

BS5837:2012 Tree Survey
Land adjacent to Pennyfields
Pinchbeck
Lincolnshire
NGR TF23769 25095

Survey by
Christopher Barker CEnv dipHort ACIEEM

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	Reviewed by: KLB	C B E Consulting Highbank, 5 Grantham Road, Navenby Lincoln. LN5 0JJ. Telephone (01522) 810086. www.cbeconsulting.co.uk
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Introduction

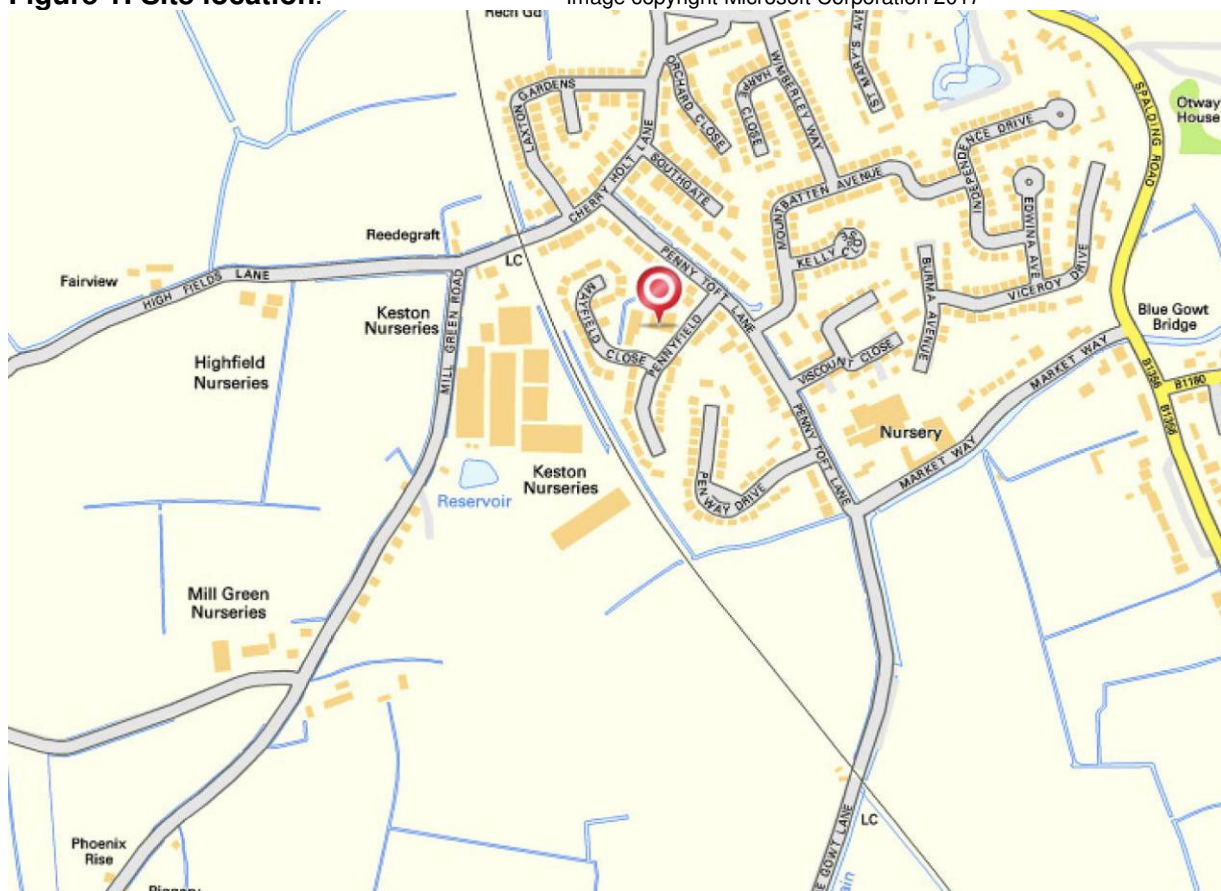
1.1 Site Description and Location

The site surveyed comprises an irregular parcel of land previously occupied by buildings which have been demolished and removed, situated on the northern side of Pennyfields, Pinchbeck, South Holland centred at NGR TF23769 25095. The location of the site is shown on the plan within **Figure 1** and an aerial photograph has been provided within **Figure 2** to place the site in context.

