

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management

BS 5837:2012 TREE SURVEY AND ARBORICULTURAL METHOD STATEMENT FOR 141 HAVANT ROAD HAYLING ISLAND



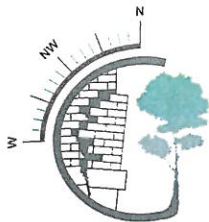
Prepared on instructions from:

Mr S Thompson
5 Harbour Road
Hayling Island
Hampshire
PO11 0HR

Ref: SPH/AS/5837-01/21.08

30th August 2012

(Amended 17th June 2014 with Attached Appendix 10)



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CONTENTS

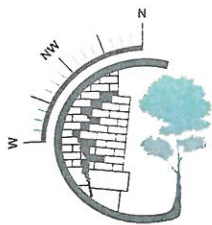
- Summary**
- 1. Introduction**
- 2. Scope**
- 3. Site visit and the collection of data**
- 4. Constraints**
- 5. Tree protective measures**
- 6. Method statement introduction, generic measures**
- 7. Site specific precautions and mitigation**
- 8. Arboricultural standards**
- 9. Arboricultural supervision**
- 10. Contingency plan**

APPENDICIES

- 1. Survey Key & Tree Schedule**
- 2. Tree Location Plan**
- 3. Root Protection Area Plan**
- 4. Tree Protection Barrier Plan**
- 5. Mitigation Drawing**
- 6. TPO Location Plan**
- 7. Simon Holmes Summary of Qualifications**
- 8. Guidance Leaflet – GL1**
- 9. Sign – SG1**

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Summary.

We inspected all the trees that could be affected by the proposed development upon this site. A total of 14 individual trees and one group of trees plus one group/hedgerow were examined and their details are included at **Appendix 1**.

The trees were assessed in accordance with the cascade chart for tree quality (Table 1: Section 4) of BS 5837:2012. There is one tree in category 'A' "Trees of high quality", four trees and one group are in category 'B' "Trees of moderate quality" and nine trees and one group are in category 'C' "trees of low quality".

1. Introduction.

1.1. Instructions.

1.1.1. We are instructed by Mr S Thompson of 5 Harbour Road, Hayling Island, Hampshire PO11 0HR to visit 141 Havant Road, Hayling Island, Hampshire PO11 0LE and survey the trees growing in and adjacent to the site, in accordance with 'British Standard (BS) 5837:2012' a guide for 'Trees In Relation To Design, Demolition and Construction - Recommendations' (Section 4).

1.1.2. We were further instructed to prepare an arboricultural method statement as required in the planning conditions issued by Havant Borough Council.

1.2. Validation.

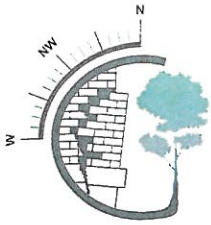
1.2.1. In accordance with the *Department for Communities and Local Government (DCLG) Circular 03/2010* document *Guidance on Information Requirements and Validation*, this report fulfils the recommended national listed criteria for tree survey/arboricultural information and contains the following information.

- A full tree survey, undertaken by a qualified Arboriculturist, and schedule of the trees.
- A site plan at 1:200 scale with a north point, indicating the tree locations and colour coded, ref: SPH/AS/BS5837-01/21.08, included at **Appendix 2**.
- A site plan indicating the root protection areas (RPA), ref: SPH/AS/RPA-01/21.08, included at **Appendix 3**.
- A site plan indicating the tree protection barrier (TPB) locations, ref: SPH/AS/TPB-01/21.08, included at **Appendix 4**.
- A site plan indicating the areas requiring mitigation, ref: SPH/AS/Mit-01/21.08, included at **Appendix 5**.
- An arboricultural method statement.

1.3. Tree preservation order and conservation area status.

1.3.1. Two groups of trees are covered by the tree preservation order (TPO) - Havant Borough Council No.1126 dated 03/09/82. This TPO refers to the group of trees in front of 141 Havant Road (listed by the Council as Area 1), and the group of trees to the south of the land adjoining the original plot of 141 Havant Road (listed by the Council as Area 2). See TPO location plan included as **Appendix 6**.

1.3.2. 141 Havant Road is not within a conservation area (CA).



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1.4. Qualifications and Experience.

