

11 February 2026

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## **Arboricultural inspection report for Storey Mews, Burton Hill, Malmesbury, SN16 0FH**

### **1. Introduction**

1.1 **Client:** Management Company of Storey Mews

1.2 **Contact No:**

1.3 **Address:** As above

1.4 **Site Address:** As above

1.5 **Inspection Requested by:** Mr Hall

1.6 **Inspected by:** Mr Adam Roberts

1.7 **Remit:** This Arboricultural report focuses on the health, condition, and potential hazards that the trees requested for inspection by Mr Hall on the 23<sup>rd</sup> January 2026, may pose to local surroundings. The inspection takes into consideration safety factors that focus on the opposing property but may also involve infrastructure, walk ways, buildings, local conservation, site ecology, NVC classifications and LPA Tree Preservation Order (TPO) recommendations. Management recommendations are to be made.

### **2. Site Description:**

2.1 Storey Mews is a small residential cul-de-sac located on the southern outskirts of Malmesbury. The development consists of 11 properties built in 2015. The homes are primarily large detached and terraced family houses. The communal areas are managed by the Storey Mews (Malmesbury) Management Company Limited.

One London Plane (*Platanus x hispanica*) and one European Lime (*Tilia x europaea*) are located upon entrance to the development, to the right hand side, within a gated compound primarily designated to the overflow and drainage of the development.

### **3. Limitations**

3.1 The Inspections were undertaken from rope and harness, from aerial level; therefore, all visible features of the tree in question are surveyed and reported on. If any features that are thought to be potentially dangerous and are hidden within canopy material or encroaching vegetation, further inspection can be recommended, arranged and undertaken.

3.2 As trees can be affected by many factors of environmental change including extreme weather conditions, human interferences and soil subsidence, tree health and condition may change without prior notice. To keep up to date records regarding the safety of your trees, a yearly inspection should be carried out.



3.3 Because tree conditions change over time, the inspection can only be valid for 12 months starting from when the report is handed back to the client. Any interference with the trees in question and the inspection and management recommendations become invalid, inclusive of environmental impact such as heavy wind (30mph +) and snow loading. The times of year in which the inspections have been carried out do not always permit the surveyor to record accurate findings on fungal fruiting bodies, therefore where doubt is placed, a re-inspection will always be recommended.

3.4 Relevant Legislation involved with the inspection and its results include:

- Occupiers Liability Act 1957 / 1984 – Outlining the importance of Duty of Care in relation to tree stocks.
- Wildlife and Countryside Act 1981 – Outlining the importance of tree stocks in relation to conservation and ecology of the site.
- Town and Country Planning Act 1990 (Conservation Area's and TPO's) – Outlining the processes in which applications should be carried out.
- Forestry Act 1967 – Outlining the processes for felling licenses.

