



Arboricultural Survey - BS5837:2012

**St Paul's Church, Hadley Wood, Trust**

**St Paul's Church**

**Hadley Wood**

**EN04 0EN**

16 August 2023

Phil Gower Dip Arb Lv4 (ABC) *MArborA*

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## 1 Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 05 July 2023 from David Hawkins to attend St Paul’s Church, Hadley Wood, EN04 0EN (The Site) to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees and Tree Constraints Plan.

I am Phil Gower, an Arboricultural Consultant for Arbtech Consulting Ltd.

I have worked within the arboricultural industry for 13 years, having completed my Level 4 Professional Diploma and LANTRA Professional Tree Inspection. I am currently working towards my BSc (Hons). I am a professional member of the Arboricultural Association.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

**Table 1: Documents referred to.**

Document	Reference No.
Survey base drawing	1021-CYA-AA-XX-DR-A-00011_D
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 01
Tree Constraints Plan	Arbtech TCP 01

## 2 Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Phil Gower on 01 August 2023.

During the survey, I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of 16no. individual trees and 1no. group of trees were surveyed. Details for each are provided in the Schedule of Trees (Appendix 2).

Multiple other small trees and shrubs occupy the site, none of which meet the minimum diameter requirements to be considered for this survey or were considered to be suitably distanced from the proposed area of development.

**Table 2: Documents upon which this tree survey has been based.**

Document	Originator	Reference Number	Title
Survey base drawing	Cooley Architects	1021-CYA-AA-XX-DR-A-00011_D	OS Tile

**Limitations:** The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment, were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, lasers, and GPS devices. Where this was not possible, measurements are estimated.

**Scope:** Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of tree's condition relative to their present context (*i.e. not in relation to the proposed development*).

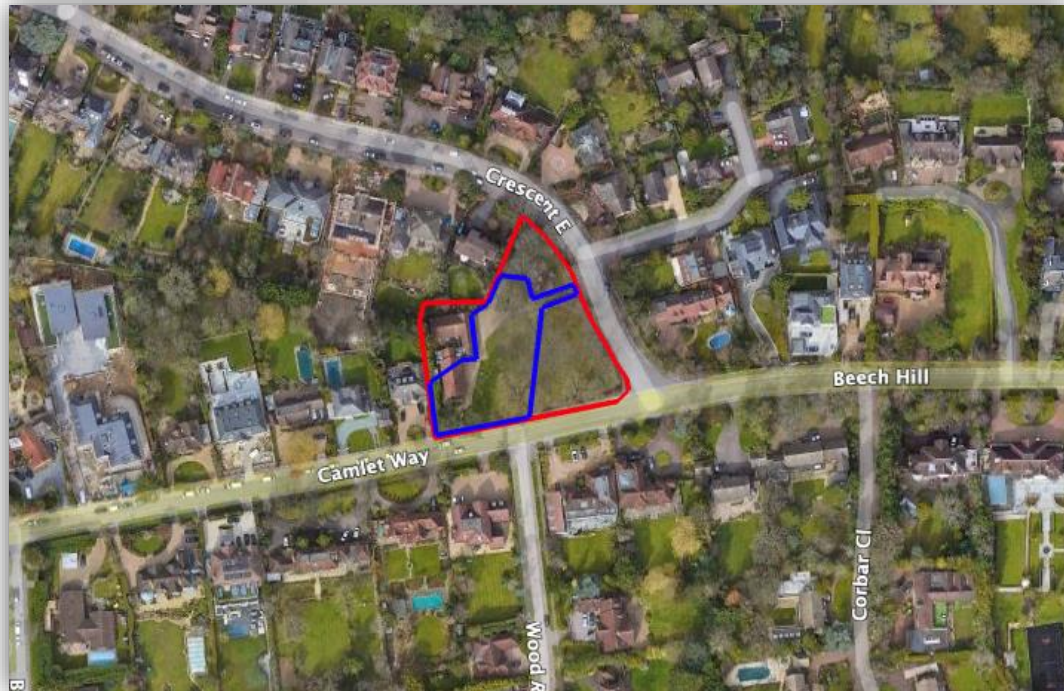
**Legal Status:** No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

### Site Description

The site is situated in a residential area near the intersection of Camlet Way and Crescent East. The general aspect of the site is Southeast. The church is located on the western boundary, the rest of the property comprises of a large grass area with multiple mature trees, there is driveway access via Crescent East on the eastern boundary and pedestrian access on the south boundary.



