



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

PRE-PLANNING TREE SURVEY

STUMBLE RIDGE
OLDLANDS AVENUE
BALCOMBE
HAYWARDS HEATH
RH17 6LP

CLIENT: STEVE BAKER

JUNE 2024

Ref: 06400/2024

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1. INTRODUCTION

1.1 AUTHORSHIP

This BS:5837 Arboricultural Survey has been prepared by Sarah Duckworth, Arboricultural Consultant.

I have been instructed by Steve Baker to survey the trees on and adjacent to Stumble Ridge to ascertain the constraints posed by the trees to the construction of a new dwelling to the rear of the existing dwelling.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments.

The tree plan which accompanies this report is illustrative and should only be used for dealing with tree issues.

This report is for planning purposes only and does not constitute a detailed health and safety survey. A quotation can be provided for this service upon request.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

1.3 DOCUMENTS

The position of trees within the tree plan has been taken from a topographical survey provided by the client and is a good representation of their locations in relation to the proposed building area.

1.4 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Mid Sussex District Council website that trees on the highway verge are subject of Tree Preservation Order BA/01/TPO 95.

CONSERVATION AREA

The northern part of Stumble Ridge is partially within the Balcombe Conservation Area which affords a certain level of protection to the trees.

Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is an offence to prune, fell or otherwise damage a tree without first giving notice to the Council.

You are required to give the Borough Council six – weeks' notice of works to trees within a Conservation Area (a Section 211 Notification). The Local Authority cannot refuse the works, but it will use the six-week notification to consider whether the work is sufficiently harmful to amenity that it is expedient to serve a tree preservation order on the tree(s) in order to prevent or modify the works.

The protected status of trees can change; therefore, you are advised to re-confirm the status on the Council's online Tree Preservation Order Map immediately prior to carrying out tree works.



Figure 1 - Mid Sussex District Council TPO / Conservation Area Map

ANCIENT WOODLAND

Woodland south of the site is designated Ancient Woodland.

