

Arboricultural Impact Assessment

Land at Blind Lane, Southwick,
Trowbridge, Wiltshire

28 September 2026

Ecology
Arboriculture
Land Management



Quality Assurance

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Final	28 September 2026	Matt Underwood BSc MArborA CEnv	Matthew Davey BSc MSc MCIEEM	N/A

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Site Details

Site Name and Location	Land at Blind Lane, Southwick, Trowbridge, Wiltshire
Central OS Grid Reference	ST 837 548
Client	Wain Homes
Boundary	



Contents

1	Introduction	1
2	Statutory Protection.....	1
2.1	Legislation	1
2.2	Planning Policy.....	1
3	Methodology	3
3.1	Site Survey.....	3
3.2	Survey Limitations.....	3
4	Results.....	4
4.1	Categorisation Summary	4
4.2	Site Appraisal.....	4
4.3	Statutory Protection	5
5	Arboricultural Impact Assessment	5
5.1	Description of Proposed Development.....	5
5.2	Removal of Arboricultural Features	5
5.3	Pruning of Arboricultural Features.....	6
5.4	Encroachment into the Root Protection Areas of Arboricultural Features.....	6
5.5	Routing of Services and Utilities.....	6
5.6	Shade Created by Arboricultural Features	6
5.7	Seasonal Nuisance Caused by Arboricultural Features.....	6
5.8	Future Pressure on Arboricultural Features as a Result of Development	7
6	Further Considerations	7
6.1	Protected Species	7

Appendices

Appendix 1 – Tree Constraints Plan and Tree Retention Plan	8
Appendix 2 – Tree Survey Schedule.....	9

1 Introduction

This report presents the results of an Arboricultural Impact Assessment at Land at Blind Lane, Southwick, Trowbridge, Wiltshire in relation to a detailed planning application. The surveys were commissioned by Wain Homes. The area within the application boundary is hereafter referred to as the 'Site'.

The Site is located to the southeast of Blind Lane and northeast of Wesley Lane, on the southeastern outskirts of Southwick. The Site is approximately 4.55 hectares (ha) and comprised an agricultural field bordered by early mature and mature trees.

This arboricultural survey report has been prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. All trees located within the Site boundary have been surveyed as part of this assessment. Additionally, those trees located immediately adjacent to the Site boundary and that have the potential to constrain the development (either through above or below portions of the tree) have also been surveyed as part of this assessment.

An Arboricultural Constraints and Opportunities Plan (ACOP) including a tree survey schedule and tree constraints plan was prepared during the design stage to inform the scheme design.

In order to undertake the assessment, the following documentation was provided by the client:

-  PS-2265-R1 Topographical Survey
-  CLFA137 Drainage Layout
-  CLFA137 External levels
-  2056_1010 Planning Layout

2 Statutory Protection

2.1 Legislation

Some trees receive legal protection within England through the following:

-  Tree Preservation Orders (TPOs);
-  Conservation Areas;
-  Planning Conditions;
-  Forestry Act 1967.

As part of this assessment, the relevant Local Planning Authority (LPA) has been contacted or online mapping systems accessed to establish if any arboricultural features surveyed as part of this report are subject to any legal protection.

Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record.

2.2 Planning Policy

2.2.1 National Planning Policy Framework (NPPF) 2026

DP3: Key principles for well-designed places

'...2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:

...c. Nature: incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8.'

N2: Improving the natural environment

'1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:

...d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings.'

N3: Trees in new development

'1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

- a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;*
- b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and*
- c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.'*

N6: Areas of particular importance for biodiversity and geodiversity

'...2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

2.2.2 Wiltshire Core Strategy, adopted January 2015

Core Policy 51 Landscape – *'Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures... In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*

i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland...'

Core Policy 57 Ensuring high quality design and place shaping – *'Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through...*

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.'

3 Methodology

3.1 Site Survey

The arboricultural survey was undertaken on 11 July 2025 by Kit Owen BSc TechArborA. The visibility at the time of survey was adequate to undertake a thorough assessment of the trees from ground level. The trees were surveyed in the context of the existing land use.

The trees were surveyed in accordance with BS5837:2012. The key information for each arboricultural feature can be found in the tree survey schedule in **Appendix 2**.