## 4 Methodology

4.1 To carry out comprehensive inspections, specific classification techniques were required to be use.

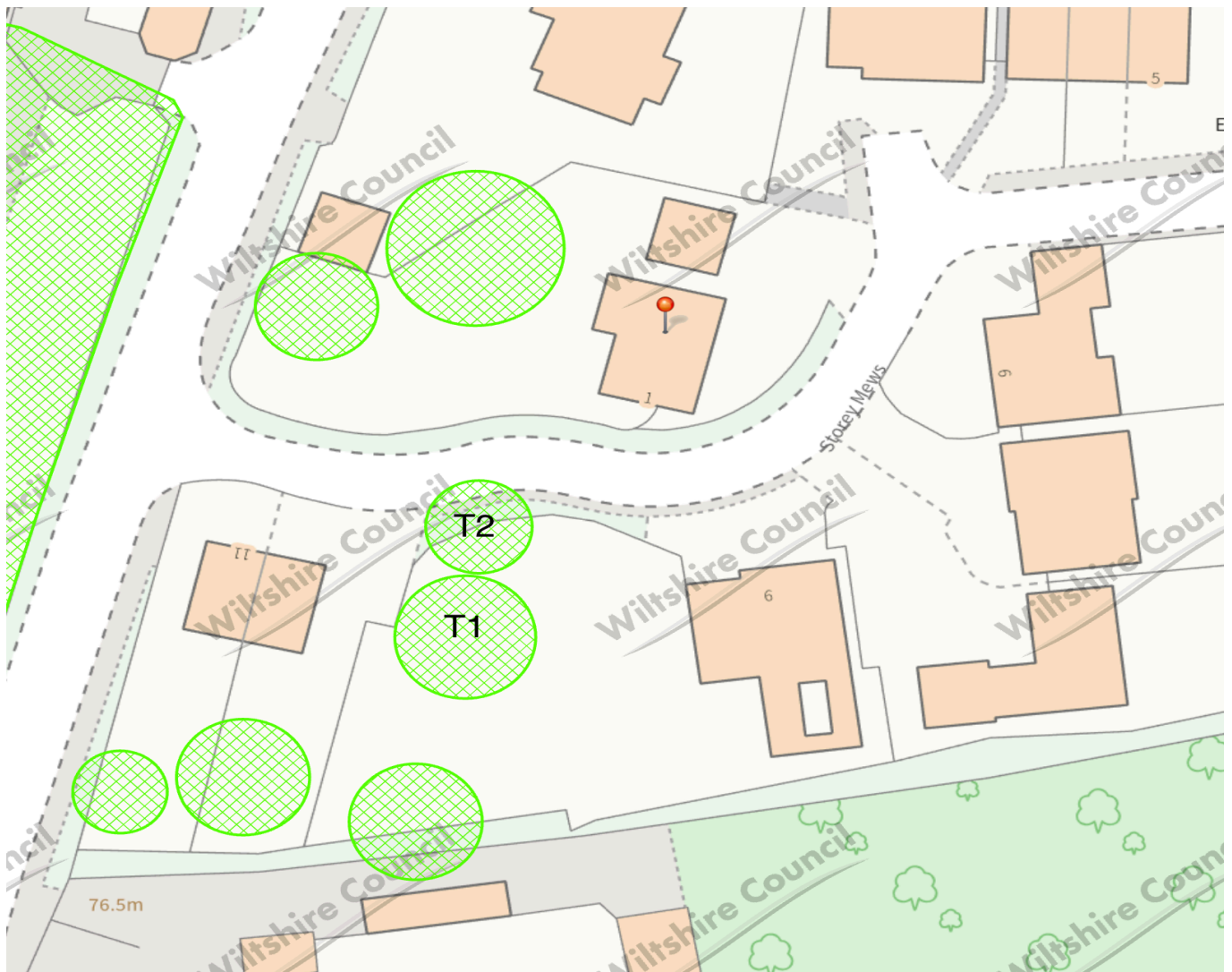
- Species Identification
- Age Class Identification
- Physiological Analysis
- Structural Analysis
- VTA – (Visual Tree Assessment)



## 5 Plan

5.1 The tree stock that has been inspected on the Storey Mews site has been outlined on the below map for visual reference. GPS has not been used to accurately plot trees on the map and therefore is not to scale.

**Figure 1: Site Plan**



## 6 Findings

6.1 All the findings within this report are comprehensive descriptions of the data recorded within the Arboricultural Inspection carried out by Mr Adam Roberts on the 11<sup>th</sup> August 2026 at Storey Mews, requested by Mr Hall. A single London Plane and single European Lime have been inspected, as requested.

6.2 Mature London Plane tree located within 10 metres of adjacent property and street infrastructure is found to have good vigour. The tree's structure consists of a single large stem, that leads to a stem junction of up to four significant aerial dominant stems, reaching an overall height of approximately 31 metres.

It is evident that historical pruning has been conducted, likely to mitigate heavily weighted sections of canopy and reduce risks of failure. All stem connections (unions) are thought to be of sound structural form and show no signs of visible decay or weakness. Insignificant moribund canopy material is located throughout the canopy.

A single large lower stem, located at approximately 6 metres above ground level on the eastern aspect of the tree, is found to be heavily weighted. The section is predicted to be of up to 6 tonne in weight, and exerting accumulative forces on the stem connection. Remedial works have been conducted within the last two years to mitigate this.





6.3 Mature European Lime tree located within 10 metres of adjacent property and street infrastructure is found to have adequate vigour. The tree's structure consists of a single large stem, that leads to a stem junction of two smaller stems located in the upper canopy. Significant deadwood is located throughout the canopy.

It is evident that historical pruning has been conducted. The tree has responded poorly to this and the formation of aerial cavities have increased the likelihood for decay to form within connective stem tissue.





