.

1.3 Purpose & use of the report

This report is only concerned with those trees located within the curtilage of the designated site. Where trees outside of the site boundary overhang or are immediately adjacent to the boundary, comments may be made of conditions that affect the subject site.

The report is intended to be used by the client as part of a planning application for building development within the designated site.

2 METHODOLOGY & TECHNIQUES EMPLOYED

2.1 Desk study

The desk study was carried out to identify if any of the trees identified within or in close proximity to the site are subject to a Tree Preservation Order or Conservation Area constraint. Where applicable searches will also be made to determine further constraints such as Sites Special Scientific Interest or Ancient Woodland.

A second study was carried out to determine the soils and geology of the site. Soil & geology maps are used along with Cranfield Universities Soilscape Viewer.

2.2 Field techniques

The surveyed trees were individually inspected using the Visual Tree Assessment techniques (VTA, Lonsdale, 1999).

Information relating to tree dimensions, species, maturity and overall condition were recorded in accordance with the methodologies as described in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Tree heights are measured using a Hawke LRF laser Hypsometer and crown spreads are measured using a Leica Disto D510 laser range finder. Trunk diameters and circumference are measured using 5 metre Richter Girth / Diameter tape or Haglof 127cm Callipers. Data is collected on a Samsung Galaxy Tab Active 4 Pro tablet.

3 OBSERVATIONS & FINDINGS

3.1 DESK STUDY

3.1.1 Legal status

I understand that the plot is located within a conservation area managed by Basingstoke and Dean Council.

3.1.2 Soils & geology

1. A desktop study reveals the soils typically associated with this site are: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils of generally low fertility and with impeded drainage, (LANDIS).

2. A desktop study reveals the geology typically associated with this site is: London Clay Formation – Sand. Sedimentary bedrock formed circa 48 – 56 million years ago in the Palaeogene Period, (BGS).

3.2 Field survey

A field visit was carried out by Richard Allen (Arboricultural Consultant), details of the visit are shown in the table below.

Table 1

General Details	
Date of visit	Sunday 11th February 2024
Surveyor	Richard Allen
Other persons present	None
Weather Conditions	
Cloud cover	Clear sky with cloud developing
Precipitation	Light rain to the end of the survey
Wind speed	Light breeze

3.3 Site description

Ratts End House is found on the northern end of terraced cottages. The front of the building faces east onto the road, the rear faces west across the garden. The building is sited in the south east corner of the plot with garden wrapping around the north and west. Land to the north and west is agricultural with residential land to the south and the road to the east, across the road is agricultural land. The site is predominately flat and of cut grass with trees and shrubs.

Boundary treatments are to the north and west, post and rail, the south, wooden panel and post and rail to the east.

3.4 Overall tree condition

Overall, tree condition is good.

3.5 Amenity Value

Many of the trees are visible from the adjacent highway and provide suitable amenity value.

3.6 Specific Tree Issues

Tree T4 has significant decay within the trunk and should be removed.

3.7 BS5837 Category Distribution

Table 3

British Standard BS5837:2012 Category	Trees identified within British Standard Category	Total
Category A	T2	1
Category B	T1, T3, T6, T9	4
Category C	T5, T7, T8	3
Category U	T4	1
Overall total number of trees, groups or hedgerows.		9

4 ARBORICULTURAL IMPACT ASSESSMENT

This section of the report details potential impacts that the proposal may have on trees identified within the tree survey.

This survey and report was carried out prior to any design layout being produced.

4.1 INFORMATION PROVIDED

I have been provided with copies of the proposed layout in PDF and Cad formats.

4.2 IMPACTS of PROPOSED LAYOUT

4.2.1 Tree Removal

The proposed dwelling conflicts with tree T3, this will require the removal of this one tree.

Tree T4 is of poor structural form and should be removed.

4.2.2 Tree Pruning

There are no requirements for tree pruning associated with this application.

4.3 IMPACTS Of DEMOLITION & SITE CLEARANCE

4.3.1 Preliminary Access

For construction purposes the site will be accessed via the existing front drive.

4.3.2 Demolition of Existing Built Structures

The existing wooden garage structure will be demolished and replaced with a new garage using the existing footprint. There are no arboricultural constraints to demolition of the existing garage.

4.3.3 Removal of Existing Hard Surfaces

The existing hard surface slab of the garage will require removal, there are no arboricultural constraints to the removal of hard surfacing.

4.3.4 Removal of Existing Services

There are no existing services that require removal.

4.3.5 Removal of Ground Vegetation

There are no requirements for the clearance of ground vegetation.