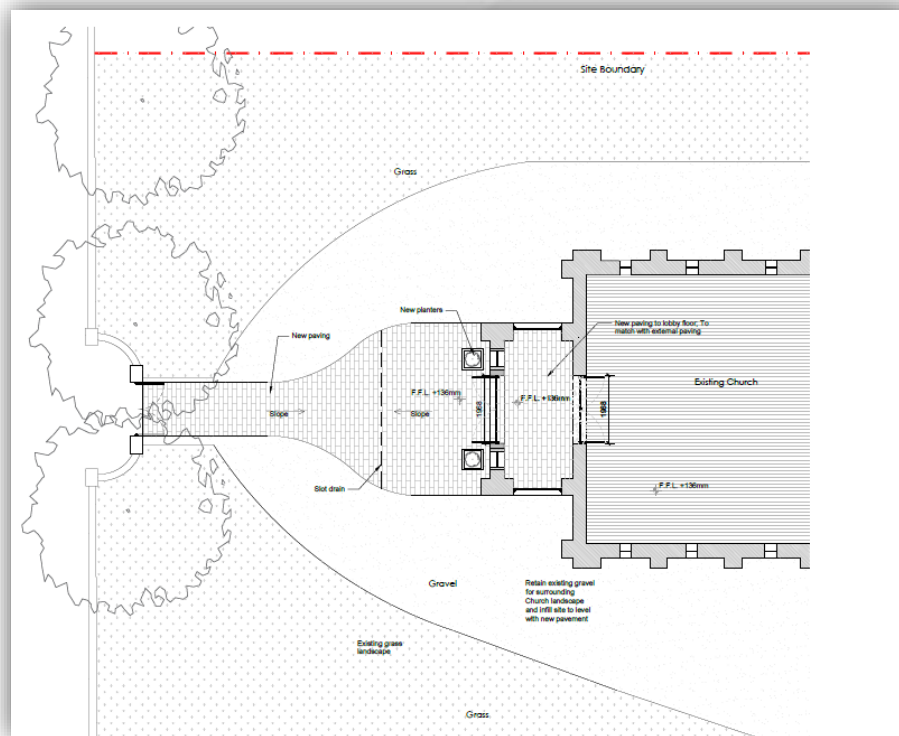
**Figure 1:** OS Map showing the site location (Bing Maps)



**Figure 2:** Aerial Image of the site with approximate red line boundary and with blue line denoting the area surveyed (Google Earth)

## Proposed Scheme

Alterations to the existing entrance lobby with new glazed front entrance with skylight above, glazing infill windows to side elevations and front path paving.



**Figure 3:** Proposed scheme, drawing number 1021-CYA-AA-ZZ-DR-A-00021\_D (Cooley Architects)

It is likely that arboricultural impacts can be addressed with arboricultural methodology or minor amendments to the proposal.

### 3 BS 5837:2012 - Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

### 4 Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality, suitable for retention and justifying protection. And which trees are low or poor quality, either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands, for their quality and value within the existing context in a transparent, understandable, and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees have been recorded by allocating it to one of the four categories: **A**, **B**, **C**, or **U** (highest to lowest quality, respectively). The categories are differentiated on the tree survey plan by colour or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (newly planted, young, semi-mature, early mature, mature, over mature);
- h) physiological condition (e.g. good, fair, poor, decline and dead);
- i) structural condition (e.g. good, fair, poor or not visible);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Appendix 1 Cascade chart for tree quality assessment).