The key information for each arboricultural feature is used to calculate the root protection area, radius and to categorise the tree using an alphanumeric system. **Table 1** below provides a brief overview of how each feature is categorised.

Table 1: Overview of Tree Categorisation Process

	1 – Mainly arboricultural qualities	2 – Mainly landscape qualities	3 – Mainly cultural/ conservation values
Category A (Life expectancy of 40+ years)	Features which are good examples of their species; or those that form an essential component to a wider feature.	Feature of particular visual importance as arboricultural and/or landscape feature.	Feature of significant conservation, historical, commemorative or other value (e.g. veteran trees).
Category B (Life expectancy of 20+ years)	Features that may be included in category A but have been downgraded due to impaired condition such that they have a predicted lifespan of < 40 years.	Tree groups or woodland which collectively have a higher rating than the component 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 (Life expectancy of 10+ years)	Unremarkable tree of 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 greater collective landscape value; and/or trees offering low or only temporary landscape benefits.	Trees with no material conservation or other cultural value.
Category U (Life expectancy of <10 years)	Features that are dead or show signs of significant, immediate decline or have serious, irremediable structural defects which could result in collapse.		

3.2 Survey Limitations

The survey was limited to a visual inspection from ground level. Where existing constraints were present e.g. dense vegetation around tree stems or where the tree is located on third party property, the dimensions were estimated on site to the best of the surveyor's ability. Where an arboricultural feature has not been accurately plotted on the topographical survey or within the plans provided, the feature reference has been suffixed with PA to highlight its position as being approximate.

Due to the dynamism of living organisms and the potential for Site conditions to change, the recommendations provided in this report are only considered valid for two years of the date of the survey. Furthermore, the recommendations provided in this report cannot account for detrimental impacts to trees through climatic extremes and/or physical damage.

Whilst every effort has been made to identify any physiological and structural defects of the trees surveyed, this report should not be considered a tree risk assessment. No tree can be considered absolutely safe with even 'sound' trees known to fail.

No invasive soil investigation works have been undertaken as part of this assessment and as such this report does not address issues with regards to soil heave and shrinkage. This report cannot be used to assess risks with regards to subsidence, in relation to the existing trees or as a result of the recommendations provided in this report.

A structural engineer should be consulted in all matters relating to the design and construction of foundations near trees. NHBC provides guidance for 'Building near trees'.

4 Results

4.1 Categorisation Summary

A summary of the arboricultural features and their categorisation can be found in **Table 2** below. Full details of each arboricultural feature can be found in the tree survey schedule in **Appendix 2**.

Table 2: Summary of Arboricultural Feature Categorisation

Categorisation	Arboricultural Feature		
	Tree	Tree Group	Hedgerow
A	5	-	-
B	6	1	4
C	4	2	-
U	1	-	-

4.2 Site Appraisal

4.2.1 Soils

The soil type has been assessed using the British Geological Survey Maps as 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'.

4.2.2 Trees

In general, the tree stock on Site is considered to have moderate to high arboricultural merit.

The most significant tree recorded is a veteran oak tree (T3). Veteran trees are considered 'irreplaceable' in National Planning Policy Framework and in accordance with standing advice are subject to a larger, uncapped root protection area. Tree T3 is a significant feature of the Site and has high ecological and cultural value.

Four category A oaks (T7, T11, T20, T21) were recorded. These are prominent landscape features with high amenity value.

In addition, a fifth category A oak (T18) was recorded. T18 was noted as being a state of decline, but provided high ecological value. However, T18 was adjacent to a road and services and since the time of survey, this tree was removed by the landowner because of safety concerns.

The Site also contains a number of category B trees. These are significant within the context of the Site and provide moderate amenity value.

4.3 Statutory Protection

There are no TPOs and the Site is not located within a conservation area (as confirmed using Wiltshire Council's online mapping tool on 5th December 2025).

However, any persons proposing to undertake works to the trees on site should re-check the status of the trees with the LPA immediately prior to undertaking the works.

5 Arboricultural Impact Assessment

5.1 Description of Proposed Development

The development proposals to which the survey relates include 90 dwellings and associated infrastructure, as shown in the 2056_1010 Planning Layout.

