# SAVILLS ARBORICULTURE

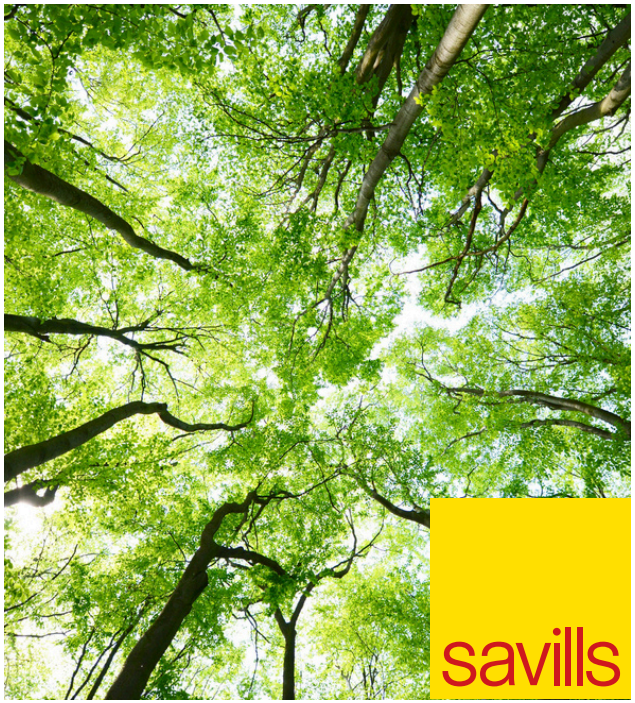
# TREE CONDITION REPORT



## LINCOLN DIOCESAN BOARD OF FINANCE - GLEBE ESTATE

2026





| Estate | Version | Author | Reviewed | Date |
|---|---|---|---|---|
| Lincoln Diocesan Board of Finance | V1 | W. Thornhill | T. Williams | September 2026 |

# SUMMARY

| | |
|---|---|
| **Estate** | Lincoln Diocesan Board of Finance |
| **Inspection Date** | 11th June - 11th September 2026 |
| **Instruction Brief** | Formal inspection of the High Usage Zone, to include all trees within falling distance of targets such as buildings, public highways, public rights of way, third-party estate boundaries, and any other features considered significant in the context of reasonable tree risk management.<br><br>The main focus of the inspection is the management of health & safety and abatement of nuisance from trees, both internally and adjacent to the third-party properties and boundaries. |
| **FIndings** | Remedial works recommendations from the tree inspection can be found in Appendix A. The map identifying the locations of trees or groups requiring works can be found in Appendix B. |
| **Costings** | Table 1 shows budgeted costings for the remedial tree work recommendations from the inspection. The costs are only indicative and could be reduced by collating the work timescales and by implementing a competitive tender.<br><br>The costed estimates exclude provisions for traffic management. Should such measures be required, they will incur additional charges from the contractor. |
| **Next inspection** | In accordance with established programme, |
| **Author** | W Thornhill MArborA |

**Table 1: Budgeted cost of works for a 2-person tree surgery team**

| Timescale | Number of trees/groups | Estimated time (hours) | Rate per hour | Appendix | Total estimated budget costs |
|---|---|---|---|---|---|
| Very Urgent - asap | - | - | - | - | - |
| Urgent- within 3 months | 2 | 7 | £150 | A | £1,050 |
| High - within 6 months | 14 | 60 | £150 | A | £9,000 |
| Moderate - within 12 months | 45 | 107 | £150 | A | £16,050 |
| Low - within 18 months | 13 | 72 | £150 | A | £10,800 |
| **Total** | **74** | **246** | **-** | **-** | **£36,900** |

**Figure 1: Extent of Glebe Estate Survey (Outlined Red)**



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## 1. INSTRUCTION

1.1 The Forestry and Arboricultural Department of Savills was instructed to undertake a formal inspection of trees affecting 'Usage Zone 1' of the Lincoln Diocesan Board of Finance Glebe Estate. Usage Zone 1 is defined within the estate Tree Risk Management Plan and included all trees within falling distance of specified targets, such as buildings, major public highways, well-used public rights of way and other features of significance in the context of proportionate tree risk management.