- 1.4.1. This report is based on the site observations made by Andrew Small and the information provided was interpreted by Simon Holmes in the context of his experience. A summary of his qualifications are enclosed in **Appendix 7**.

2. Scope of this report.

- 2.1.1. The purpose of this report and the accompanying method statement is to quantify the trees most likely to be impacted upon by any development proposal, and to show how potential damage to them is to be avoided.
- 2.1.2. This survey provides the basic data on the trees implicated on this site. It does not set out to put arguments for or against the development. It does set out how to decide upon trees for retention, means of protecting the retained trees during development and on means of incorporating trees into the developed landscape, along with appropriate management and protective measures. The primary purpose is for the council and client to review the information provided as a condition of the planning consent. The information is provided on the basis that it will be available to people other than arboriculturists i.e. those without specialist knowledge of the subject.
- 2.1.3. This report is intended to meet the conditions of planning consent APP/12/00036 Havant Borough Council.

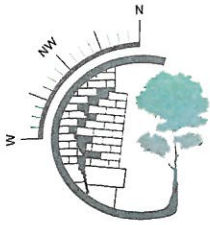
3. Site visit and the collection of data.

3.1. Site visit.

- 3.1.1. Andrew Small visited the site on the 21st and 30th August 2012. All the trees were inspected from ground level without any form of detailed investigations; binoculars were used to aid the inspection process. The measurements he undertook on site were made with the aid of a rounded down diameter tape and TruPulse™ laser hypsometer. The trees were not tagged as they are easily identified on site. The weather at the time of the inspections was overcast, still and dry, with good visibility.

3.2. Site description.

- 3.2.1. The site is a rectangular plot at 141 Havant Road plus the roughly triangular plot of land to the west of the site totalling approximately 0.17 hectares. The plot adjoins 139 Havant Road to the east and 145 Havant Road to the west.
- 3.2.2. The site consists of a single storey bungalow with a detached single garage. The front of the site has a small overgrown garden with a shared gravel vehicular access that continues down the west side of the plot to grass fields. Beyond the boundary to the north of the property is a group of small trees, mainly elms, which provide screening from Havant Road: covered by TPO 1126, area 1.
- 3.2.3. The rear garden and area to the south west of the house is overgrown with brambles and other vegetation. To the south of the site is a mixed group of small trees that provide valuable screening, the trees within the south east corner of the site are covered by TPO 1126, area 2.
- 3.2.4. The topography of the site is mainly flat with no significant landforms.

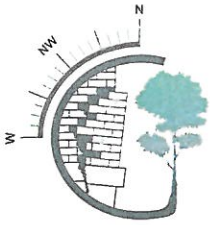


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3.3. The trees.

- 3.3.1. We surveyed a total of 14 individual trees, one group of trees and one group/hedgerow with stem diameters of 75 millimetres and above.
- 3.3.2. For ease of identification the trees have been numbered, these numbers appear in the tree schedule and also on the appended tree location plan, reference SPH/AS/5837-02/21.08.
- 3.3.3. In making our assessment, consideration has been given to:
- The health, vigour and condition of the trees
 - Any structural defects and safe life expectancy
 - The size and form of the trees
 - The rare, unusual or component part of a group or formal feature
 - Groups, woodland or avenues of trees that provide definite screening or softening effect
 - Groups forming distinct landscape features
 - Significant historical, commemorative, conservation or other value i.e. Veteran trees or wood-pasture.
 - Cultural benefits
- 3.3.4. In terms of landscape and amenity values, the most significant trees within the site are:
- The mature willow, T3.
 - The mature apple, T11.
 - The mature walnut, T13.
 - The mature magnolia, T15.
 - The group between 16 and 17.
- 3.3.5. These specimens are either good examples of their species, are essential components of the wider landscape character or form part of a group or groups of trees within which they grow or provide definite screening of views into or out of the site.
- 3.3.6. The other trees surveyed are situated within a group along the rear boundary of the property and provide valuable screening. However, it should be noted that the elms have a limited life expectancy of approximately 10 years due to Dutch elm disease (*Ophiostoma novo-ulmi*) infection. A phased scheme of re-planting should be considered within this area to provide the continuity of the tree cover and screening effect.
- 3.3.7. There is an area of trees opposite the drive to the north of the property. There are 45 elms, one ash, one plum and one hawthorn within this group. Although these trees are unlikely to be affected by the proposed development, access pruning may be required to allow large vehicles into the site. N.B. these trees are also covered by TPO 1126, area 2.
- 3.3.8. There are a number of smaller trees and shrubs that were excluded as they are less than 75 millimetres in diameter when measured at 1.5 metres above ground level (AGL).