The project design team were provided with an Arboricultural Constraints and Opportunities Plan (ACOP) which provides an overview of the existing tree stock and details any constraints they may pose to development on a tree constraints plan.

GE Consulting, as the project arboriculturalist, has been involved in the development of the scheme design, providing advice to the design team on arboricultural related matters and ensuring the existing arboricultural features are retained and protected where possible. Changes include:

- The realignment of the existing public right of way on the northern boundary to avoid the RPA of T3,
- Repositioning of drainage to avoid the RPA of T7, and
- Redesign of engineering works to avoid level changes in the RPA of T21.

5.2 Removal of Arboricultural Features

Those trees that require removal to facilitate the proposed development are shown on the Tree Retention Plan in **Appendix 1** and detailed in **Table 3**.

Table 3: Required Removal of Arboricultural Features

Arboricultural Feature	Species	Category	Quantity	Justification
T1	Ash	C	-	Removal required for footpath
H2	Field Maple, Hawthorn, Elder	B	Two sections (~47m)	Removal required for visibility splay and footpath
G23	Ash, Field maple	C	2	Removal required for visibility splay

The removal of the above arboricultural features will have an impact on the amenity value of the Site and immediately adjacent areas. However, their removal will be compensated by the implementation of a tree replacement strategy during the soft landscape phase of the development. Therefore, any impact on the amenity value is only likely to be short-term, whilst the replacement planting matures sufficiently to replace and enhance the value of the Site.

When selecting new planting, consideration will be given to the future growth of the tree (including root systems, stem and canopy). Where possible, the tree will have sufficient space to reach maturity without causing physical contact with nearby structures or causing excessive shading.

5.3 Pruning of Arboricultural Features

No pruning is required to facilitate access or construction.

5.4 Encroachment into the Root Protection Areas of Arboricultural Features

Due to the existing topography of the Site, level changes are required to facilitate construction.

Banking options were explored to achieve the required levels for Plots 22-26. However, due to the level of encroachment into the RPA of tree T20, retaining walls are proposed instead. The proposed retaining walls will encroach into the root protection areas of T20 by < 5 % of the trees total root protection area, thereby minimising root disturbance.

Proposed banking to achieve required finished levels will encroach into the root protection areas of T11 by < 5 % of the trees total root protection area. In this instance there is ample additional rooting environment to compensate for this minor encroachment is not considered significant to affect the long-term viability of the trees.

An existing public right of way lies within the root protection areas of retained trees (T3, T7, T8). This will be diverted to avoid the RPAs. A proposed footpath will encroach into the root protection areas of tree T11 by approximately 6% of the total root protection area. This will be a mown path and in this instance there is ample additional rooting environment to compensate for this minor encroachment is not considered significant to affect the long-term viability of the trees.

5.5 Routing of Services and Utilities

The proposed drainage strategy has been designed to avoid the root protection area of retained trees.

Further details of the routing of services have not been provided at this stage. When details of the routing of services become available, they will be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG Vol. 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees' and BS5837: 2012.

5.6 Shade Created by Arboricultural Features

Trees T20 and T21 will cast shade over the rear gardens and southern elevations of Plots 21-26. Subsequent detailed design should seek to ensure adequate fenestration on the remaining elevations of the buildings.

Trees T20 and T21 will be outside the ownership of residents and separated from their property by a maintenance strip. This will reduce future pressure from residents for their pruning or removal.

5.7 Seasonal Nuisance Caused by Arboricultural Features

Proposed footpaths will lie adjacent to retained trees. Therefore, the paths may require regular clearing to ensure they remain free of leaf debris build-up during the autumn. Such tasks can be included within the site wide management plan and fall under the remit of the appointed management company.



5.8 Future Pressure on Arboricultural Features as a Result of Development

Retained hedgerows on the Site will require on-going maintenance. Such pruning is considered to be beneficial as a part of positive hedgerow management.

