The Planning Inspectorate

ADUR & WORTHING
- 5 JUN 2015
PLANNING SERVICES

For official use only
Date Received
Appeal Ref

www.planningportal.gov.uk

TREE PRESERVATION ORDER (TPO) APPEAL FORM
The Town and Country Planning (Tree Preservation) (England) Regulations 2012 – SI No. 605, Regulation 19

Before completing this form please read "Guide for Appellants (Tree Preservation Orders – consents for works)"

WARNING **Your appeal must reach the Planning Inspectorate within 28 days from receipt of the decision against which you are appealing;**

Appeals received after the deadline will only be accepted in exceptional circumstances.

If you need this document in large print, on audio tape, in another language or in Braille, please call 0303 444 5584.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT

Name DR DAVID N MORTIMER

Address 41 MILL ROAD
LANCING
WEST SUSSEX

Postcode BN15 0PZ

Daytime Tel 01903-851222

Email dnmortimer@hotmail.com Fax

I prefer to be contacted by: Email ☑ Post ☐

B. AGENT: If acting on behalf of the appellant, you will be our main contact on all matters relating to this appeal and we will direct all queries and correspondence to you.

Name

Organisation

Address

Postcode

Daytime Tel

Fax

Email

I prefer to be contacted by: Email ☐ Post ☐

C. APPEAL SITE

Address where the appeal tree is (trees are) located:

41 MILL ROAD LANCING BN15 0PZ

Do you own the site: Yes ☑ No ☐

If no

1) give details of your interest in the site (eg tenant, neighbour):

2) give the name and address (if different from the above) of the owner and/or occupier of the site. We will need to contact them to make arrangements for our Inspector to gain access to the site:

D. COUNCIL/DECISION

Council: ADUR DISTRICT COUNCIL

Council Contact Name: G PECK Telephone Number: 01903 221065

Full title of tree preservation order (if known): TPO 162/2/77(L)

Date of Council's decision (if applicable):

E. APPEAL

Please tick only the relevant boxes.

I am appealing against:

The Council's refusal of consent	☑
The Council's failure to issue a decision (deemed refusal of consent)	☐
Condition(s) attached to the consent	☐
The Council's refusal to agree a matter that required their agreement under the terms of a condition of consent.	☐

F. GROUNDS OF APPEAL

If you choose the recommended Fast Track appeal procedure the reasons you set out below will be treated as your statement of case. It is important that you set them out in full because you will not get an opportunity to add to them later.

You should provide at least one reason for each of the boxes you have ticked in section E. Explain why you think the Council's decision is wrong and should be overturned. The decision on your appeal will take into account the contribution that the tree(s) make to the amenity of the area and the reasons set in support of your application/appeal. Please bear in mind that allegations of maladministration or complaints about the time taken by the Council to issue a decision on the application are unlikely to affect the outcome of the appeal, since such matters are not relevant to the merits of the proposal. If appealing against a refusal of consent to fell a tree or against a condition or direction requiring replacement planting you should indicate the species and size of any tree/s you would be prepared to plant if the appeal were to be allowed.

Please continue at section K or on a separate sheet if necessary

There were no objections to the original application

The tree is in a poor condition, as indicated in the supporting arboricultural report. This gave it an estimated life expectancy of <10 years as of June 2012. The tree is split and covered with ivy and has been badly pollarded in the past.

The tree is not very prominent as there is a much larger and better-shaped Holm Oak (T14) almost immediately behind it. From a distance T15 is barely discernible.

We are also concerned because bus passengers sometimes wait for the bus by the hedge in front of T15 and would be at risk if there was a falling branch (small branches have occasionally come down during heavy wind).

The large size of the trunk (in comparison with the crown) makes it difficult to work around the tree. Its removal would enable the front corner by the driveway to 41 Mill Road to be improved. It is not proposed to plant a replacement tree but there is already a mature fig tree growing next to T15 that would benefit from more light and space in which to grow.