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4. Constraints.

4.1. Ecological constraints.

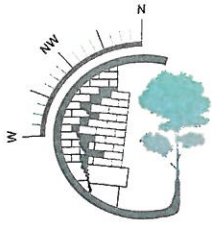
- 4.1.1. The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000 and Habitat Regulations 2010 provides statutory protection to birds, bats and other tree dwelling species. They could impose significant constraints on the use and timing of any tree matters considered in this report.

4.2. Root protection areas.

- 4.2.1. Using BS 5837:2012 an RPA has been calculated for the trees by reference to section 4.6.1 (a) and or (b). The RPA is frequently described as a circle with a radius of prescribed distance within which no unspecified activity should occur and a high level of care is needed during any activities that are authorised within them, if they are to be successfully retained. Specified intrusions into the RPA can take place only where the ground is adequately protected in accordance with the requirements of section 6 (6.2.3.3) of the BS or as may be agreed with the Local Planning Authority (LPA). We have plotted the RPA as a series of polygons taking account of the site constraints on plan SPH/AS/RPA-02/21.08, included at **Appendix 3**.
- 4.2.2. The shape and position of the RPA may only be modified by an arboriculturist to meet the pre-existing site conditions or other factors that indicate that rooting has occurred asymmetrically. In all cases, we have considered the adjacent constraints including such things as the property foundations, boundary walls and sealed surfaces.

5. Tree protective measures.

- 5.1.1. The accompanying tree protection barrier plan reference SPH/AS/TPB-02/21.08 (included at **Appendix 4**) shows the location of specific RPA and specific measurements for the location of the protective measures to be taken prior to and during the construction activities.
- 5.1.2. The tree protection barrier is designed to provide construction exclusion zones around the RPA of all trees to be retained.
- 5.1.3. The fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6. For this project the use of fencing in accordance with Figure 2 is proportionate.
- 5.1.4. The recommended position of the tree protective fencing is shown by a red dashed line on the tree protection plan. It has been dimensioned to aid the precise positioning of the fencing around the trees.



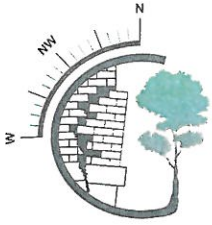
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6. Method statement.

6.1 Introduction (Generic Measures).

- 6.1.1. The objectives of this AMS are to review the BS 5837:2012 tree survey reference data in order to integrate the proposed development and safeguard the long term retention of the retained trees. This AMS provides guidance on the typical range of processes that are involved during development and seeks to ensure that appropriate methods of implementation are carried out. It further aims to provide a holistic view of the development process and seeks to address any potential issues and conflicts that may arise and provide solutions to these, resolving them in line with current arboricultural and industry best practice guidance.
- 6.1.2. The AMS sets out the management and protection details in support of the proposal and they must be implemented to secure successful tree retention. The AMS process has evolved from an idea described by O'Callaghan & Lawson set out in *Trees and Development Conflicts: The importance of Advance Planning and Site Control in Tree Preservation Plans* (Trees and Building Sites- ISA-1995). This is based upon the assumption that the minimum general standards for development are those set out in BS 5837:2012 and the National Joint Utilities Group (NJUG) 2007 Volume 4, Issue 1: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. We have used our extensive experience to interpret these references in the context of evolving good practice and site specific issues at 141 Havant Road.
- 6.1.3. Drawing SPH/AS/5837-02/21.08 appended is illustrative and based entirely on information provided by Ordnance Survey (OS). This drawing can only be used for dealing with the tree issues and all scaled measurements must be checked against the planning application drawings. The precise location of all protective measures must be confirmed at a pre-commencement meeting before any construction activity starts. Its base is the plan supplied by Ordnance Survey. Our drawing clearly shows the existing trees numbered and colour coded.
- 6.1.4. Precautions when working in the RPA. The following prohibitions apply within RPA:
- No linear mechanical excavation whatsoever without prior written consent from the LPA and Arboricultural Consultant (AC)
 - No excavation by any other means without arboricultural site monitoring
 - No hand digging without a written Method Statement having first been approved in writing by the AC
 - No lowering of levels unless agreed in writing with the LPA and AC, except for the removal of grass sward using hand tools.
 - No construction of a sealed hard surface (except where agreed with the AC and LPA)
 - No storage of plant or materials
 - No storage or handling of any chemical including cement washings, unless site specific mitigation is approved by the AC and LPA
 - No vehicular access
 - No fire lighting



