Tree Survey

To

BS 5837:2012

SITE: Oakwood Group Ltd

Cull's Farm

East Farm

East Farleigh

Kent

ME15 0PS

By Henry Bates

Carried out on 18th March 2021

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Appendices

1. Introduction

1.1 We have been instructed to undertake a tree survey on the land within Oakwood Group Ltd, Cull's Farm, East Farm, East Farleigh, Kent which is to be in line with BS 5837: 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.

1.2 All trees have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, from internal and external factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.

1.3 This survey and report has been compiled by Henry Bates TechArborA, Lantra Professional Tree Inspector.

1.4 This report, its appendices and any subsequent revisions, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2. Survey Methodology

2.1 Trees have been assessed using current recommendations, detailed in British Standard 5837: 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter. For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 4).

2.2 All surveyed trees have been given a notional identification i.e. T1 or G76. All collected survey data and work recommendations for individual trees is presented in the survey schedule which forms appendix 2 to this report. For the location of all trees see appendix 3.

3. General site description

3.1 The site is a large vehicle workshop and car dealer that contains two rows of small semi-mature oaks that flank the driveway entrance and a line of recently heavily pollarded lime trees that run from the west to the middle of the site. The limes are situated on a very narrow strip of grass verge within the site and appear to have been pollarded to stop the cars that are parked close either side of the line from having foliage, honeydew, droppings etc. fall on them. The wider area is partially bordered by a line of trees and large cypress hedge to the north and east. These groups provide a screen, habitat value and some amenity to a site that has sparse vegetation and is mainly a hard-standing area to facilitate the parked cars, offices and workshop buildings.

3.2 The development proposal is to construct 11 new houses and re-landscape the site; including tree planting of mixed species, amenity green areas and wildlife habitats.

4. Summary of Findings and Conclusions

4.1 A total of 17 trees and 4 groups have been surveyed, categorised (see below) and numbered accordingly.

4.2 All Category U trees should be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals.

4.3 Category C trees would not normally be retained in a development context, unless in such a location that they do not represent a significant constraint on the development proposal.

4.4 Category B trees are suitable for retention for the medium term, although not considered to be of the same quality or making the same contribution that A category trees do. B category trees should receive consideration to influence and inform the design, site layout, and in some cases the specific construction methods to be used – The root protection areas of retained trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build within these areas providing that appropriate specifications have been agreed between the local planning authority, the consulting arboriculturist and the developer/client.

4.5 Category A trees will, under normal circumstances, be retained on development sites, and should influence and inform the design, site layout, and in some cases the specific construction methods to be used – The root protection areas of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build within these areas providing that appropriate specifications have been agreed between the local planning authority, the consulting arboriculturist and the developer/client.

5. Arboricultural Implications

5.1 Based on the proposed site details supplied to us we have assessed the arboricultural implications and a total of 8 trees will need to be removed to facilitate construction. The rest of the development will mostly lie outside of the RPAs of the trees and groups that are to be retained, however there will be a small incursion to T13 and T14. The encroachment will be minimal and given the robust nature of the species there should be no noticeable impact on their health provided the tree protection measures detailed in the following method statement and shown on the tree protection plan are implemented.

6. Arboricultural method statement

6.1 The Local Authority Planning Officer should be contacted to establish if any trees on site are subject to statutory protection by Tree Preservation Order or are within a

designated Conservation Area. Removal or damage of protected trees is an offence and if contrary to planning conditions could result in a breach of any permissions granted.

6.2 An exclusion zone should be created around the trees being retained as per the drawings in Appendix 3. No plant, machinery, vehicles or storage is permitted within this area. No fires, materials or chemical storage, including cement. No mechanical excavation within this area, hand tools only.

6.3 Tree protection fencing to be erected around exclusion zone prior to commencement of works, usually of heras fencing with scaffold poles driven into the ground, or on feet if there is hard surfacing. Support struts must be placed inside the protected area to prevent movement of the fencing. Tree protection signs to be placed on the fencing to clearly notify that this is a protected exclusion zone. See Appendix 5.

