

BS5837:2012: Tree Survey & Constraints Plan.

Blaengwenffrwd Farm, Tonmawr, Neath.

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Table of Contents:

	Page number
Table of Contents	2
1 Introduction	3
1.1 Client	3
1.2 Instruction	3
1.3 Regulatory framework	3
1.4 Techniques	3
1.5 Limitations	3
1.6 Weather conditions	4
1.7 Validity	4
1.8 Statutory protections	4
1.9 Situation	4
1.10 References	4
2 Tree survey and constraints plan	5
3 Tree assessment	6
4 Tree Survey Data Schedule Key	11

1. Introduction

1.1 Client: Mr Richard Hopkins, Duffryn Farm, Caerau, Maesteg. CF34 0SH.

1.2 Instruction: The client requires a tree survey & constraints plan according to BS5837:2012 at Blaengwenffrwd Farm, Tonmawr, Neath.

1.3 Regulatory framework: This survey has been carried out according to BS5837:2012 (British Standards Institute, 2012), and according to the principles described in Hazards from Trees: a general guide (Lonsdale, 2000), HSE SIM 01/2007/05 (HSE, 2007, amended 2013) & Common Sense Risk Management of Trees (National Tree Safety Group, 2011).

1.4 Techniques: Visual Tree Assessment (VTA; Lonsdale, 1999), desk-based enquiries (legal status, geology, mapping), THREATS analysis (where required; Forbes-Laird, 2010).

1.5 Limitations:

1. This report and its contents are intended for the sole use of the client and may not be used by any third party without prior written consent. No liability is accepted for their use by any other parties to advance an argument or claim (including legal or financial) without prior consent.
2. No liability is accepted for defects or features hidden from view by soil, vegetation, or other obstacles to access.
3. Formal assessments of topography, drainage, service conduits, & soil conditions are beyond the scope of this report and have not been made.
4. Specific laboratory investigations of soil properties (plasticity index, moisture content, soil suction pressure) conditions are beyond the scope of this report and have not been made.
5. This report considers only the general condition and value of the trees as they relate to the proposed construction project. It must not be relied upon as a risk-based analysis of tree safety. Any comments relating to the potential of trees to cause damage or injury under normally expected weather conditions are entirely incidental.
6. This report considers only the potential for the surveyed trees to be damaged by the proposed development, and for the building and construction activities to be affected by the trees currently present under normally expected weather conditions. It represents a 'snapshot in time' and only limited projections of future properties can be made. No liability for damage arising from any other source or mechanism is accepted.
7. Tree root positions have not been definitively ascertained or mapped. The likely distribution of tree roots has been estimated based on visible root and buttress morphology, the presence of visible barriers to root development and a knowledge of tree root behaviour. Advice has therefore been framed in terms describing their likely presence or absence. The avoidance of roots cannot be guaranteed. No liability is therefore accepted for costs arising from the unexpected presence of tree roots.
8. Advice is based on the descriptions of existing ground surfaces, of the proposed construction and of proposed construction techniques provided in electronic documents by the client at the time of instruction and prior to compilation of this report. No liability is accepted for errors or omissions arising from the information, or lack of it, provided from these sources.
9. This report will be deemed to be invalid if a history of vegetation related subsidence damage in this or surrounding properties exists but has not been made known to the surveyor.
10. This report considers adverse impact mitigation measures, as opposed to impact elimination. Thus, if a tree is retained, a level of potential impact will remain. It is expected that such impacts will be managed by the owner / occupier on an ongoing basis.
11. A topographical survey plan showing the location of trees at the site was not available. The survey and tree survey plan were prepared with reference to a commercially obtained aerial photograph of the site at 12.5cm resolution (ex Bluesky Mapping). All subsequent plans have been prepared based on the aerial image and the locations of trees, tree groups, hedges and woodland groups marked on the Tree Constraints Plan in this report must be treated as APPROXIMATE.
12. Plans and drawings contained in this report do not permit precise, quantitative analyses relating to the locations of trees and the proposed structures. However, the plans do allow major conflicts and incompatibilities to be identified, and the principles of tree protection to be discussed.
13. The client is responsible for the accuracy of drawings, design descriptions and other information supplied, and for the advice based on them. No liability is accepted for errors or omissions arising from inaccuracies in- or omissions from- the plans and information provided.
14. Under no circumstances is any plan in this report to be used for detailed setting out, quantity surveying or similar.
15. It is understood that any risks associated with these limitations are accepted by the client.