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BS5837 - Pre-Planning - Mortgage - Risk Management & Prediction - Expert Witness

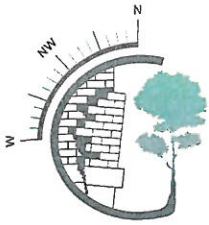
- 6.1.5. In addition to the above, further precautions are necessary adjacent to the trees: A 10 metre separation distance shall be observed between any tree during the cement mixing phases including storage and other substances injurious to tree health, this should include such things as fuels, oil, bitumen, cement (including cement washings), builders' sand, concrete mixing and other chemicals. When the separation distance above cannot realistically be achieved then mitigation as set out at 7.1.6. may be adopted, subject to agreement with the LPA.
- 6.1.6. Avoiding damage to stems and branches: Care shall be taken when planning site operations in proximity to trees to ensure that contact with the retained trees and overhanging branches are avoided. Such contact can result in serious injury to trees and might make the safe retention impossible. Consequently, any scaffolding in proximity to a tree shall be constructed under the supervision of the AC, to ensure that adequate clearance from the trees is at all times maintained. In some circumstances, it may be impossible to achieve this, necessitating tree pruning, this is known as 'access pruning'.
- 6.1.7. It is the responsibility of everyone engaged in the construction process to respect the RPA and that all site personnel are also aware of the importance of preventing accidental damage to the trees and to observe necessary precautions within and adjacent to them. To aid in this process a guidance leaflet (GL), has been included within this report at **Appendix 8** and a sign (SG) that must be laminated and attached to the Tree Protection Fencing (TPF) panels with cable ties it is included at **Appendix 9**. Copies of the guidance leaflet must be issued to all contractors prior to commencement on site.

7. Site specific mitigation, precautions and tree work.

- 7.1.1. The RPA of tree 15 may be affected by the demolition and construction activities therefore the following mitigation must be followed.

Proposed Mitigation: Tree 15:

1. Use of tree protection barrier as set out in BS 5837:2012 section 6, Figure 3.
 2. Ground protection must be installed as shown on drawing SPH/AS/Mit-01/21.08. The protection measures are for pedestrian access only and must include the following: ground protection as specified in BS 5837:2012 section 6.2.3.3. (a) or as set out in Figure 1 (on next page) as required. It must remain in situ throughout the construction process.
- 7.1.2. Special attention must be paid to section 6.1.6 above when planning site operations and in particular the erection of scaffolding.

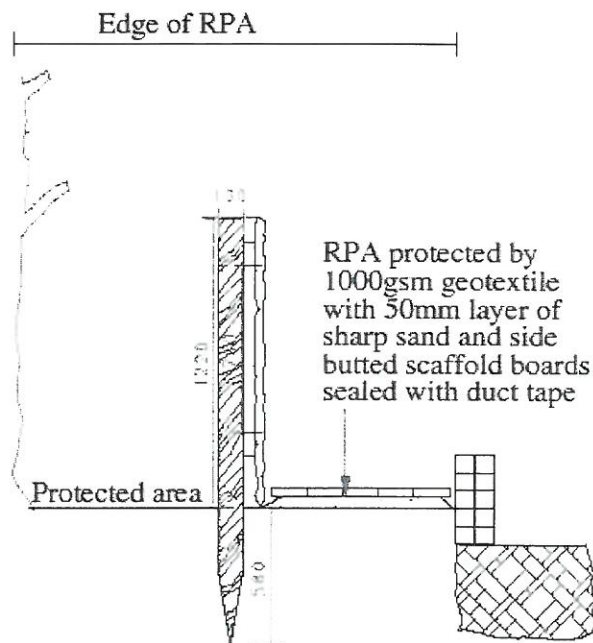


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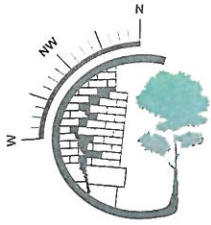
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FIGURE 1.