## 5 Definitions

### Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training, and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

### Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

### Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

### Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m<sup>2</sup>.

### Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m<sup>2</sup>), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

### Arboricultural Impact Assessment (AIA)

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

### Tree Protection Plan (TPP)

A TPP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

### Arboricultural Method Statement (AMS)

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

## 6 Recommendations

With the benefit of making an assessment of your planning proposals, we make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA).
- b) An arboricultural method statement (AMS).
- c) A tree protection plan drawing (TPP).

## 7 Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

## 8 Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.PDF)
- Tree Constraints Plan drawing (.DWG & .PDF)

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



**Phil Gower Dip Arb Lv4 (ABC) *MArbora***

Arboricultural Consultant

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## Appendix 1: Table 1 Cascade chart for tree quality assessment

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## BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Cascade chart for tree quality assessment - Table 1 - (reproduced with permission of BSI Global)

Category and Definition	Criteria including sub-categories where appropriate)			Identification on Plan
<p><b>Category U (Trees unsuitable for retention - See notes).</b></p> <p>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.</p>	<ul style="list-style-type: none"> <li>Trees that have 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).</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>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.</li> </ul> <p><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.</i></p>			Dark red
<b>Trees considered for retention</b>	<b>1) Mainly arboricultural qualities</b>	<b>2) Mainly landscape qualities</b>	<b>3) Mainly cultural values (including conservation)</b>	
<p><b>Category A</b></p> <p><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years.</p>	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 dominate 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).	Light green
<p><b>Category B</b></p> <p><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years.</p>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of 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.	Mid blue
<p><b>Category C</b></p> <p><b>Trees of low quality</b> with an estimated remaining expectancy of at least 10 years, or young trees with a stem diameter below 150mm.</p>	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 value.	Trees with no material conservation or other cultural value.	Grey



## Appendix 2: Tree Schedule

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**BS5837:2012 Tree Survey**

**Arbtech Consulting Ltd**

Client: St Paul's Church, Hadley Wood, Trust  
 Project: St Paul's Church  
 Survey Date: 01/08/2023  
 Surveyor: Phil Gower