In order to facilitate an application to obtain permission to redevelop this brownfield site the Client has requested a BS5837 (2012) Tree Survey should be completed to assess the quality of the trees within and close to the boundary of the field and the impact any redevelopment may have on these. An inspection of the site and the immediate surrounding areas was carried out on 26th April 2017. A photographic record of the trees at the site is included within the report.

Figure 1: Site location.

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1.2 Neighbouring Land Uses

The defined site area was previously a dairy with a number of buildings which have now been removed leaving a level parcel of land surrounded by brick boundary walls to the south and west, with garden fencing to the north and east. It is within a residential area on the south western side of the village of Pinchbeck with residential houses and roads to all sides.

There are a number of significant trees along the northern boundary of the site and some planted along Pennyfields close to the site boundary. The site lies within the District of South Holland and a number of the trees along the northern boundary of the site are protected under the auspices of Tree Preservation Order TPO No8 1990. No work to remove, trim or reduce trees protected under the TPO can take place within the prior written approval of South Holland District Council.

Figure 2: Site Contextual Aerial Photograph

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In undertaking the tree survey the assessment has been carried out in accordance with the specifications contained within BS 5837 Trees in Relation to Design, Development and Construction (2012). An inspection of the site and the immediate surrounding areas was completed in April 2017 by Christopher Barker, dipHort, CEnv, an experienced arboricultural consultant and licensed bat worker.

2. Tree Survey Appraisal Methodology

2.1 Survey Objectives

This tree survey has been carried out with the objective of:

- Identifying the individual tree species present at the site by means of visual inspection;
- To define the approximate age, condition and canopy spread of all individual mature and semi-mature trees identified and the value of these within the development context;
- To identify any trees that present a risk to existing or proposed foundations or other structures that may be constructed on the site and recommend action to remove this risk; and
- Recommend tree management / mitigation measures where appropriate.

The survey broadly assessed the condition and arboricultural value of the trees lying in or adjacent to the site area, paying particular attention to any mature individual trees present within or adjacent to the site area in order to prepare an assessment in accordance with BS 5837 Trees in Relation to Design, Development and Construction (2012).

2.2 Survey Methodology

The methodology set out below is a summary of the suggested approach to tree assessment as described in British Standard 5837:2012.

Trees have been broadly assessed based on guidance set out within the British Standard BS 5837:2012 'Trees in Relation to Design, Development and Construction'. This standard provides recommendations and guidance on the principles to be applied to achieve successful integration of development with trees, shrubs and hedgerows.

Trees on the site have been divided into one of four categories (based on the cascade chart for tree quality assessment). These are classed as A, B, C or U (Section 4 of BS 5837) within the table in Appendix 1. This gives an indication as to the tree's importance in relation to the site, the local landscape and, also, the value and quality of the existing trees on site.

Category (A): Trees whose retention is most desirable and are of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (a minimum of 40 years).

Category (B): Trees whose retention is considered desirable and are of moderate quality and value. These trees are considered to be in such a condition as to make a significant contribution (a minimum of 20 years).

Category (C): Trees that could be retained and are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established (a minimum of ten years) or are young trees with a stem diameter below 150 mm.

Category (U): Trees that are considered to have no significant landscape value but it is not presumed that there is any overriding need to remove these unless stated otherwise in the description and recommendations. They are for this reason not considered as being significant within the planning process.

Species have been recorded by common and scientific name. Height has been estimated in metres and stem diameter measured in centimetres unless impractical, taken at a height of 1.5 m from the base of the tree.

The overall condition of any individual tree, or group of trees, has been referred to using one of the definitions listed below. A more detailed description of condition has been noted in the Tree Schedule.