G. PROCEDURE

Appeals dealt with by written representations (Fast Track) procedures are usually decided more quickly than those which proceed through a hearing or a more formal local inquiry and because of this we recommend the Fast Track procedure.

However, if you or the Council ask to be heard by the Inspector we will organise a hearing which will take the form of a round table discussion. In very exceptional cases, where complex legal matters are at issue, a substantial number of third parties are involved and/or formal cross examination is warranted, we may decide to hold an inquiry.

Please tick one box only.

I wish my appeal to be decided through the Fast Track procedure ☑

I wish to appear and be heard by an Inspector ☐

H. SITE VISIT

Are you willing for an Inspector to enter the site and conduct the visit unaccompanied?

Yes ☑ No ☐

If Yes, please give details below of anything the Inspector needs to know with regard to how to access the site:

TREE IS VISIBLE FROM ROAD BUT IS ACCESSIBLE FROM THE SIDE FOR CLOSER INSPECTION

If No, please outline below why this is not possible, why you need to be there or why you need to be represented during the Inspector's visit:

Are there any Health and Safety concerns that the Inspector will need to be aware of prior to the site visit?

Yes ☐ No ☑

If Yes, please detail the concerns below:

I. SUPPORTING DOCUMENTS

In support of your appeal form please send a copy of your application for consent and a copy of the Council's decision (where one has been issued).

Please tick the boxes to show which documents you are enclosing and list any other documents you are submitting in the space below. Don't worry if you cannot send a copy of the tree preservation order – we will ask the Council to send a copy together with the relevant background papers.

I enclose:

1. A copy of my application for consent 1 ☑

   If you do not have a copy of your application please state the council's application reference number here (it should be stated on your decision if one was made):

   _____

2. A copy of the Council's decision (if one was issued) 2 ☑

J. CONFIRMATION

DECLARATION

1. I understand that:

a) the Planning Inspectorate may use the information I have given for official purposes in connection with the processing of my appeal.
b) details from this form, including my name, the site description and reasons for making this appeal may appear on the Planning Portal.

By signing this form I am agreeing to the above use of the information I have provided.

2. I have completed all sections of the appeal form and confirm that the details are correct to the best of my knowledge.

3. I have sent a copy of this appeal form and enclosures to the Council.

Signature

Date 01/6/2015

Name (in capitals) DAVID N MORTIMER

On behalf of (if applicable)

The gathering and subsequent processing of the personal data you give on this form accords with the terms of the Planning Inspectorate's registration under the Data Protection Act 1998. More about the Planning Inspectorate's data protection policy can be found on the Planning Portal at
http://www.planningportal.gov.uk/planning/appeals/online/about/privacystatement

Please send the completed form and supporting documents to:

The Environment Appeals Team
Trees and Hedges
Room 3/25 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5584
or e-mail it to: environment.appeals@pins.gsi.gov.uk

1. You must send a copy of this completed form to the Council including copies of any supporting documents you send to us.
2. When we receive your appeal form we will check it against background documents supplied by the council before telling you whether your appeal is valid.
3. At the end of the appeal process we will send you the Inspector's decision, including the reasoning in writing.

Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

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Adur & Worthing councils

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area Town and Country Planning Act 1990

ADUR & WORTHING PLANNING SERVICES
PLAN AWDM/0427/15
DATE VALID 23 MAR 2015

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Dr | First name: David | Surname: Mortimer

Company name:

Street address: 41 Mill Road

Town/City: Lancing

County: West Sussex

Country:

Postcode: BN15 0PZ

	Country Code	National Number	Extension Number
Telephone number:	[redacted]		
Mobile number:	[redacted]		
Fax number:			

Email address: dnmortimer@hotmail.com

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House: 41 | Suffix:

House name:

Street address: Mill Road

Town/City: Lancing

County: West Sussex

Postcode: BN15 0PZ

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

The applicant is the owner of the trees

5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO? ◉ Yes ○ No

Are you wishing to carry out works to tree(s) in a conservation area? ○ Yes ◉ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

TPO162/2/77/L

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).
Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.
E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

Holm Oak (T15) - fell because tree is of little value in quality on the basis of arboricultural report and is close to road edge.

