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TREE SURVEY & SITE REPORT



SITE:

Woodland, Trowbridge



DATE OF SURVEY:

17/05/2026



SURVEYOR:

Callum Fry



REPORT REFERENCE:

Woodland, Trowbridge



PREPARED FOR:

Nurture Group Ltd



At GTC Environmental, we deliver professional, dependable tree surgery and grounds maintenance services that keep your property looking its best. Working with homeowners, businesses, and property managers, our experienced team provides everything from tree pruning and removals to full grounds and vegetation maintenance. We pride ourselves on a tidy, efficient service, competitive pricing, and a strong commitment to safety and environmental care giving you complete peace of mind from start to finish.



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Site Inspection Summary

Following the recent Line of Sight (LOS) survey, a planned site visit was undertaken to identify and assess the trees identified within the report as potentially impacting signal transmission.

During the inspection, several trees within the woodland were found to have the potential to interfere with the signal path. However, it was determined that a mature Ash tree is the primary contributor to the obstruction due to its size, crown spread and position relative to the signal line.

The site presents significant access constraints, with no suitable access available for mechanical equipment or MEWPs. Consequently, all works will need to be undertaken using conventional climbing techniques by suitably qualified arborists.

LOS SURVEY ETL ML103307 - 0.67Km

A END - 3GR TROWBRIDGE WW 54446

B END - THE MALTINGS 20342

LOS checked by climbing team and drone survey to confirm. LOS is blocked by multiple trees in the first 500m from the B END, some tree's growing alongside the railway line and others further back towards site. It has not been possible to provide specific locations due to the nature of the area and also the fact that several tree's would need cutting most of which are on land we cannot access.

Link profile shown below.

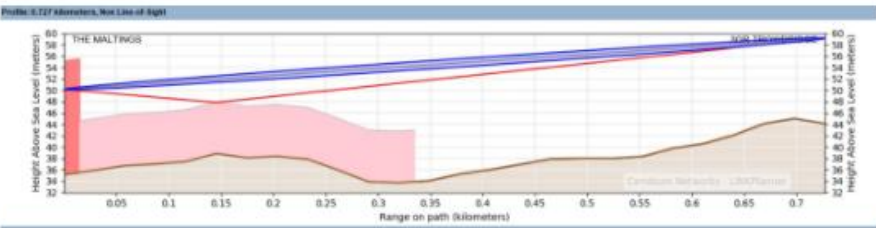


Image from +5 meters above dish, this would be the highest possible mounting point for a dish raise. Far end is now in view but the LOS is still blocked by several tree's in the foreground.



Conclusion

Re route or lease line to A END site would be the best option as there are too many tree's in difficult locations which I cannot identify. Dish raise does not look viable as even at the max possible height the LOS was still compromised. TXN team to provide feedback on which option is best suited.

Image from dish height at B END



Ash tree causing obstruction

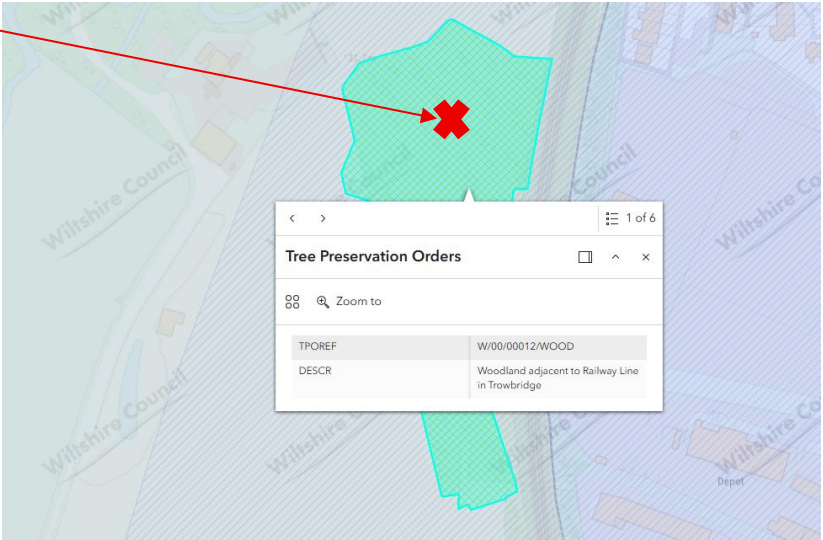




Tree Preservation Order (TPO)

The woodland is protected by a **Tree Preservation Order (TPO)**, and as such, no pruning or tree works may be undertaken without obtaining prior written consent from the Local Planning Authority (LPA), unless exemptions apply under current legislation. It is therefore recommended that a formal TPO application is submitted detailing the proposed **5-metre crown reduction** to the identified Ash tree, together with the arboricultural justification relating to the restoration of the required line of sight. No works should commence until the necessary consent has been granted.

Ash tree location within woodland TPO



Recommendations

It is recommended that the mature Ash tree undergoes a **4 -metre crown reduction**, focused on the sections of the canopy affecting the signal path. The works should be completed in accordance with **BS3998:2010 – Tree Work – Recommendations**, ensuring the tree retains an appropriate natural form while restoring and maintaining the required line of sight.

