



DOWN TO EARTH
— ROOTED 1979 —

North Heath, Carmelstead Close, RH16 3AT

BS 5837 Arboricultural Impact
Assessment Report (AIA)

28th February 2025



Instructing client:	Fab Architects
Site address:	North Heath, Carmelstead Close, RH16 3AT
Report reference:	DTE #RF23256

	Name	Position	Date
Surveyor and date of the survey:	Ian Dalton Dip Arb L4 ABC	Arboricultural Consultant	20 th February 2025
Report author:	Ian Dalton Dip Arb L4 ABC	Arboricultural Consultant	28 th February 2025
Reviewed:	John Robinson Tech Cert (Arbor A) Dip Arb L6	Consultancy Director	28 th February 2025

Down To Earth Trees Ltd.

The Oast, Preston Farm
Shoreham Rd
Sevenoaks
Kent, TN14 7UD
TN14 7UD

01959 524623
enquiries@dtetrees.co.uk
www.downtoearthtrees.co.uk

© Down To Earth Trees 2025

All rights in this report are reserved. The content and format are for the exclusive use of the above addressee and their direct agents in managing their tree stock. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Down To Earth Trees Ltd.

Table of contents

1.0	Executive Summary	2
2.0	Introduction	3
2.1	Instructions.....	3
2.2	Scope and Purpose of Report.....	3
3.0	Site Visit and Observations.....	3
3.1	Site Visit.....	3
3.2	Site Description	3
4.0	The Subject Trees	4
4.2	Legal status of the trees	4
4.1	Ancient Woodland.....	5
5.0	Arboricultural Impact Assessment	7
5.1	Summary of Tree Impacts	7
5.2	Mitigation Measures	7
5.3	Design Adjustments.....	7
5.4	Tree Protection.....	7
6.0	Conclusion	8
Appendix 1:	Key to the Tree Survey Schedule.....	9
Appendix 2:	Tree Survey Schedule	11
Appendix 3:	Tree Protection Plan (TPP)	13
Appendix 4:	Methods of Work in Close Proximity to Trees	19
Appendix 5:	Specific Report Caveat and References	22

Note: Click or tap on the section titles above to navigate directly to the corresponding page.



1.0 Executive Summary

- 1.1.1** An Arboricultural survey has been carried out at North Heath, Carmelstead Close, RH16 3AT in accordance with British Standard BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.
- 1.1.2** The assessment confirms that no trees require removal to accommodate the proposed works. Root Protection Areas (RPAs) have been considered carefully, with modifications applied to T1 and T4 where they extend beneath existing built structures and hard surfaces. Given the historical ground disturbance and the low likelihood of significant rooting activity in these areas, these adjustments are deemed acceptable and in line with BS:5837 guidelines.
- 1.1.3** The proposed extension will be constructed within the existing patio footprint, ensuring minimal further impact on tree root systems. Additionally, a minor incursion into the RPA of T5 will be mitigated through the use of screw foundations for the single-storey garden room, reducing soil disturbance and preserving root integrity. These measures align with best practice guidance to ensure the continued health and stability of the retained trees.
-
- 1.1.4** A total of 5 individual trees, 1 tree group, 2 hedges, and no shrub/scrub areas were recorded during the survey. Trees have been categorised as per the BS 5837:2012 guidelines as follows:

1.2 Tree Category Table

	A	B	C	U	TOTAL
Trees	0	0	3	2	5
Groups	0	0	1	0	1
Hedges	0	0	2	0	2
Woodlands	0	0	0	0	0
Shrub/Scrub areas	0	0	0	0	0
TOTAL	0	0	6	2	8

2.0 Introduction

2.1 Instructions

- 2.1.1** Down To Earth Trees Ltd was appointed by Fab Architects to carry out a tree survey and prepare an Arboricultural Impact Assessment (AIA) in accordance with British Standard BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*.

2.2 Scope and Purpose of Report

- 2.2.1** This report focuses on the potential impacts of the proposed development on trees, assessing their quality, and providing recommendations to protect retained trees. The purpose is to aid the Local Planning Authority in considering the application and ensure trees are considered in the design process.

3.0 Site Visit and Observations

3.1 Site Visit

- 3.1.1** A site visit was undertaken on 20th February 2025 by Ian Dalton. The weather conditions during the survey were clear and dry.

3.2 Site Description

- 3.2.1** The site is located at North Heath, Carmelstead Close, RH16 3AT. The survey boundary is indicated by the redline boundary (see below). The trees are a mix of low-quality woodland trees, small ornamental trees and hedges.



4.0 The Subject Trees

4.1.1 A total of 5 individual trees, 1 tree group, 2 hedges, and no shrub/scrub areas were recorded during the survey. Trees have been categorised as per the BS 5837:2012 guidelines.

4.1.2 A full summary of the trees including their retention categories can be found in the Tree Schedule in [Appendix 2](#).

4.2 Legal status of the trees

4.2.1 A search of the Mid Sussex District Council interactive map was conducted on 28th February 2025. The interactive map shows that no statutory protection affects the following trees within this report (see image below).



Figure 1 Snapshot from Mid Sussex District Council's interactive map showing TPOs and CAs

4.2.2 Please be aware of the following regarding vegetation clearance: If you want to prune or remove a tree that is protected by a Tree Preservation Order or is within a Conservation Area, you need to get written permission from the Local Planning Authority before you can proceed with the work. However, if the work is necessary as part of a planning consent, you do not need additional permission.