1.2 The tree inspection was carried between on 11th June and 11th September 2026 by William Thornhill MArborA and Steve Burrows. The inspectors hold the recommended LANTRA Professional Tree Inspectors Certificate and have a combined experience of over 50 years in forestry and arboriculture.

1.3 The glebe land will hereafter be referred to as the 'Estate' in this report.

## 2. PURPOSE

2.1 This tree risk management report confirms that all trees within falling distance of targets on the Estate in the aforementioned inspected Usage Zones were located and visually checked to provide recommendations.

2.2 For the purpose of tree risk assessment, target is defined as the site feature which may be harmed by a tree part failing.

2.3 The inspection and report give recommendations for remedial tree works and produce costings for the tree work across the Estate. Where appropriate, maintenance work to keep trees in line with statutory clearance of highways and footpaths and to keep away from buildings have been recorded.

2.4 Implementing the specified remedial works within the timescales specified in this report will be important to demonstrate that reasonable and proportionate proactive measures have been taken to manage obvious actionable conditions in trees.

## 3. LIMITATIONS

3.1 The inspection was carried out from ground level, no aerial inspection was carried as this was not within the scope of instruction. No invasive root soil investigations were undertaken on the Estate.

3.2 The recommendations relate to the site as it exists at present, and to the current level and pattern of usage. A change in use or development of the site or its surroundings could alter the level of risk posed by trees on the site.

3.3 Trees are living organisms whose health can be subject to rapid change. The mitigation recommendations, or any other conclusions, do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature. Trees can unpredictably fail even if no defects or other conditions are present.

3.4 The survey of the trees to assess their condition and work requirements was made on the basis that they will be re-inspected regularly to identify any changes in condition and review the original recommendations.

3.5 All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

3.6 The UK Health & Safety Executive advises that a system should be in place to: "enable people to report damage to trees, such as vehicle collisions, and to trigger checks following potentially damaging activities such as work by the utilities in the vicinity of trees or severe gales." In practice, this means that consideration must be given to identifying and addressing tree hazards arising from storms and activities that could adversely affect tree stability, but the detail will vary with according to each situation and is a decision for the duty holder.

3.7 It is the responsibility of the duty holder to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation.

## 4. TREE SURVEY METHOD

4.1 The formal inspection process consisted of a ground based visual tree assessment (VTA) where the whole tree including the crown, trunk, buttresses, above-ground roots, and site conditions were evaluated with regards to targets by assessing the trees' location and condition to aid the diagnosis of potential actionable conditions. See Appendix G for ash dieback inspection method.

4.2 The inspection was undertaken on a negative basis, so whilst every tree was assessed, only trees with actionable conditions were tagged. An actionable condition is one that requires further action, either to remove or mitigate a risk, or as part of good arboricultural management, or to provide further details to enable a more informed decision to be made, or to advise of an increase in inspection frequency. Trees can contain deadwood and dysfunction, these will only be recorded when considered an actionable condition.

4.3 The inspection identified actionable conditions on trees with an increased likelihood of failure and the consequence of that failure to a target. The consequence is broken down into the size of the part likely to fail and the usage of the target.

4.4 Where there was restricted access to the base of a tree, its attributes were assessed from the nearest point of access.

4.5 Where appropriate, trees have been marked for remedial work in line with good arboricultural management, general maintenance work to avoid obstruction of public rights of way, away from buildings or lights, and to enable good financial planning.

4.6 Where access allowed, if trunks had thick ivy cover, trees were probed and the wood tapped from ground level to establish if there were any obscured features that were relevant to the assessment. This check did not extend to removing all the ivy or probing beyond what could be reached from ground level.