G **Good:** A sound tree or trees needing little, if any, attention

- F **Fair:** A tree or trees with minor but rectifiable defects or in the early stages of stress, from which it may recover
- P **Poor:** A tree or trees with major structural and physiological defects or stressed such that it would be very expensive and inappropriate to retain
- D **Dead:** A tree or trees no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are becoming or have become dangerous

The survey was completed from ground level only. Aerial inspections were not undertaken. Evaluations of tree conditions given within this assessment apply to the date of survey and cannot be assumed to remain unchanged, and it may be necessary to review these within 24 months, in accordance with good arboricultural practice.

2.3 Site Plans & Tree schedules

The position of significant individual trees or groups of trees measured out on the site is shown on the Tree Location Plan **Figure 3**. Within the summary table (**Appendix 1**) maximum RPA's (m²) for estimated tree diameters have been included where appropriate, as well as a calculated corresponding radius of the circle for that RPA. The Root Protection Areas are formulated to assist when designing layouts in relation to trees. **Figure 4** shows the extent of the RPA's in relation to the proposed development within the site area. At the present time it is not clear if the development is conceptual or final so at an appropriate time a more detailed Tree Protection Plan will need to be prepared.

2.4 Potential For Protected Species

Potential bat roost locations are described within this report using the methodology as that recommended by the Bat Conservation Trust (BCT). Each tree of significant size assessed within this survey has also been assessed for the potential to provide roosts for bats and the table in Appendix 1 includes reference to this.

Potential	Field Signs
Roost confirmed	Confirmed bat roost in tree. Field evidence past or current presence of bats confirmed by droppings, staining or flight.
High roost potential	Splits or cracks in major limbs which develop upwards, smooth surfaces around potential entry points, dense ivy covering, woodpecker / rot holes, significant lifting bark, Artificial bat boxes. Ancient or over mature trees where the canopy cannot be fully inspected from the ground.
Medium roost potential	Some splits in branches, dense ivy covering, and small cavities visible, dense epicormic growth. Flies may be present around a potential entry point.
Low roost potential	Splits may be present in minor branches, sparse ivy cover, and some loose bark evident. Young healthy trees with good visibility to the canopy top.
No roost potential	Tree with a negligible potential to support bat roosts (not supporting any of the above features).

3. Tree Survey Findings

3.1 Survey Details

The tree inspection took the form of a walkover inspection completed by Christopher Barker dipHort, CEnv. Each individual semi-mature or mature tree of significance that could be impacted by any proposed new development within the site area was identified, visually inspected and classified. The character of the trees at the site is shown in photographs contained within this section.

3.2 Mature and Semi-mature Trees

A total of eleven individual trees and two tree groups have been identified and assessed as part of the tree survey. One of the tree groups lying along the northern boundary of the site comprises pollarded mature Willow and a single Horse Chestnut protected under the TPO.

T1 Birch is a small, probably self-seeded Birch situated in the south eastern corner of the site. It has reasonable space and has good shape and is placed within Category C. There are smaller Birch nearby that will compete for space is allowed to remain and if it is decided to retain this tree as a specimen then the smaller trees should be removed.



Birch T1

G2 Willow. There appear to be eleven Willow trees in total and all have been severely pollarded at approximately 5m height to remove the entire crown. The trees are now regenerating at that height producing very densely branching round crowns of young very vigorous growth. These were mature trees of significant stature planted close to the boundary.

If allowed to continue to regenerate without management these trees will merge to form a dense irregular and very crowded canopy along the northern boundary with limited amenity value and the potential to cast dense shading to the north. For this reason the trees are placed in Category C. However, with good management to thin out the dense rejuvenation, remove the dense Ivy choking the crowns and maintain the trees at a reasonable size, the visual amenity and landscape value of the trees could be increased along with the useful life expectancy and the Category would be B. It might be prudent to consider removing two or three of the Willow to create space for the remainder.

Planted close to the Willow in a gap within the line but further forward into the interior of the site is a juvenile Horse Chestnut tree. This is a small specimen with good shape placed in Category C. There was originally a Horse Chestnut within the line of trees noted in the TPO and it seems likely this may be a replacement tree.