6.4 Exclusion zone to be made known to all operatives prior to commencement of works.

6.5 Care will be taken to not compact the soil within the root protection areas of retained trees. If pedestrian or vehicular access is required that passes through the root protection area of retained trees it may be necessary to install ground protection. Furthermore, if it is essential that protective fencing has to be moved closer to the trunk than the distance stipulated in appendix 3, for example to allow scaffolding for building works beneath the canopy spread of the tree, it should be as far away from the tree as possible.

6.6 Boarding should protect the ground between this fencing and the building (eg. Scaffold boards) in accordance with Figure 6 of BS 5837.

6.7 For pedestrian-operated plant up to a gross weight of 2 tonne, ground protection might comprise of proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.

6.8 When required, the building scaffolding should be erected on the boards. The boarding should be left in place until the building works are finished (see appendix 6). Further arboricultural advice should be sought prior to commencement of any construction.

6.9 Compaction of compressible soils is probably the single most common cause of death or damage to retained trees on development sites. Soil compaction reduces soil pore space, which in turn reduces soil air, the passage of water and available nutrients. These anaerobic conditions prevent root growth and the proliferation of soil microbes essential to tree health. Symptoms in trees will include crown die-back, sparse, and small foliage, poor extension growth etc., however these may not be evident until well after the occurrence of compaction. Even one pass of a vehicle in wet conditions can cause irreparable soil compaction.

6.10 During any excavation activities adjacent to trees it is important not to sever any roots with a diameter of 25mm or greater. If any roots of this size or greater are found they must not be damaged and further arboricultural advice sought. It is important that if a tree's stability may have been compromised advice should be urgently sought from a suitably qualified arboriculturist and the Local Authority Tree Officer notified.

6.11 If any significant roots or arboricultural features that are not referred to in this report are found, work should halt until advice has been sought. Tree root systems are influenced by many factors and can differ from expected patterns.

6.12 Concrete mixing is not to occur within 10 meters of the trunk of any tree

6.13 No changes in ground level to occur

6.14 If required by the planning officer, a programme of onsite monitoring by an Arboricultural Consultant should be agreed upon, any visits recorded and made available to the planning officer.

7. Recommendations

7.1 All trees that have been selected for retention do not require any remedial works. However a total of 8 trees will require removal as recommended in Appendix 2 to this report.

7.2 All tree works must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998: 2010 'Tree work – Recommendations'.

7.3 No tree works are to be untaken without consent of the local planning authority.

8. Statutory Obligations

8.1 Works to trees which are covered by Tree Preservation Orders [TPO's] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA]. It is necessary to gain confirmation from the LPA of any TPO's or CA's on the site, and to follow the necessary application procedure if tree surgery or indeed felling, is required in respect of protected trees. Full planning consent will however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.

8.2 It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981 and the 'Countryside and Rights of Way Act 2000'.

8.3 Additional precautions should be used should as inspection by a professional ecologist before carrying out significant tree works during the bird nesting season (March to end of July) and ensuring that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any tree work.

Appendix 1: Notes to accompany tree survey

This schedule is based on an inspection carried out by Henry Bates on the 18th March 2021. Weather conditions at the time were overcast and dull with a slight breeze. Deciduous trees were mostly dormant with no visible foliage. The information contained in this schedule reflects the condition of those specimens at the time of the inspection. The trees were inspected from the ground only; they were not climbed, and no internal investigations were undertaken, thus no guarantee can be given as to their structural integrity. As trees are dynamic organisms and subject to continual change no dimensions in this schedule may be relied on for development purposes for more than 24 months from the date of the survey.

Number on plan

T1, T2, T3 etc for individual trees G1, G2, G3 for groups of trees.

Species

The common name and the botanical name of the tree species within the Linnaean classification system.

Height

Given as an approximate measure using a clinometer in meters.

RPA

Root Protection Area; calculated following guidance provided in BS5837:2012 using diameter of trunk measured at 1.5m above ground level in centimetres. Multi stemmed trees are measured individually and presented as a combined total.

Spread

Diameter of crown expressed in meters, any major asymmetries will be noted under condition.

Crown clearance

Approximate height to lowest branch of crown at any point in meters.

Age class

Life stage is estimated in accordance with the known lifespan of the particular species.

Young: Establishing trees.

Semi mature: Trees in first third of life expectancy.

Early mature: Trees between one third and two thirds of expected mature height

Mature: Trees up to two thirds of life expectancy, growth rate slowing.