4.7 Every tree that requires remedial work or a higher inspection frequency was given a unique reference number and marked with spray paint where appropriate. For the purpose of continuity, the numbering system used in a 2023 survey has been adopted. This number and the approximate location have been indicated on the map and referenced in the remedial report. See Appendix F, Glossary of Terms, for further inspection methodology and a glossary of arboricultural and abbreviations used in the inspection.

4.8 The inspection findings have been recorded on Esri tree management software using a handheld device. The findings database has been used to produce a programme of remedial intervention works. The database has also been used to provide budgeted costs for remedial works (see Section 4).

4.9 Timescales assigned to recommended works reflect the assessed urgency and prioritisation of risk at the time of inspection. They are indicative and intended to support proportionate tree risk management in line with best practice, rather than representing fixed deadlines.

4.10 Trees identified as requiring remedial work will have been marked under the following timescale categories:

| | |
|---|---|
| **Very Urgent** | Critical intervention required. Target works completion 24 hours |
| **Urgent** | Target works completion within 3 months of report date |
| **High** | Target works completion within 6 months of report date |
| **Moderate** | Target works completion within 12 months of report date |
| **Low** | Target works completion within 18 months of report date |

## 5. WORK COSTINGS

5.1 The recommended tree works are fully detailed and appended to this report from Appendix A. A summary and estimated budget cost is set out in Table 2.

5.2 The costs are only indicative and could be reduced by collating the work timescales and implementing a competitive tender.

5.3 The costed estimates exclude provisions for traffic or rail management. Should such measures be required, they will incur additional charges from the contractor.

**Table 2: Budgeted cost of works for a 2-person tree surgery team**

| Timescale | Number of trees/groups | Estimated time (hours) | Rate per hour | Appendix | Total estimated budget costs |
|---|---|---|---|---|---|
| **Very Urgent** | - | - | - | - | - |
| **Urgent** | 2 | 7 | £150 | A | £1,050 |
| **High** | 14 | 60 | £150 | A | £9,000 |
| **Moderate** | 45 | 107 | £150 | A | £16,050 |
| **Low** | 13 | 72 | £150 | A | £10,800 |
| **Total** | **74** | **246** | **-** | **-** | **£36,900** |

## 6. IMPLEMENTATION OF TREE WORK

6.1 Due to the inherent risks associated with tree work, all operations must be undertaken by suitably qualified and competent contractors with appropriate training, experience and adequate insurance cover. Contractor competence and insurance should be verified prior to issuing any instruction to proceed. The tree works identified in this document are recommended on the assumption that they will be carried out by a competent contractor who is fully trained, appropriately insured, and operates to a high professional standard, in accordance with relevant industry guidance and British Standards.

6.2 Where trees are not within the ownership of the Estate, the consent of the relevant landowner will be required prior to the undertaking of any works.

6.3 No check has been made to the Local Planning Authority for Tree Preservation Orders or Conservations Areas on the Estate. Any statutory protection would require approval following application from the Local Planning Authority before work could commence.

6.4 Before instruction of any remedial tree work, all topics shown in Appendix H, Implementation and Specific Issues of Tree Work, need to be addressed to ensure regulatory compliance.