Willow G2



Willow G2



Willow G2



Willow G2



Willow G2



Willow G2 close to the boundary fence

G4 Leylandii is a dense vertical screen planted along the western boundary of the site to hide the adjacent garden. These trees do not appear to have been topped and are in need of trimming to maintain the vegetation as a 'vertical hedge'. The group is placed in Category U. If reduced and trimmed effectively to a lower height and spread they will maintain useful screening along this boundary.



G4 Leylandii

T5 – T13 Trees along Pennyfields

These trees are outside of the site being considered for development but reasonably close to the boundary wall. These are all specimen trees of small to medium stature planted in the grass verge along Pennyfields outside of the boundary wall. T5 – T8 are planted as a group within which there are two Lime and two smaller Rowan. These trees are suffering from crowding but Lime T8 at the western end is still of reasonable quality and could provide useful long term canopy cover and visual amenity value. T5 at the eastern end has become unbalanced but if the crowding Rowan are removed both Lime could recover to better shape and stature. These trees are placed in Category U and B. Since they are outside of the site, the work suggested would have to be completed by the landowner or organisation responsible for these trees.



T5 – T8



T9 – T10



T11 – T13

Whitebeam T9 and T10 are both of good quality at the present time with no obvious defects or problems. Both are individual specimen trees of small stature planted in the road verge to the south of the proposed development area outside of the boundary wall. Both trees have good shape and sufficient space to develop into reasonable trees in this position. Both trees are placed in Category B.

Further east is a group of three individual specimen trees T11 – T13 comprising two Cherry and One Rowan. These are also planted in the road verge to the south of the proposed development area outside of the boundary wall. These trees are placed in Category B and C. Rowan T12 closer to Pennyfields is the better quality tree with sufficient space to develop a balanced crown. Cherry T11 is of reasonable quality but Cherry T13 behind the others has limited space to develop. It might be prudent to consider removing T13 to provide additional space for the other two trees to continue to develop.

