



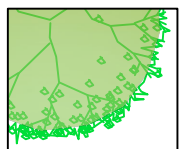
EAST END

SUPPLEMENTARY PLANTING OF
TREES (ARBORIST TO ADVISE) AND
SHRUBS.

LEGEND:

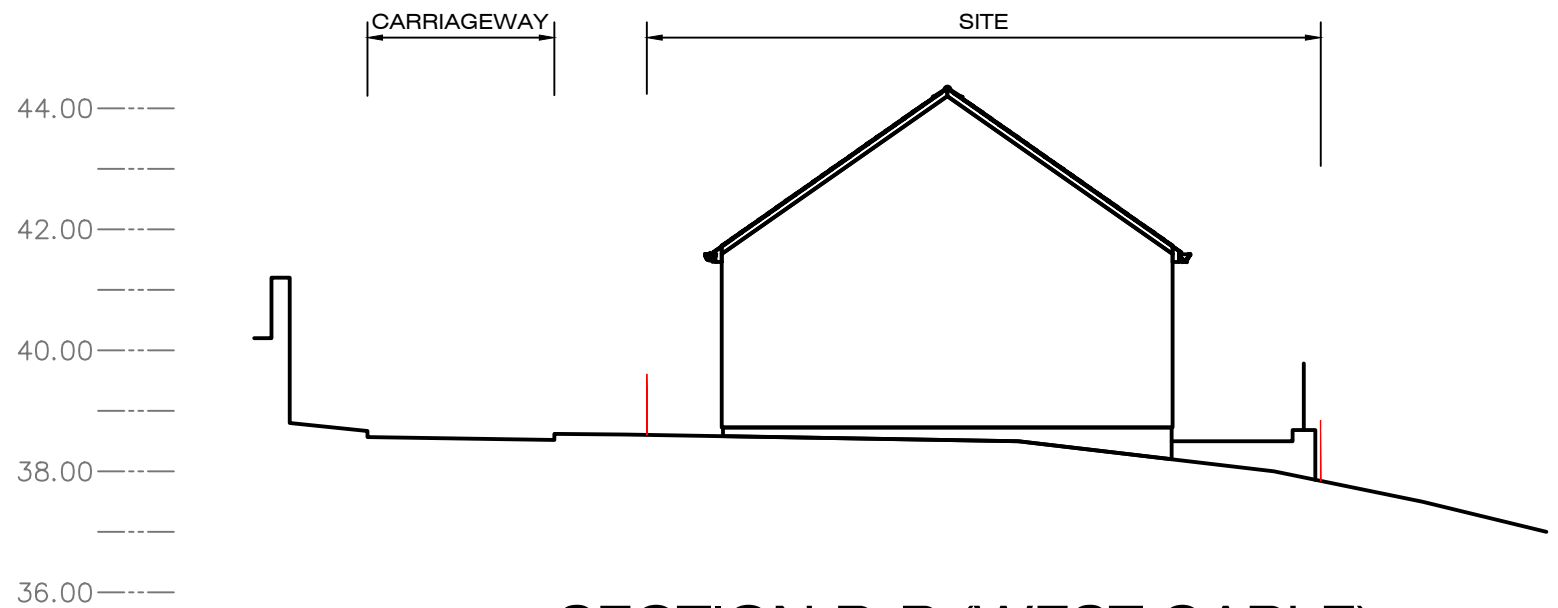
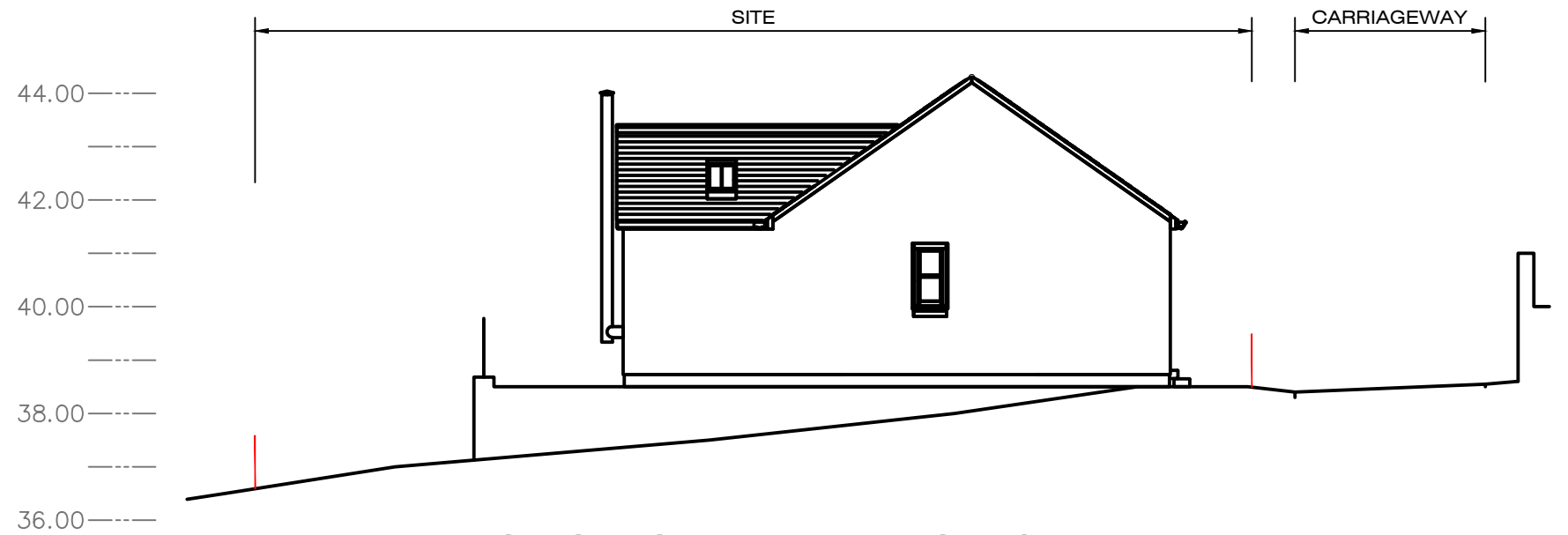
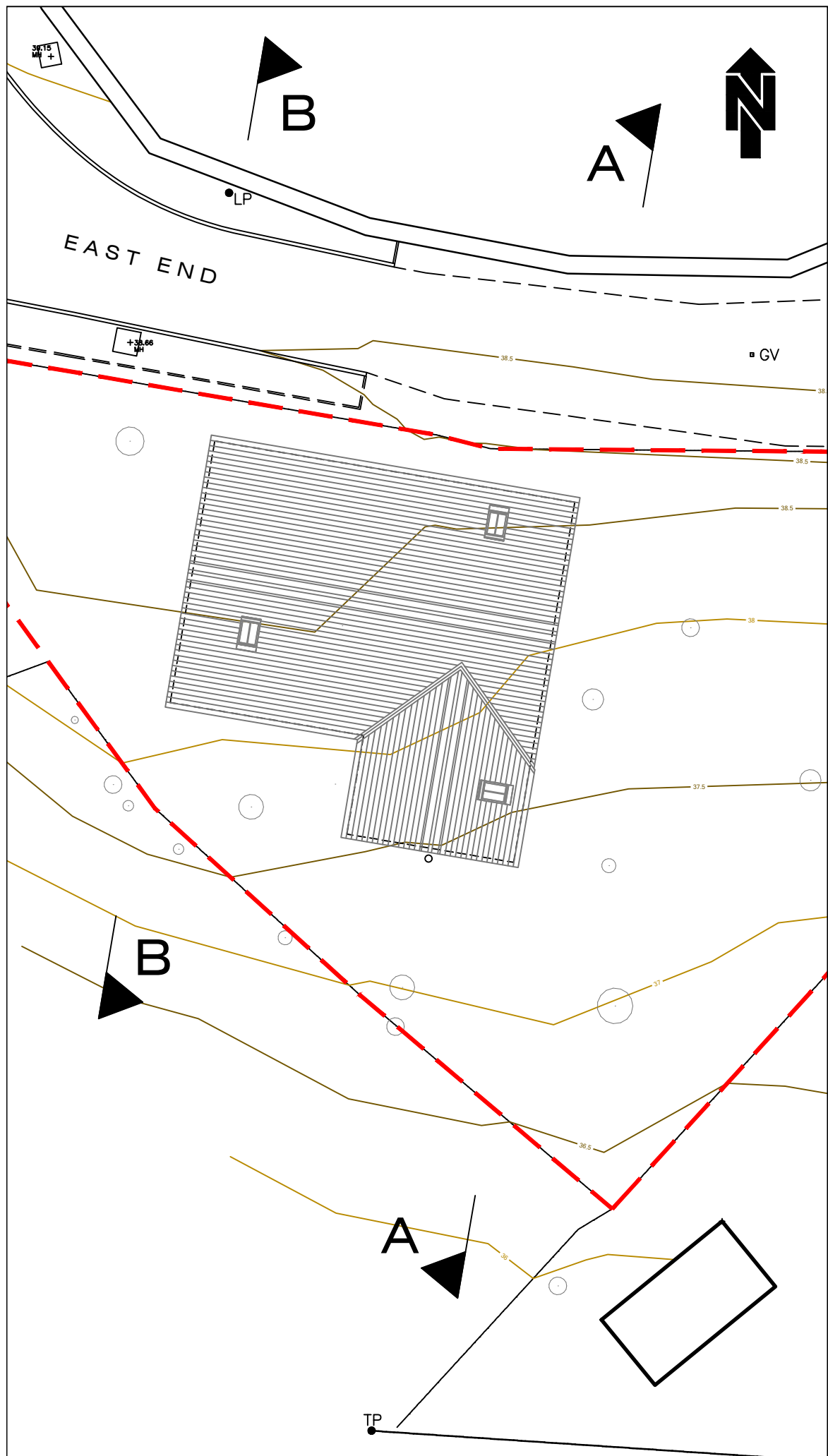