## 7. RECOMMENDATIONS

7.1 Remedial tree work recommendations from the inspection can be found in Appendix A.

7.2 A map identifying the tree/group locations with recommended work timescales can be found in Appendix B.

7.3 The following glebe parcels were found to contain, either no trees or trees where no signifcant defects were observed affecting the Usage Zone:
Burton Upon Stather, West Halton, Alkborough, Roxby, Althorpe, Ulceby, North Killingholme, Keelby, Bradley, Scartho, North Coates, North Thoresby, Yarburgh, Stewton, Grimoldby, Manby, Muckton, Withern, South Reston, Trusthorpe, Alford, Mumby, Huttoft, Partney, Halton Holegate, Great Steeping, Little Steeping, Burgh le Marsh, Roughton, Mareham le Fen, Sibsey, Stickford, Long Sutton, Sutton St Edmund, Cowbit, Langtoft, West Deeping, Corby Glen, South Witham, Colsterworth, Harlaxton, Barrowby, Great Gonerby, Allington, Dry Doddington, Claypole, Carlton Scroop, North Rauceby, Cranwell, Timberland, Billinghay, Canwick, Bardney, North Greetwell, Shelland, Wragby, Market Rasen, Walesby, Glentham, Normanby by Spital, Fillingham, Caenby, Sturton by Stow, Marton, Newton on Trent, Pilham, Blyton, Laughton,

7.4 It is recommended in the interim before the next formal inspections that a nominated person follows up on reports of damage following a storm/gale event. All findings should be recorded and reported back to the management.

# APPENDICES

## **APPENDIX A.** REMEDIAL WORK RECOMMENDATIONS

## **APPENDIX B.** REMEDIAL WORKS MAP

# APPENDIX C. RESPONSIBILITIES AS A DUTY HOLDER

A duty holder is any person or organisation with responsibility for land or assets, including trees, arising from ownership, occupation, or management control. The duty holder has a legal duty of care to take reasonable steps, so far as is reasonably practicable, to ensure that trees within their ownership or management do not pose an unacceptable risk of harm to members of the public, employees, contractors, or others who may be affected.

The principal statutory instruments relevant to the management of tree-related risk include:

- The Occupiers' Liability Acts 1957 and 1984, which impose a duty of care on occupiers to take reasonable precautions to ensure that lawful visitors, and in certain circumstances trespassers, are reasonably safe while on their land.

- The Health and Safety at Work etc. Act 1974, which requires employers and those in control of premises to ensure, so far as is reasonably practicable, the health and safety of employees and others who may be affected by their activities.

Together, these establish that duty holders must act reasonably and proportionately in managing risks arising from trees.

**Proportionate and Balanced Tree Management**

Tree management must strike a reasonable balance between maintaining the substantial ecosystem services and amenity benefits that trees provide and ensuring that risks to people and property are reduced to a level that is as low as reasonably practicable. It is widely recognised that trees are living organisms and that a degree of residual risk will always remain; this is considered acceptable in return for the benefits trees deliver.
The standard of care expected in law is that of the "reasonable and prudent landowner." This standard recognises that financial and staffing resources are finite and that the scale, nature, and use of land will influence the level and frequency of inspection and management that is reasonable. The Courts do not expect all trees to be made completely safe, nor for all works or inspections to be undertaken immediately, but they do expect a rational, documented, and defensible approach.

**Best Practice Guidance and Tree Safety Strategy**

In-line with best practice Savills Arboriculture recommends that duty holders have a tree risk strategy or management system in place. Having a documented and implemented strategy is considered essential to demonstrating that tree-related risks are being managed proactively, proportionately, and in line with recognised guidance.

The National Tree Safety Group publication Common Sense Risk Management of Trees identifies the following key principles:

- Trees provide a wide range of benefits to society.
- Trees are living organisms and may shed branches or fail naturally.
- The overall risk to human safety from trees is extremely low.
- Tree owners have a legal duty of care.
- Tree safety management should be balanced and proportionate.

In practical terms, a defensible tree risk management strategy should include:

- An overall assessment of tree-related risks, including the grouping or zoning of trees based on their location, use patterns, and level of public access, to inform inspection frequency.

- A system of periodic, proactive inspections carried out by a competent person, supported by appropriate record keeping.

- Procedures for obtaining specialist advice and/or undertaking remedial works where defects are identified that fall outside the competence of the inspector.

- A mechanism for reporting damage to trees and triggering additional inspections following significant events, such as severe weather.