5.0 Ancient Woodland

- 5.1.1 A search of [Planning and housing data in England map](#) shows an area of Ancient woodland to the north of the site. (see image below).

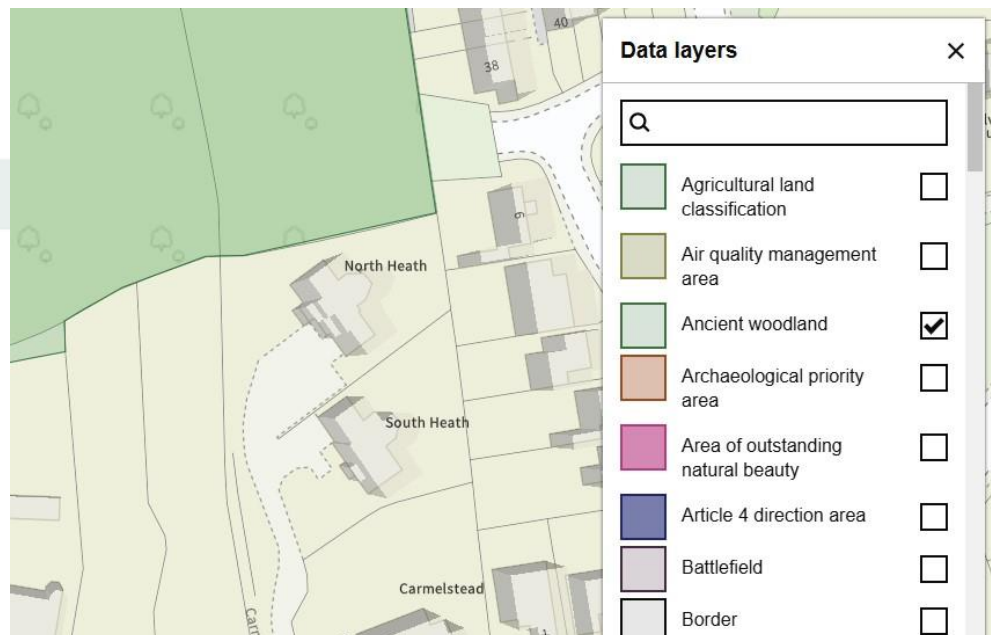


Figure 2 Snapshot from national planning Interactive map showing Ancient Woodland

5.2 Identification and Status

- 5.2.1 A review of Planning and Housing Data in England indicates the presence of Ancient Woodland along the northern boundary of the site. Ancient woodland is defined as land that has been continuously wooded since at least 1600 AD and is recognised as an irreplaceable habitat under the National Planning Policy Framework (NPPF).

5.3 Protection and Policy Considerations

- 5.3.1 Ancient woodlands are afforded protection under various planning and environmental policies, including:
- ✓ National Planning Policy Framework (NPPF, 2021, Section 180c), which states that development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland should be refused unless there are wholly exceptional circumstances and a suitable compensation strategy.
 - ✓ Standing Advice from Natural England and the Forestry Commission, which highlights the ecological importance of these habitats and the necessity of robust mitigation measures to protect them.

5.4 Buffer Zones and Potential Impacts

5.4.1 Buffer zones are required to minimise indirect impacts on ancient woodland, which can include:

- ✔ Soil compaction from machinery or construction activities.
- ✔ Changes in hydrology, including altered drainage patterns.
- ✔ Pollution or contamination from construction materials.
- ✔ Increased human disturbance, particularly where development brings new pressures on adjacent woodland habitats.

5.4.2 The recommended buffer zone for ancient woodland is typically between 15m and 50m, depending on the specific site context and local authority guidance.

5.5 Implications for the Development

5.5.1 The proposed development does not encroach into the ancient woodland area itself but lies immediately adjacent to it. To ensure compliance with best practice and regulatory guidance, the following measures should be considered:

- ✔ Avoidance of works within the recommended buffer zone wherever possible.
- ✔ Use of no-dig construction methods for any paths, driveways, or infrastructure within or near the buffer zone.
- ✔ Implementation of appropriate tree protection fencing, in line with BS 5837:2012, to safeguard root protection areas (RPAs) and prevent accidental damage.
- ✔ Monitoring and consultation with the Local Planning Authority (LPA), Natural England, or the Woodland Trust if any aspects of the development are likely to affect the woodland ecosystem.

5.6 Recommendations

5.6.1 Given the proximity of the proposed development to ancient woodland, early engagement with the LPA and ecological specialists is strongly recommended to ensure all necessary precautions are taken. If any works are proposed within the buffer zone, an Ecological Impact Assessment (EcIA) or Woodland Management Plan may be required to demonstrate how impacts will be mitigated.

6.0 Arboricultural Impact Assessment

6.1 Summary of Tree Impacts

- 6.1.1** The proposed development will not require the removal of any trees. However, there will be modifications to the RPAs of two trees (T1 and T4) where they extend beneath the existing building and patio at the rear of the property. Given the presence of hard surfaces and historic disturbance, significant rooting activity in these areas is considered unlikely. Additionally, a minor incursion into the RPA of T5 will occur due to the construction of a single-storey garden room, but this will be mitigated through the use of screw foundations to preserve root integrity.