4.4 IMPACTS OF CONSTRUCTION & RELATED OPERATIONS

4.4.1 Position of Structures

The proposed dwelling conflicts with tree T3. Whilst relocating the dwelling would be the first option, this would result in conflict with two other trees. Removal of tree T3 would be the preferred option.

4.4.2 Changes in Ground Levels

There are no changes in ground level that will impact retained trees.

4.4.3 Working Within Root Protection Areas of Retained Trees

There are no requirements for working within root protection areas.

4.4.4 Working Within Crown Spreads of Retained Trees

There are no requirements for working within the crown spreads of retained trees.

4.4.5 Overall Working Space

The site provides sufficient space for construction activities to proceed without impact to retained trees.

4.4.6 Site Access

There will be no arboricultural constraints to site access post construction.

4.4.7 Site Compound

The site of the existing garage will be ideal as a site compound during the construction of the dwelling.

4.4.8 Delivery & Storage of Construction Materials

There are no arboricultural constraints to the delivery of construction materials.

4.4.9 General Tree Protection Measures

To minimise the potential for harm occurring to root systems or crowns of retained trees during the work phase it will be necessary to implement construction exclusion zones around retained trees and hedges. These are defined as areas around root protection areas and crown spreads in which no construction activities will take place.

It is recommended that the exclusion zones are afforded protection at all times through the use of tree protection barriers specified in accordance with BS5837:2012. No works will take place within the construction exclusion zone.

4.4.10 Tree Protection Barriers & Fencing

Protective fencing must be constructed in accordance with the specification detailed in BS5837:2012 (figure, 2; Appendix 2). Any variation of protective fencing must be agreed by the local planning authority.

4.4.11 Installation of Services

All new service runs can be installed without impacting the root protection areas of retained trees.

4.4.12 Installation of New Hard Surfaces

There are no requirements for new hard surfacing within root protection areas.

4.4.13 Installation of Boundary Treatments

A post and rail fence is proposed to separate the new dwelling from Ratts End House, this will traverse through the root protection areas of trees T6, T7 and T8. It will be necessary to excavate post holes by hand to prevent damage to tree roots or utilise meta-post spikes to support the wooden posts.

4.5 POST DEVELOPMENT IMPACTS

4.5.1 Direct Damage to Structures

The proposed building is located at a sufficient distance that direct damage from trees is unlikely.

4.5.2 Indirect Damage to Structures

The soils and geology of the site are such that they are influenced by seasonal soil moisture movement. The design of foundations must consider that soils and geology and also the position of the structure is within the zone of influence for trees T1 and T2.

4.5.3 Hard Surface Water Discharge

All surface water discharge must stay within the site, there are no issues with discharged water impacting retained trees.

4.5.4 Shade Dominance

Some minor shading will be experienced from tree T5, this is not considered to be of great detriment to the dwelling.

4.5.5 Seasonal Nuisance

The position of the proposed building in relation to retained trees is such that seasonal nuisance will not be an issue.

4.5.6 Privacy and Screening

I understand that there are plans to plant several new hedges within the site, this will provide new screening opportunities.

4.5.7 Future Pressure for Tree Removal/Pruning

The position of the dwelling in relation to retained trees is such that the pressure for pruning or tree removal will not increase as a result of development.

4.6 Landscape

4.6.1 Landscape Design

A separate landscape plan is to be submitted as part of this application. I have not seen any proposed landscape schemes but it is essential that consideration is given to the constraints of retained trees.

5 ARBORICULTURAL METHOD STATEMENT

Use of the method statement

Tree protection measures specified within this document shall be agreed with the Local Planning Authority (LPA). If at any point tree protection measure are required to change, this must be agreed in writing with the LPA. The site manager is required to be familiar with this document, its purpose and conditions relating to it. Where clarification is required the site manager should liaise with the arboriculturist to clarify any issues. A copy of this document, and subsequent plans should be available on site at all times and be available upon request to any persons requiring to see them.

Timing of operations

In order that trees are provided maximum protection during the project, works will be phased in accordance with the following schedule.

Phase 1 – Carry out consented tree removals.

Phase 2 – Installation of all tree protection fencing and signage required to protect trees during the development.

Phase 3 – Ground works carried out.

Phase 4 – Above ground construction.

Phase 5 – Replacement surface treatment of existing hardstanding.

Phase 6 – On completion of construction work, landscaping can be carried out. Where it is necessary to use plant and machinery as part of the landscape works, protective fencing must be retained until such machinery is off site.