## 7 Recommendations

7.1 The recommendations provided in this report are all relevant to site health and safety, focusing on the adjacent property, driveway, public access areas, infrastructure and walk ways on site. For the report, the only recommendations to be made are in relation to the onsite tree stock at Storey Mews, and the targets surrounding the tree's.

7.2 Trees are put into low, medium, and high (L, M, H) priorities in relation to operational needs; this is carried out to ensure that no unwanted failures or accidents occur throughout the site before works are carried out. Only trees that require works have been included in the below table.

7.3 Recommended Works:

| Tree No. | Species                     | Works Recommendations                                                                                                          | Works Priority | Cost £        |
|----------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| 1        | <i>Platanus x hispanica</i> | Reinspect large stem located on the eastern aspect in June 2027.                                                               | H              | £330.00 + VAT |
| 2        | <i>Tilia x europaea</i>     | Reduce in height to a monolith structure, approximately 8 metres above ground level. All arisings are to be removed from site. | H              | £880.00 + VAT |

## 8. Tree Inspection Schedule

- Tree numbers located on site plan (Refer to Section 6. Findings)
- Tree species are noted in the survey with botanical and common names.
- All age classes of trees were estimated by trained personal that used competent industry methods. Mature (M), Veteran (V).
- All structural conditions of the inspected trees have been surveyed using techniques that give the best assessment in that specific location. The inspections were taken from ground level and from within the canopy using rope and harness.
- Tree priority in relation to operational recommendations is as follows:  
High - Operations need to be scheduled immediately.  
Medium - Operations need to be carried out within a time limit of 6 months.  
Low - Operations need to be carried out within a time limit of 10 months.





## 9. Disclaimer

9.1 Although staffs conducting the survey have relevant arboricultural experience and education, the report is off personal trained opinion.

A handwritten signature in black ink, appearing to read 'A. Roberts'.

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## Arboricultural Association Approved Contractor

The Arboricultural Association (the Association) was founded in 1964 and is the largest body for amenity tree care professionals in the UK. A world-leading authority on arboricultural best practice, the Association delivers professional standards and guidance to ensure responsible tree management.

Acer Tree Surgeons Ltd (Acer) holds Approved Contractor status with the Arboricultural Association after being subject to the Association's rigorous assessment and approved as fully competent and compliant with the Association's standards.

The Association's assessment of an organisation includes confirmation of their:

- Knowledge of trees and tree maintenance
- Understanding and practical application of current arboricultural practice
- Compliance with the legislative requirements of arboricultural contracting
- Compliance with the health and safety requirements of arboricultural contracting (endorsed by the CHAS scheme)
- Customer service and business management.

The standards set out by the Association are very high and reflect contemporary arboricultural research findings, current legislation, health and safety requirements and best practice; Acer is regularly reassessed to ensure that the Company continues to meet the current standards.

As an AA Approved Contractor, Acer's clients can be assured that:

- Acer is fully insured (including Public Liability, Employers Liability and Professional Indemnity)
- Acer teams are properly trained and suitably qualified
- Tree works carried out by Acer are compliant with British Standard BS 3998:2010 unless otherwise stated
- Acer is endorsed by recognised industry bodies.





## Privacy Notice.

Acer Tree Surgeons Ltd complies with the General Data Protection Act 2018. We shall only ask for contact details so that we may provide you with an estimate, undertake any works you instruct us to do, and to invoice you upon completion of the works. We will not advertise to you or share your information with anyone unrelated to the works you ask us to carry out.

Due to the nature of the services we offer and the relationship we have with our customers, we will assume that you are still a customer until you tell us that you no longer wish to be considered as a customer.

You can request:

- To obtain any personal data that we hold regarding yourself.
- To have any inaccuracies rectified.
- That we erase your personal data.

You can make requests verbally or in writing and we will respond within one month of receipt, we will use reasonable means to verify your identity.

If you have any queries regarding how we use your personal data, please feel free to get in touch with us. You have the right to make a complaint about how we process your personal data to the Information Commissioners Office: Commissioners Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Tel: 0303 1231113. Web: <https://ico.org.uk/concerns>





## Guide to Working with Acer Tree Surgeons Ltd

1. We are very keen to provide a quality service and a high level of customer satisfaction. Please take a few minutes to read the information below as this forms the terms and conditions of our contract. Further information about the company is available on our website [acertreesurgeons.co.uk](http://acertreesurgeons.co.uk).
2. Acer Tree Surgeons Ltd are committed to perform the work in a competent manner in compliance to the specification and price contained in our quotation.
3. **Acceptance of the contract and programming of the work:** When you accept the quotation we will start the work planning process which may include dealing with permissions from the Local Authority (see the clause below in respect of 'do I need permission'). We will advise you of the estimated completion date for your work. All customers are entitled to a 14 day cooling off period following acceptance of the quotation.