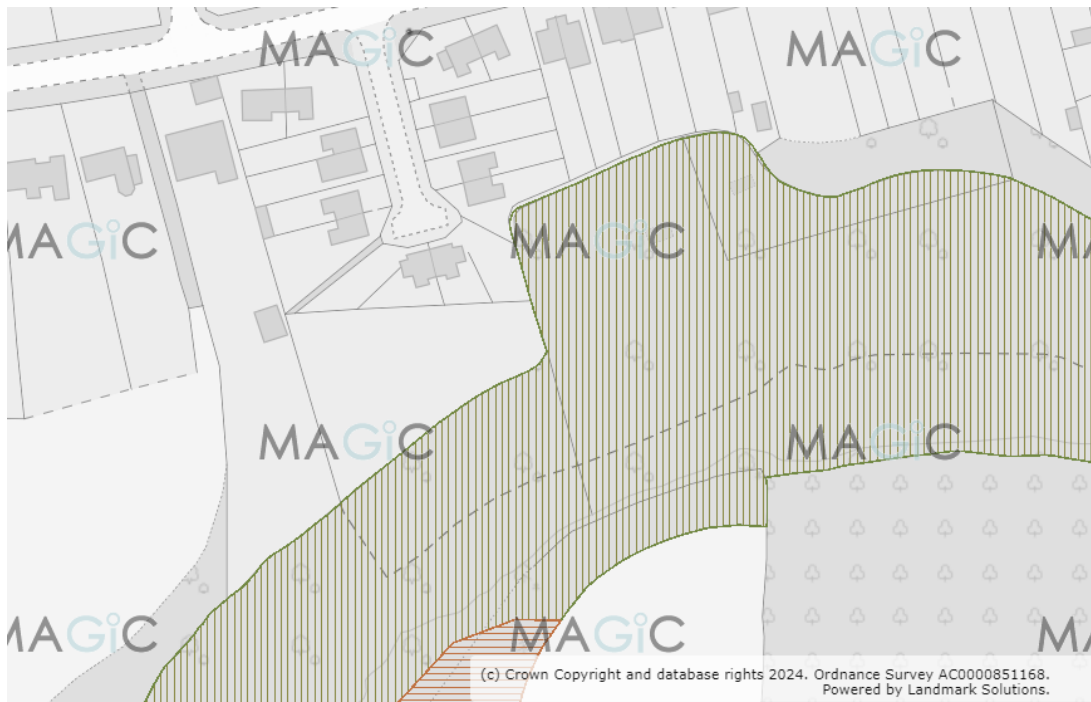


Figure 2 - MAGiC Ancient Woodland Map with annotated boundary of build area and ancient woodland shown as a green hatch

FELLING LICENSES

Outside of domestic gardens, you must first apply to the Forestry Commission for a felling license if you want to cut down trees containing more than five cubic metres of wood in any calendar quarter. However, there are exceptions to this rule. For example, you do not need a license to fell trees to fulfil an extant planning consent.

For more information, please refer to the Forestry Commission publication 'Tree Felling – Getting Permission' (updated 2023) which is available to download at:

https://assets.publishing.service.gov.uk/media/64b54e2d0ea2cb000d15e3e5/FC_Tree_Felling_4_July_23_WEB.pdf

2. SURVEY

2.1 APPRAISAL

The trees were surveyed on Friday 24th May 2024.

The weather conditions were clear and dry. Visibility was good.

Heights were estimated where part of a group. Soil samples were not taken.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment of trees in this report is based on the condition at the time of inspection and is valid for 24 months.

If the condition of the trees evidently changes or the trees are subject to extreme weather conditions before this date; further inspection may be required. No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

The tree survey identified 28 individual trees and 4 tree groups growing on or adjacent to the site which were relevant to the building works. The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS:5837:2012.

2.2 KEY

Ref:	T001 = Tree 1 A001 = Area 1	G001 = Group 1 W001 = Woodland 1
Species:	Common name (Botanical name)	
Height:	Measured with a clinometer (m) where possible or estimated when part of a group	
Stem:	Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters	
Branch spread:	Paced measurements at compass points or with a laser measure.	
Crown clearance:	Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g. 2.4 (N) where relevant.	
Epics:	Lower canopy created by epicormic growth.	
Age Class:	Newly planted - 3 years following planting Young - Tree well established but with juvenile crown form Young Mature - Tree in first third of usual life expectancy for species Mature - Tree in second third of usual life expectancy for species Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence Veteran - Older than usual for species or with historical/ cultural / ecological value	
General Observations:	Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.	
Estimated Remaining Contribution:	Estimated in years - less than 10, 10-20, 20-40, 40+	
BS: 5837:2012 category rating:	In accordance with the guidelines of the British Standard.  Category 'A' tree (Green)  Category 'C' tree (Grey)  Category 'B' tree (Blue)  Category 'U' tree – Fell (Red)	
RPA Area	BS:5837 (2012) Root Protection Area calculation in square metres	
RPA Radius	BS:5837 (2012) Root Protection Area calculation circle radius in metres. ¹	

¹ The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'*

3. BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category 'B' Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality 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 contribution to the wider locality.	Trees with material conservation or other cultural value.
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 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.