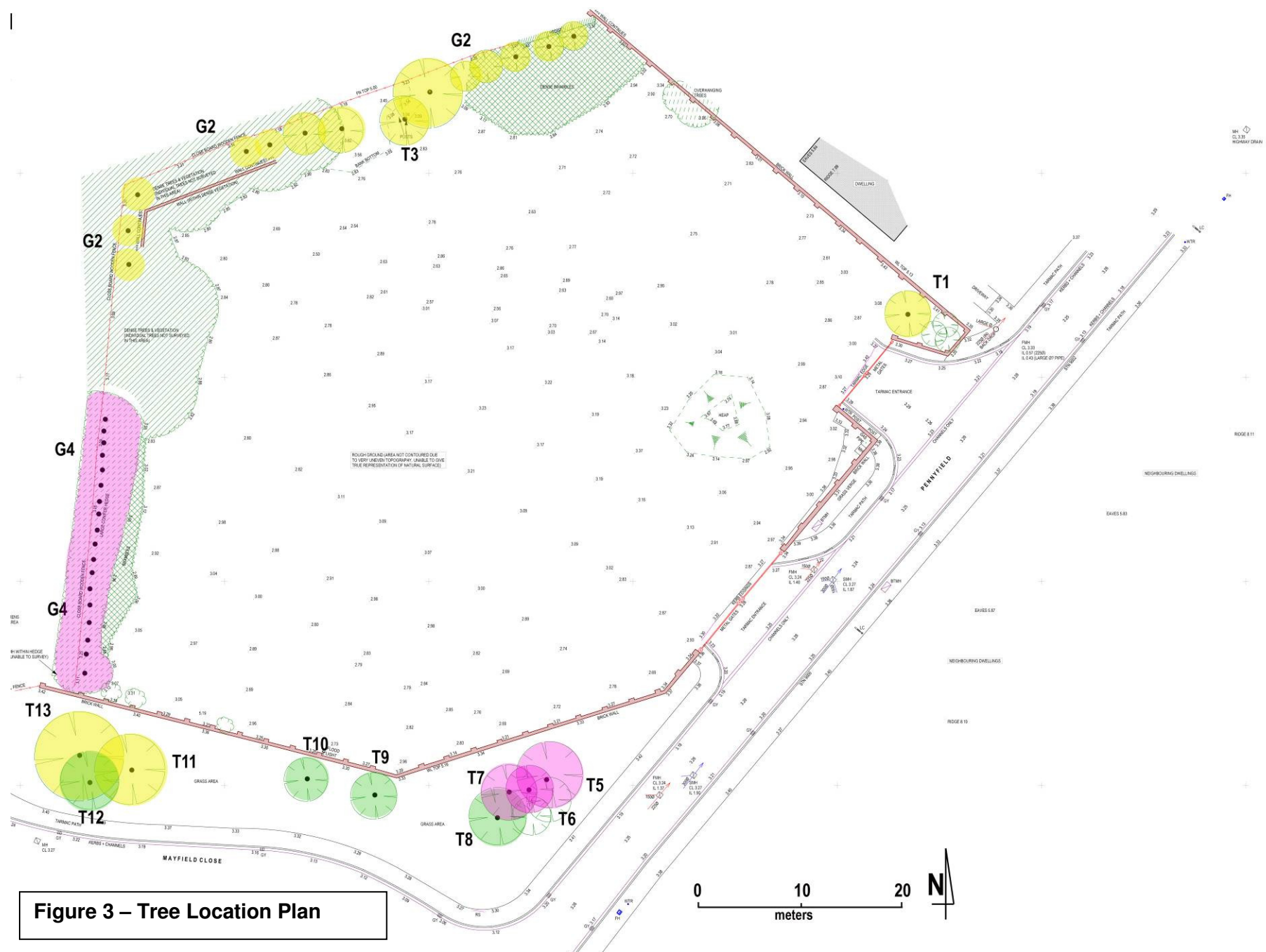


Figure 3 – Tree Location Plan



4. Tree Management

4.1 Arboricultural Assessment

A conceptual development plan has been provided by the client to give an indication of the scheme layout and this has been used to prepare the Root Protection Area Plan **Figure 4**.

At the present time the entire site area surveyed lies under foundations or tarmacadam hardstanding where the original Dairy buildings previously stood. Therefore, the likelihood of significant rooting by the trees around the boundary into the interior area of the site is likely to be limited by the ground conditions. The trees outside of the site along Pennyfields will be restricted by the presence of the brick boundary wall and the foundations to this. Whilst the calculated RPA's therefore across the site near the northern boundary, in practice, the rooting across this area is likely to be quite limited. The pollarding of the Willow will have significantly reduced the rooting area requirement for these trees.

Tree	Category	Recommendation
T1 Birch	C2	Could potentially be retained in this position. Remove juvenile Birch to reduce competition.
G2 Willow and Horse Chestnut	B2/C2	The dense rejuvenation growth will need to be thinned out to extend the useful life expectancy of these trees as the visual amenity has been significantly reduced. If retained remove the dense ivy growth. The calculated RPA is shown as extending south into the development area close to the proposed new buildings. However, the ground conditions where the original building were located combined with the severe pollarding will have significantly reduced rooting requirement.
T3 Horse Chestnut	C2	None. Recently planted. Remove stake once properly established.
G4 Leylandii	U	If these trees are to be retained as a useful screen they must be topped at 2.5m or lower and properly trimmed.
T5 Lime	U	Not impacted by the development and outside of the site area.
T6 Rowan	U	Not impacted by the development and outside of the site area.
T7 Rowan	U	Not impacted by the development and outside of the site area.
T8 Lime	B2	Not impacted by the development and outside of the site area.
T9 Whitebeam	B2	Not impacted by the development and outside of the site area.
T10 Whitebeam	B2	Not impacted by the development and outside of the site area.
T11 Cherry	C2	Not impacted by the development and outside of the site area.
T12 Rowan	B2	Not impacted by the development and outside of the site area.
T13 Cherry	C2	Not impacted by the development and outside of the site area.