EXISTING TREES WITHIN APPLICATION BOUNDARY



SUPPLEMENTARY PLANTING (ARBORIST TO ADVISE SPECIES)

EAST END LOCHWINNOCH
APPEAL APPLICATION No. 23/0179/PP
SUPPLEMENTARY PLANTING - PLAN



EAST END LOCHWINNOCH
 APPEAL APPLICATION No. 23/0179/PP
 SITE SECTION

- PROPOSED MATERIALS:
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber

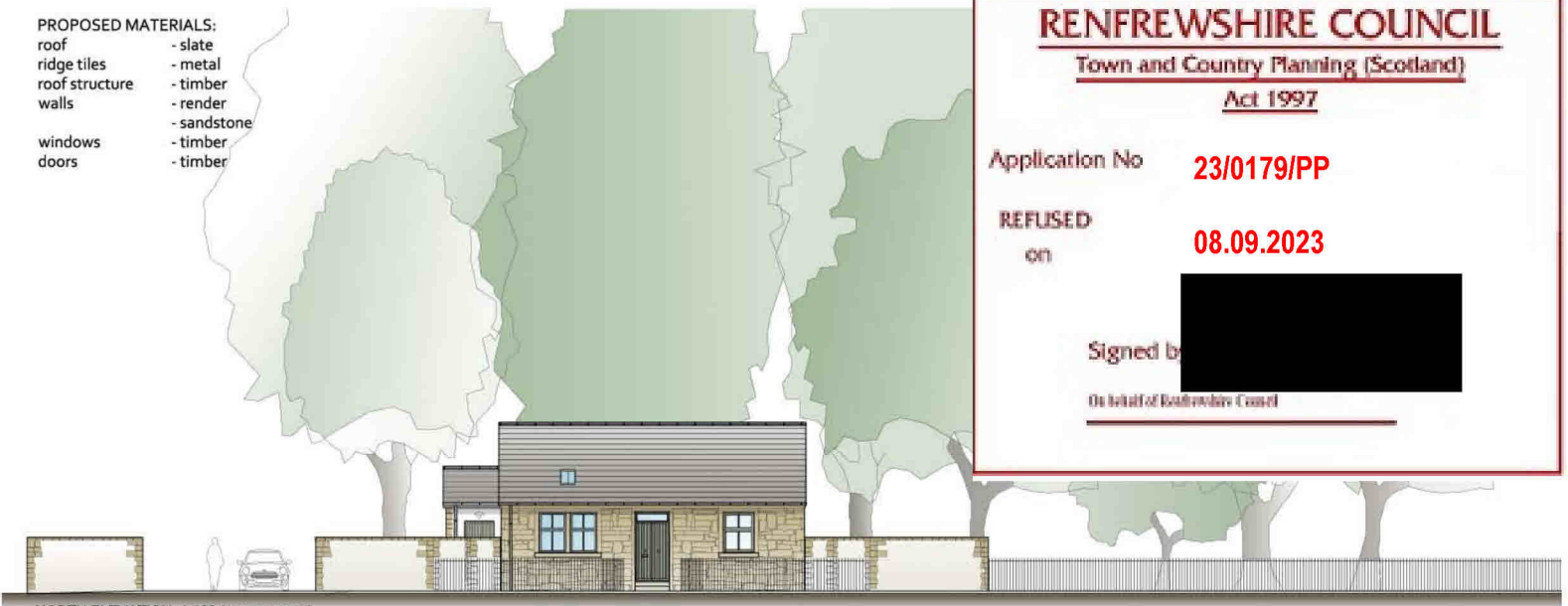
RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED
on **08.09.2023**

Signed by
On behalf of Renfrewshire Council



NORTH ELEVATION 1:100 (STREETSCAPE)