7.0 Mitigation Measures

7.1 Design Adjustments

- 7.1.1** The proposed extension will be constructed within the footprint of the existing patio, minimising further impact on tree root systems. To mitigate the minor incursion into the RPA of T5, screw pile foundations will be used to avoid excessive soil disturbance, ensuring the tree's continued health and stability. Root investigations will be conducted prior to construction using hand tools to assess potential impacts, with minor root pruning undertaken under arboricultural supervision if necessary. A 'no-dig' solution could also be considered if required. (See [Appendix 5 - for methods of work close to trees](#)).

7.2 Tree Protection

- 7.2.1** To safeguard retained trees, protective fencing must be installed around all RPAs before any site works begin. This will prevent compaction, accidental damage, or disturbance to tree root zones. All protection measures must comply with BS 5837:2012. (See [Appendix 3 – Tree Protection Plan](#)).

8.0 Conclusion

- 8.1.1** The proposed development has been sensitively designed to integrate with the existing trees on-site, with appropriate construction methodologies in place to safeguard tree health. The use of screw pile foundations and the retention of the existing patio footprint will effectively minimise any adverse impact on tree roots.
- 8.1.2** With the implementation of the recommended tree protection measures, the development can proceed without detriment to retained trees, ensuring their continued contribution to the site's amenity, biodiversity, and landscape value. No further arboricultural constraints have been identified, and the scheme is considered acceptable in arboricultural terms.

Please get in touch with us first if you have any questions regarding this survey or report.

DipArbL4 (ABC)

Ian Dalton

Arboricultural Consultant
Down To Earth Trees Limited

Appendix 1: *Key to the Tree Survey Schedule*

Tree no. (with Google map link) – The individual identification reference numbers for the tree. For example:

✔ **T1** – Individual tree

✔ **H3** – Hedge

✔ **G2** – Group of trees

✔ **S4** – Shrub/Scrub area

This field also includes a link to the tree's location on Google Maps.

Species – The species of the tree, listed by scientific name, with the accompanying common name in parentheses.

Structural Condition – An assessment of the tree's structural integrity, noting any physical defects or signs of instability, categorised as follows:

- ✔ **Stable** – No significant structural defects; stable and unlikely to fail under normal conditions.
- ✔ **Manageable** – Defects are present but can likely be corrected through interventions like pruning
- ✔ **Irremediable** – Defects are significant and cannot be corrected, compromising the tree's stability over time.
- ✔ **Critical** – Structure is critically weak, posing an immediate hazard and unsuitable for retention.

Physiological Condition – Observations on the tree's health and vitality, categorised as follows:

Attributes – Characteristics or features of the tree, such as:

- ✔ **Height** – Total height from ground to top of the crown, measured in meters.
- ✔ **Stem diameter** – Diameter of the main stem at 1.3 meters above ground, in millimetres
- ✔ **Spread** – The horizontal reach of the crown measured from the trunk to the edge of the foliage, taken from the four cardinal points (north, south, east, and west).
- ✔ **Crown clearance** – Height above ground to the lowest part of the crown, important for clearance assessments
- ✔ **Lowest branch** – Height of the lowest branch above ground, noting its orientation.
- ✔ **Life stage** – An estimate of the tree's age based on visual indicators; considered provisional unless supported by additional information, such as historical records or local knowledge.

- 🌱 **Remaining contribution in years** - Estimated remaining lifespan based on health and structure, indicating future landscape value.

General Observations – General comments on the tree's overall condition, noting any physiological or structural issues, health, vitality, and form. Observations may include any visible defects, pests, diseases, or disorders affecting the tree.

Retention Category – The recommended category for tree retention is based on BS5837 criteria, which indicates the tree's suitability for retention in the context of site development or management. The categories are as follows:

- 🌱 **Category A (High Quality)** – Trees of high value due to their age, size, condition, or special significance (e.g., historical, ecological, or landscape importance). They have a long-anticipated lifespan and contribute significantly to the landscape. Retention is strongly recommended wherever possible.
- 🌱 **Category B (Moderate Quality)** – Trees of moderate value, in fair condition with some defects or younger age. They make a positive contribution to the landscape but are not as essential as Category A trees. Retention is desirable if it does not hinder site development.
- 🌱 **Category C (Low Quality)** – Trees of lower value due to poor health, limited longevity, or minor landscape significance. Often younger or smaller, they may have defects that limit their lifespan. Retention is optional, and they can be removed if needed for site development.
- 🌱 **Category U (Unsuitable for Retention)** – Trees in poor condition with serious structural defects or health issues, unlikely to survive beyond 10 years. These trees are not recommended for retention due to safety concerns and limited future value.

Root Protection Area (RPA) – The calculated area surrounding a tree is required to protect its root system and ensure its health, as per BS5837 guidelines.