6 Further Considerations

6.1 Protected Species

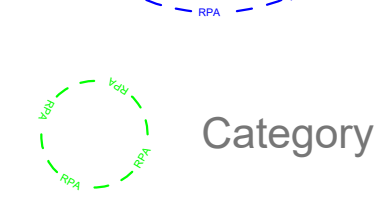
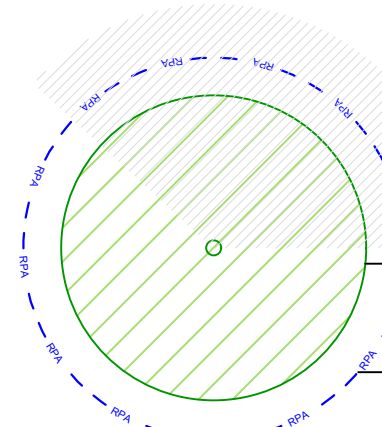
All trees should be checked for protected species e.g. roosting bats and nesting birds prior to any works being undertaken. Failure to undertake adequate inspections that result in the disturbance of protected species may result in the contravention of wildlife legislation and the committing of a criminal offence.



Appendix 1 – Tree Constraints Plan and Tree Retention Plan



Key:



Indicative Tree Shadow Extent

Tree Canopy

Root Protection Area
(colour coded to indicate tree category)



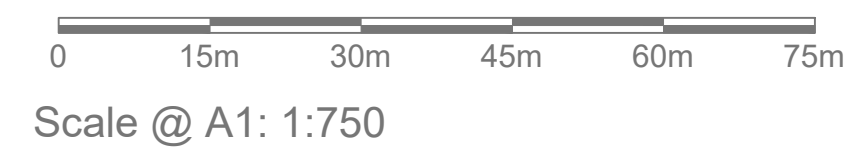
Category A

Category B



Category C

Category U



Drawing should be viewed in colour.

Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Constraints Plan

Project:
Land off Blind Lane, Southwick

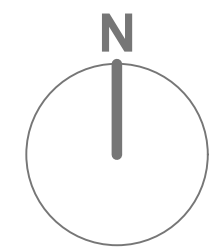
Client:
Wain Homes

Date:
03/09/2025

Drawing Number:
2102-TCP-KO

Drawn:
KO

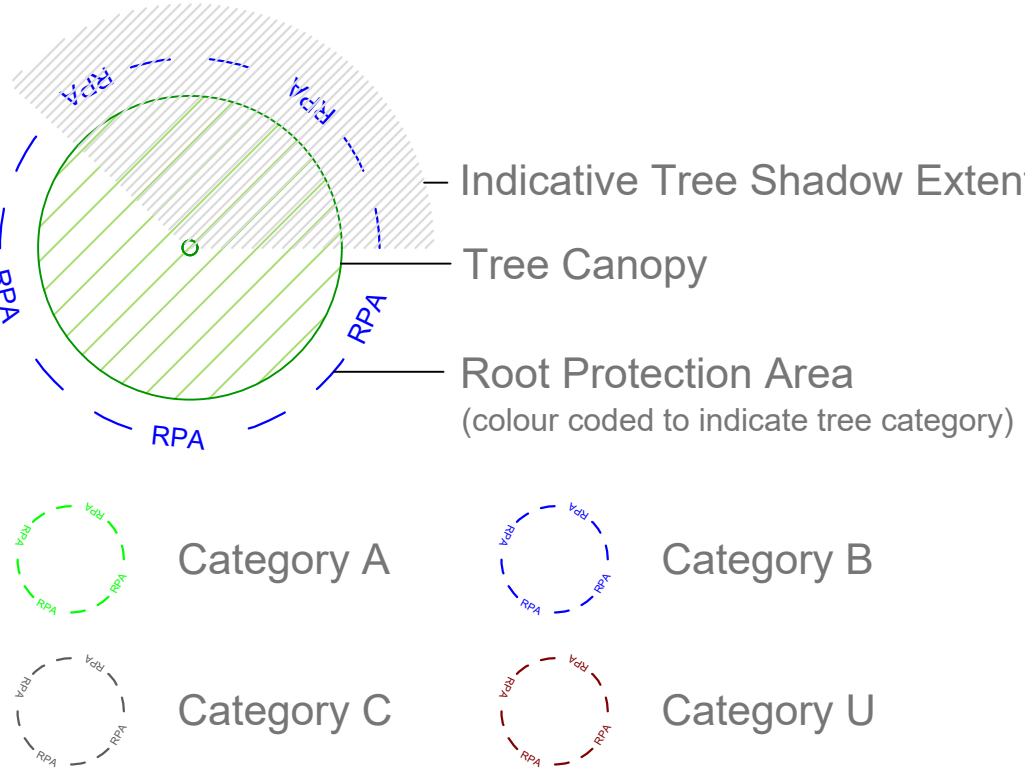
Revision:
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Key:

Trees To Be Retained



Trees and Hedgerows To Be Removed



Scale @ A1: 1:750

Drawing should be viewed in colour.
Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Retention Plan

Project:
Land at Blind Lane, Southwick

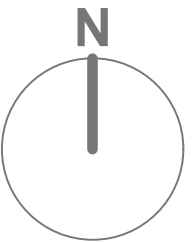
Client:
Wain Homes

Date:
17/02/2026

Drawing Number:
2102-TRP-MU

Drawn:
MU

Revision:
-





Appendix 2 – Tree Survey Schedule

Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
T1	Ash	6	150	1	1	1	1	4 Av	4 E	Young	Good	Good	10.2	1.8	C2	20+
Comments	Growing within hedgerow next to footpath.										Management	None at the time of survey.				
H2	Field Maple, Hawthorn, Elder	Up to 5	Up to 100	1	1	1	1	0 Av	N/A	Early Mature	Good	Good	4.5	1.2	B2	40+
Comments	Flail managed dense hedgerow screening road to north.										Management	None at the time of survey.				
T3	Oak	20	1270	7	9	9	9	0 Av	2 N	Veteran	Good	Good	1139.5	19.1	A3	40+
Comments	Developing veteran features. One stem dead. Crown break at 6m. Some epicormic growth. Major deadwood. High ecological value.										Management	None at the time of survey.				
T4	Oak	5 Est	100 Est	2	2	2	2	0 Av	1 N	Young	Good	Good	4.5	1.2	C2	40+
Comments	Low crown break at 1m. Ditch to east. Open grown form.										Management	None at the time of survey.				
G5	Oak	7	250	2	2	4	2	1 Av	1 W	Early Mature	Good	Good	28.3	3.0	B2	40+
Comments	Two trees growing close together. Ditch to east.										Management	None at the time of survey.				
H6	Lawsons Cypress, Hawthorn, Plum, Ash, Elder, Hazel	Up to 5	80	1	1	1	1	0 Av	N/A	Early Mature	Good	Good	2.9	1.0	B2	40+
Comments	Mix of native and ornamental planting. Hedgerow bordering gardens. Partially on far side of ditch.										Management	None at the time of survey.				
T7	Oak	20	1230	7	8	10	8	0 Av	2 S	Late Mature	Good	Good	684.1	14.8	A1/2	40+
Comments	Dense crown. Ivy on stem. Major epicormic growth and minor deadwood. Open grown form. Ditch to east.										Management	None at the time of survey.				
T8	Crack Willow	21	5x 480, 1x 350	9	9	9	9	0 Av	1 E	Mature	Good	Good	570.0	13.5	B2	30+
Comments	Multi stemmed from base. Ditch to south.										Management	None at the time of survey.				
H9	Field Maple, Hawthorn, Elder, Blackthorn, Dogwood	Up to 4m	80 Av	0.5	0.5	0.5	0.5	0 Av	N/A	Early Mature	Good	Good	2.9	1.0	B2	40+
Comments	Flail managed. Bordering site. Growing on far side of ditch.										Management	None at the time of survey.				
T10	Oak	12	450 Est	5	5	6	5	2 Av	2 W	Early Mature	Good	Fair	91.6	5.4	B2	40+