1.6 Weather conditions: Overcast, rain, wind force 3-4, sunny later. **Access conditions:** Access was unhindered.

1.7 Validity: Plants are biological organisms & change with time. Assessment remains valid for 12 months from the date of inspection, or until a major storm (Wind Force 6 +) is experienced.

1.8 Statutory protections: The survey site at Blaengwenffrwd Farm is not subject to any Tree Preservation Orders or Conservation Area statuses. The site is subject to the provisions of the Forestry Act (1967).

The provisions of the Act apply to the *felling* of healthy living trees, and do not apply to "lopping, topping, pruning and pollarding". A specific exemption applies to the felling of trees only sufficient for the abatement of risk where these hazards are 'REAL' rather than imagined or 'PERCEIVED'. (The abatement of nuisance by trees (e.g. leaf litter) is not sufficient justification). This is necessarily a rather blurred distinction, however the identification of risks using the methodology described in this report may be considered to constitute justifiable, hard evidence. In addition, the Act allows the felling of up to 5m³ of timber per calendar quarter, provided no more than 2m³ is sold.

Several felled trees and stumps were noted during my visit. At least one tree was very heavily decayed and met the criteria for the exemption described above. I was unable to determine when the other trees were felled but I'd like to draw your attention to the permitted felling quota and suggest that you consult NRW prior to carrying out any further tree works.

1.9 Situation: Blaengwenffrwd Farm stands on a southwest-facing sloping site below the summit of Mynydd Blaenafon (310m) and above the Cwm Gwenffrwd valley. The site is at an elevation of 230m and stands close to the large forestry plantation of Pelenna Forest, close to the western extent of the South Wales Valleys. The site is in a rural location on an exposed hillside and surrounded by steeply sloping ground on all sides except to the east (Ordnance Survey, 2020). The area is dominated by exposed upland and deep river valleys, with extensive forestry plantations on the slopes. Surface deposits were observed to consist of a thin topsoil overlying Brithdir and Hughes Member sandstones (British Geological Survey, 2020). Soil type on the upper slopes and summits is described as a slowly permeable, wet, very acid upland soils with a peaty surface of low fertility; on the valley sides soil is described as a free-draining, acidic loam of low fertility over rock (LandIS, 2020).

1.10 References:

British Geological Survey (2020). Geology of Britain Viewer 1:50,000. BGS, Keyworth, Nottingham.
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British Standards Institute (2012). BS5837:2012 – Trees in relation to design, demolition and construction - Recommendations. BSI Publications, London.

Forbes-Laird, J. (2010). THREATS tree hazard assessment system. <http://www.flac.uk.com/wp-content/uploads/2010/07/THREATS-GN-June-2010.pdf>

Health and Safety Executive (2007). HSE SIM 01/2007/05.

LandIS (Land information system; Soilscape viewer). Cranfield University. <http://www.landis.org.uk/index.cfm>