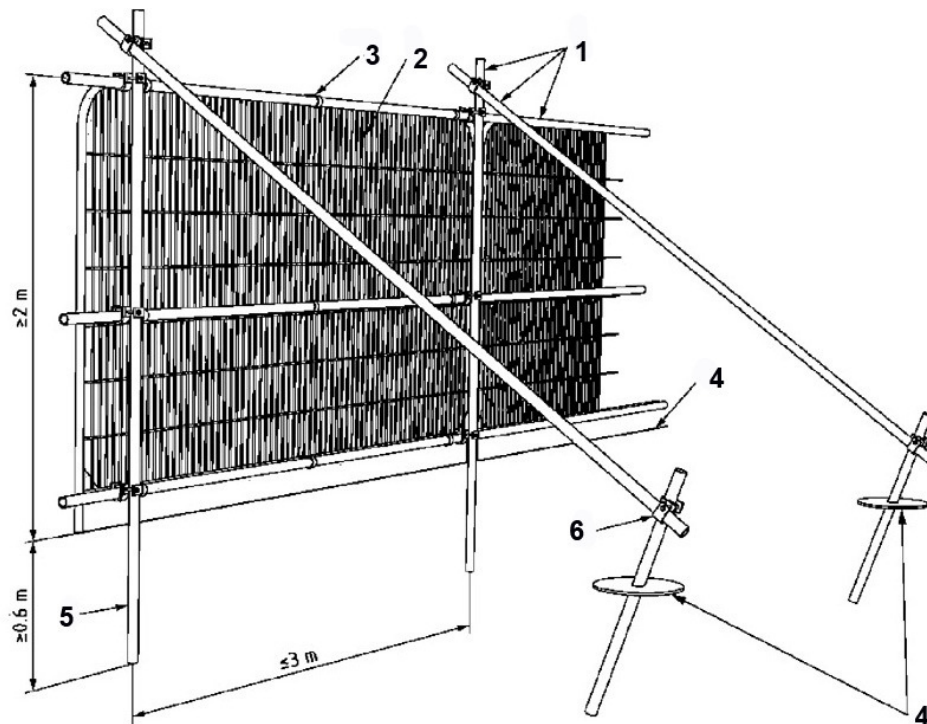
At the commencement of construction of the proposed buildings it is recommended that the calculated RPA's of the trees should be fenced off as a precautionary measure. At some point the foundations of the original buildings may need to be carefully broken and lifted and it is possible this may expose some roots in the substrate. Since these will be Willow roots they can be cut and removed.

The removal of the hard standing areas and building foundations and replacement of this with garden areas will be very beneficial to the trees around the boundaries of the site and in the adjacent gardens as these surfaces are far more porous to air and water and this should allow roots to extend into these areas more effectively.

4.2 General Recommendations

The trees retained around the northern and eastern boundaries of the development will need to be adequately protected during any approved development works. As a general rule at this site, measures to protect trees should follow the best practice principles set out in BS5837: Trees in Relation to Design, Development and Construction (2012). Prior to any construction or development work proceeding, the RPA's of individual trees to be retained should be marked out using the distances provided in the table within Appendix 1. Marking out should be completed by a person with arboricultural or horticultural expertise as individual trees will have root zones that may be affected by local conditions and allowances will need to be made to accommodate this. The best practice principles have been broadly summarised below.

- All trees retained adjacent to the site should be protected by barriers or ground protection around the calculated Root Protection Area (RPA) and as indicated on any Tree Constraints Plan (TCP) that may be produced in association with the assessment.
- Any fencing required should be erected prior to commencement of construction and before demolition including erection of any temporary structures. Once set up fences should not be removed or altered without prior consultation with the arboricultural advisor.



1. Standard scaffold poles
2. Heavy Gauge 2m tall galvanised tube and weld mesh infill panels
3. Panels secured to uprights and cross members with wire ties
4. Ground Level
5. Uprights driven into ground until secure (up to 0.6m)
6. Standard scaffold clamps

- Arrangements should be made for an arboriculturist to supervise works and tree protection where trees are particularly vulnerable or sited close to access points.
- Pre-development works may be undertaken prior to the installation of fencing with the agreement of the local planning authority.
- All tree works should follow best practice procedures as set out in BS 3998 (2010). All

trees should be maintained in good condition on site and be inspected annually (where overall condition requires) or every 2 years and after any major storm events, with safety a priority.