Over mature: Trees in final third of life expectancy, declining or moribund trees of low vigour.

Retention Category

A – Trees of high quality and value, in such condition as to be able to make a substantial contribution (minimum of 40 years suggested).

B – Trees of moderate quality and value, in such condition as to be able to make a significant contribution (minimum of 20 years suggested).

C – Trees of low quality and value, currently in adequate condition to remain until new planting could be established (minimum of 10 years suggested), or young trees with a stem diameter below 150mm.

U – Trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for sound arboricultural management.

Condition

The physiological and structural condition of the tree has been referred to as one of the following:

Good: A sound tree needing little, if any attention.

Fair: A tree with minor but rectifiable defects or in the early stages of stress, from which it may recover.

Poor: A tree with major defects or stress, from which it is unlikely to recover from.

Dead: A tree that is no longer functioning physiologically.

Recommendations

Remedial safety works prescribed along with timescale. All works should be carried out to “British Standards 3998:2010 Recommendations for Tree Works”.

Appendix 2: Tree Survey

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Condition	Recommendations
G019	Elder (Sambucus nigra) Laurel (Laurus sp.) Birch (Betula sp.) Privet (Ligustrum vulgare) Willow (Salix sp.)	Group	Height (m): 8 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Mixed hedge providing screen	B2	Area: 111.51 sq m.	Physiological Cond: Good Structural Cond: Good	None
G020	Lawson Cypress (Chamaecyparis lawsoniana)	Group	Height (m): 10 Stem Diam (mm): 250 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Well maintained cypress hedge providing screen	B1,2	Area: 153.95 sq m.	Physiological Cond: Good Structural Cond: Good	None

G021	Lawson Cypress (Chamaecyparis lawsoniana)	Group	Height (m): 10 Stem Diam (mm): 250 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Well maintained cypress hedge providing screen	B1,2	Area: 105.19 sq m.	Physiological Cond: Good Structural Cond: Good	None
G022	Lawson Cypress (Chamaecyparis lawsoniana)	Group	Height (m): 12 Stem Diam (mm): 250 Spread (m): 2N, 2E, 2S, 2W Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Off Site hedge	B	Area: 87.44 sq m.	Physiological Cond: Structural Cond:	None
T001	Pedunculate Oak (Quercus robur)	Tree	Height (m): 10 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Lowest Branch (m): 3 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:3 E:3 S:3 W:3		C1,2	Radius: 2.4m. Area: 18 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction

T002	Pedunculate Oak (Quercus robur)	Tree	Height (m): 8 Stem Diam (mm): 170 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:2 E:2 S:2 W:2		C1,2	Radius: 2.0m. Area: 13 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction
T003	Pedunculate Oak (Quercus robur)	Tree	Height (m): 10 Stem Diam (mm): 240 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2.5 Lowest Branch (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:3 E:3 S:3 W:3		C1,2	Radius: 2.9m. Area: 26 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction
T004	Pedunculate Oak (Quercus robur)	Tree	Height (m): 10 Stem Diam (mm): 180 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Lowest Branch (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:2.5 E:2.5 S:2.5 W:2.5		C1,2	Radius: 2.2m. Area: 15 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction

T005	Pedunculate Oak (Quercus robur)	Tree	Height (m): 9 Stem Diam (mm): 200 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 3 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:4 E:4 S:4 W:4		C1,2	Radius: 2.4m. Area: 18 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction
T006	Pedunculate Oak (Quercus robur)	Tree	Height (m): 10 Stem Diam (mm): 250 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 1.5 Lowest Branch (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:4 E:4 S:4 W:4		C1,2	Radius: 3.0m. Area: 28 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction
T007	Pedunculate Oak (Quercus robur)	Tree	Height (m): 9 Stem Diam (mm): 260 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 2 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:5 E:5 S:5 W:5		C1,2	Radius: 3.1m. Area: 30 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction

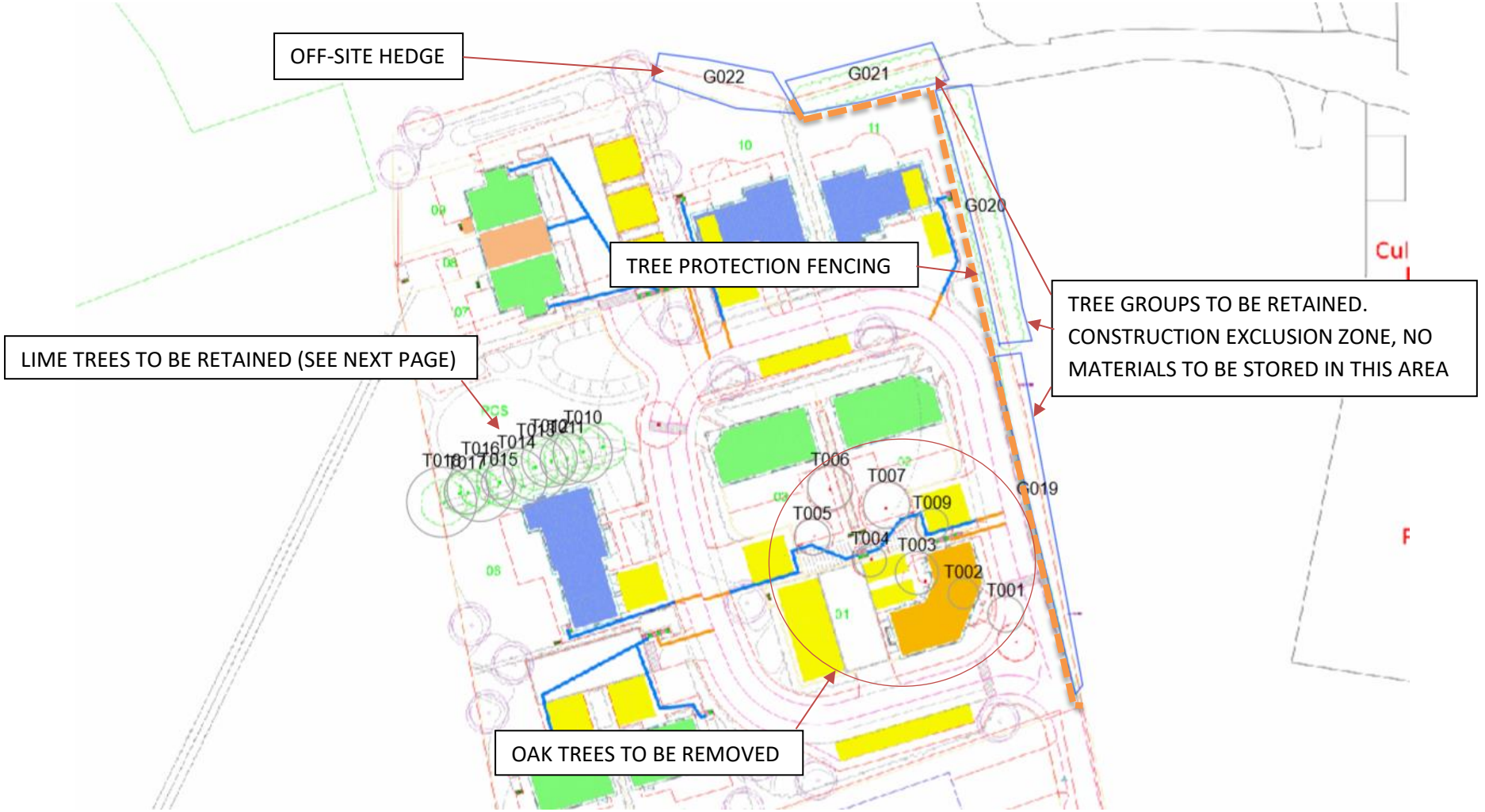
T009	Pedunculate Oak (Quercus robur)	Tree	Height (m): 9 Stem Diam (mm): 180 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2.5 Lowest Branch (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 30+ Years	N:2 E:2 S:2 W:2		C1,2	Radius: 2.2m. Area: 15 sq m.	Physiological Cond: Good Structural Cond: Good	Remove tree to facilitate construction
T010	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 330 Spread (m): 0N, 0E, 0S, 0W Crown Clearance (m): 7 Lowest Branch (m): 7 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:0 E:0 S:0 W:0	Recently heavily Pollarded	C2	Radius: 4.0m. Area: 50 sq m.	Physiological Cond: Fair Structural Cond: Good	None
T011	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 290 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 6 Lowest Branch (m): 4 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Recently heavily Pollarded	C2	Radius: 3.5m. Area: 38 sq m.	Physiological Cond: Fair Structural Cond: Good	None