3 Well House Barns  
 Chester Road  
 Bretton  
 Cheshire  
 CH4 0DH  
 Phone: 01244661170

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
<b>G1</b>												
A Group <i>See comments for details</i>	4	1	75	N	2	0	M	A: 2.5 R: 0.89	Good	C: Good S: Not visible B: Not visible	Large shrub group consisting predominantly of laurel. Stems and basal area obscured by dense vegetation. Recorded dimensions representative of average estimated measurements.	<b>C.1</b> 10+ yrs
<b>T01</b>												
Corsican Pine <i>Pinus nigra var.maritima</i>	25	1	503	N	3	8	M	A: 114.5 R: 6.03	Good	C: Good S: Good B: Good	Minor levels of deadwood throughout canopy.	<b>A.2</b> 40+ yrs
<b>T02</b>												
Corsican Pine <i>Pinus nigra var.maritima</i>	25	1	514	N	2.5	5	M	A: 119.5 R: 6.16	Good	C: Good S: Good B: Good	Minor levels of deadwood throughout canopy.	<b>A.2</b> 40+ yrs
<b>T03</b>												
Corsican Pine <i>Pinus nigra var.maritima</i>	25	1	553	N	2.5	6	M	A: 138.4 R: 6.63	Fair	C: Fair S: Good B: Good	Evidence of reduced vitality when compared to neighbouring trees of the same species and age. Moderate levels of deadwood throughout canopy.	<b>B.1</b> 20+ yrs
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature	<b>Condition:</b>		C	Crown	<b>Stems:</b>		Ø	Diameter
	Y	Young	M	Mature			S	Stem			(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature			B	Basal area	<b>ERC:</b>			Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC				
		No	Ø (mm)	Spread (m)	Clear (m)										
<b>T04</b>															
Corsican Pine <i>Pinus nigra var.maritima</i>	25	1	655	N	4	8	M	A: 194.1 R: 7.86	Good	C: Good S: Good B: Good	Minor levels of deadwood throughout canopy.	<b>A.2</b> 40+ yrs			
<b>T05</b>															
Plum <i>Prunus Domestica</i>	6.5	6	184 (Eq)	N	2.5	0	EM	A: 15.3 R: 2.2	Good	C: Fair S: Fair B: Good	Multi-stemmed tree located on southern boundary of the site.	<b>C.1</b> 10+ yrs			
<b>T06</b>															
Common Oak <i>Quercus robur</i>	18	3	1208 (Eq)	N	11.5	1	M	A: 659.9 R: 14.49	Good	C: Fair S: Fair B: Poor	Significant historic union with included bark and visible opening at 1m. Extensive buttressing around basal area. Moderate levels of deadwood throughout canopy with significant sized deadwood particularly around the lower crown.	<b>B.1</b> 20+ yrs			
<b>T07</b>															
Common Oak <i>Quercus robur</i>	19	1	532	N	5	2	M	A: 128.1 R: 6.38	Good	C: Fair S: Good B: Good	Moderate levels of deadwood throughout canopy.	<b>B.1</b> 20+ yrs			
<b>T08</b>															
Common Oak <i>Quercus robur</i>	21	1	1145	N	8	1	M	A: 593.2 R: 13.74	Good	C: Fair S: Good B: Good	Moderate levels of deadwood throughout canopy.	<b>B.1</b> 20+ yrs			
<b>T09</b>															
Common Oak <i>Quercus robur</i>	16	3	676 (Eq)	N	5	1	M	A: 206.6 R: 8.1	Good	C: Fair S: Good B: Good	Moderate levels of deadwood throughout canopy. Buttressing to south side of stem. Evidence of historic pruning consistent with crown lifting to 4m (100% occlusion)	<b>B.1</b> 20+ yrs			
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature				<b>Condition:</b>	C	Crown	<b>Stems:</b>	Ø	Diameter		
	Y	Young	M	Mature					S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition		
	SM	Semi-mature	OM	Over Mature					B	Basal area	<b>ERC:</b>		Estimated Remaining Contributio		