8. Trees - Additional Information

For all trees
A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).
It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO
Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. (●) Yes ( ) No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. ( ) Yes (●) No
   If YES, you are required to provide for:

   Subsidence
   A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

   Other structural damage (e.g. drains, walls and hard surfaces)
   Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)
Are you providing additional information in support of your application? (●) Yes ( ) No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

The associated arboriculturalist's report was originally prepared in June 2012 and recommended the felling of T10, T11 and T15. Following discussions with Council Planners and a revised submission, permission was granted for the felling of T11 and T13, together with crown reduction of the other trees covered by the TPO, which improved light to the property without affecting visual amenity. Nevertheless, T15 is in a poor condition and is hindering improvement to the appearance of the southeast boundary of the property and this request is therefore made for permission for it to be felled.

9. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (●) No

10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒ Date: 22/03/2015

Adur District Council

Development Management

Dr David Mortimer
41 Mill Road
Lancing
West Sussex
BN15 0PZ

REFUSAL UNDER TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (TREES) REGULATIONS 1999 (AS AMENDED)

APPLICATION NUMBER: AWDM/0427/15

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to Consent to the following works that is to say:

Application for consent under Adur Tree Preservation Order 162/2/77(L) of 1977 to fell and replace one Holm Oak tree T15

41 Mill Road Lancing West Sussex BN15 0PZ

as shown on Plan and Application Number AWDM/0427/15 submitted to the Council on 23/03/2015. The reasons for the Council's decision to refuse the above works are specified hereunder.

G Peck

Gary Peck
Planning Services Manager
Date: 05/05/2015

PTO

Adur District Council

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed felling of this prominent tree, which is an established feature of the area, would be detrimental to, and would not preserve or enhance, the character and visual amenities of the area. The tree is not a hindrance to the appearance of the property, and this is not an acceptable reason to fell a protected tree.

ARBORICULTURAL REPORT

PREPARED BY:

Phillip J. Ellis Tech Cert Arb (AA) MI Hort

25th June 2012

On behalf of: Dr & Mrs D. Mortimer

Site:
The Gables,
41 & 41A Mill Road,
Lancing,
West Sussex,
BN15 0QD.

The statements in this Report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire Phillip Ellis cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this Report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the subject tree(s), whichever is the sooner.

Limitations of Use and Copyright:
The content and format of this Report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without our written consent.

1.0 Scope of Survey

1.0 The arboricultural report is concerned with the condition of 6 Holm Oaks in the front garden to 41 & 41A Mill Road that all are all subject to Tree Preservation Order TPO162/2/77/L that prevents tree owners carrying out tree surgery works without obtaining permission from the local planning authority in this case Adur District Council. The owners have recently applied to fell all six trees, application number AWDM/0358/12 and the planning department have asked for an arboricultural report on the condition of the trees. Dr & Mrs Mortimer are concerned that the trees are now too large and taking light from their property and may also be damaging property together with health, safety and management issues.

1.1 Instructions to provide report has been given by Dr D. Mortimer following discussions with client and consultant architect Mr. P. Wilson. I have had sight of reports from Terratec Services Ltd, Mr D. Sankey pest control and a site plan showing location of the six subject trees.

1.2 Recommended tree works will be required to be in accord with British Standard 3998: 2010 Tree Work [BS3998].

1.3 Any observations made with regard to the condition of built structures are from a layperson's view.

2.0 Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

2.3 No soil samples were taken.

2.4 The height of each tree was estimated using a laser device and given in metres.

2.5 Stem diameters [SD] were measured in millimetres at 1.5m above ground level.

2.6 Crown Spreads were estimated by pacing and are given as an averaged overall figure in metres.

2.7 The dimensions of groups of trees are given as an averaged figure.

2.8 The estimated life expectancy has also been stated, however, as with the potential spread and height this is highly dependent on site and environmental conditions and can only be taken as a guideline.