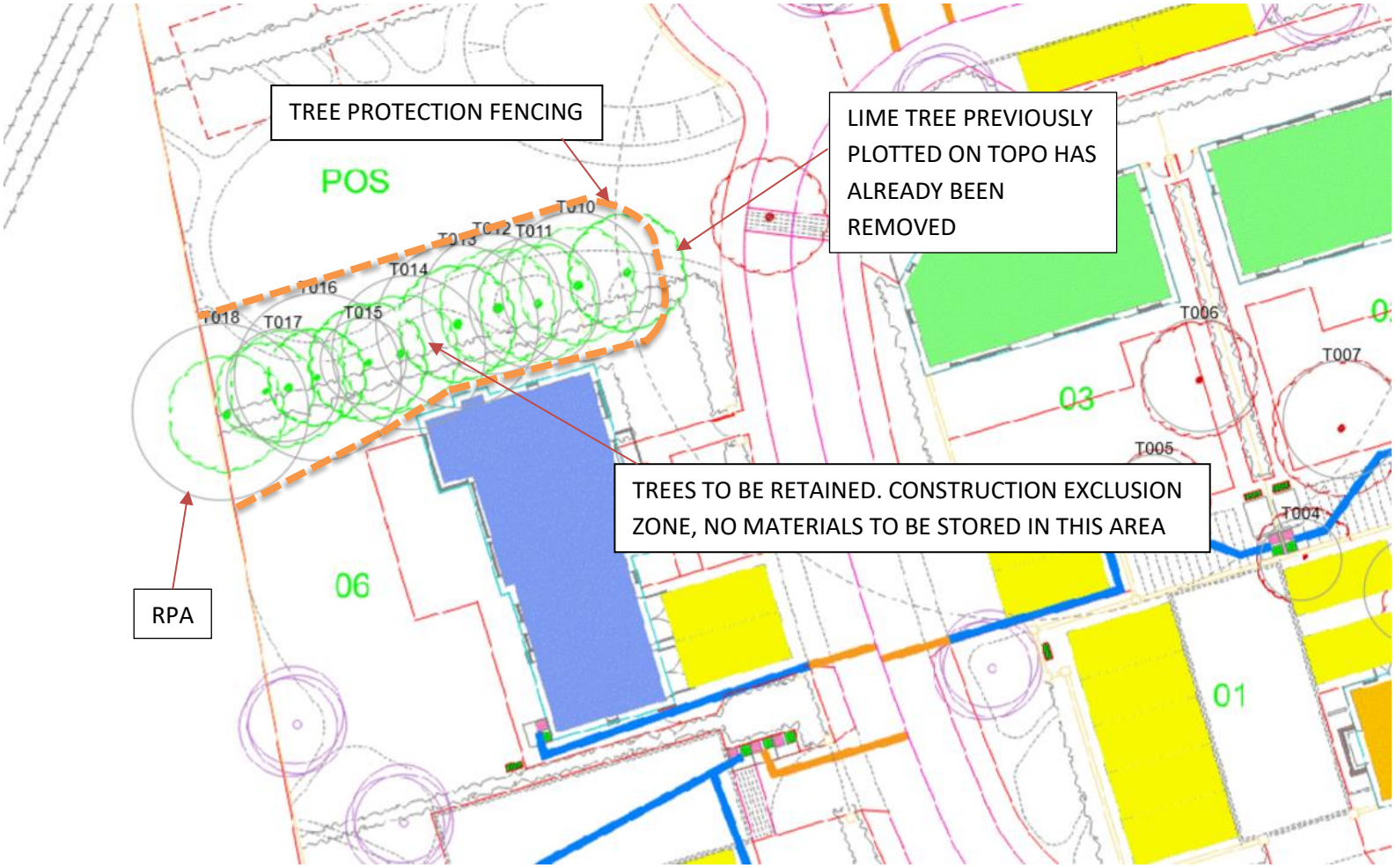
T012	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 310 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 6 Lowest Branch (m): 6 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Recently heavily Pollarded	C2	Radius: 3.7m. Area: 43 sq m.	Physiological Cond: Fair Structural Cond: Good	None
T013	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 360 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 6 Lowest Branch (m): 5.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Recently heavily Pollarded	C2	Radius: 4.3m. Area: 58 sq m.	Physiological Cond: Fair Structural Cond: Good	None
T014	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 340 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 6 Lowest Branch (m): 6 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Recently heavily Pollarded	C2	Radius: 4.1m. Area: 53 sq m.	Physiological Cond: Fair Structural Cond: Good	None