Tree Protection Barrier



- 7.1.3. In addition to the measures set out above, further precautions are necessary adjacent to trees: A 10 metre separation distance shall be observed between any tree during the cement mixing phases including storage and other substances injurious to tree health, this should include such things as fuels, oil, bitumen, cement (including cement washings), builders' sand, concrete mixing and other chemicals.
- 7.1.4. When the separation distance in 7.1.3. above cannot realistically be achieved then the following mitigation may be adopted, subject to agreement with the LPA. The affected RPA surface must be covered with 1000gm geotextile sheeting, overlaid with a layer of sharp sand to 15 millimetres with a minimum of 12 millimetres thick stirling board sheets or scaffold planks on top of the sand,. All joints must be sealed with duct tape or similar to prevent leakage and 300 millimetre upstands are to be formed against timber batons to prevent run off into the RPA.
- 7.1.5. Services: No information has been provided for the installation of mains services and therefore we have insufficient detail to prepare detailed mitigation. Services including, gas, electric, telecoms, storm water and sewerage must be installed outside the identified RPA.
- 7.1.6. Welfare and storage facilities may be temporally sited as set out on the mitigation drawing SPH/AS/Mit-01/21.08. It is assumed that the garage will be constructed toward the end of the building process and the temporary parking and storage removed to facilitate this.



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8. Arboricultural standards.

- 8.1.1. All tree pruning must be undertaken in accordance with BS 3998:2010 *Tree Work – Recommendations*, and should be undertaken by a properly qualified and experienced tree contracting company, at no time must a tree be pruned by the building contractor. It is advised that the arboricultural contractor should carry public and products liability insurance of £5 million cover. A list of Approved Arboricultural Contractors is available from the Arboricultural Association, telephone number 01242 522152, or on their web site at www.tree.org.uk/contractors.htm.

9. Arboricultural supervision.

- 9.1.1. The scale of this proposal requires detailed supervision, at least one visit must be made once the tree protection barrier has been installed and thereafter must be undertaken not less than every 4 weeks until completion. Written records of the site supervision should be maintained for presentation to the LPA if requested.

10. Contingency plans.

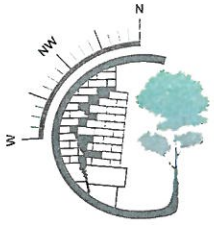
- 10.1.1. A contingency plan for this project should be prepared by the main contractor for controlling such things as chemical/fuel spillage, run off from cement washings, sewage or water leaks, site collisions and emergency access into or adjacent to the RPA.

Any queries regarding this report should be addressed, in the first instance, to Tree Surveys:

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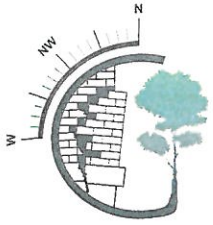
Simon Holmes MSc. MICFor.
Chartered Arboriculturist
Tree Surveys and Urban Tree Experts



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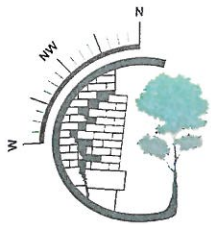
APPENDICIES



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APPENDIX 1



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SURVEY KEY

No:	Tree number on survey plan		
Species:	Common/English name		
Height:	Height in metres		
Number of Stems:	Single stem, or number of stems if more than one.		
Canopy spread:	In metres taken at the four cardinal points (N.E.S.W.)		
Diameter:	In millimetres measured in accordance with BS 5837: 2012.		
Height & direction of 1st branch:	In metres and by cardinal compass points. This can be found on the detailed tree assessment.		
Age Class:	Y	Young	
	SM	Semi-mature	
	EM	Early mature	
	M	Mature	
	V	Over-mature	
Root Protection Area:	In square metres and the nominal radius of a circle required to achieve this in metres.		
Physiological Condition:	G	Good	
	F	Fair	
	P	Poor	
	D	Dead	
Structural Condition:	C: Crown, S: Stem, B: Base.		
	G	Good	
	F	Fair	
	P	Poor	
	D	Dead	
Preliminary Recommendations:	i.e. Further investigation, aerial inspection, decay detection, wildlife study		
Category Grading:	Code	U Unsuitable for retention	RED
	Code	A High quality category	GREEN
	Code	B Moderate category	BLUE
	Code	C Low category	GREY