Appendix 2: *Tree Survey Schedule*

Site address: North Heath, Carmelstead Close, RH16 3AT

Client: Fab Architects

Surveyor: Ian Dalton

Report ref: #RF23256

Survey date: 20th February 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	Attributes	Survey notes	Retention Category	Lowest Branch	RPA	Photo
T1	Western red cedar (<i>Thuja plicata</i>)	Stable	Normal	Height (m): 4 Stem Diam(mm): 140 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 2 Lowest Branch (m): 2(M) Life Stage: Young Rem. Contrib.: Less than 10 years	Unremarkable Conifer, previously topped.	C3	2(Multiple)	Radius: 1.7m. Area: 9 sq m.	
H2	Western red cedar (<i>Thuja plicata</i>)	Stable	Normal	Height (m): 2.5 Stem Diam(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0(M) Life Stage: Early mature Rem. Contrib.: Less than 10 years	Trimmed conifer hedge.	C3	0(Multiple)	Radius: 1.2m. Area: 26 sq m.	
H3	Laurel (<i>Laurus sp.</i>)	Stable	Normal	Height (m): 4 Stem Diam(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0(M) Rem. Contrib.: Less than 10 years	Low quality mixed hedge, predominantly Laurel.	C3	0(Multiple)	Radius: 1.2m. Area: 48 sq m.	
T4	Sycamore (<i>Acer pseudoplatanus</i>)	Stable	Normal	Height (m): 14 Stem Diam(mm): 500 Spread (m): 2N, 3.5E, 2S, 1.5W Crown Clearance (m): 6 Lowest Branch (m): 6(NE) Life Stage: Early mature Rem. Contrib.: Less than 10 years	Offsite tree owned by third party. Low quality specimen, multiple old pruning wounds with dead stubs, significant squirrel damage on branches, moderate deadwood throughout crown. Loose branch hanging over property.	C3	6(NE)	Radius: 6.0m. Area: 113 sq m.	

Site address: North Heath, Carmelstead Close, RH16 3AT

Client: Fab Architects

Surveyor: Ian Dalton

Report ref: #RF23256

Survey date: 20th February 2025

Tree no. (with Google map link)	Species	Structural Condition	Physiological Condition	Attributes	Survey notes	Retention Category	Lowest Branch	RPA	Photo
T5	Common ash (<i>Fraxinus excelsior</i>)	Stable	Below average	Height (m): 12 Stem Diam(mm): 550 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 6 Lowest Branch (m): 6(M) Life Stage: Early mature Rem. Contrib.: Less than 10 years	Covered with dense Ivy, partially inhibiting inspection. Moderate dieback at tips of crown, potentially affected by Ash Dieback. Low quality specimen.	C3	6(Multiple)	Radius: 6.6m. Area: 137 sq m.	
G6	Mixed species (<i>Mixed species</i>)	Stable	Normal	Height (m): 13 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1 Lowest Branch (m): 1(M) Life Stage: Early mature Rem. Contrib.: Less than 10 years	Mixed species woodland trees.	C3	1(Multiple)	Area: 359 sq m.	
T7	Common ash (<i>Fraxinus excelsior</i>)	Irremediable	Below average	Height (m): 17 Stem Diam(mm): 930 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 6 Lowest Branch (m): 6(M) Life Stage: Late mature Rem. Contrib.: Less than 10 years	Large cavity at base, reaction wood at 1.5m on stem indicating further decay, slime flux exuding from stem. Structurally compromised.	U	6(Multiple)	Radius: 15.0m. Area: 707 sq m.	
T8	Sycamore (<i>Acer pseudoplatanus</i>)	Irremediable	Normal	Height (m): 12 Stem Diam(mm): 350 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 6 Lowest Branch (m): 6 Life Stage: Young Rem. Contrib.: Less than 10 years	Large cavity at base with visible decay. Structurally compromised.	U	6	Radius: 4.2m. Area: 55 sq m.	

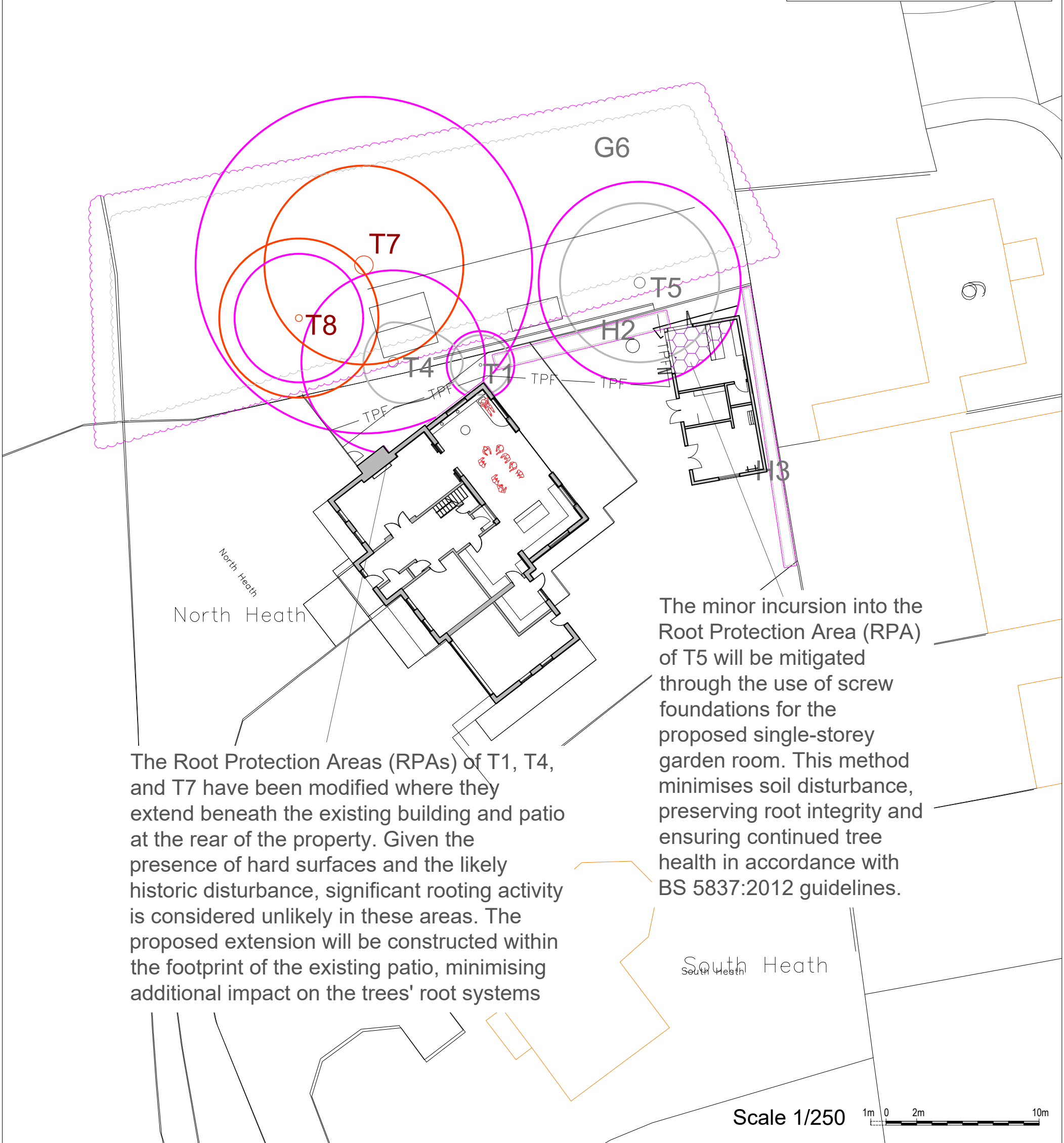
Appendix 3: *Tree Protection Plan (TPP)*