Phase 7 – Removal of all protective measure and site sign off.

Required tree works

There is a requirement for the removal of one tree. All works are detailed in the table below.

Table

Tree No.	Species (Common Name)	BS5837 Category	Recommended works
T3	Cherry	B2	Remove to facilitate development

Access

There are no arboricultural constraints to access. All construction activity must enter the site via the existing drive.

Restrictions within tree root protection areas

Tree root protection areas are denoted as construction exclusion zones, within the exclusion zones the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

In addition to the above, further precautions are necessary adjacent to trees;

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the root protection area of retained trees.
- No fire shall be lit such that flames come within 5 meters of tree foliage.

Avoiding damage to stems and branches

Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to trees and might make their safe retention impossible.

Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as "access facilitation pruning".

Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with British Standard BS3998:2010, Tree Work – Recommendations.

Protective fencing

Types of protective fencing and relevant ground protection are described in Appendix 3 of this report. Protective fencing must comprise of Heras weldmesh fence panels lashed to a driven scaffold frame. Protective fencing is denoted on the accompanying tree protection plan. All protective fencing must be in place prior to construction commencing.

Protective fencing must remain in situ until all construction activity is cleared.

Ground protection

There are no requirements for any specialised ground protection.

Site storage, parking & welfare facilities

The site will require provision for storage of materials, contractor parking, welfare facilities and materials drop off.

None of the above provisions will be located within root protection areas of retained trees.

The site compound will be located to the front of the site utilising the existing garage area.

Installation of underground services

New underground services must run to the north of trees T7 and T8, this will avoid root protection areas.

In considering the layout of underground services, National Joint Utilities Group publication Volume 4 (NJUG Vol4) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees, should be consulted.

Arboricultural monitoring and supervision

It is important to ensure that maximum tree protection is retained throughout the development process. In order that this may be achieved successfully a system of arboricultural monitoring and assessment is required.

Prior to any phase of works commencing on site, a pre-start meeting is to be held in order that protection of trees can be discussed and arranged as per the arboricultural method statement.

Thereafter visits must be undertaken at regular intervals, to ensure that tree protection measures are retained as per discussion and agreement and are maintained in a serviceable order. A record of all meetings and visits will be kept and logged, this will be submitted to the site agent, developer and local planning authority.

Regular contact will be maintained with the site manager to determine any forthcoming operations that may impact upon existing tree protection measures or require additional ones, or any further supervision required.

The arboricultural consultant will be advised a minimum of 72 hours prior to the commencement of any works that require their attendance (i.e., installation of non-dig driveway, services, removal/construction of hardstanding).

The arboricultural consultant will be required to attend the site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the root protection areas of all retained trees, and will be advised a minimum of 72 hours prior to the commencement of any works that require their attendance, these will include:

- Pre-commencement site meeting
- Location of tree protection measures
- Installation of non-dig surfaces
- Any installations or excavations adjacent to root protection areas
- Sign of and removal of protective fencing

BIBLIOGRAPHY

The following technical publications and technical references have been used by the author to produce this report, whilst we acknowledge the use of these titles a direct reference may not have been made.

Reference: Industry Guidelines

BS 3998: 2010, Tree Work Recommendations, British Standards Institute.

Principles of Hazard Assessment and Management, 1999, Lonsdale D

Tree Root Systems, (1995) Dobson. M AAIS Publication Arboricultural Research Note (130/95/Arb)

The Body Language of Trees, (1995) Mattheck.C & Breloer H.

Tree Preservation Orders – A guide to the law and Good Practice (2000), DCLG

Tree Preservation Order Regulations

Geology of Britain Map, Southern Sheet 1:50,000, British Geological Society

Soilscape Viewer, Land information system, Cranfield University

APPENDIX 1 - TREE SCHEDULE

Information on the trees as required by BS 5837 (2012), is provided in the tree schedule as follows:

Tree / Hedge / Group Number:
The position of surveyed trees is marked on the accompanying site plan. To enable easy identification of trees on site I have tagged each tree with an aluminium disk at a suitable point within the lower 2.5m of the main stem. Where small trees exist in group's they may not have been tagged on site but should be identifiable from the site plan.

Species
Common and Latin names

Tree Height
The top height of the tree measured in meters.

Trunk Diameter
Measured at 1.5m from the highest point of ground level at the base of the tree.

Crown Spread
The spread of the trees canopy measured to the four cardinal points of the compass

Lowest Branch and direction
The lowest most significant branch in the trees crown.

Crown Height
The lowest point of the trees live crown from ground level.