T015	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 190 Spread (m): 0N, 0E, 0S, 0W Crown Clearance (m): 6 Lowest Branch (m): 6 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:0 E:0 S:0 W:0	Recently heavily Pollarded	C2	Radius: 2.3m. Area: 17 sq m.	Physiological Cond: Fair Structural Cond: Good	None
T016	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 370 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 6 Lowest Branch (m): 6 Life Stage: Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Recently heavily Pollarded	C2	Radius: 4.4m. Area: 61 sq m.	Physiological Cond: Fair Structural Cond: Good	None
T017	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 250 Spread (m): 1.5N, 1.5E, 1.5S, 1.5W Crown Clearance (m): 5.5 Lowest Branch (m): 5.5 Life Stage: Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Recently heavily Pollarded	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Cond: Fair Structural Cond: Good	None

T018	Common Lime (Tilia x vulgaris)	Tree	Height (m): 7 Stem Diam (mm): 390 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 4 Lowest Branch (m): 4 Life Stage: Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Recently heavily Pollarded	C2	Radius: 4.7m. Area: 69 sq m.	Physiological Cond: Fair Structural Cond: Good	None

Appendix 3: Site plan

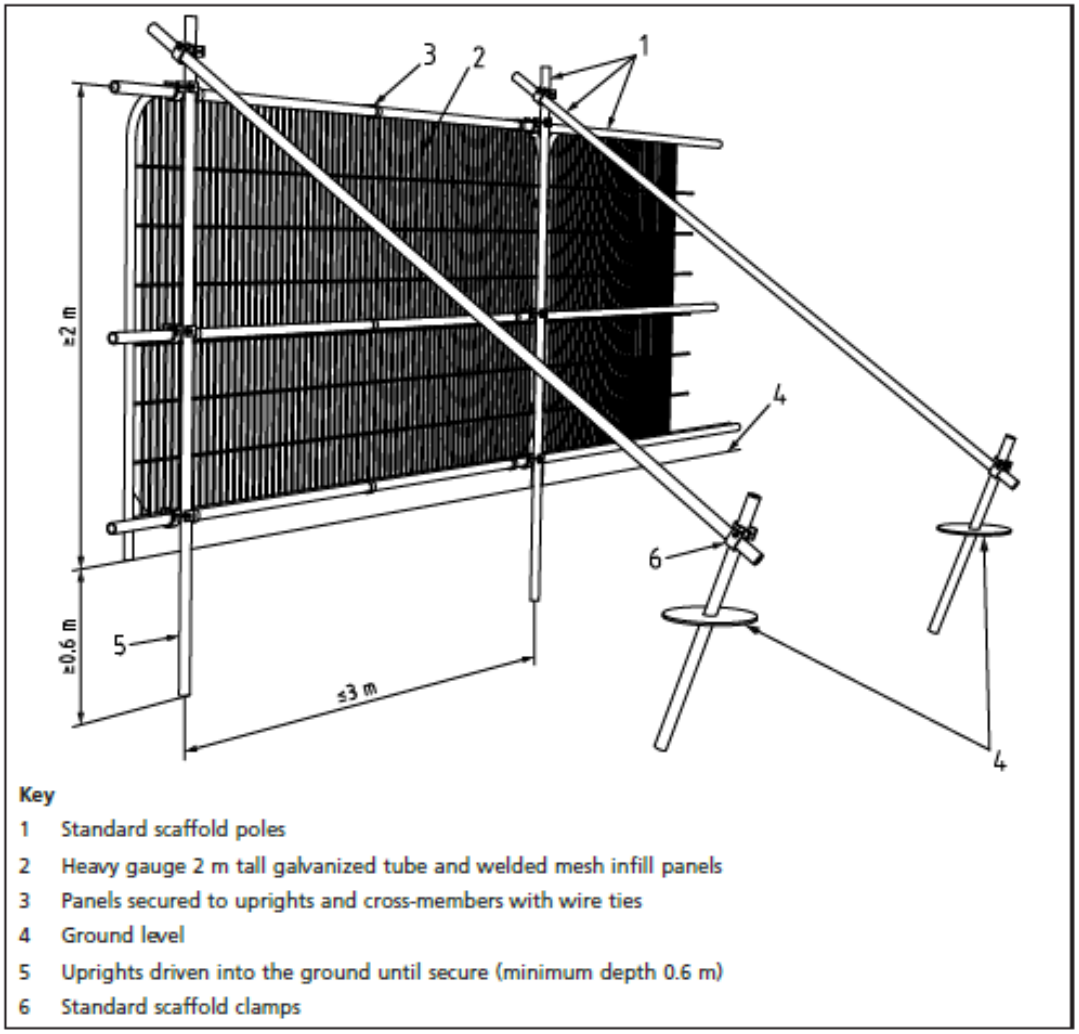



TREE PROTECTION FENCING
LIME TREE PREVIOUSLY PLOTTED ON TOPO HAS ALREADY BEEN REMOVED
TREES TO BE RETAINED. CONSTRUCTION EXCLUSION ZONE, NO MATERIALS TO BE STORED IN THIS AREA
RPA
POS
T010
T011
T012
T013
T014
T015
T016
T017
T018
T004
T005
T006
T007
03
06
01

Appendix 4: Table of categories

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
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 are 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; see 4.5.7.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered 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, espedally 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 remediable 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 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
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	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 benefits	Trees with no material conservation or other cultural value