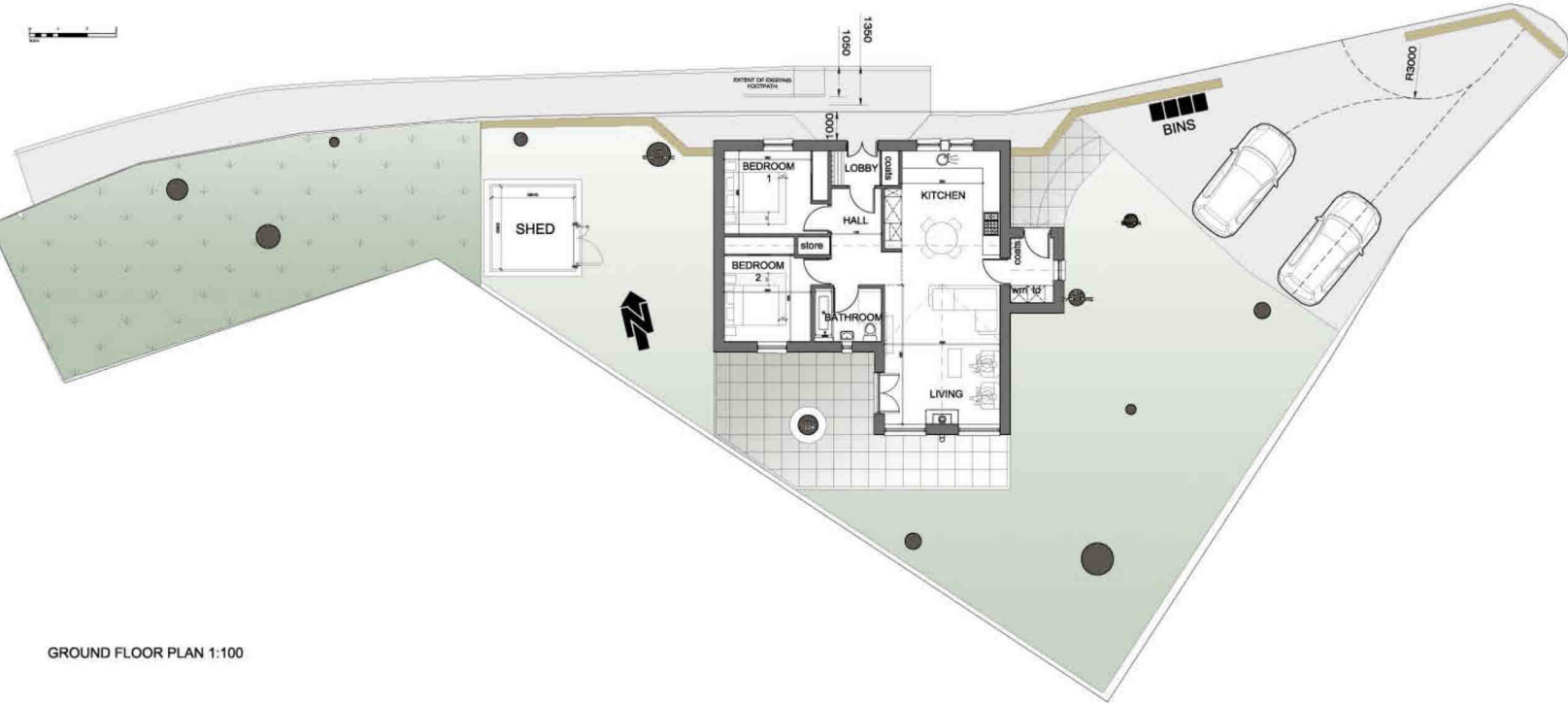


WEST ELEVATION 1:100

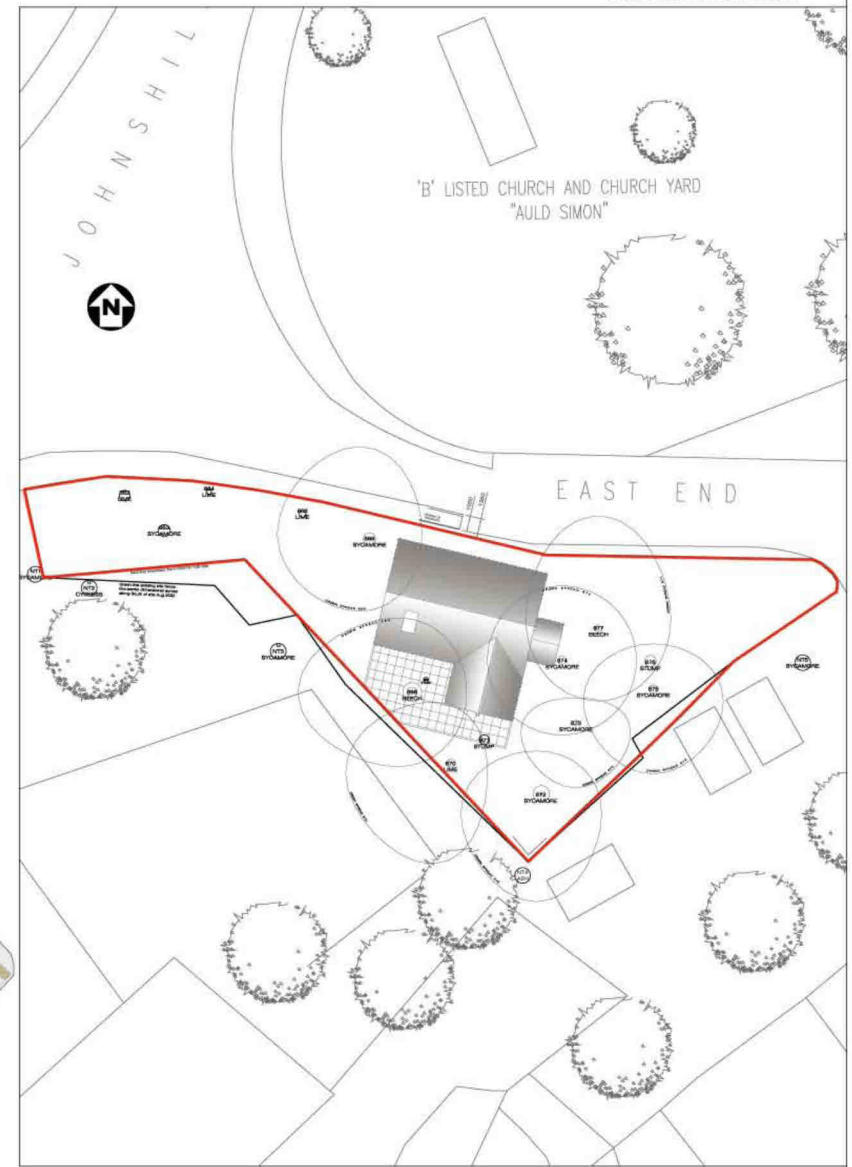
NORTH ELEVATION (WITHOUT FENCE) 1:100

EAST ELEVATION 1:100

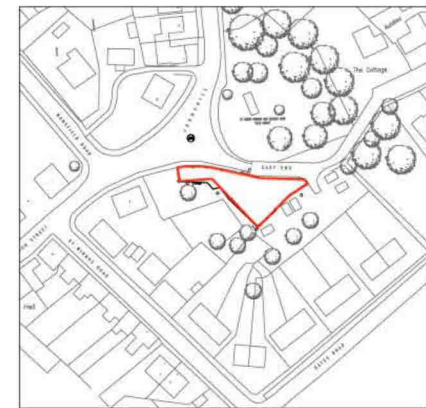
SOUTH ELEVATION 1:100



GROUND FLOOR PLAN 1:100



BLOCK PLAN AS PROPOSED 1:200



LOCATION PLAN 1:1250

Rev	Date	Description
-	-	planning application

Client:
David & Louise Johnston

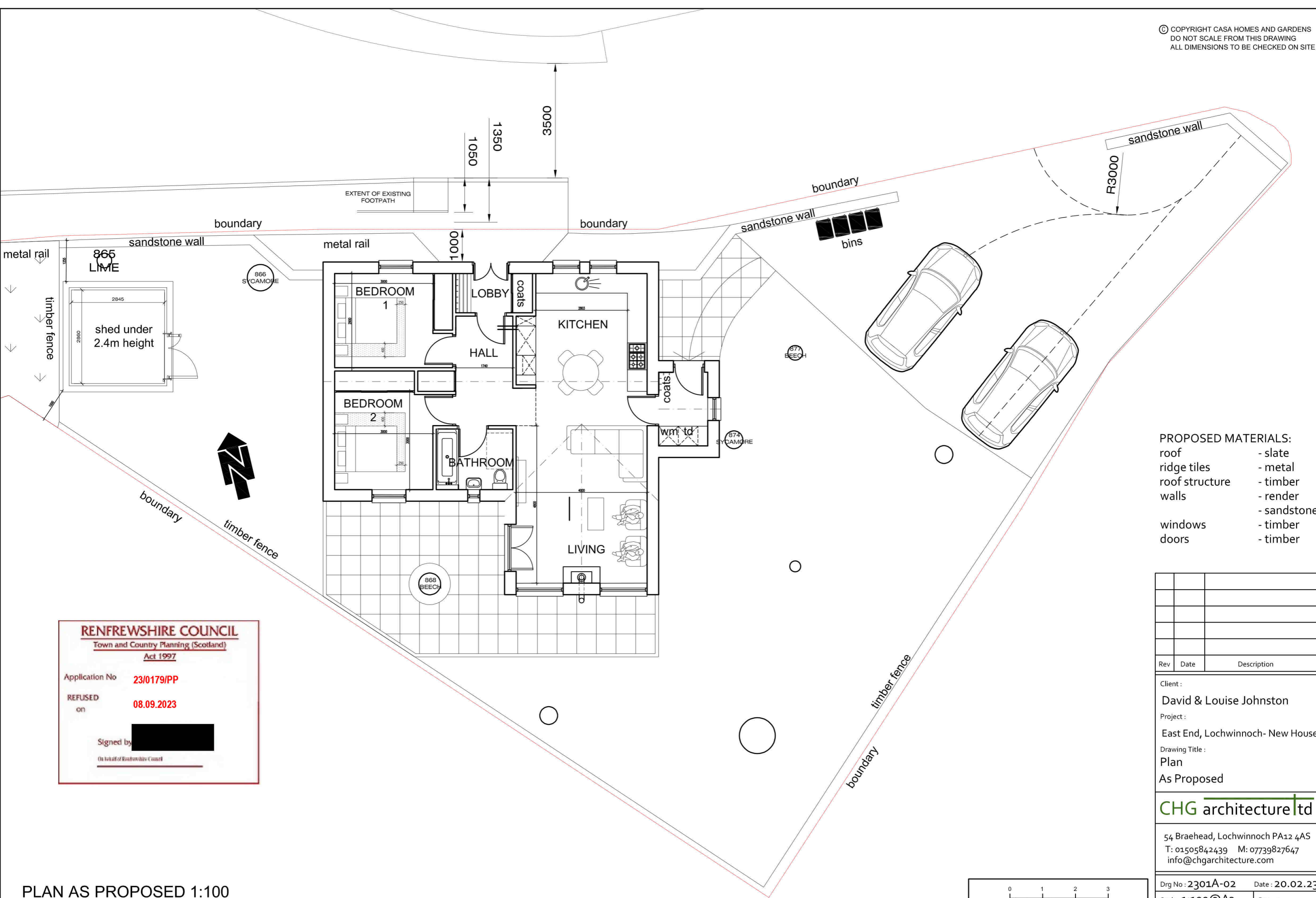
Project:
East End, Lochwinnoch - New House

Drawing Title:
General Arrangement Plan

CHG architecture ltd

54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Dwg No: **2301A-01** Date: **20.02.23**
Scale: **As noted@A1** Rev: -
Status: **Planning**



- PROPOSED MATERIALS:
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED
on **08.09.2023**

Signed by 
On behalf of Renfrewshire Council

Rev	Date	Description

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Plan
As Proposed

CHG architecture Ltd

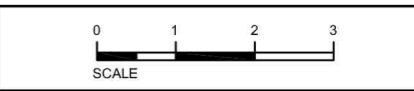
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : **2301A-02** Date : **20.02.23**