All works should be undertaken by competent arborists following a site-specific risk assessment and with due consideration given to wildlife legislation, including checks for nesting birds and other protected species prior to commencement.

1. LIMITATIONS OF INSPECTION AND REPORT

1.1 Scope of Inspection

Unless otherwise stated within this report, all inspections have been undertaken as a **Visual Tree Assessment (VTA)** from ground level only by a suitably qualified arboricultural surveyor. No climbing inspection, aerial inspection, destructive investigation, excavation, decay detection equipment, drone survey or laboratory testing has been undertaken unless specifically stated within the report.

The inspection is limited to those parts of the tree visible and accessible from ground level at the time of inspection.

1.2 Hidden Defects

Trees are living organisms whose condition can change rapidly. A visual inspection cannot identify all structural or physiological defects.

GTC Environmental Ltd accepts no responsibility for defects that were hidden, inaccessible or otherwise not reasonably detectable during a visual inspection, including but not limited to:

- internal decay
- concealed cavities
- root defects
- underground root damage
- fungal colonisation not producing fruiting bodies
- structural weaknesses hidden by ivy, dense vegetation or epicormic growth
- defects obscured by neighbouring vegetation, buildings or site infrastructure.

The absence of recorded defects must not be interpreted as confirmation that no defects exist.

1.3 Inspection Conditions

The observations contained within this report are based solely upon the condition of the trees at the date and time of inspection.

Inspection quality may be affected by factors beyond the surveyor's control including:

- weather conditions
- rainfall
- strong winds
- snow or ice
- poor light
- seasonal foliage density
- dense undergrowth
- restricted access
- adjacent vegetation
- site activity
- visibility restrictions.

Where inspection conditions have limited observations this has been reflected within the recommendations where appropriate.

1.4 Dynamic Nature of Trees

Trees are dynamic living organisms and their condition may alter at any time due to factors including but not limited to:

- storm events
- high winds
- prolonged rainfall
- drought
- flooding
- lightning
- soil movement
- excavation
- root damage
- pest infestation
- disease
- vandalism
- vehicle impact
- construction activity
- changes in surrounding ground levels.

Accordingly, this report represents the condition of the trees only at the time of inspection and should not be relied upon indefinitely.

1.5 Period of Validity

Unless otherwise agreed in writing by GTC Environmental Ltd, this report remains valid for a maximum period of **six months** from the date of inspection.

The report should be considered immediately invalid where:

- significant weather events have occurred;
- construction or excavation has taken place;
- tree works have been undertaken;
- signs of deterioration become apparent;
- site conditions have materially changed.

Further inspection should be commissioned before reliance is placed upon this report beyond these circumstances.

1.6 Risk Assessment

Any assessment of tree risk represents the professional opinion of the surveyor based upon the information available at the time of inspection.

Tree failure can never be predicted with absolute certainty and no inspection can eliminate all risk associated with trees.

This report should not be interpreted as a guarantee of tree safety.

1.7 Root Systems

No excavation or investigation of underground rooting systems has been undertaken.

No opinion is expressed regarding:

- underground root condition
- root architecture
- soil stability
- buried defects
- service conflicts

- subsidence
- heave
- shrinkable clay soils
- underground utilities

unless specifically commissioned.

1.8 Third Party Reliance

This report has been prepared solely for the client named within the report and for the stated purpose.

No responsibility or duty of care is accepted to any third party who may obtain or rely upon this report without the prior written consent of GTC Environmental Ltd.

1.9 Recommendations

Recommendations are based upon the condition of the trees at the time of inspection and should be implemented within the recommended timescales.

Failure to undertake recommended works may materially alter the risk profile of the trees and GTC Environmental Ltd accepts no liability arising from failure to implement recommendations.

1.10 Tree Works

All recommended tree works should be undertaken by suitably qualified and adequately insured arboricultural contractors in accordance with:

- BS3998:2010 Tree Work – Recommendations
- Current industry best practice
- Relevant health and safety legislation

unless otherwise specified.

1.11 Statutory Protection

This report does not constitute consent to undertake tree works.

The client remains responsible for obtaining all necessary permissions prior to works commencing, including but not limited to:

- Tree Preservation Orders (TPO)
- Conservation Area notifications
- Felling licences
- Landowner permissions
- Planning conditions
- Ecological constraints

where applicable.

1.12 Wildlife Legislation

Trees frequently provide habitat for legally protected species.

No ecological survey has been undertaken unless specifically stated.

Prior to undertaking any tree works, suitable checks should be carried out for nesting birds, bats and other protected species in accordance with the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017 and all current wildlife legislation.

Where protected species are present, advice should be sought from a suitably qualified ecologist before works commence.

1.13 Limitation of Liability

To the fullest extent permitted by law, GTC Environmental Ltd's liability shall be limited to losses arising directly from negligence in carrying out the commissioned inspection.

Under no circumstances shall GTC Environmental Ltd be liable for indirect, consequential or unforeseeable losses arising from reliance upon this report, nor for changes in tree condition occurring after the date of inspection.