2.9 Where ivy smothers the trunk or crown, it was not possible to fully survey the tree. Where it exists in abundance, it has been noted within the tree survey schedule.

3.0 The survey is not a subsidence risk assessment and no consideration has been given to any influence the root system of the trees inspected may be having on built structures and the subsoil when making conclusions.

3.1 The survey report acts as an indication of the trees overall health and safety offering recommendations on future management for individual trees or groups. Comments are given in order to provide a brief explanation of the condition of the tree. They include shape and form along with any obvious external defects. The condition of the ground area, stem, branches and leaves is assessed whilst surveying and comments only made where there is a defect.

4.0 The Site

4.1 Located to the north of the A27 at Lancing, West Sussex a residential area on sloping ground to towards the South Downs.

4.2 The trees are all mature located within the front garden of the two properties between a detached house, annex and the road. They are on the whole visual from the road except T11 and T15 that are behind a large hedge. On entering the front garden from the road it is immediately apparent that the garden and house is heavily shaded giving a clear impression of far too many trees in the garden. Ground vegetation is sparse due to the all year shade from the tree canopies giving little opportunity to grow shrubs and herbaceous plants. Also excrement from roosting birds can be seen on the ground presenting health risks such as *Salmonellosis, Psittacosis* and *Pseudo tuberculosis* mentioned in a report by D Sankey Pest Control Services.

4.3 Looking at the site from outside in the road to give an idea of visual amenity it is clear that the trees are out of scale to any other trees in the road and block a clear view along the road to other properties. The photograph below taken opposite the property gives an idea of the size of the trees.

4.5 The topography of the site is sloping to the north and the soil type is shallow freely lime rich founded on head deposit over upper middle chalk and likely to support a wide range of tree and shrub species.

Subject Trees

5.1 Six trees were inspected and recorded as detailed in the survey schedule with this report. No other trees were considered for this report. All six are Holm Oak an evergreen species that generally sheds some of it's leaves in early summer compared with deciduous species that shed leafs in the autumn and then offering little shade during the winter. The species forms a large tree and not generally associated with domestic property as there is usually not enough space to accommodate the species. They are renowned for having long spreading limbs that in time can break away from the main stem due to increasing weight with the consequence of causing damage. Roosting birds i.e. pigeons are frequently found either nesting or just roosting at night that is often a nuisance to householders.

5.2 Overall condition of trees is good to fair with three having been heavily pollarded in the past. There is little evidence of recent tree works. T12, T13 & 14 certainly present deep shade to the house and the crowns are spreading and require some crown reduction within the next year. Pruning work has occurred in the past and now overdue to reduce size and make safe.

5.3 I understand there are problems with receiving television signals to the property that would undoubtedly be improved if removal and crown reduction took place as detailed below.

5.4 T10, T11 and 15 have all been heavily pollarded in the past with the intention of reducing size. They have little potential making little contribution to the street scene and in the long term and would be best to remove them as a first stage in reducing shading. Removal of three trees and reducing the crown spread of the remaining trees will have an impact on light and also have considerable impact on the feral pigeon problem.