Arboricultural Impact Assessment Report

Appendix 3
Tree Protection Plan



NOTE: All trees plotted by Tree Inspector using GPS. Topographical data was not available at the time of survey - location accuracy cannot therefore be guaranteed.



Key Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years 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 Category U - Trees unsuitable for retention 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 Group of trees (G) / Hedgerows (H) / Woodlands (W) / Shrub (S) Colour coded according to categories above Root Protection Area (RPA) Redline boundary Trees to be removed Tree Protective Fencing (TPF) RPA Incursion: The proposed design layout incurs into the outer edge of the theoretical Root Protection Area (RPA) of T5. NOTE: TO BE PRINTED IN COLOUR AT A3 SIZE	Down to Earth Trees Ltd Preston Farm, Shoreham Rd, Sevenoaks TN14 7UD Phone: 01959 524 623 Website: enquiries@dtetrees.co.uk Example Tree Representation Root Protection Area (RPA) Tree reference number Location of the stem (colour coded) Crown spread (colour coded)	<table><tr><td>Site</td><td>North Heath</td></tr><tr><td>Client</td><td>Fab Architects</td></tr><tr><td>Drawing title</td><td>Tree Protection Plan for Arboricultural Impact Assessment</td></tr><tr><td>Drawing no.</td><td>TPP/#RF23256/28-02-25</td></tr><tr><td>Revision</td><td>A</td><td>Scale</td><td>1/250@A3</td><td>Date</td><td>28-02-25</td></tr><tr><td></td><td></td><td>Drawn by</td><td>ID</td><td>Checked by</td><td>JR</td></tr></table>	Site	North Heath	Client	Fab Architects	Drawing title	Tree Protection Plan for Arboricultural Impact Assessment	Drawing no.	TPP/#RF23256/28-02-25	Revision	A	Scale	1/250@A3	Date	28-02-25			Drawn by	ID	Checked by	JR
	Site	North Heath																				
	Client	Fab Architects																				
	Drawing title	Tree Protection Plan for Arboricultural Impact Assessment																				
Drawing no.	TPP/#RF23256/28-02-25																					
Revision	A	Scale	1/250@A3	Date	28-02-25																	
		Drawn by	ID	Checked by	JR																	

Tree Protection Barriers & Ground Protection Design

4.0 Tree Protection Fencing

- 4.1.1 Tree protection barriers should be designed to effectively prevent construction activities from encroaching on protected areas and must be proportionate to the level of work being undertaken nearby. The standard barrier specification follows Section 6.2.2.2 of BS 5837:2012.

4.2 Specifications

- 4.2.1 The barrier should stand at least 2 metres high and comprise both vertical and horizontal scaffolding, braced to withstand impacts. Vertical supports must be placed at intervals no greater than 3 metres and securely embedded into the ground. Welded mesh panels should then be fixed to the framework. Alternative systems, such as 'Heras' type fencing on concrete or rubber feet, may be used if the risk of incursion is low and with the agreement of the local authority. These panels should be secured using at least two anti-tamper couplers and stabilised with struts. Signs indicating "TREE PROTECTION ZONE - NO ACCESS" should be clearly displayed).

4.3 Location

- 4.3.1 Barriers are to be positioned around the perimeter of the Root Protection Areas (RPAs), establishing the Construction Exclusion Zone (CEZ) as outlined in the Tree Protection Plan.