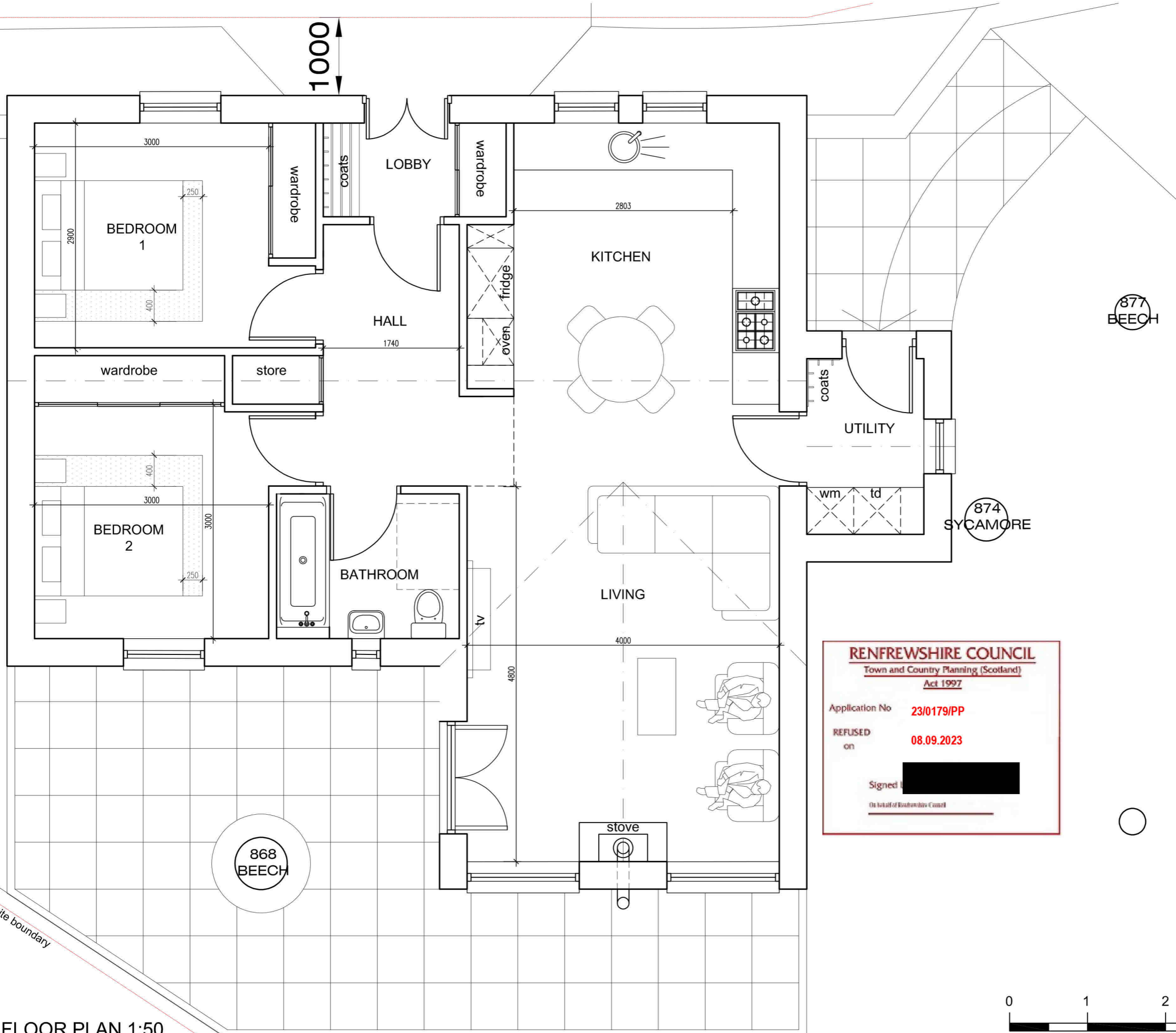
Scale : **1:100@A3** Rev : -

Status : **Planning**

PLAN AS PROPOSED 1:100



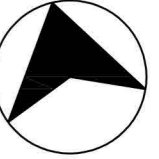
- PROPOSED MATERIALS:
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber



877
BEECH

874
SYCAMORE

868
BEECH



NORTH

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Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED on **08.09.2023**

Signed [Redacted]

On behalf of Renfrewshire Council

Rev	Date	Description
5.04.23		planning application

Client:
David & Louise Johnston

Project:
East End, Lochwinnoch- New House

Drawing Title:
**Ground Floor Plan
As Proposed**

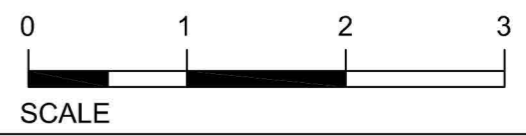
CHG architecture ltd

54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No: **2301A-03** Date: **20.02.23**

Scale: **1:50@A3** Rev: -

Status: **Planning**



GROUND FLOOR PLAN 1:50

site boundary

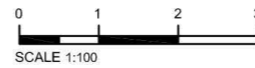
- PROPOSED MATERIALS:
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber



NORTH ELEVATION 1:50



NORTH ELEVATION (WITHOUT FENCE) 1:100



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Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED
on **08.09.2023**

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On behalf of Renfrewshire Council

Rev	Date	Description
5.04.23		planning application

Client:
David & Louise Johnston

Project:
East End, Lochwinnoch- New House

Drawing Title:
**North Elevation
As Proposed**

CHG architecture ltd

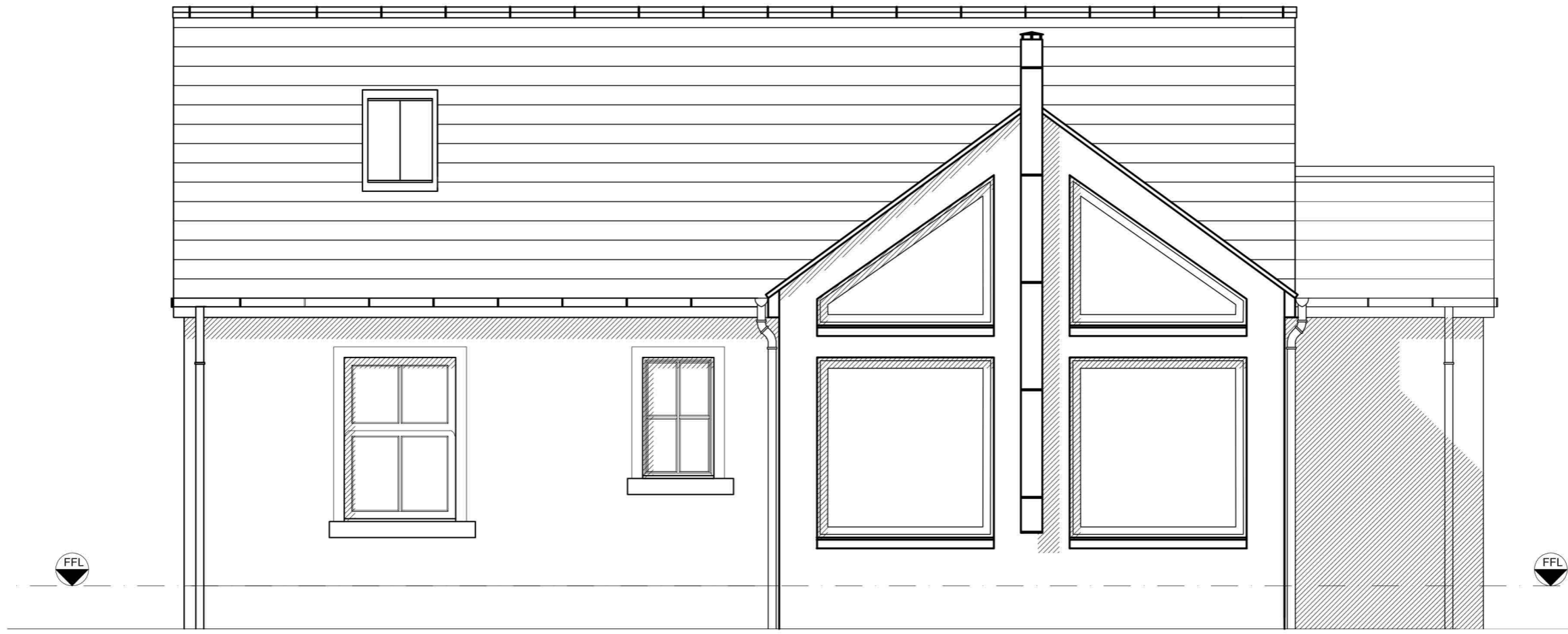
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No: **2301A-04** Date: **20.02.23**