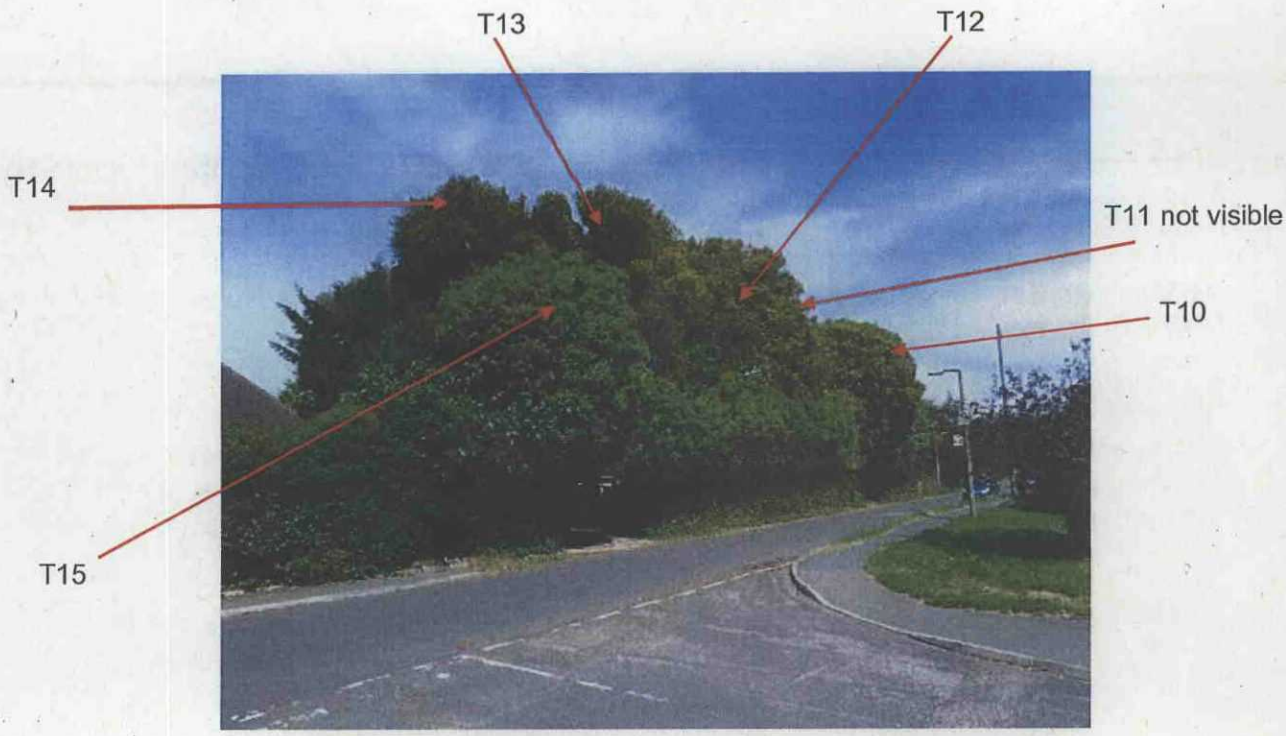