Figure 3 Example of welded mesh barriers in use

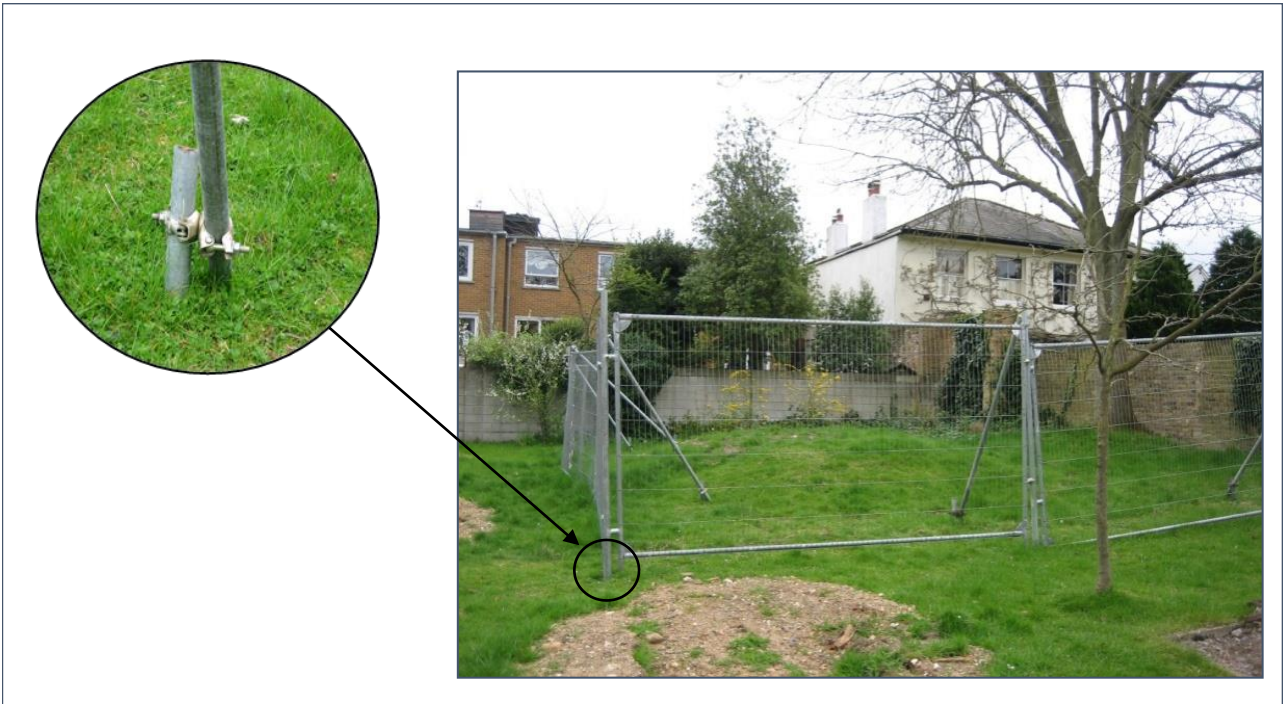


Figure 5 Default specification or protective barrier

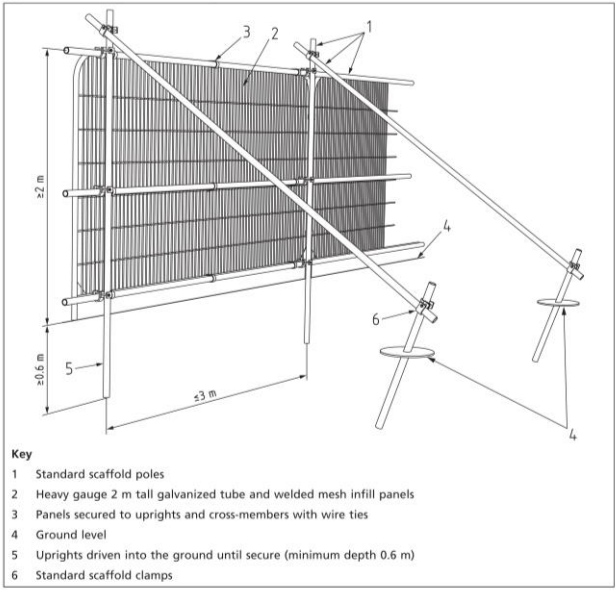
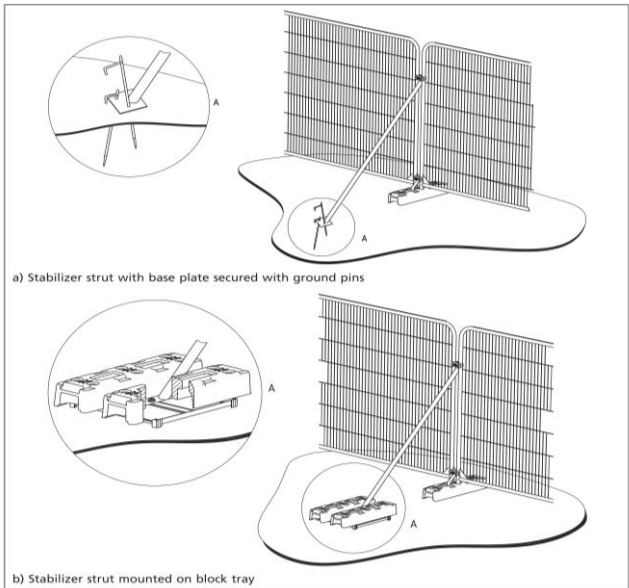


Figure 4 Examples of above-ground stabilizing system



Figures above are reproduced with the permission of the British Standards Institute.



Figure 6 - Examples of Protective Fencing Signing



5.0 Box Hoarding

- 5.1.1 In areas where fencing cannot be installed, tree trunks must be protected using box hoarding. This involves encasing the trunk with plyboard panels supported by a sturdy frame, providing protection against accidental damage.



6.0 Ground protection

- 6.1.1** Where fencing is not feasible, ground protection must be employed to safeguard RPAs. Ground protection should be capable of withstanding the intended site traffic without causing soil compaction. For pedestrian areas, a single layer of scaffold boards may be placed on a load-spreading base such as woodchip. For vehicles or heavier plant equipment, more robust systems such as cellular confinement systems or reinforced concrete slabs may be necessary, depending on the load and the specific arboricultural requirements.