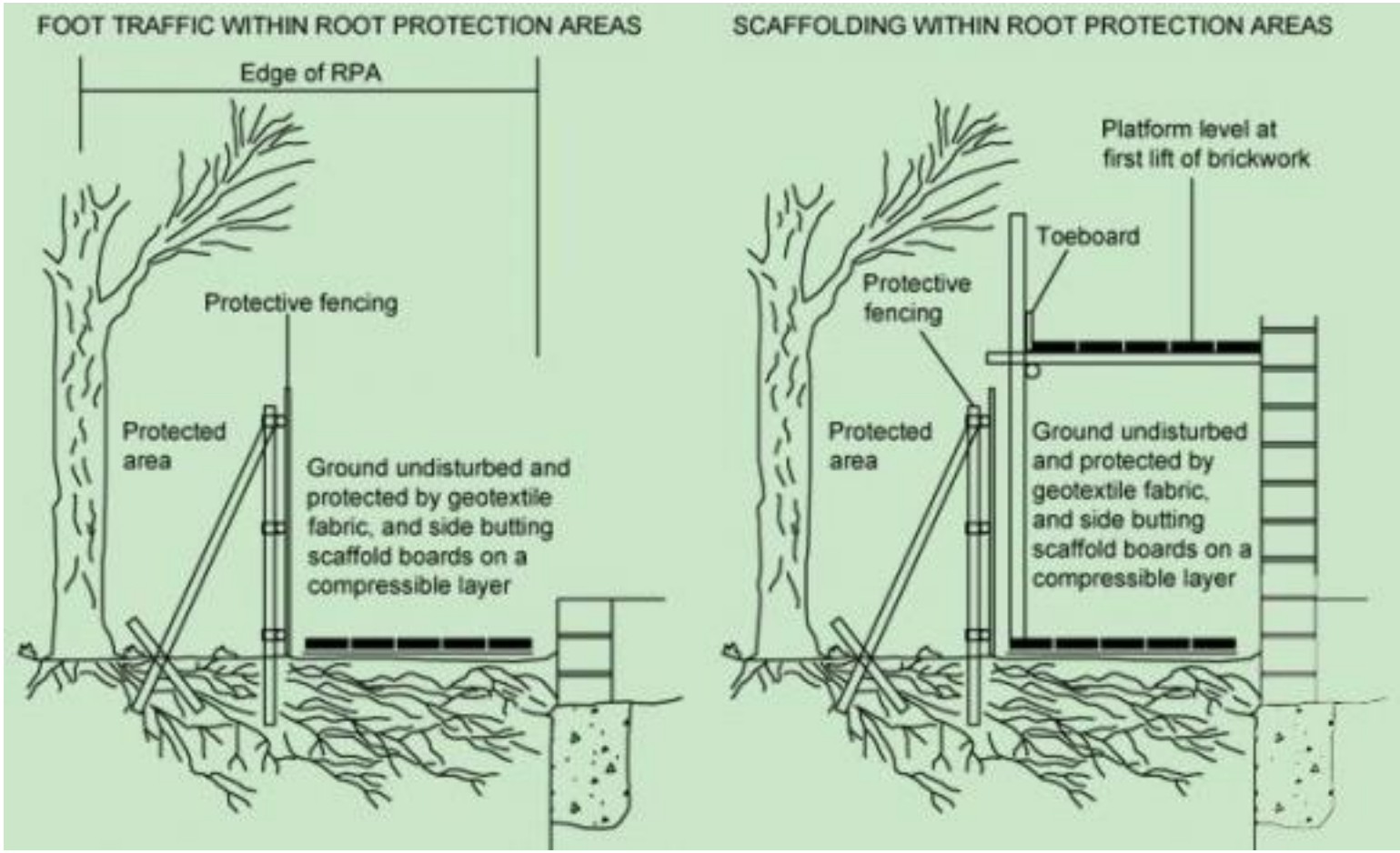
Appendix 5: Tree protection fencing



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Appendix 6: Tree root protection



Survey limitations
Caveats & Disclaimers

a) This report is prepared solely and exclusively for the person to whom it is addressed and its contents must not be divulged to third parties without the written consent of KPS. Any third party referring to this report or relying on the information contained therein does so entirely at their own risk.
b) The report relates only to those trees growing within the areas of survey, either as shown on the enclosed plan or as listed in the tree schedule. Trees out of the survey area were not inspected.
c) The findings and recommendations contained in this report are valid for a period of 6 months from the date of survey. Trees are living organisms subject to change - it is strongly recommended that they are regularly inspected for reasons of safety.
d) The recommendations relate to the site as it exists at present, and to the current level and pattern of usage. The degree of risk and hazard may alter and the site may require re-inspection and appraisal.
e) No guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic events can cause damage to (or make unsafe) apparently healthy trees.
f) Trees were inspected from the ground.
g) The investigation may have been carried out on days with limited visibility and the report refers only to the conditions prevailing on the days that the trees were surveyed.
h) Numerous potential defects that may affect a trees health and safe useful life may not be detectable dependent upon the timing of the survey. Surveys prior to leaf flush cannot judge either the extent or size of the foliage and the effect of either abiotic or biotic factors on such foliage. Additionally the decay mechanism that occurs in trees is often governed by wood decay fungi, these may only produce external fruiting bodies annually often from late summer through autumn and they themselves then decay during winter. Therefore during winter and spring surveys, external symptoms may not be visible of decay that is occurring within a tree.