**Defendable Tree Risk Management**

The Health and Safety Executive (HSE) recognises that a defendable tree risk management system is one that is proportionate, documented, and based on informed decision-making. Duty holders are therefore advised to ensure that the elements outlined ptrviously are in place and actively implemented as part of their wider management responsibilities

1. National Tree Safety Group (NTSG) (2024) Common sense risk management of trees: Guidance on trees and public safety in the UK. Second Edition. National Tree Safety Group, jointly published by Forest Research and the Arboricultural Association on behalf of the NTSG
2. Health and Safety Executive (2007). Management of the risk from falling trees

## APPENDIX D. INSPECTION TYPES AND COMPETENCIES

Savills Arboriculture recommend using three types of tree inspection protocol hierarchy on the Estate.

The three levels of inspection are as follows:

- Informal observations
- Formal inspections
- Detailed inspections

**Informal Observations**

Ongoing assessment carried out by inhouse staff.

An Informal Observation is an ongoing assessment of trees on the Estate. It is carried out at all times when staff or the general public pass by trees whilst going about their day-to-day routine and observe a condition of a tree which requires further action. An example of this would be a split in the stem or hanging broken branch. The general public in some instances can also identify potential tree conditions which require further action. Any reports of actionable conditions must be acted upon.

The HSE recommends that there is a system to report damage to trees and to trigger checks after certain events e.g. severe gales. It is recommended a designated member of staff does a walk over check after severe weather events to check trees for actionable conditions.

**Formal Tree Inspection**

A Formal tree Inspection is a visual evaluation, when possible, of a tree where the crown, trunk, buttresses, above-ground roots, and site conditions are evaluated with regards to targets. This could be part of a planned inspection or after reports from informal observations on a tree. It is the best practice method for inspecting a large group of trees. Inspections are carried out as negative survey and identifies only individual trees or groups where actionable defects are present. This is to be undertaken by a trained tree inspector using the Visual Tree Assessment method.

The inspector will be qualified to a minimum of RQF Level 3-4, for example, Technicians Certificate, National Diploma in Arboriculture, hold the LANTRA Professional Tree Inspectors Certificate and through continual professional development be up to date with current legislation and good practice guidance.

**Detailed Inspection**

A specialist examination of trees can be required where trees cannot be fully assessed by visual inspection methods alone. This type of inspection would normally be specified or requested to evaluate extent and type of decay present in the trunk, major branches or roots. In some cases this can require the use of specialised devices, but the equipment alone cannot be relied upon to make the evaluation. A Detailed Inspection will normally result from the findings of a Formal Inspection and apply to individual, high-value trees.

**A detailed inspection could entail the following:**

- further investigation with the use of decay detection equipment
- soil and root condition assessment
- aerial inspection of upper trunk and crown undertaken by tree inspector

The inspector should be qualified to a minimum of RQF Level 5-6, for example, FdSc Arboriculture, Dip Arb (RFS) [the Professional Diploma in Arboriculture]. Additional training or staffing can be required for rope access or MEWP operations to access a tree for an inspection; i.e. NPTC CS 38 or IPAF use of MEWP's.

## APPENDIX E. GLOSSARY OF TERMS

| Age Class | |
|---|---|
| **Young** | Usually less than 10 years old |
| **Semi Mature** | Within the first third of its lifespan |
| **Early Mature** | Within the second third of its lifespan |
| **Mature** | Within the final third of its lifespan |
| **Veteran** | Due to age, size or condition, has developed characteristics that are of exceptional value culturally, ecologically or historically, but which is not yet ancient. |
| **Late mature/ Ancient** | Passed beyond maturity and is old relative to others of the same species, typically identified by very large girth for its species and/or clear ancient-tree characteristics. |

| Physiological Condition | |
|---|---|
| **Good** | Healthy and with no symptoms of disease |
| **Fair** | Disease present or vitality low |
| **Poor** | Significant disease present or vitality is extremely low |
| **Dead** | No longer functional physiologically |