Amendments to the contract must be made in writing and any complaints, which may arise from work performed under any contract must be made within 7 days from the date of invoice, unless agreed in writing to the contrary.

4. **When do I pay?** When the job is completed, the team leader will ask you to sign the job sheet to confirm your satisfaction. Please only sign this when you are satisfied that all items are completed. Please raise any queries with the team leader or the office before signing the job off. The office will invoice 'signed off' jobs within 7 days. All contracts and instructions are accepted on the basis of full payment of invoiced price on immediate receipt of invoice. Value added tax (VAT) shall be charged at the current rate.
5. **Standard of work:** All work shall be completed in line with BS3998 (Recommendations for Tree Work) where appropriate unless instructed otherwise by the customer.

We will carry out the work as agreed in the quote but often we are asked to do more or to carry out tasks differently or less than originally agreed. If there is a large deviation to the work content, please let us know in advance as may need more or less manpower and time allocated which may also impact other customers. We will endeavor to fit in any extra works required on the day and will invoice this on an hourly basis or it can be agreed before we start on the day. Please speak to the team leader who will call the office to confirm current time rates.

6. **The Unexpected:** Sometimes we may uncover an old metal or concrete fence or trees with stones and nails imbedded within them, and in these circumstances we may not be able to remove these objects as our equipment isn't suitable. Quotations for tree works are based upon the educated and realistic assumption of trees being free from metal, stone or other hidden obstructions. In the event of a tree being impossible to work on using industry approved techniques, Acer Tree Surgeons Ltd reserves the right to re-quote accordingly. The Contract price is based on the site conditions existing at the time of the quotation being submitted.





7. **Disposal of waste:** The majority of our customers require removal of all waste material from site and this will normally be specified in the quotation. However wood-chips make useful garden mulch and we are increasingly finding clients requesting that this is left onsite in designated areas for their own use. Timber may also be left for firewood, please specify what lengths you would like it left. The price does not include us splitting it ready for your fireplace unless specifically stated in the quote.

The quotation for the tree/hedge work will include removal of the waste from the specific task, where specified. We are unable to process and remove compost, gravel, rocks, metal or any other foreign material that does not come from the specific task. Only recently processed woody perennial material will be put through our chippers. Unfortunately we are not licensed to carry any other material other than wood chip and timber.

Unless the wood chip is being left with you, it will be taken back to our yard to be stock piled, and then supplied to Stobart Bio-mass. This is then supplied to the UK's power stations for it to be recycled as domestic electricity.

8. **Stump grinding:** Stump grinding is normally carried out within a few days of removing the tree, rather than on the same day, as it is a dangerous process to have the machines on site with our team. We will call or email you to arrange a convenient time to undertake this work. For larger open access sites we are able to use our own machine for stump grinding operations, but for most properties access is limited and therefore we will either hire one or use a stump grinding specialist contractor who will be vetted, and supply the best price (we have 3 on our books and always use the one that can provide the best price for the job).

The stumps are usually ground down to 200mm below ground level and the grindings are normally backfilled into the resulting hole as they decompose rapidly. Removing them creates a dip as they rot down. Please specify if you would like the roots removed too. This is not normally undertaken as root removal can cause a lot of damage to the lawn as roots can spread to a much wider circumference..

The arisings from the stump grinding operations can be removed from site but this would incur an additional cost from the grinding company.

9. **What time will the team arrive?** Most jobs are completed efficiently and on time. However, occasionally a job will over-run or the weather will prevent us from working. The earliest time the team will arrive is 8.20 but generally it will be between 8:30 and 9:20am. This means that we are not making noise at unsociable hours. However, in the case of smaller contracts, we are not able to estimate an exact arrival time, just advise either am or pm arrival which we will do at the time of booking. We will of course make every effort to please clients who particularly require a morning or afternoon visit.
10. **Do I need to protect my walls or lawns?** Whilst our staff will operate with care and diligence, often our work entails the transportation of woody material over lawns and past the house. Please make sure that vulnerable surfaces (such as white walls) are adequately protected (builders polythene is a good method), and that fragile objects are moved (such as pots etc). Our staff will be more than happy to move heavier objects. Lawns tend to recover rapidly but very wet weather can give rise to very muddy conditions. We are able to provide boards to protect the lawn. However, this is not a standard procedure and may incur an additional cost. If in doubt, please discuss with our office.