i) Trees were inspected externally: no instruments (such as ultrasound or resistographs) were used to examine the tree internally.
j) No underground or root system inspections were carried out and Amoy were not aware of any underground conditions of compaction or changes in ground levels or aeration or drainage which may affect the trees, nor of any services installations or any other excavations which may previously have taken place and which may have caused damage to root systems
k) No investigation has been carried out to determine whether the land under report is or has been in the past contaminated or polluted by any substances or organisms however occurring. Our report and any recommendations is therefore on the basis that all the land and its environs are free from any such contamination or pollution and that no such polluting materials will be introduced onto the site or used during any construction works on the site.
1) Survey based on information and maps supplied by the client relating to site boundaries, hazards, utilities etc. No responsibility can be accepted relating to the accuracy of information received. No additional investigation was undertaken with regard to statutory designations, i.e. TPO, conservation areas, SSSI's other than information and documents supplied by the client,

Approval for felling or other work may require authorisation; such authorisation is not the responsibility of KPS and must be obtained by the client before felling or cutting commences.

Assumptions and Legal Limitations
a) Any legal description provided to the inspector/surveyor is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management,
b) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations or statutes.
c) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
d) The inspector/surveyor shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
e) Loss or alteration of any part of this report invalidates the entire report.
f) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the inspector/surveyor.