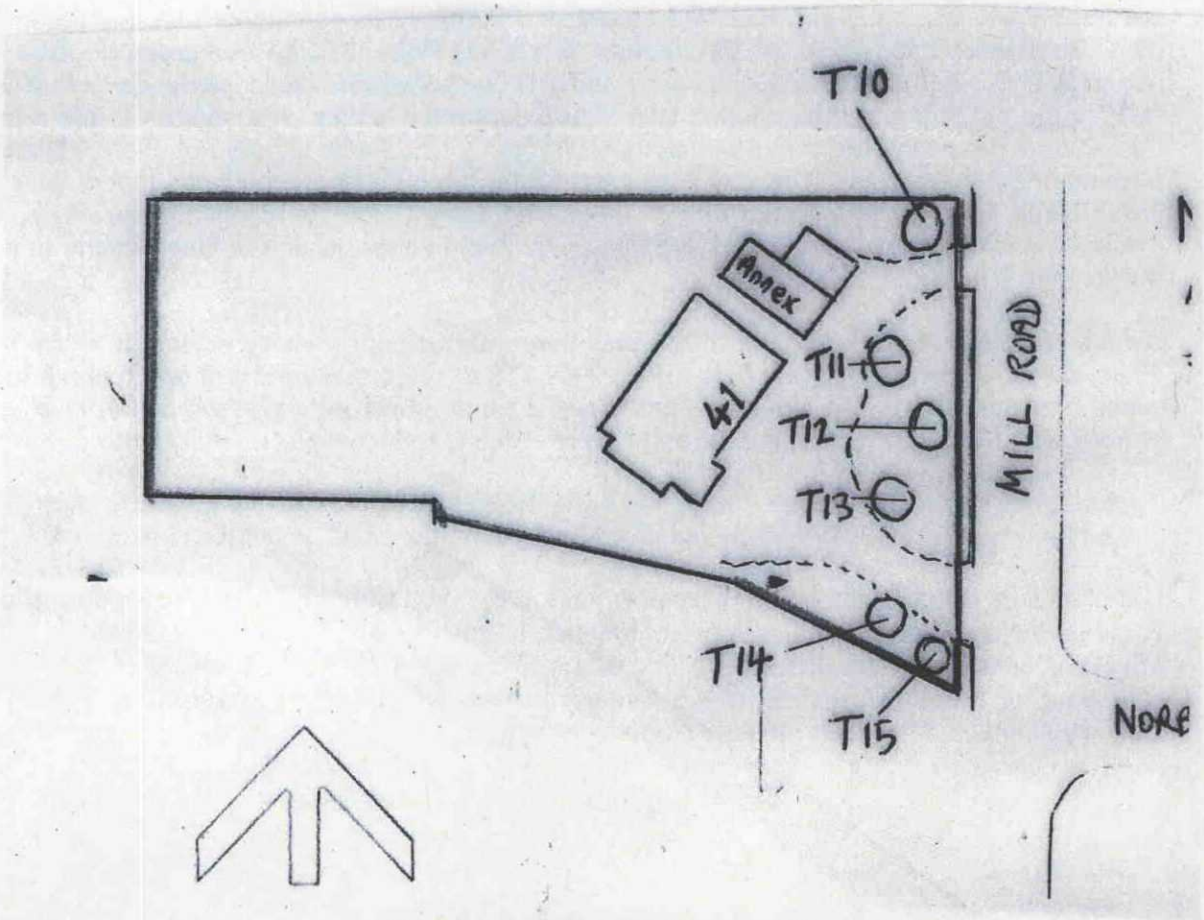