We may need to use a tracked chipper and track across the lawn. If requested by the client, due to ground conditions we will use boarding to prevent damage to vulnerable areas. Otherwise, whilst it does not damage lawns when driving straight during frosty and wet conditions, it will make a temporary imprint on the grass, this recovers very quickly.

11. **Will my neighbours be affected?** Sometimes it is necessary to have access to a neighbouring property, particularly when branches overhang. It would be very helpful if you could inform them of your intention to carry out work and the date on which it will take place. Our vehicle and chipper takes up around 5 car spaces of room in a street and maneuvering can be tricky sometimes in narrow access areas. Our work is also noisy, so please do warn neighbours (especially night workers!)

Damages caused to any property other than the clients, does not give the client the right to withhold payment. A process and agreement will be put in place, only with those who own the damaged property, to rectify any damage caused.

You may need to gain permission from a neighbour to access their land or their tree. Please could you provide written permission. An email to our office would be ideal, prior to the day of the works.

12. **Do I need permission?** The trees within this contract specification may be in a Conservation Area or be subject to a Tree Preservation Order. Upon acceptance of our quotation, we shall check for the presence of legislative protection. We would be happy to make an application on your behalf once the quote has been accepted without any further cost.
13. **Investigation of Private Covenants:** Shall be the responsibility of the Owner and no liability shall attach to Acer Tree Surgeons Ltd for a breach of any such Covenant.
14. **Do you replace trees/shrubs that die?** We endeavor to obtain good quality plants that comply to BS3936 (Nursery Stock – Specification for Trees and Shrubs) which are handled with care and planted to industry standard. It is important however that you look after your new plantings and ensure that they are regularly watered and maintained. Trees and shrubs that fail due to circumstances beyond our control shall not be replaced by us. Please ask our staff for guidance on how to look after new trees if in doubt.
15. **Do I need to treat the stump after removal?** The majority of coniferous trees will cease to grow following felling and will decay naturally. Some deciduous species will send up shoots. We try to avoid the use of chemicals but on request, can supply and install eco plugs (this would be at an additional cost and a standard 1ft diameter stump would cost approximately (£5 + VAT). Eco plugs contain glyphosate which translocates through the remaining stump and roots preventing regrowth. Further treatments (if required) will attract additional cost. Alternatively we can provide advice on products that can be bought from garden centres that can be used to treat stumps to prevent regrowth. No guarantee can be given as to the efficiency of a pesticide after application, due to conditions beyond our control.





16. **Underground and overhead services:** Although every reasonable effort shall be made to locate the presence of underground services, unless a plan showing the exact location of underground pipes, wires or cables has been forwarded to us by the landowner or an agent prior to the formation of the quotation/contract; we shall be under no liability for any damage caused as a result of work performed under the contract/quotation to such pipes, wires or cables, or for any damage to property resulting there from. The landowner or an agent shall be solely liable for any such damage. Any charge for the removal of power lines or telephone cables shall be the responsibility of the landowner unless otherwise agreed in writing with us.
17. **Measurements:** All measurements mentioned in any correspondence are approximate.
18. **Insurance:** All work carried out by Acer Tree Surgeons Ltd is covered by £5,000,000 third party & public liability insurance and £10,000,000 employers liability. Paid reports and investigations are covered by a £1,000,000 indemnity insurance. Details will be provided on request. The teams all carry copies of insurance.
19. **General:** Acer Tree Surgeons Ltd shall not be liable for damages or otherwise because of non-performance of a contract arising on account of adverse weather conditions, strikes, lock-outs, war and civil commotion; or lack of adequately skilled labour due to causes beyond our control. Further, we retain the right in such circumstances to cancel the contract in whole or in part. Completion dates shall be contingent upon weather conditions.

Twelve months after the submission of the quotation, we reserve the right to withdraw and re-price work, unless otherwise agreed in writing on acceptance of instructions from the Owner.