Figure 7 Examples of proprietary ground protection panels



Appendix 4: Methods of Work in Close Proximity to Trees

6.2 Working within RPAs

- 6.2.1** Specific procedures must be followed to minimise damage when working within RPAs. Excavation and construction near retained trees should be avoided unless absolutely necessary. When unavoidable, hand digging or air spades should be used to prevent harm to tree roots.).

6.3 Removal of hard surfaces within RPAs

- 6.3.1** The removal of hard surfaces, such as paving or walls, within CEZs should be done cautiously. Heavy machinery should not be used as it can compact the soil and damage roots. Instead, surfaces should be broken up with a pneumatic drill or small hydraulic breaker. If necessary, a mini digger may be used, provided its reach does not extend beneath overhanging branches. Roots must remain covered with topsoil or sand to prevent drying out

6.4 Service Installation

- 6.4.1** Service routes should be designed to avoid RPAs wherever possible. If services must pass through an RPA, this work must be carried out by hand or with air spades. Roots over 25 mm in diameter should not be cut without arboricultural supervision, and any smaller roots should be pruned cleanly to reduce potential damage.

6.5 Installing Hard Surfaces within RPAs

- 6.5.1** Hard surfaces proposed within RPAs should be constructed using no-dig methods, with the surface sitting above the ground rather than excavating. Porous materials should be used to allow air and water movement to the roots beneath.

6.6 Examples of a Cellular Confinement System

Figure 8 Cellular Confinement System - Transition detail (Ramp)