Scale: **1:50@A3** Rev: -

Status: **Planning**

- PROPOSED MATERIALS:
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED
on **08.09.2023**

Signed 
On behalf of Renfrewshire Council

Rev	Date	Description
5.04.23		planning application

Client:
David & Louise Johnston

Project:
East End, Lochwinnoch- New House

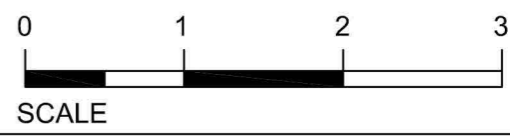
Drawing Title:
South Elevation
As Proposed

CHG architecture ltd

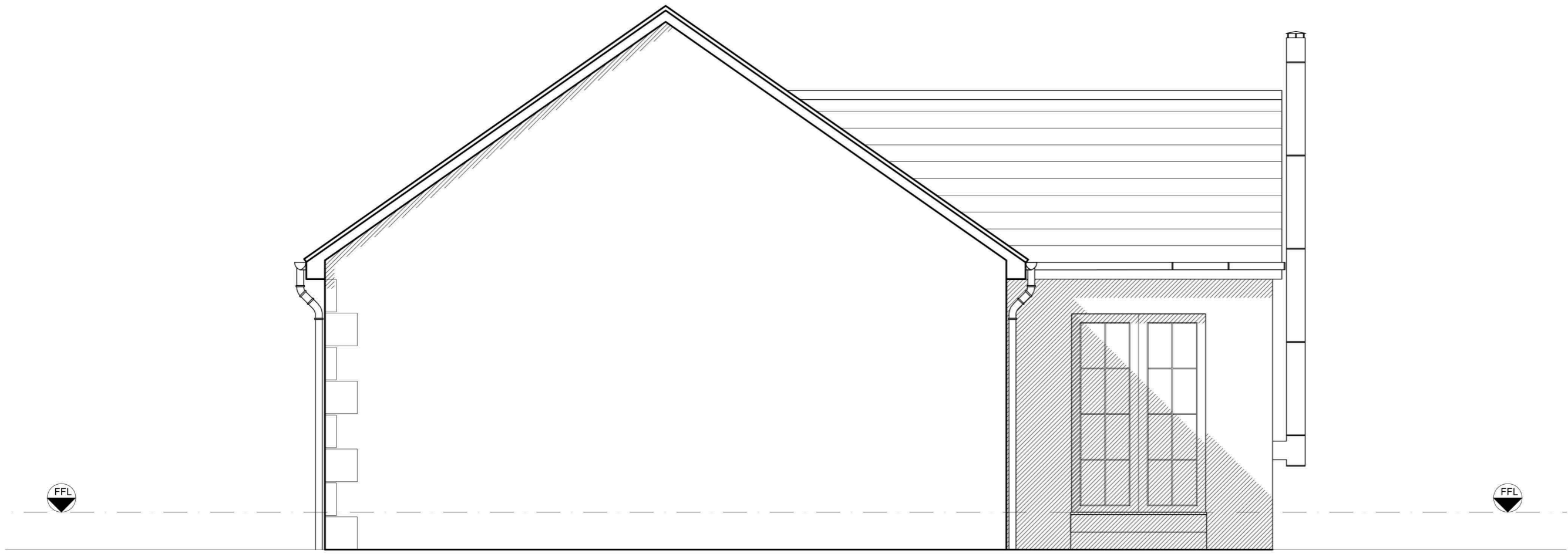
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-05	Date : 20.02.23
Scale : 1:50@A3	Rev : -
Status : Planning	

SOUTH ELEVATION 1:50



- PROPOSED MATERIALS:**
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber



Rev	Date	Description
5.04.23		planning application

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED
on **08.09.2023**

Signed by [REDACTED]

On behalf of Renfrewshire Council

Client:
David & Louise Johnston

Project:
East End, Lochwinnoch- New House

Drawing Title:
**West Elevation
As Proposed**

CHG architecture ltd

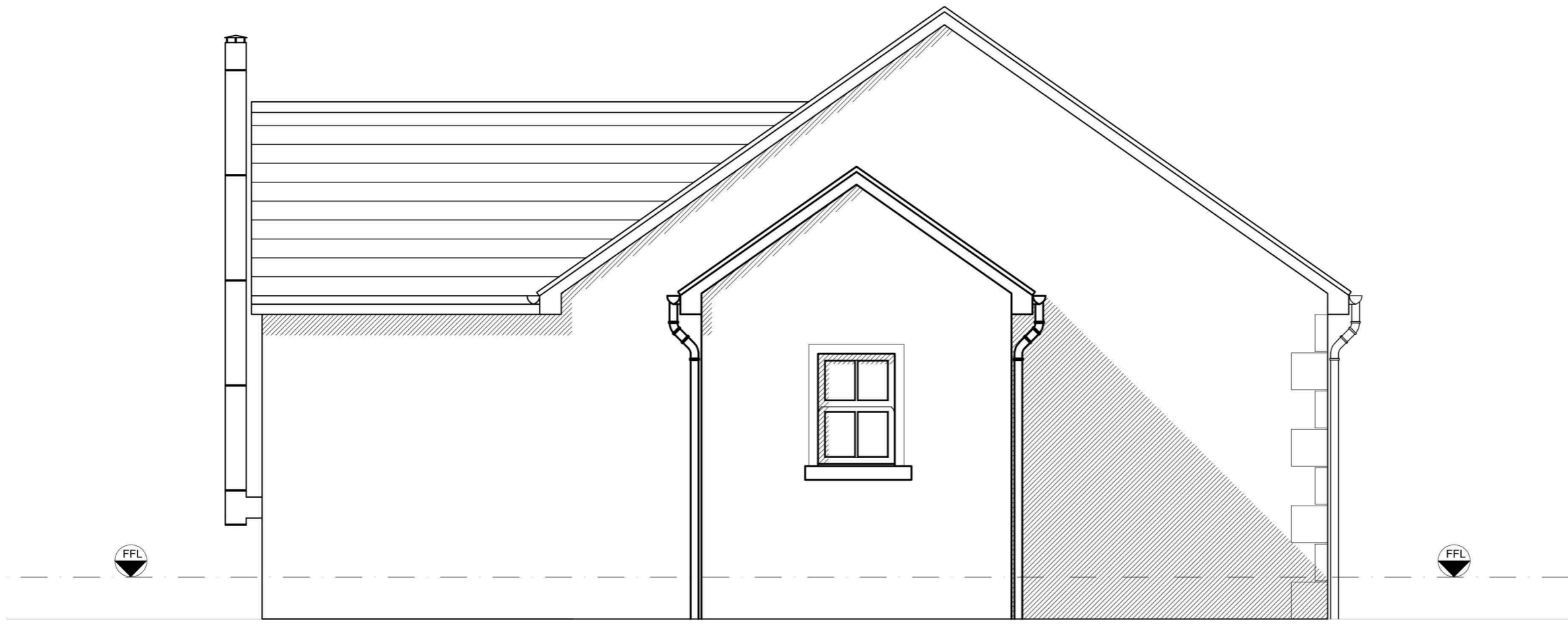
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

WEST ELEVATION 1:50



Drg No: 2301A-06	Date: 20.02.23
Scale: 1:50@A3	Rev: -
Status: Planning	

- PROPOSED MATERIALS:
- roof - slate
 - ridge tiles - metal
 - roof structure - timber
 - walls - render
 - sandstone
 - windows - timber
 - doors - timber



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**

REFUSED
on **08.09.2023**

Signed by [REDACTED]

On behalf of Renfrewshire Council

Rev	Date	Description
5.04.23		planning application

Client:
David & Louise Johnston

Project:
East End, Lochwinnoch- New House

Drawing Title:
East Elevation
As Proposed

CHG architecture ltd

54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No: 2301A-07	Date: 20.02.23
Scale: 1:50@A3	Rev: -
Status: Planning	

EAST ELEVATION 1:50



PROPOSED MATERIALS:
 roof - slate
 ridge tiles - metal
 roof structure - timber
 walls - render
 - sandstone
 windows - timber
 doors - timber



Rev	Date	Description
5.04.23		planning application

Client:
 David & Louise Johnston
 Project:
 East End, Lochwinnoch- New House
 Drawing Title:
 3D Visual
 As Proposed

CHG architecture ltd
 54 Braehead, Lochwinnoch PA12 4AS
 T: 01505842439 M: 07739827647
 info@chgarchitecture.com