4. SURVEY DATA

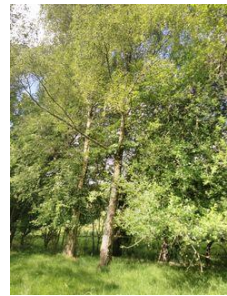
Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
H001	Common hawthorn (Crataegus monogyna)	Height (m): 8 Stem Diam(mm): 150 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Linear group of small trees. Notable grazing line along lower crown.	C2	Radius: 1.8m. Area: 77 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
H002	Mixed species	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Mixed broadleaf hedgerow. Lime, Beech, Shrub Honeysuckle, Hawthorn. Prolific ivy throughout.	C2	Radius: 1.2m. Area: 60 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate	
H003	Mixed species	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Mixed broadleaf hedgerow. Lime, Beech, Shrub Honeysuckle, Hawthorn. Prolific ivy throughout.	C2	Radius: 1.2m. Area: 159 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate	
H004	Honeysuckle (Lonicera sp.)	Height (m): 2 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Clipped garden hedge.	C2	Radius: 1.2m. Area: 109 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T001	Camellia sp.	Height (m): 3.5 2 stems, avg.(mm): 150 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:2 S:2 W:2.5	Multi-stem Camellias x2.	C2	Radius: 2.5m. Area: 20 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T002	Pittosporum (Pittosporum sp.)	Height (m): 5 Stem Diam(mm): 200 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Large shrub / small tree.	C2	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T003	Portuguese laurel (Prunus lusitanica)	Height (m): 5.5 5 stems, avg.(mm): 120 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:2 W:2.5	Large multi-stem shrub	C2	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T004	Bay tree (Laurus nobilis)	Height (m): 10 Stem Diam(mm): 200 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3.5 E:4 S:3 W:2.5	Ivy clad multi-stem tree. Foliage sparse in upper canopy. Tree lacks vitality.	C1	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Ivy	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T005	Common holly (Ilex aquifolium)	Height (m): 6.5 Stem Diam(mm): 110 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Small tree in shrub bed.	C2	Radius: 1.3m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Low Inspection Limitations: Restricted access due to dense vegetation	
T006	Cultivar apple (Malus domestica)	Height (m): 5 Stem Diam(mm): 320 Crown Clearance (m): 1 Life Stage: Mature	N:2 E:2.5 S:2.5 W:3	Small tree, low forked trunk. Asymmetrical crown.	C2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T007	Cultivar apple (Malus domestica)	Height (m): 6 Stem Diam(mm): 300 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2.5 S:3 W:4	Small tree, ivy clad, kinked trunk.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T008	Goat willow (Salix caprea)	Height (m): 7 2 stems, avg.(mm): 320 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:5 W:5.5	Swept stem, low forked trunk. Base and lower trunks obscured by dense vegetation.	C2	Radius: 5.4m. Area: 92 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T009	Hazel (Corylus avellana)	Height (m): 6 Stem Diam(mm): 300 Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:2 S:2.5 W:1.5	Multi-stem tree / coppice.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
T010	Common hawthorn (Crataegus monogyna)	Height (m): 6 Stem Diam(mm): 150 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Small tree, no access.	C2	Radius: 1.8m. Area: 10 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access	
T011	Sycamore 'Brilliantissimum' (Acer pseudoplatanus)	Height (m): 5 Stem Diam(mm): 90 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Small tree, compact crown.	C2	Radius: 1.1m. Area: 4 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T012	Common ash (Fraxinus excelsior)	Height (m): 14 3 stems, avg.(mm): 300 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:3 S:2 W:4	Multi-stem tree. Swept stems. No access to base due to dense vegetation. Canopy healthy. No obvious symptoms of Ash Dieback in canopy. Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1,2	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T013	Goat willow (Salix caprea)	Height (m): 6.5 Stem Diam(mm): 350 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	Main trunk topped at 5m. Canopy growth formed of regeneration shoots. Prolific ivy on trunk.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Ivy and dense vegetation	
T014	Common ash (Fraxinus excelsior)	Height (m): 15 Stem Diam(mm): 400 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:4 S:5 W:7	Swept stem. Ivy clad tree. No access to base due to dense vegetation. Localised deadwood in crown. Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1,2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access	
T015	Goat willow (Salix caprea)	Height (m): 12 2 stems, avg.(mm): 300 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:1 S:3 W:7	Twin stem from ground level. Slender, swept stems arching over garden. Ivy clad tree. No access to base due to dense vegetation. Asymmetrical crown. Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1,2	Radius: 5.1m. Area: 82 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access	
T016	Goat willow (Salix caprea)	Height (m): 12 Stem Diam(mm): 300 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:3 W:3	Ivy clad tree. No access to base due to dense vegetation. Pests and Diseases: Ash Dieback Infection Level 1: 0% to 25%	C1,2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T017	Grey willow (<i>Salix cinerea</i>)	Height (m): 14 8 stems, avg.(mm): 140 Crown Clearance (m): 4 Life Stage: Over Mature Rem. Contrib.: <10 years	N:5 E:7 S:5 W:5	Multi-stem. Partial fork split. Dead / defective stems. Major stem failure foreseeable. Fungus: <i>Trametes versicolor</i>	U	No RPA due to Retention Category of U.	Physiological Condition: Good Structural Condition: Collapsing Public Amenity Value: Moderate	
T018	Silver birch (<i>Betula pendula</i>)	Height (m): 15 Stem Diam(mm): 400 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3.5 S:4 W:3.5	Fair form and vitality.	B2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate	
T019	Silver birch (<i>Betula pendula</i>)	Height (m): 16 Stem Diam(mm): 340 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:3.5 S:3 W:3.5	Fair form and vitality.	B2	Radius: 4.1m. Area: 53 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T020	Grey willow (Salix cinerea)	Height (m): 14 4 stems, avg.(mm): 250 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:7 E:2 S:4 W:5	Offsite multi-stem tree, asymmetrical crown. Fungus: Trametes versicolor	C2	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T021	Silver birch (Betula pendula)	Height (m): 15 Stem Diam(mm): 400 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:4 W:4	Major stem fork 6m above ground level. Fair form and vitality.	B2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate	
T022	Lawson cypress 'Aurea' (Chamaecyparis lawsoniana)	Height (m): 7 2 stems (mm): 100,60 Crown Clearance (m): 0 Life Stage: Over Mature Rem. Contrib.: <10 years	N:1.5 E:1.5 S:1.5 W:1.5	Twin stem from ground level. Main stem mostly dead. No long-term potential.	U	No RPA due to Retention Category of U.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low	
T023	Silver birch (Betula pendula)	Height (m): 12 Stem Diam(mm): 440 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:5 W:5	Offsite tree, low broad crown.	B2	Radius: 5.3m. Area: 88 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: Access	