| Structural Condition | |
|---|---|
| **Good** | No significant structural defects found |
| **Fair** | Some minor structural defects found |
| **Poor** | Significant structural defects present |
| **Hazardous** | Major structural defects, failure imminent |

| Abbreviations | |
|---|---|
| **W3W** | What 3 words - website used to give 3m x 3m location of tree |
| **OH** | Over-hanging |
| **AGL** | Above ground level |
| **FP** | Footpath |
| **SIG** | Significant |

| | |
|---|---|
| **IFD2** | In falling distance to |
| **PROW** | Public right of way |
| **ADB** | Ash dieback |
| **AOD** | Acute Oak Decline |
| **DW** | Deadwood |

| Deadwood | |
|---|---|
| **Minor deadwood** | Smaller than 25mm or shorter than 50cm |
| **Moderate deadwood** | 25-75mm and longer than 50cm |
| **Major deadwood** | Greater than 75mm and longer than 50cm |

Every tree that requires remedial work or a higher inspection frequency will be given a tag bearing a unique reference number.

Species, height class, dbh range, age class, life expectancy, use zone, additional comments and date assessed will be captured.

The amount of deadwood, crown dieback, decay in the truck, wounds/cavities, fungal fruiting bodies, obstruction, habitat potential, damaged/ unstable roots, deformed leaves/buds, dangerous limbs/branches, continuing decline and vitality will also be recorded where appropriate and a works spec given.

The location of the tree was then recorded on the mapping software using the tag number as a reference.

The survey methodology used is in line with the recommendations advised by the following:

- Arboricultural Association Guidance Note 7 – Tree Surveys: A Guide to Good Practice (2016)
- National Tree Safety Group, (2011) Common Sense Risk Management of Trees, Edinburgh, Forestry Commission;
- National Tree Safety Group (NTSG) (2024) Common sense risk management of trees: Guidance on trees and public safety in the UK. Second Edition;
- Lonsdale, D (1999) Principle of Tree Hazard Assessment and Management, Edinburgh; Forestry Commission;
- LANTRA Professional tree inspection course;
- Mattheck, C (2007) Field Guide for Visual Tree Assessment, Germany; Karlsruhe Research Centre.

# APPENDIX F. ASH DIEBACK - DEFINITION OF HEALTH CLASSES

Identifying the symptoms of ash dieback (Hymenoscyphus fraxineus) in trees can be difficult, so a system was needed to enable easy description of the current state of an ash tree. The Tree Council adapted the work carried out by Andreas Roloff where the health of an ash tree can be assessed using a four-part categorisation method.

**Assessing ash condition in full leaf**

The canopies of ash trees when in full leaf are scored by assessing the percentage of the crown that remains. Using this four-category framework allows a tree to be assigned a health category, which informs subsequent potential action.

**Assessing ash condition in winter**

Whilst the optimum time to assess the condition of an ash tree is in summer, when the canopy is in full leaf, surveying can still be carried out in winter if necessary following updated best practice advice from The Tree Council.

**Class 1:**
Canopy intact. Rounded. Many interval branches which give a dense 'filled' appearance to the crown.

**Class 2:**
The internal structure begins to be lost as small internal branches break off. The extremity of the canopy becomes 'spiky' and fragmented.

**Class 3:**
Most of the internal branches have gone. The ends of the branches begin to become 'spikey', and the canopy thins from the inside out.

**Class 4:**
The structure of the canopy is gone. The branches that remain are spikey and show little if any branching.

Savills follow recommendations and guidance from the Tree Council and Forestry Commission and uses the Health Class system to assess the health of ash trees through regular inspections.