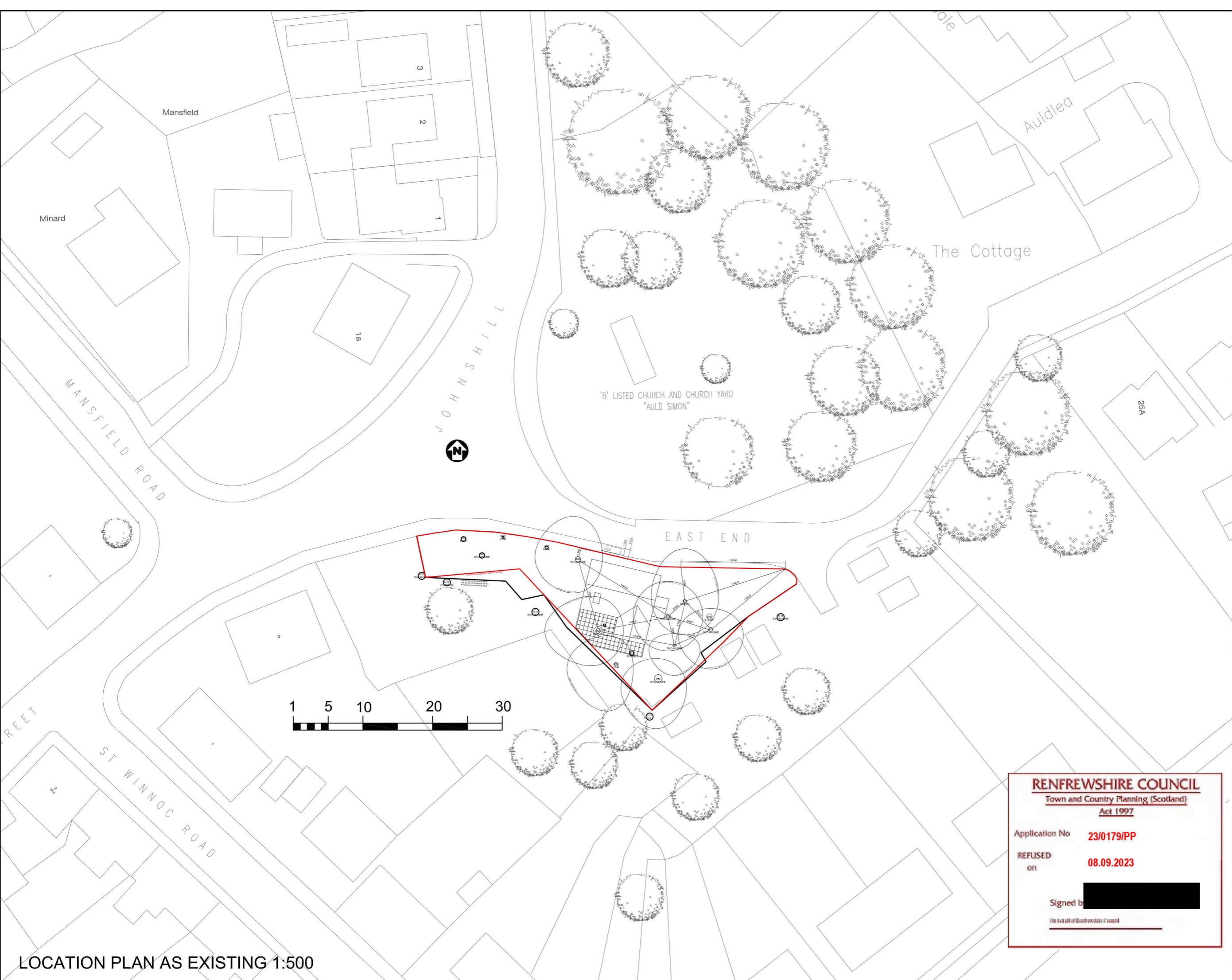
Drg No: 2301A-08 Date: 20.02.23
 Scale: 1:50@A3 Rev: -
 Status: Planning

RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997

Application No **23/0179/PP**

REFUSED
 on **08.09.2023**

Signed by 
 On behalf of Renfrewshire Council



Rev	Date	Description
5.04.23		planning application

Client :
David & Louise Johnston
Project :
East End, Lochwinnoch- New House
Drawing Title :
Location Plan

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No **23/0179/PP**
REFUSED
on **08.09.2023**

Signed by [Redacted]
On behalf of Renfrewshire Council

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : **2301A-00** Date : **20.02.23**
Scale : **1:500@A3** Rev : -
Status : **Planning**

LOCATION PLAN AS EXISTING 1:500

Tree Condition Survey

**Land adjacent to the Old Simon Kirk, Johnshill
East end, Lochwinnoch**

14th June 2022



Prepared for
Mr & Mrs Johnston

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
Principal Arboricultural Consultant
Ayrshire Tree Surgeons Ltd

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Introduction

The arboricultural survey was conducted in May 2022 for a small area of land at East end, Lochwinnoch adjacent to the Old Simon Kirk, Johnshill (PA12 4ES). Trees were assessed in accordance with BS 3998:2010 "*Tree work Recommendations*". Christopher Calvey is an independent arboriculturist and the report presents an impartial assessment of the tree stock.

The report is based on visual inspections. Please refer to Report Limitations on pages 9 -10. The authority of this report ceases within one year from the date of the survey or following severe weather occurrences which supersede the current validity of the report.

Survey Findings

The survey area is a former residential garden originally containing several mature trees and over time has been colonised, principally by sycamore trees. The mature trees and ground cover are heavily cloaked with ivy and roadside trees are substantially overhanging the carriageway. The tree stock is unmanaged and consequently some trees are in a poor condition and recommended for removal. Chalara Ash dieback has also colonised the site.

Planning Considerations

Trees are within the Lochwinnoch Conservation Area and out with the Lochwinnoch Tree Preservation Order. Please refer to the Designations Map Appendix 2, page 12.

<https://ren.maps.arcgis.com/apps/webappviewer/index.html>

Council Advisory Notice Ref: GS18052022.

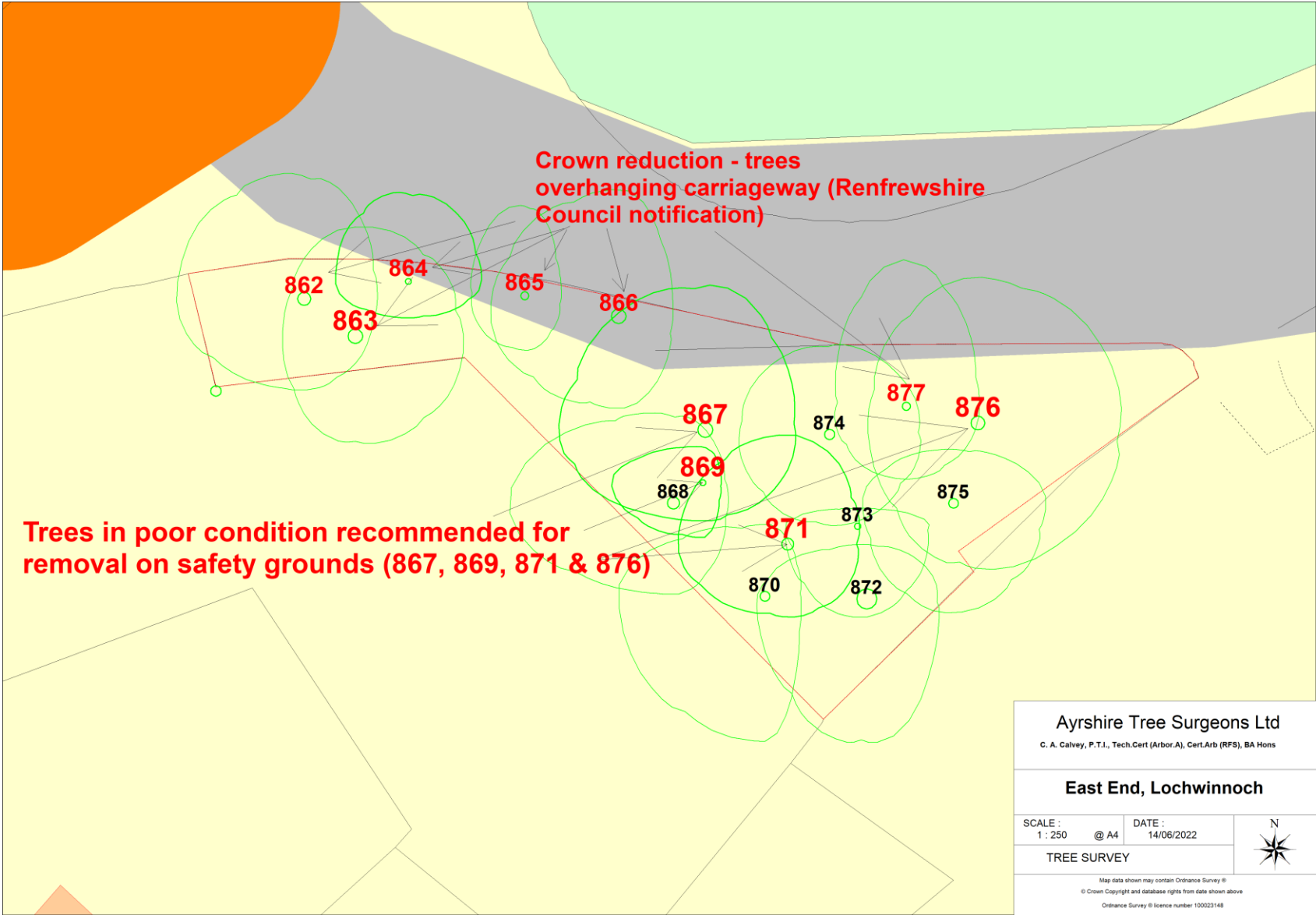
Renfrewshire Council has issued a notice under the Roads (Scotland) Act 1984 that overhanging trees are to be cut back to a minimum of 5.5m above the road and at least 1m from the edge of the carriageway.