Photo showing trees and also visibility from the road



Sketch plan showing tree positions

Recommendations

6.0 Recommend that the pollarded Holm Oaks T10, T11 and T15 are removed and the remaining three Holm Oaks are crown reduced as detailed in schedules and indicated in the photograph below. I would strongly recommend that the hedge alongside Mill Road be cut back and height reduced as contributes to shade in the garden and is starting to impact on traffic using the road.

6.1 Recommendations for work are given within the survey sheets for each tree. Works should be carried out to a minimum standard and is "Tree Work" BSI 3998: 2010 and only contractors capable of working to that standard should be employed. Contractor's staff should also have appropriate craft certificates of competency.

6.2 In exercise of your duty of care in terms of tree safety, it is recommended that the subject trees should be re-inspected every five years and after extremely strong winds or a change in site circumstances.

6.3 In recommending replacement planting I have selected garden species that will not make such large trees at maturity and should be standards 2.7 – 3m high, obtained from a reputable nursery.

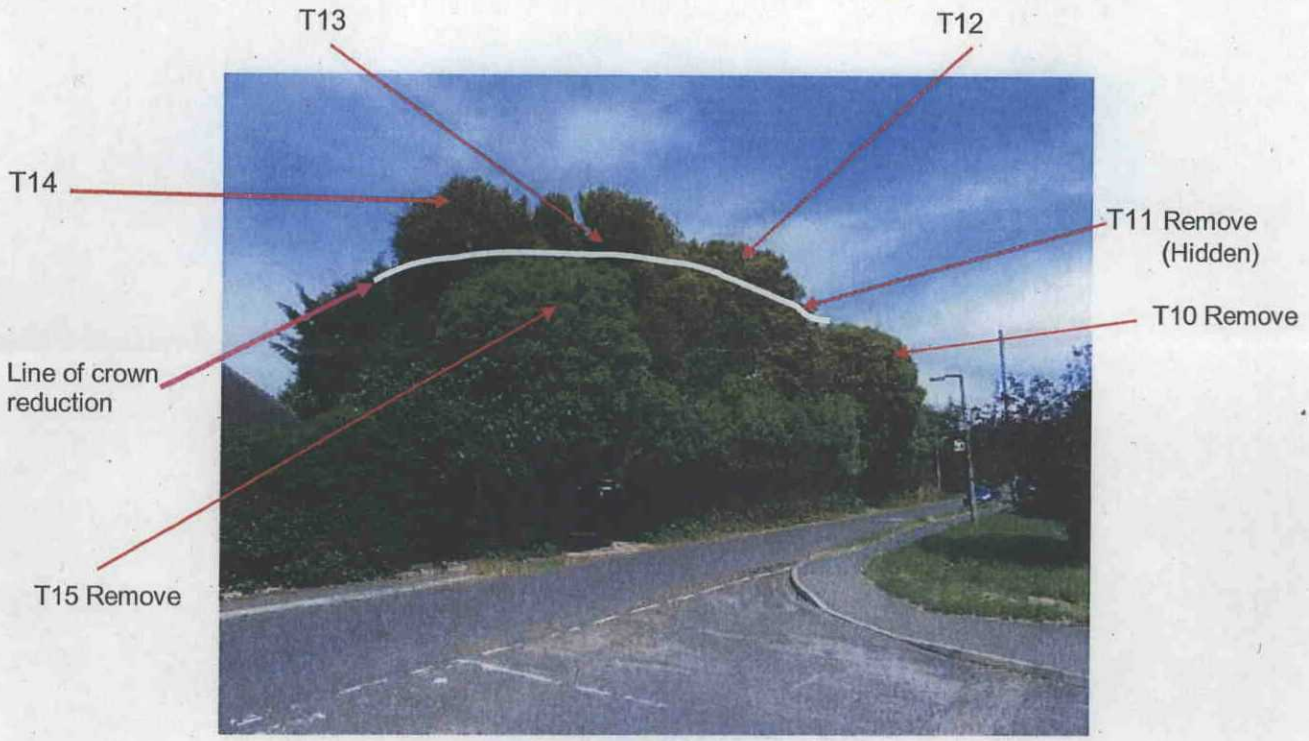


Photo indicating recommended work and tree removals

Conclusions

By removing the three pollarded trees and crown reduction of the three remaining Holm Oak trees remaining and cutting back top and side of hedge will reduce shading and have some impact on the Roosting pigeons. More importantly the works would bring the visual scene in scale with the entire road and improve the quality of wellbeing for the owners.

Phillip Ellis MI Hort, Tech Arbor A
Date: 25th June 2012

"Elstead",
61 Alinora Avenue,
Goring by Sea,
Worthing,
West Sussex,
BN12 4LR.
Telephone 01903 504370 Mobile 07959 104421
Email:elsteadbysea@btinternet.com

Tree Inspection Report:

Inspected: 14th June 2012

Location: 41 Mill Hill Road, Lancing, West Sussex, BN15 0QD.