Ref.	Species	Measurements	Canopy Spread	General Observations	Retention Category	RPA	Condition	Photo
T024	Common pear (Pyrus communis)	Height (m): 9 Stem Diam(mm): 500 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:3 S:4 W:4	Offsite large fruit tree. Previously reduced, asymmetrical crown.	C2	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: Access	
T025	Lime (Tilia sp.)	Height (m): 13 Stem Diam(mm): 400 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:3 S:3 W:3	Boundary tree. Fair form and vitality. Epicormic growth at base. Base and lower trunk obscured by dense vegetation.	B1	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T026	Lime (Tilia sp.)	Height (m): 12 Stem Diam(mm): 550 Crown Clearance (m): 3 Rem. Contrib.: 40+ Years	N:5 E:5 S:5 W:5	Offsite tree. Fair form and history. Tree close to neighbouring residential property.	B1	Radius: 6.6m. Area: 137 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T027	Lime (Tilia sp.)	Height (m): 14 3 stems (mm): 440,340,340 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7.5 E:6 S:6.5 W:5	Offsite tree. Previously topped at 2m with multiple stems above topping points. Foliage dense. Good vitality.	B1	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: High	

5. QUALIFICATIONS

This Arboricultural Survey was carried out by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 18 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award Commendation.

I also hold the Arboricultural Association's Technicians Certificate (with Distinction) and am a LANTRA qualified Professional Tree Inspector.

I am a Professional Member of the Arboricultural Association.