The report is in accordance with the Council Notice and recommends further tree safety work.

Recommendations

- 1. Crown reduction to trees overhanging carriageway; 862, 863, 864, 865, 866, and 877.**
- 2. 4 trees are recommended for removal on the basis of poor condition (867, 869, 871 & 876) and should be removed within 2 months.**

Tre works Plan





View from tree 862 towards East End Road



Ash 867 for removal



876 with basal decay for removal



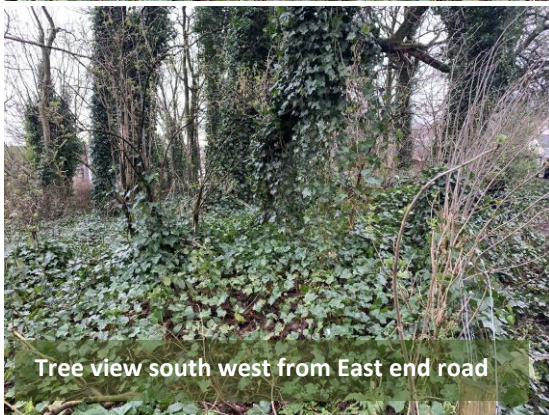
Tree 870



Tree view south from East end road



Tree view west



Tree view south west from East end road



Tree view east- trees overhanging road

Eastings Northing	Tree ID	Common Name <i>Latin Name</i>	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread S (m)	Spread W (m)	Life Expectancy	Cond. Class
235570.8 659091.8	862	Common Lime <i>Tilia europaea</i>	Mature	17	4	1	720		7	4	5	7	20 to 40 yrs	Fair
<i>Co dominant stems at 2m, vertical crack with decay south basal area, raised soil level with boulders obscuring roots.</i>														
Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads														
235573.6 659089.8	863	Sycamore <i>Acer pseudoplatanus</i>	Mature	18	11	1	810		6	6	6	4	20 to 40 yrs	Good
Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads														
235576.5 659092.8	864	Common Lime <i>Tilia europaea</i>	Semi-mature	10	4	1	320		5	4	2	4	10 to 20 yrs	Fair
<i>Epicormic growth and ivy obscures basal area, suppressed canopy</i>														
Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads														
235582.9 659092	865	Common Lime <i>Tilia europaea</i>	Mature	17	5	2	450	220	5	2	3	3	20 to 40 yrs	Fair
<i>Suppressed canopy</i>														
Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads														
235588 659090.9	866	Sycamore <i>Acer pseudoplatanus</i>	Mature	17	5	1	810		7	3	5	7	20 to 40 yrs	Good
<i>ivy clad</i>														
Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads														

Easting Northing	Tree ID	Common Name <i>Latin Name</i>	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread S (m)	Spread W (m)	Life Expectancy	Cond. Class
235592.7 659084.7	867	Common Ash <i>Fraxinus excelsior</i> <i>Large cavity with decay, north basal area. Rookery in crown. Ivy clad.</i>	Mature	23	11	1	820		8	5	5	8	<10 yrs	Poor
Removal recommended.														
235591 659080.7	868	Common Beech <i>Fagus sylvatica</i> <i>Weak union at 3m, 1m back from fence Ivy clad.</i>	Mature	21	6	1	670		5	3	5	9	20 to 40 yrs	Fair
235592.6 659081.8	869	Common Ash <i>Fraxinus excelsior</i> <i>Large cavity with decay at south basal area, tall and sparse crown with apical die back. Ivy clad.</i>	Semi-mature	22	19	1	320		2	1	3	5	<10 yrs	Poor
Removal recommended.														
235596 659075.5	870	Common Lime <i>Tilia europaea</i> <i>Suppressed canopy leaning heavily west, cavity at 3m. Ivy clad.</i>	Mature	18	3	2	550	310	4	2	8	8	20 to 40 yrs	Fair
235597.2 659078.4	871	Sycamore <i>Acer pseudoplatanus</i> <i>Large cavity at 3m, healthy canopy with rookery, hammer detected hollow below cavity.</i>	Mature	23	7	1	670		6	4	4	6	<10 yrs	Poor
Removal recommended.														
235601.6 659075.4	872	Sycamore <i>Acer pseudoplatanus</i> <i>posioned 4m from rear fence, Ivy clad</i>	Mature	24	6	1	1100		3	4	8	6	20 to 40 yrs	Fair

Easting Northing	Tree ID	Common Name <i>Latin Name</i>	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Life Expectancy	Cond. Class
235601.1 659079.4	873	Sycamore <i>Acer pseudoplatanus</i> <i>Suppressed, ivy clad.</i>	Semi-mature	22	10	1	340		1	4	5	4	20 to 40 yrs	Fair
235599.5 659084.4	874	Sycamore <i>Acer pseudoplatanus</i> <i>Ivy clad</i>	Mature	23	9	1	560		5	5	5	5	20 to 40 yrs	Fair
235606.3 659080.6	875	Sycamore <i>Acer pseudoplatanus</i> <i>Epicormic growth obscures basal area.</i>	Mature	23	7	1	550		3	5	6	5	20 to 40 yrs	Good
235607.6 659085	876	Sycamore <i>Acer pseudoplatanus</i> <i>Decay north basal area. Rookery in crown.</i> <i>Removal recommended.</i>	Mature	24	5	1	760		8	8	8	6	<10 yrs	Poor
235603.7 659085.9	877	Common Beech <i>Fagus sylvatica</i> <i>Suppressed canopy. positioned 5m from fence.</i> <i>Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads</i>	Semi-mature	18	5	1	450		8	4	4	4	20 to 40 yrs	Good

Tree Survey Assessment Criteria

The tree survey is undertaken in accordance with a range of criteria listed in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction-Recommendations*.

Quality Category

Category A: (HIGH quality, trees with particular merit with an estimated remaining life expectancy of at least 40 years).

Category B: (MODERATE quality with an estimated remaining life expectancy of at least 20 years).

Category C: (LOW quality with an estimated remaining life expectancy of at least 10 years).

Category U: (UNSUITABLE quality, in such condition that they cannot realistically be retained as living trees in the context of the current land use. Life expectancy less than 10 years).

Sub Categories: The BS 5837 subcategories: 1 - mainly Arboricultural Qualities, 2 - mainly landscape qualities, 3 - Cultural qualities.

Tree Condition

Defects or diseases and relevant observations have been recorded under condition of Crown, Stem, Basal area and Physiological condition. It is important to appreciate that in BS5837 criteria only basic condition categories are recorded and the inspection process does not constitute a tree safety survey.

The overall condition of a tree has been referred to as one of the following:

- Good: A sound tree needing little if any attention at the time of survey.
- Fair: A tree with minor but rectifiable defects or in the early stages of stress, from which it may recover. The tree may have structural weaknesses which might result in failure.
- Poor: A tree with clear and obvious major structural and or physiological defects or stressed such that it would be expensive to retain and necessarily requires to be inspected on a regular basis for safety purposes.
- Decline: Irreversible with death inevitable in the short term.
- Dead. To be removed unless stated to the contrary.

Age Class

Age Class and Life Expectancy are clearly related but the distinction is necessary due to the variation among tree species. Knowledge of the longevity of individual species has been applied to determine the relative age and life expectancy categories in which trees are placed.