- Fencing should be clearly visible and suitable for the location, type and proximity of construction activity.
- It may be appropriate on some sites to use temporary site offices as components of the protection barriers.
- Where it has been agreed and shown on a Tree Protection Plan, construction access may take place within the RPA if suitable ground protection measures are in place (e.g. existing surfaced car park areas). In other areas this may comprise single scaffold boards over a compressible layer laid onto geo-textile materials for pedestrian movements. Vehicular movements over the RPA will require the calculation of expected loading and may require the use of proprietary protection systems.
- Once areas around trees have been protected by fencing, any works on the remaining site area may be commenced providing activities do not impinge on protected areas. Notices should be placed on fencing to indicate that operations are not permitted within the fenced area.
- Wide or tall loads etc. should not come into contact with retained trees. Banksman should supervise transit of vehicles, jibs, booms etc. where this is in close proximity to retained trees.
- Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree bole. No concrete mixing should be done within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- No fires will be lit where flames are anticipated to extend to within 5m of tree foliage, branches or trunk, taking into consideration wind direction and size of fire. • Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- Where it is deemed necessary to operate a wide or tall load, plant bearing booms, jibs and counterweights or other such equipment, as part of construction works, and such equipment would have potential to cause injurious contact with crown material i.e. low branches and limbs, of retained trees within the RPA fencing, it is best advised that appropriate, but limited tree surgery, be carried out beforehand to remove any obvious problem branches. This is classed as 'Facilitation Pruning' within BS 5837 (2012). Any such pruning should be undertaken in accordance with a specification prepared by an arboriculturalist.
- It is advised that a Pre-Commencement Site Meeting is held with contractors who are responsible for operating machinery, as described above. To firstly highlight the potential for damage occurring to tree crowns and to ensure that extra care is applied when manoeuvring machinery during such operations within close proximity to retained trees to avoid any contact.
- In the event of having caused any such branch or limb damage to retained trees it is strongly recommended that suitable tree surgery be carried out, in accordance with BS 3998 (2010) Recommendations for Tree Work, to correct the damage, upon completion of development.

Appendix 1: BS5837 Tree Schedule

Key:	Measurements	Age – Class	Overall Condition	BS 5837 2005 : Cascade Chart for Quality Assessment/Retention Category	Symbols:
	MS – Multi-stemmed	YNG-MAT-Young Mature	G – Good	A – High	< = less than
	Ht - Height in metres	SM – Semi-mature	F – Fair	B – Moderate	~ = approximately
	Stem – Stem Diameter at 1.5m in mm	Mat – Mature	P – Poor	C – Low	> = greater than
	Crown – Crown spread in metres	OM – Over mature	D – Dead	R – Trees for Removal	
	TD - Trunk division (height in metres)	Est Yrs – estimate of years remaining (>40 years; 20 –40 years; <20 years)		Sub-categories: 1 = mainly arboricultural values 2 = mainly landscape values 3 = mainly cultural values.	

RPA = Root protection area (equivalent to a circle with a radius 12 x the stem diameter for single stem trees and 10 x the basal diameter for trees with more than one stem arising below 1.5m above ground level).