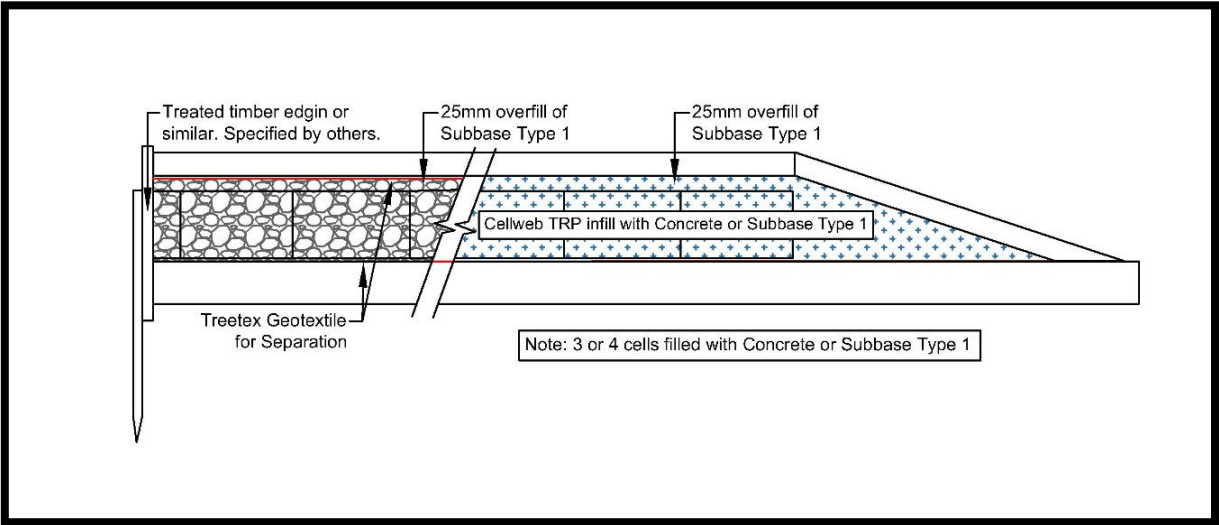


Figure 11 Cellular Confinement System - Timber Edging

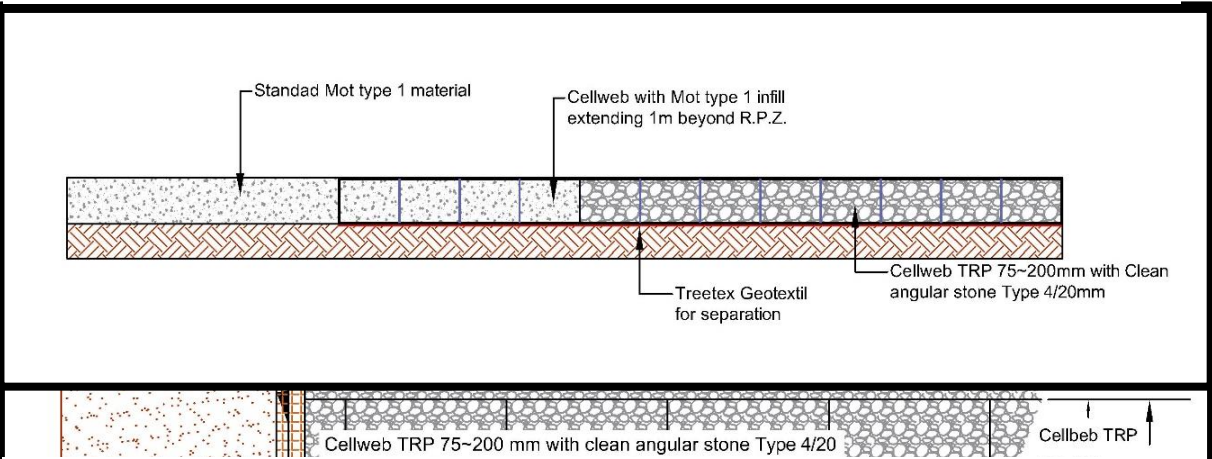


Figure 10 Cellular Confinement System - Kerb Edging

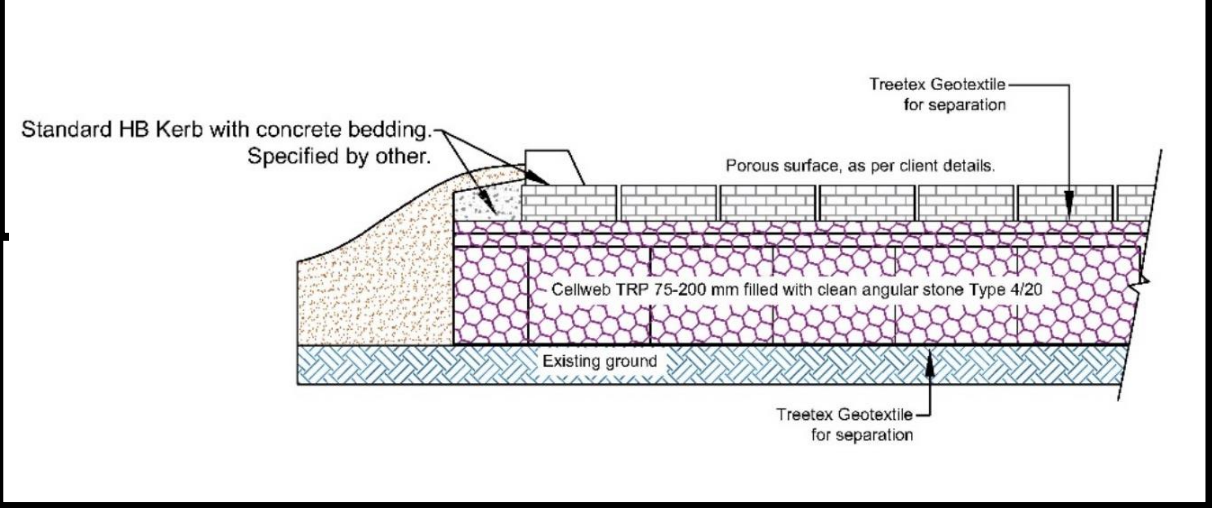


Figure 12 Examples of Cellweb filling with angular stone



6.7 Fencing in RPAs

- 6.7.1 When installing fence posts within RPAs, the holes must be dug by hand, and if significant roots are encountered, the post locations should be adjusted. If small roots are found, sharp, clean cuts should be made. Special care is needed to ensure that wet cement does not come into contact with tree roots.

6.8 Landscaping within RPAs

- 6.8.1 Landscaping work within CEZs requires careful planning to prevent tree damage. Protective fencing should remain in place as long as possible, and where removed, clear markings should be made to delineate the protected zone. Any digging or soil preparation within CEZs must be done by hand, and any topsoil additions should be limited to no more than 100 mm in depth.

Appendix 5: Specific Report Caveat and References

7.0 Report Caveats

7.1 Scope of the Survey

- 7.1.1** This report focuses on arboricultural aspects and is based on current tree conditions. As trees are dynamic, future changes may affect their stability and health, and regular assessments are recommended.

7.2 Hedges and Dense Vegetation

- 7.2.1** Due to seasonal or growth-related factors, certain vegetation, such as dense hedges, may contain multiple species that are not readily identifiable during the survey. These limitations will be noted in the tree schedule.

7.3 Maintenance of Vegetation

- 7.3.1** The client is responsible for ensuring that any vegetation near construction zones is assessed and managed in accordance with current building guidelines. A walkover survey should be conducted prior to development.

7.4 Arboricultural Involvement

- 7.4.1** An arboricultural consultant must be involved throughout the development process to ensure tree impacts are monitored and mitigated. Changes in the development plan should be reviewed to avoid any unexpected impacts on trees.

7.5 Report Validity

- 7.5.1** This report remains valid for 12 months. After this period, a reassessment of tree conditions is recommended to ensure accuracy.

7.6 Copyright

- 7.6.1** The contents of this report are the intellectual property of Down to Earth Trees and may not be used or reproduced without written permission.

8.0 References

- ✔ BS5837:2012 - Trees in Relation to Design, Demolition, and Construction – Recommendations.
- ✔ BS3998:2010 - Tree Work – Recommendations.
- ✔ Planning Practice Guidance - Tree Preservation Orders and Trees in Conservation Areas (gov.uk, 2014).
- ✔ The Party Wall etc. Act 1996: Explanatory Booklet (Department for Levelling Up, Housing and Communities).
- ✔ National Joint Utilities Group (NJUG): Volume 4, Issue 1 - Guidelines for the Planning, Installation, and Maintenance of Utility Apparatus in Proximity to Trees (2007).
- ✔ Lonsdale, D. (2013). Principles of Tree Hazard Assessment and Management. The Stationery Office.
- ✔ Mattheck, C., & Breloer, H. (1994). The Body Language of Trees. The Stationery Office.
- ✔ Schwarze, F. W. M. R., Engels, J., & Mattheck, C. (2012). Fungal Strategies of Wood Decay in Trees. Springer.
- ✔ British Geological Survey - Soilscales Viewer (landis.org.uk).