Maturity
Recorded a one of the following categories.

- Young – Recently planted or establishing tree that could be transplanted without the need for specialist equipment, i.e., less than 150mm diameter.
- Semi Mature – an established tree, but with some growth to make before reaching its potential maximum size. A tree within its first third of lifespan.
- Early Mature – A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. A tree in its second third of lifespan.
- Mature – A mature specimen with limited potential for any significant increase in size, even if healthy. A tree in its final third of expected lifespan.
- Over Mature – A senescent (declining/degradation) or moribund specimen of low vigour within its final third of lifespan. Possibly also containing sufficient structural defects with safety and/or duty of care implications.

- Veteran – Specimens exhibiting features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
- Dead – The tree is dead and cannot be clarified as a veteran tree. Its age up till death is of no significance.

General Observation – Condition

Recorded as one of the following four categories additional specific comments will also be made where applicable.

- Good – Generally in good health typical of the species needing little, if any, attention. Few minor defects of little overall significance such as physical damage or suppressed branches. Showing no adverse risk of failure/defects.
- Fair – A tree or trees with minor but rectifiable defects or in the early stages of stress, from which it may recover. Showing minor signs of deterioration. This could include a major defect in an early life stage, or multiple minor defects. A tree that may require work to remove or improve a defect.
- Poor – A tree or trees with major structural and physiological defects or stressed such that it would be a risk to retain in its current or future known situation. Unlikely to return to a good condition given time or remedial work.
- Dead – A tree or trees no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are becoming or have become dangerous.

Estimated remaining contribution

The estimated remaining lifespan of the tree
<10 – Less than 10 years estimated life remaining contribution.
10+ estimated life remaining contribution of at least 10 years.
20+ estimated life remaining contribution of at least 20 years.
40+ estimated life remaining contribution of at least 40 years.

Tree Categorization

Using the assessment criteria described in BS 5837:2012, table 1, trees can be divided into one of following four categories.

Category A – Those of high quality with an estimated remaining life expectancy of at least 40 years.

Category B – Those of moderate quality with an estimated remaining life expectancy of at least 40 years.

Category C – Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a trunk diameter below 150mm.

Category U – Those trees in such poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10

Root protection area (RPA)
Radius from the centre of the tree
The whole RPA in meters squared

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T1	Roble Beech	19	490	5.5	4	2.5	3	1.7 East	1	EM	Fair, The tree appears to be doing well but is out of leaf at time of inspection.	20 to 40	B2	5.88	108.6
T2	Beech	10	280, 210	4	7	7	6	1.8 South	1	SM	Good - No visible issues.	40+	A1	4.2	55.4
T3	Cherry	11	290, 250	4.5	5	6	6	2 South	1	EM	Good - No visible issues.	20 to 40	B2	4.6	66.3
T4	Foxglove Tree	6	250	0	2	3	3.5	2 South	2.5	M	Poor - The tree forms 2 trunks at 1m from ground level. The northern trunk is dead and decaying. Soft decay present at the base of the tree on the northern side.	<10	U	3	28.3
T5	Silver Birch	13	260	4	5	2.5	3	2 South	1.8	SM	Good - No visible issues.	10+	C2	3.12	30.6
T6	Apple	6	370, 240	2.6	3.5	5	5	1.5 West	1.5	M	Good - No visible issues.	20 to 40	B2	5.3	88
T7	Hazel	6	100	3	3	2	2	0.5 South	5.5	SM	Good - Old coppice stool.	10+	C2	4.2	54.3
T8	Field Maple	11	200, 280, 190, 180, 170	3.5	5	7	3	0.5 South	1	M	Fair - Multi trunk tree. Decay pocket at the base of the western trunk.	10	C2	5.6	97.6
T9	Apple	7.1	310, 330	4.7	2.7	4.9	1.9	2.3 North	4.8	M	Good - No visible issues.	20+	B	5.4	92.7

APPENDIX 2 – DRAWINGS

Drawings associated with this report are:

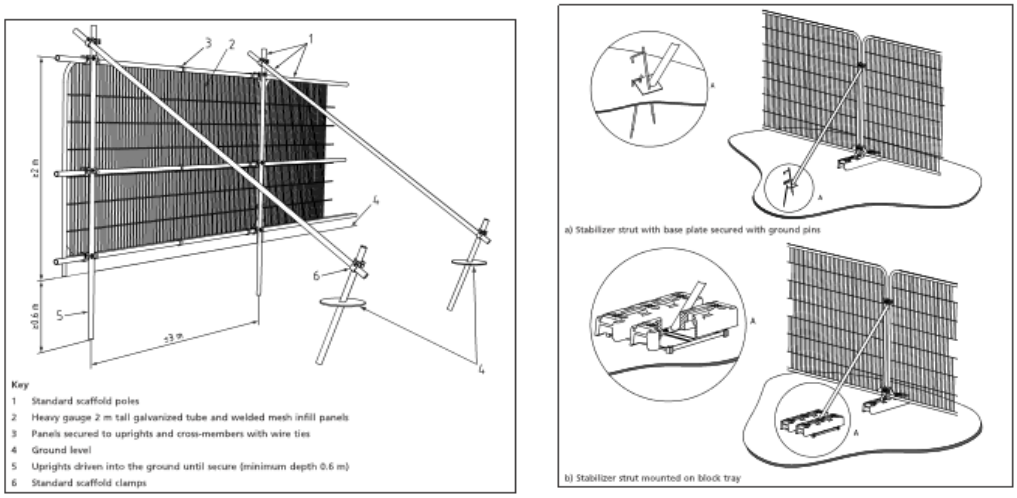
Tree Protection Plan, Ratts End House
BALDS003-24 TPP, Revision B, 1:200@A1

APPENDIX 3 – PROTECTIVE MEASURES

There is a necessary and mandatory requirement to protect all retained trees during the Construction process. Protective measures must consider the above and below ground constraints of trees. Protective measures must also be employed where demolition work is to be carried out.

Above ground protection

Protective fencing must be placed in accordance with the approved tree protection plan. The edge of each RPA is denoted by a pink line, this is at the radius distance from the centre of the tree and will encompass the full RPA in meters squared. The radius and area in meters squared are found within the tree schedule in appendix 2 of this document. Examples of protective fencing are shown in the following diagrams which are taken from BS 5837 – 2012.



Examples of protective fencing

Protective fencing should comprise of Heras panels or similar, interlocked and attached firmly to a driven scaffold frame braced to withstand impacts.

Warning signs must be attached to protective fencing to inform site users and operatives that protective fencing must not be moved. An example of such a sign is shown on the following page.

Example of RPA warning sign

Below ground protection

There are circumstances where it is necessary to work within the RPA of a retained tree, in this instance measures must be taken to ensure that the ground is suitable protected to prevent compaction or damage of the root zone. Examples of temporary ground protection are stated in the table below.

Usage	Description of protection measure
Pedestrian movement only.	A single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to create a suspended walkway, or on top of a compression-resistant layer (e.g., 100mm depth of woodchip) laid on to a geotextile membrane.
Pedestrian movement and operated plant up to a gross weight of 2 Ton.	Proprietary, inter-linked ground protection boards placed upon a compression-resistant layer (e.g., 150mm depth of woodchip) laid on to a geotextile membrane.
Wheeled or tracked construction traffic exceeding 2-ton gross weight.	An alternative system (e.g., proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

Additional precautions

The planning of site operations should consider the implications of wide loads, and the access and movement of plant with booms, jibs and counterweights. The use of these plant items should be considered so as to prevent contact with retained trees. Any movement of site should be under the supervision of a "banksman" to ensure that adequate clearance is maintained at all times.

APPENDIX 4 – LIMITATIONS & DISCLAIMERS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in their qualification.

This report and values expressed herein represent the opinion of the consultant/ appraiser, and their fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Unless expressed otherwise; (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

APPENDIX 5 – CERTIFICATION OF PERFORMANCE

I, Richard Allen, certify that:

- I have personally inspected the trees(s) and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the terms of the assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practice.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I hold a level 4 qualification in arboriculture and professional membership of the Arboricultural Association and Consulting Arborist Society. I am level 3 professional tree inspection qualified and hold insurance to carry out tree inspection as per the terms of this survey.

Signed: Richard Allen

HNC, M.Arbor.A, CAS, Lantra Professional Tree Inspection Qualified, Consulting Arborist Society – Arboricultural Mortgage Insurance and PTI accredited. LANTRA Instructor – Basic Tree Inspection

For and on behalf of **Braemar Arboriculture Limited**

Date of Report – 1st March 2024

Arboricultural Association Professional Member
PR4547

LANTRA AWARDS APPROVED
Instructor

British Association Landscape Industries ACCREDITED
Accredited Supplier

Tree & Landscape Consultancy

Tree Inspections / Reports
Hazard Tree Assessments
Sonic Tomograph Assessments
Climbed Inspections
BS5837:2012 – Tree Reports
Landscape Schemes

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