Ash dieback is a progressive disease, so trees which may appear healthy can sometimes deteriorate rapidly over a few years. In addition, a "zig-zag" type disease progression has been observed in some cases, where ash trees may appear to recover in seasons where fungal load is low, and then deteriorate again in future seasons

**Four Ash Dieback Categories:**



**Class 1:**

100% - 76% remaining canopy



**Class 2:**

75% - 51% remaining canopy



**Class 3:**

50% - 26% remaining canopy



**Class 4:**

25% - 0% remaining canopy













3. Visual Assessment of tree vitality via branch architecture (2017) Andreas Roloff

## APPENDIX G. IMPLEMENTATION AND SPECIFIC ISSUES OF TREE WORK

The visual check and assessment of the trees is for the purposes of risk management and has taken no account of any statutory protection such as Tree Preservation Orders, Conservation Areas, and Forestry Act.

These are matters that the duty holder must check before any works are undertaken and take due account of when implementing any recommendations. It would be normal for a contractor undertaking works to deal with these issues as a matter of course during the organisation of work programmes but this cannot be relied upon.

All recommended tree work should be carried out, where possible, in accordance with Forest Industry Safety Accord (FISA) guidelines, Arboricultural and Forestry Guidelines (AFAG) and British Standard 3998:2010 Tree work – Recommendations by suitably qualified, insured and experienced Arboricultural contractor. All tree works should also take into consideration The Wildlife and Countryside Act 1981 (as amended), 'Conservation of Habitats and Species Regulations 2010, and the Countryside and Rights of Way Act 2000 protected species of flora and fauna.

We advise that trees can be valuable ecological habitat, but we have no specialist expertise in this discipline and this report does not consider that aspect. Some of the trees identified for intervention works may be habitat protected through the European Protected Species legislation and this should be checked before any works start. Further demonstration of contractor competence or experience may be required when working with notifiable pests, sanitation felling or on veteran or ancient trees. Where veteran or ancient trees are identified, management should prioritise retention and risk mitigation through minimal intervention wherever reasonably practicable

In the course of carrying out works identified in this tree condition report, there may be the potential risk of habitat loss or injury to protected species. Certain species are protected by law, this includes nesting and hibernating sites. No tree works will proceed without a wildlife assessment, as part of the site-specific risk assessment, being carried out. When protected species are encountered, specialist advice should be sought prior to the implementation of any control measures.

The following topics in Table 4 should be addressed by the duty holder prior to commencement of any of the recommended remedial tree works detailed in this report:

**Table 4: Specific issues to consider**

| Item | Issue Raised | Action required/taken |
|---|---|---|
| 1 | **Tree Preservation Orders (TPOs)** | Check with Local Planning Authority (LPA) if trees proposed for work are covered by a TPO. Trees covered by a Tree Preservation Order (TPO) will require written consent of the LPA prior to carrying out works to the trees. |
| 2 | **Conservation Areas** | Check with Local Planning Authority (LPA) if trees proposed for work are covered by Conservation Area controls. These provisions require people to notify the LPA, using a 'section 211 notice', 6 weeks prior to carrying out certain work on such trees, unless an exception applies. |
| 3 | **Forestry Commission Felling Licenses** | The Forestry Act (1980) requires a licence to be obtained for the felling of timber exceeding five cubic metres (subject to specific exemptions). |
| 4 | **Wildlife** | All birds and their nests and eggs are protected by law under the Wildlife and Countryside Act (1981), the Countryside and Rights of Way Act (2000) and the Habitat Regulations (2007). Many other species of animals are also protected including bats, badgers, dormice and newts. A Habitat Disturbance Assessment is recommended on all sites before undertaking any tree work. It is possible that bat roosts are present in older trees for which works can be proposed, particularly those with multiple cavities and ivy. |
| 5 | **Site of Special Scientific Interest (SSSI)** | A Site of Special Scientific Interest (SSSI) is a protected area in the UK that's important for its wildlife and geology. SSSIs are protected by law to help conserve the country's natural heritage |
| 6 | **Traffic and rail Management** | The estimated costs do not allow for any traffic or rail management, the costs of which should be included as part of any tendering of the recommended works if necessary. |

## APPENDIX H. BIBLOGRAPHY

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Countryside Rights of Way Act 2000

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