TPO tag no	Species	Ht M	Stem Diam mm	Crown radius M	Age	PC	Life Expectancy	Targets	Comments	Recommendations
T10	Holm Oak (Quercus ilex)	13	760	12	Over Mature	Poor	<10	Road Building Drive	Old pollard with pruning wounds multistem tree, Decay at buttress. One stem leans over road. Blocking TV signal to 41A 5 m distance from house	Fell to ground level and replace with one Mountain Ash.
T11	Holm Oak (Quercus ilex)	8	840	7	Over mature	Poor	<10	Road Building Drive	Line wires through crown. Old pollard. Pruning wounds in buttress. Ivy growing on stem. Blocking TV signal to 41A 6.2 m from house	Fell to ground level and replace with Autumn Flowering Cherry.
T12	Holm Oak (Quercus ilex)	16	880	12	Mature	Good	40>	Road Building Drive	Ivy on stem, old pruning wounds. Minor wound on stem. Crown structure spreading and liable to fail. 12.5 m distance from house.	Reduce height by 4 m to 12m for management and safety reasons.

	Species	Ht M	Stem Diam mm	Crown radius M	Age	PC	Life Expectancy	Targets	Comments	Recommendations
T13	Holm Oak (Quercus ilex)	13	640	12	Mature	Good	40>	Road Building Drive	Ivy on stem, old pruning wounds with minor deadwood in crown. Evidence of previous pollarding. 16.3m distance from house.	Reduce height and crown spread by 3m.
T14	Holm Oak (Quercus ilex)	16	700	12	Mature	Good	40>	Road Building Drive	Old pruning wounds Long scar on north sided branches on south side. Minor deadwood in crown17.1m distance from house	Reduce height and crown spread by 4 metes to 12 m. Lift crown on south side to 3m.
T15	Holm Oak (Quercus ilex)	8	1000	5	Mature	Poor	<10	Road Drive	Twin stem tree previously pollarded with old pruning wounds, ivy on stem and crown, close to road previously pollarded. 20m distance from house.	Remove tree as it has little value in quality and close to road edge.

Recommended tree works will be required to be in accord with British Standard 3998:2010 Tree Work – Recommendations. Only contractor's capable of working to that standard should be employed together with appropriate insurance. Contractor's staff should also have appropriate craft certificates of competency.

Key

1. **Tree No:** Relates to individual tree numbers on a plan or, where used, tags on trees or groups of trees. The prefix indicates whether the tree or trees are an individual, a group, a woodland or a hedge (T, G, W or H)

2. **Species:** The name given is the 'common name'. Where Latin names are given they are shown in *italics*

3. **SD:**Trunk diameter at 1.5 metres ('breast height') above ground level, given in millimetres. In the case of multi-stemmed trees (ms) the stem diameter is taken just above the root flare

4. **H** (Height) The height measured in metres with the aid of a clinometer

5. **R (Crown radius)** the average crown spread taken from the centre of the trunk to the tips of the live lateral branches given in metres. May be given as separate measurements following the compass points N-E-S-W.

6. **Age:**
7.

Y	Young
MA	Middle aged - 1/3 to 2/3 life expectancy
M	Mature - over 2/3 life expectancy
OM	Over-mature - fully mature, past peak condition and beginning to decline
V	Veteran - trees of interest biologically, aesthetically or culturally because of significant age.

8. **PC:** Physiological Condition – An assessment of the health and vigour of the tree compared with what would normally be expected of the species:

G	Good
F	Fair
P	Poor
D	Dead

9. **Target:** Part or all of tree could harm/damage if it failed

10. **Comments:** Comments have been made in relation to the following:

- Health or condition
- Structural defects/safety
- Aesthetics
- Future potential
- Relationship to other trees or features
- Extent of ivy growth, if present
- Any other relevant details

11. **Recommendations:** Preliminary management recommendations in relation to the proposed development are made where appropriate. These may include remedial tree works that are deemed necessary to improve the quality of the tree or for safety reasons. Recommended tree works will be required to be in accord with British Standard 3998:1989 Tree Work [BS3998].

12. **Life Expectancy**: an estimate of the future life expectancy of the tree(s) in the present setting given normal circumstances, given in years.

Please note that trees are living organisms and their condition is subject to change over time. Assessments are based on their condition on the day of inspection and cannot cover unforeseen circumstances.