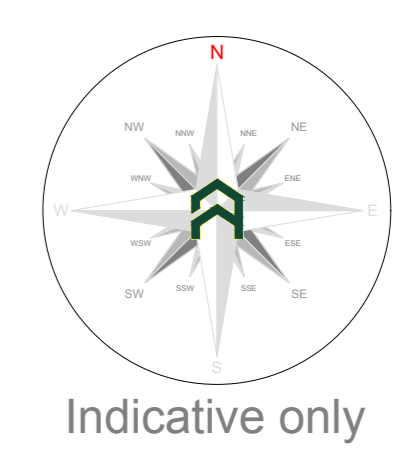


Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
<b>T10</b>												
Common Hawthorn <i>Crataegus monogyna</i>	9.5	4	325 (Eq)	N	3	0	M	A: 47.8 R: 3.9	Fair	C: Fair S: Fair B: Fair	<b>C.1</b> 10+ yrs	
<b>T11</b>												
Common Oak <i>Quercus robur</i>	22.5	2	784 (Eq)	N	5	8	M	A: 278.1 R: 9.4	Good	C: Good S: Fair B: Fair	<b>B.1</b> 20+ yrs	
<b>T12</b>												
Common Oak <i>Quercus robur</i>	23.5	1	674	N	5.5	8	M	A: 205.5 R: 8.08	Good	C: Good S: Fair B: Fair	<b>B.1</b> 20+ yrs	
<b>T13</b>												
Common Oak <i>Quercus robur</i>	22.5	1	1380	N	7	5	M	A: 707 R: 15	Good	C: Good S: Fair B: Fair	<b>B.1</b> 20+ yrs	
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature	<b>Condition:</b>			C	Crown	<b>Stems:</b>	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	<b>ERC:</b>		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
<b>T14</b>											
Common Oak <i>Quercus robur</i>	22	1	1146	N	10	4	M	A: 594.2 R: 13.75	Good	C: Fair S: Fair B: Poor	<b>C.1</b> 10+ yrs Significant buttressing around basal area. Fungal fruiting bodies on northwest and east side of stem base (gamaderma). Historic cable bracing at 6m. Stems starting to occlude around cable. Historic storm damage on western stem at 6m. Evidence of previous topping/pollarding and allowed to lapse. Historic pruning consistent with crown lifting to 5m. Included stem union at 1.5m. accustic testing suggests hollowing on northwest side of basal area.
<b>T15</b>											
Paper Birch <i>Betula papyrifera</i>	8	1	113	N	3.5	1	SM	A: 5.8 R: 1.35	Good	C: Good S: Good B: Good	<b>C.1</b> 10+ yrs No notable features.
<b>T16</b>											
Common Oak <i>Quercus robur</i>	16	1	390	N	5	3	M	A: 68.8 R: 4.67	Good	C: Good S: Ivy B: Not visible	<b>B.1</b> 20+ yrs Minor levels of deadwood throughout canopy. Stem and basal area obscured by dense ivy and sourounding vegetation.
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature	<b>Condition:</b>	C	Crown	<b>Stems:</b>	Ø	Diameter	
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition	
	SM	Semi-mature	OM	Over Mature		B	Basal area	<b>ERC:</b>		Estimated Remaining Contributio	

## Appendix 3: Tree Constraints Plan

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**Tree Categories**

Trees are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

Category 'V' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category 'W' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category 'X' - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

**Root Protection Area**

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a minimum area in m<sup>2</sup> which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

The calculated RPA is capped to 707m<sup>2</sup>, which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

**Tree Survey Report**

Please refer to Arbttech Consulting Ltd Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.

All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 Tree in relation to design, demolition and construction.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured: obtain and arboricultural report to include:

- a) An arboricultural impact assessment (AIA);
- b) An arboricultural method statement (AMS); and
- c) A tree protection plan (TPP).

Rev:	Date:	Notes:



Project:  
**St Paul's Church, Hadley Wood, EN4 0EN**

Client:  
**St Paul's Church, Hadley Wood, Trust**

Drawing:  
**Tree Constraints Plan**

Based on:  
**1021-CYA-AA-XX-DR-A-00011\_D**

Drawing No:  
**Arbttech TCP 01**

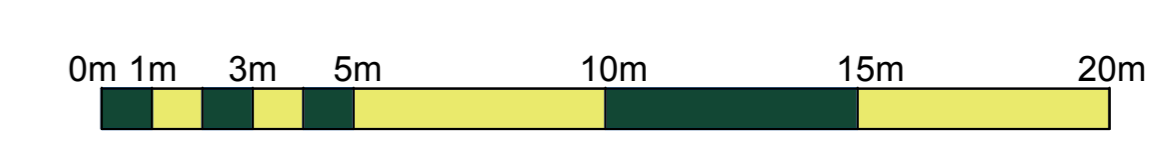
Date:  
**Aug 2023**

Scale:  
**1:150 @ A0**

Drawn:  
**PDG**

Key:

Tree No.:	Tree Category:	Trunk:	Canopy:
T01	Category 'U' trees	Green circle	Blue circle
	Category 'V' trees	Red circle	Green circle
	Category 'W' trees	Blue circle	Red circle
	Category 'X' trees	Green circle	Blue circle
	Category 'Y' trees	Red circle	Green circle
	Category 'Z' trees	Blue circle	Red circle



## 9 Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TSR 01	Phil Gower		Arboricultural Consultant	01	16/08/23

### Limitations

Arbtech Consulting Ltd has prepared this report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

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