Estimated Remaining Contribution in Years:

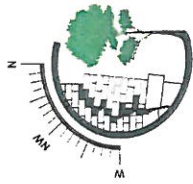
EG: less than 10, 10 to 20, 20 to 40, 40+

Client: Sam Thompson
 Project: 141 Havant Road
 Survey Date: 30/08/2012
 Surveyor: Andrew Small

BS5837:2012 Tree Survey

TREE SURVEYS

Unit H Bridge Farm
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 Phone: 01189 762902



Tree and Tag No	Species	Hght (m)	No	Stems	Ø (mm)	Spread (m)	Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
1	A Group	7.5	7	265 (Eq)	N	4	2	M	A: 31.7 R: 3.17	Fair	C: Good S: Fair B: Fair	6 Plum and hawthorn stems.	B.2 10 to 20 yrs
2	English Elm <i>Ulmus procera</i>	8.5	1	150	N	2	2	SM	A: 10.2 R: 1.8	Good	C: Good S: Fair B: Poor	None	C.2 <10 yrs
3	Osier <i>Salix viminalis</i>	6.5	2	212 (Eq)	N	5	1	M	A: 20.4 R: 2.54	Good	C: Fair S: Ivy B: Fair	None	B.2 20 to 40 yrs
4	English Elm <i>Ulmus procera</i>	7	1	130	N	1.5	2	SM	A: 7.6 R: 1.55	Fair	C: Fair S: Fair B: Fair	None	C.2 <10 yrs
5	English Elm <i>Ulmus procera</i>	6	1	100	N	2	2	SM	A: 4.5 R: 1.19	Fair	C: Fair S: Ivy B: Fair	None	C.2 <10 yrs

Age Classifications:	N	Newly planted	M	Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	OM	Over Mature		S	S	(Eq)		Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	D	Dead		B	B			

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
12 Plum <i>Prunus Domestica</i>	7	3	200 (Eq)	N 4 E 4 S 4 W 4	3 2 2 2	M	A: 18.2 R: 2.4	Good	C: Fair S: Fair B: Fair	None	B.2 20 to 40 yrs
13 Common Walnut <i>Juglans regia</i>	6.5	1	300	N 2.5 E 3 S 2.5 W 1.5	1 2 3 3.5	M	A: 40.7 R: 3.59	Fair	C: Fair S: Ivy B: Fair	Cut iw	A.2 >40 yrs
14 Goat Willow <i>Salix caprea</i>	5.5	2	114 (Eq)	N 3 E 2 S 2 W 3	1 1 1 1	M	A: 5.9 R: 1.37	Good	C: Fair S: Fair B: Fair	None	C.2 10 to 20 yrs
15 Campbell's Magnolia <i>Magnolia campbellii</i>	5	1	250	N 1.5 E 1.5 S 1.5 W 1.5	1.5 2 2 2	M	A: 28.3 R: 3	Good	C: Fair S: Good B: Fair	None	B.2 20 to 40 yrs
16 A Group --	7.5	1	100	N 2 E 2 S 2 W 2	2 2 2 2	SM	A: 4.5 R: 1.19	Fair	C: Fair S: Fair B: Fair	Group of elm , plum, hawthorn and ash.	C.2 10 to 20 yrs
17 A Group --	8	1	200	N 2 E 2 S 2 W 2	3 3 3 3	SM	A: 18.1 R: 2.4	Decline	C: Poor S: Fair B: Fair	Western end of group that begins with tree 16.	C.2 <10 yrs
Age Classifications: N Newly planted Y Young SM Semi-mature M Mature OM Over Mature D Dead											
				Condition:		C	Crown	Stems:		Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	
						S	Stem				
						B	Basal area				

Report selection criteria.

Projects.

141 Havant Road

Date Range.

Any Date

Work types.

----> -No Selection made-

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

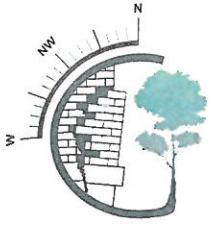
Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s) 17

Number of trees in Report selection 17

Age Classifications:	N	Newly planted	M	Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	OM	Over Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	D	Dead		B	Basal area			



Tree Surveys

BS5837 - Pre-Planning - Mortgage - Risk Management & Prediction - Expert Witness

APPENDIX 2