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
T1	Birch <i>Betula pubescens</i>	6	<150	N-2 S-2 E-2 W-2	0	Y	10+	G	Single trunk supporting an upright ascending lightly branching canopy. Juvenile Birch under canopy. Negligible roost potential. No structural faults visible from ground level.	Could potentially be retained in this position. Remove juvenile Birch to reduce competition.	C2	1.8
G2	Crack Willow <i>Salix caprea</i>	7-9	<500	Up to 3m on south	4	M	10-20	F/P	Line of closely pollarded Willow running along the northern boundary of the site 1m inside the boundary fence. All have been topped at approx. 5-6m and are regenerating dense juvenile growth. Negligible roost potential. No structural faults visible from ground level.	The dense rejuvenation growth will need to be thinned out to extend the useful life expectancy of these trees as the visual amenity has been significantly reduced. If retained, remove the dense ivy growth.	B2/C2	6.0
T3	Horse Chestnut <i>Aesculus hippocastenum</i>	2	<50	N-1 S-1 E-1 W-1	1	Y	10+	G	Single trunk with a small crown recently planted. Negligible roost potential. No structural faults visible from ground level.	None. Recently planted. Remove stake once properly established.	C2	1.8
G4	Leylandii X <i>Cupressocyparis Leylandii</i>	6-7	<250	Up to 4m on east	1	SM	10	F	Very dense line of Leylandii planted to screen the boundary. Not topped but trimmed at low level on the east side. Negligible roost potential. No structural faults visible from ground level.	If these trees are to be retained as a useful screen they must be topped at 2.5m or lower and properly trimmed.	U	3.0

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
T5	Lime <i>Tilia cordata</i>	6	220	N-3 S-3 E-3 W-3	3	SM	10	G	Single trunk with an upright poorly developed quite sparse crown with all lower branches recently removed. Appears to be stressed. Negligible roost potential. No structural faults visible from ground level.	None	U	2.6
T6	Rowan <i>Sorbus acuparia</i>	5	100	N-2 S-2 E-2 W-2	2	Y	<10	P	Single trunk supporting a sparse poorly developed crown. Negligible roost potential. No structural faults visible from ground level.	None	U	1.8
T7	Rowan <i>Sorbus acuparia</i>	5	120	N-2 S-2 E-2 W-2	2	Y	<10	P	Single trunk supporting a sparse poorly developed crown. Negligible roost potential. No structural faults visible from ground level.	Not impacted by the development. The owner should consider removing this to provide space for T8	U	1.8
T8	Lime <i>Tilia cordata</i>	7	285	N-3 S-4 E-4 W-4	3	SM	20+	G	Single trunk supporting an ascending round crown crowded by T7 on the north side with low branches recently removed. Negligible roost potential. No structural faults visible from ground level.	None. Specimen tree of reasonable quality.	B2	3.4
T9	Whitebeam <i>Sorbus aria</i>	5	205	N-2 S-2 E-2 W-2	3	SM	20+	G	Single trunk supporting a round lightly branching balanced canopy. Negligible roost potential. No structural faults visible from ground level.	None. Specimen tree of reasonable quality.	B2	2.4
T10	Whitebeam <i>Sorbus aria</i>	5	200	N-2 S-2 E-2 W-2	3	SM	20+	G	Single trunk supporting a round lightly branching balanced canopy. Negligible roost potential. No structural faults visible from ground level.	None. Specimen tree of reasonable quality.	B2	2.4
T11	Cherry <i>Prunus avium</i> <i>Cul</i>	4	150	N-2 S-3 E-2 W-2	3	Y	10	F	Single trunk supporting a round irregular crown merging with T12/T13. Negligible roost potential. No structural faults visible from ground level.	None. Tree of reasonable quality.	C2	1.8

Tree No	Species	Ht (m)	Stem Diam mm@ 1.5m	Canopy Spread (m)	Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Structural condition	Recommendations	BS 5837 Category	RPA Radius (m)
T12	Rowan <i>Sorbus acuparia</i>	5	160	N-3 S-3 E-3 W-3	3	SM	20	G	Single trunk supporting a high ascending canopy. Negligible roost potential. No structural faults visible from ground level.	None. Tree of reasonable quality.	B2	1.9
T13	Cherry <i>Prunus avium</i> <i>Cul</i>	4	165	N-3 S-2 E-3 W-2	3	SM	10	F	Single trunk supporting a flat topped canopy with significant dead wood in the interior suppressed by T12 on south side. Negligible roost potential. No structural faults visible from ground level.	Not impacted by the development. The owner should consider removing to provide space for T11 and T12 to develop.	C2	1.9