Age class is classified as:

- Y: Young trees up to 15 years of age.
- SM: Semi-mature trees less than 1/3rd life expectancy.
- EM: Early Mature trees between 1/3rd and ½ of life expectancy.
- M: Mature trees between ½ and 2/3rd of life expectancy.
- LM: Late mature - A senescent or moribund specimen with a limited safe useful life expectancy.
- V: Veteran status – a tree of significant age and character such that even in poor condition the tree has a value for retention for arboricultural or ecological reasons.

Safe Useful Life Expectancy (SULE)

The survey schedule identifies a Safe Useful Life Expectancy (SULE) for each tree. This is a subjective assessment of the number of years that the tree can be expected to survive without deteriorating to the extent that safety is compromised. The estimated remaining contribution is given in ranges of years (<10, 10 to 20, 20 to 40, >40).

It is important to note that SULE does not in any way suggest that regular inspection and remedial work can be ignored. SULE does not take into account routine management that will be required to deal with minor structural or cultural problems, or damage that may arise from climatic or other physical intervention. The SULE value given for each tree reflects the following opinion based on current tree condition and environmental considerations:

<10 years. The tree has very limited prospects, due to terminal decline or major structural problems. Its removal should be planned within the next 10 years, unless immediate removal is recommended for safety reasons.

10-20 years. The tree has obvious structural or physiological problems that cannot be rectified, and decline is likely to continue. Removal or major tree surgery work may be necessary, or the species is approaching its normal life expectancy and decline due to senescence can be expected within this timeframe.

20-40 years. Relatively minor defects may exist that are likely to increase safety risks or general tree health over a longer period of time. At this stage it is not possible to fully predict the impact of such defects. Or the species is approaching its normal life expectancy and due to senescence decline can be expected within this timeframe.

>40. There is currently no health or structural problems evident, and the tree can be expected to survive safely for 40 or more years.

Report limitations

1. The survey is only concerned with the arboriculture aspects of the site.
2. The report is based on visual inspections conducted from ground level with the purpose of categorising trees in relation to design, demolition and construction and does not provide reliable data on tree safety. This report is not, nor should it be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site, and therefore it is recommended that detailed tree inspections of retained trees are undertaken on a regular basis with the express purpose of complying with the land owner's duty of care and satisfying health and safety requirements.
3. The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire.
4. The authority of this report ceases within one year from the date of the survey or when any site conditions change, soil levels are altered near trees, tree work undertaken, or following severe weather occurrences which supersede the current validity of the report.
5. The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third party data will be undertaken.
6. Any observations that are made in regard to the condition of built structures and hydrology are from a laypersons view. The legal property on which the trees stand is not assessed.
7. The report contains Visual Tree Inspections undertaken from ground level. Visual inspections relate only to those parts of the tree which are visible. Roots are not inspected and during summer when trees are in leaf parts of the canopy may not be visible. Where a tree or parts of a tree could not be inspected due to epicormic growth, ivy or restricted access, liability is not accepted. Only the visible pathogens are recorded; this does not confirm the absence of other pathogens but that no fungal fruiting bodies, or other signs, were visible at the time of the survey.

Ayrshire Tree Surgeons cannot accept any liability in connection with the following:

- I. A tree which has not been subject to a full and thorough inspection.
- II. For any part of a tree that is not visible from the ground near the tree.
- III. Where excavations have taken place within the rooting area of a tree.
- IV. Branch or limb failure resulting from conditions associated with Summer Branch Drop.
- V. The effect of extreme weather events, climate, vandalism or accident, whether physical, chemical or fire.

- VI. Where tree surgery work is not carried out in accordance with current good practice
8. Felling licenses are the responsibility of the tree owner. The Forestry Commission controls tree felling by issuing felling licences. In any calendar quarter, you may fell up to 5 cubic metres without a licence as long as no more than two cubic metres are sold. Timber volumes are not assessed.
 9. Planning restrictions applying to tree works remain the responsibility of the tree owners.
 10. No failsafe guarantees can be given regarding tree safety because the lightweight construction principles of nature dictate a natural failure rate of intact trees. Trees are living organisms and can decline in health rapidly due to biotic and abiotic influences. Therefore failure of intact trees can never be ruled out due to the laws and forces of nature.
 11. This report has been prepared exclusively by the Ayrshire Tree Surgeons Ltd for the 'Client' and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if they do, then they rely upon it at their own risk.



Christopher Calvey - Ayrshire Tree Surgeons Ltd

Appendix 1: Project Contact Details

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East end, Lochwinnoch
Land adjacent to the Old Simon,
Johnshill.



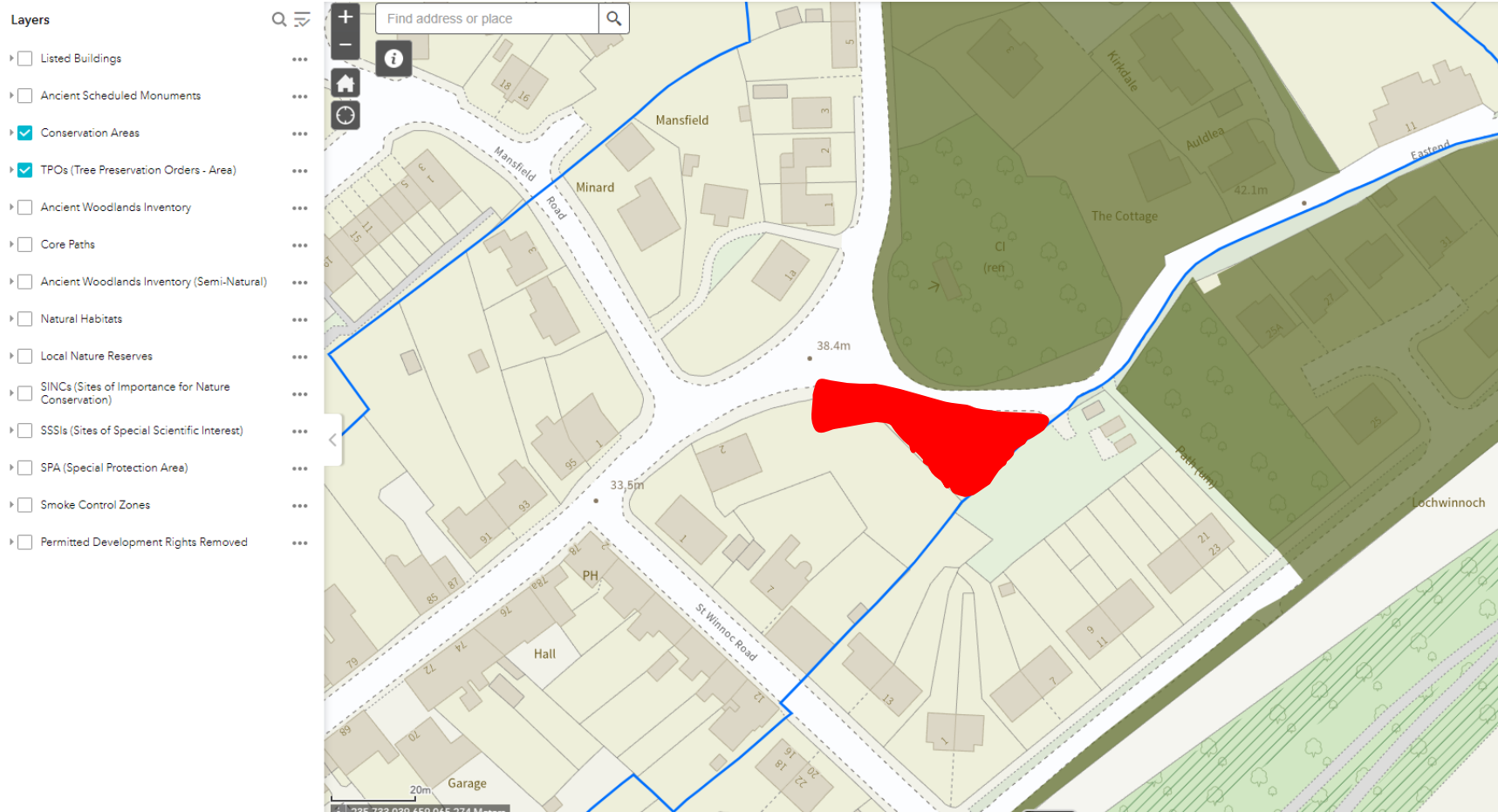
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KA25 7LJ



Appendix 2: Planning Designations (Site in Red)



Appendix 3: References

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Trees and the Law ISBN 0-900978-15-5 Published by the Arboricultural Association Tel: 01794 68717

Institute of Chartered Foresters Tel: 0121 225 2705