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Tree Survey Schedule

Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
Comments	Open grown form. Some epicormic growth. Growing on bank to south. Lean to south.										Management	None at the time of survey.				
T11	Oak	23	1300 Est	9	9	9	9	2 Av	2 Av	Late Mature	Good	Good	764.2	15.0	A1/2	40+
Comments	Minor deadwood and ivy throughout crown. Growing on far side of ditch to south.										Management	None at the time of survey.				
T12	Ash	14	2x 300, 1x 450	6	6	6	6	1 Av	4 Av	Early Mature	Good	Good	173.0	7.4	B2	20+
Comments	Minor signs of Ash Dieback Disease. Multi-stemmed from base. Some branches fused together. Growing on far side of ditch.										Management	None at the time of survey.				
G13	Hawthorn	7	150	3	3	3	3	2 Av	2 N	Early Mature	Good	Good	10.2	1.8	C2	30+
Comments	Growing on far side of ditch. Outgrown from hedgerow.										Management	None at the time of survey.				
T14	Field Maple	10 Est	350 Est	5	5	5	5	2 Av	4 Av	Mature	Good	Good	55.4	4.2	B2	40+
Comments	Growing on far side of ditch. Open grown form.										Management	None at the time of survey.				
T15	Ash	16	2x 250	3	3	3	3	3 E	4 N	Early Mature	Poor	Fair	57.0	4.2	B2	10+
Comments	Dense ivy. Major Ash Dieback Disease. Twin stemmed from base. Growing on bank to west. BT line to west. Growing in hedgerow, dimensions estimated.										Management	None at the time of survey.				
H16	Hawthorn, Blackthorn, Dogwood, Ash, Oak	3	80	1	1	1	1	0 Av	N/A	Early Mature	Good	Good	2.9	1.0	B2	40+
Comments	Flail managed hedgerow. Screens road to west.										Management	None at the time of survey.				
T17	Ash	12	450 Est	3	3	3	3	2 S	10 Av	Mature	Poor	Poor	91.6	5.4	U	10+
Comments	Major Ash Dieback Disease. One stem completely dead. BT line to west. Sparse canopy. Covered in dense ivy, dimensions estimated.										Management	None at the time of survey.				
T19	Field Maple	8	90	2	2	2	2	4 Av	4 Av	Early Mature	Good	Good	3.7	1.1	C2	30+
Comments	Standard in hedgerow. Telephone line to west.										Management	None at the time of survey.				
T20	Oak	22	1400 Est	6	6	6	6	4 Av	10 N	Late Mature	Fair	Good	706.5	15.0	A1/2	40+

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Feature Number	Species	Height (m)	Stem Ø (mm)	Crown Spread (m)				Height above ground (m)		Life Stage	Physiological Condition	Structural Condition	Root Protection Area (m²)	Root Protection Radius (m)	Category	Suitable Useful Life Expectancy
				N	E	S	W	Crown	1st Sig. Branch							
Comments	Crown break at 6m. One main branch dead. Growing on bank to west. Telephone line to west. Major deadwood. Developing veteran. Ploughing within RPA.										Management	None at the time of survey.				
T21	Oak	19	1200 Est	10	10	7	7	2 Av	6 N	Late Mature	Good	Good	651.1	14.4	A1/2	40+
Comments	Open grown form. Minor deadwood. Bank to west. Ploughing within RPA.										Management	None at the time of survey.				
T22	Field Maple	10	250 Est	3	3	3	3	3 Av	3 Av	Mature	Good	Good	28.3	3.0	B2	40+
Comments	Growing as standard in hedgerow. Could not access, dimensions estimated. Road to north.										Management	None at the time of survey.				
G23	Ash, Field Maple	10	150 Est	2	2	2	2	3 Av	3 Av	Young	Fair	Good	10.2	1.8	C2	20+
Comments	Minor Ash Dieback Disease in Ash. Growing within hedgerow, dimensions estimated.										Management	None at the time of survey.				
T24	Sycamore	8	250 Est	2	2	2	2	5 Av	2 Av	Young	Good	Good	28.3	3.0	C2	20+
Comments	Growing on the far side of hedgerow. Dimensions estimated. Rope around main stem affecting lateral growth.										Management	None at the time of survey.				

Key

T: Tree G: Group H: Hedgerow W: Woodland Av: Average
Est: Estimated Dimension Comb: Combined Stem Diameter



Website: www.ge-consulting.co.uk
Phone: 01647 253652
Email: info@ge-consulting.co.uk

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GE Consulting Services (UK) Ltd
registered number 08435536

Registered office: Unit 11A, Gidleys
Meadow Business Park, Christow,
Devon, EX6 7QB.
VAT Number 160595992

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