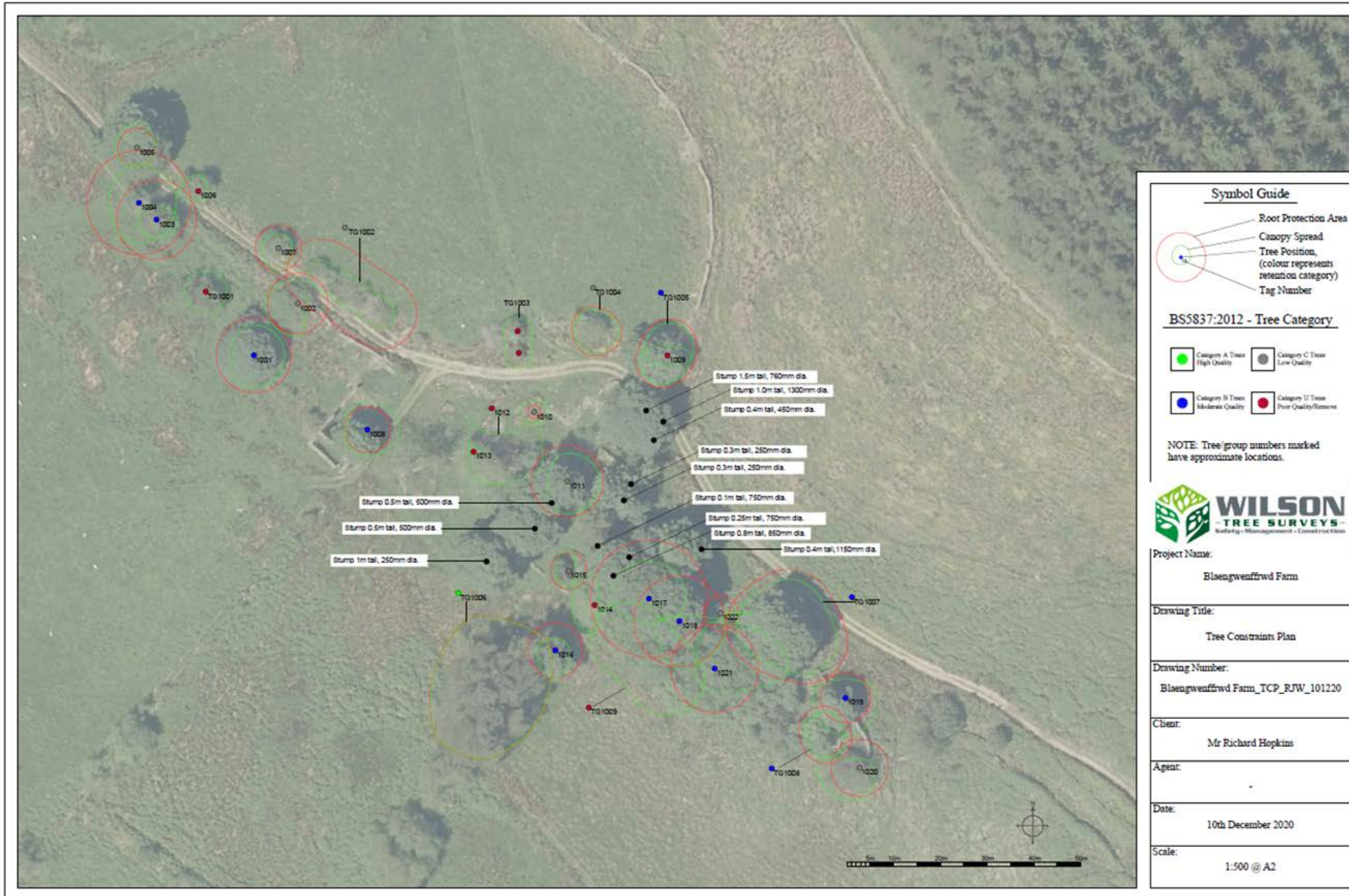
Lonsdale, D. (1999). Principles of Tree Hazard Assessment and Management. The Stationery Office, London.

Lonsdale, D. (2000). Hazards from Trees: a general guide. The Forestry Commission, Edinburgh.

National Tree Safety Group (2011). Common sense risk management of trees. The Forestry Commission, Edinburgh.

Ordnance Survey (2020). OS Maps service at <https://www.ordnancesurvey.co.uk/osmaps/>. Ordnance Survey, Southampton.

2. Tree survey and constraints plan



For illustrative purposes only. Please refer to drawing "Blaengwenffrd Farm_TCP_RJW_101220 .dwg" and ".pdf" for further detail.

N.B. The location of trees, tree groups, hedges and woodland groups marked on this plan are APPROXIMATE and should be confirmed by on-site inspection. This drawing MUST NOT be used for detailed setting out or other quantitative work.

3. Tree Assessment.

Individual trees

Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C
				N	S	W	E				1 / mean	2	3	4	5						
1001		Sycamore	9	6.5	7	5	6.5	2 S	1	1	668					M	F	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Superficial decay and partially occluded bark loss strips from ground level to 1.75m SE. Pruning wounds and stubs at c. 2-3m, mushrooms of the saprophytic fungus <i>Hypholoma fasciculare</i> in branch stub at 2.5m S. Epiphytes cover branches prolifically. Other stem, principal unions and primary limbs appear to be in reasonable structural condition. Moderate significant deadwood. Self set on remains of stone wall.	No action required at time of survey.	20+	B1
1002		Goat willow	4	5	7	7	2	0	0	1	538					M	F	Collapsed. Lower stem split and decayed. Self set on remains of stone wall. Moderate significant deadwood. Frequent crossing limbs. Low arboricultural merit though likely to survive many years in this state.	No action required at time of survey.	10+	C1
1003		Yew	8	3	4	4	4.5	2.5 W	2	1	710					M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Large areas of bark loss from ground level to 1.5m with hard, non-decayed, desiccated wood visible. Large numbers of pruning stubs to 3m. Prolific epicormic growth. Branch structure and crown appear to be in reasonable structural condition. Surrounded by barbed wire fence.	No action required at time of survey.	>40	B1
1004		Sycamore	14	8	8.5	6.5	8	2 NE	1.5	2	640	670				M	G	Twin-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Open, well-formed union at base. Superficial decay and partially occluded bark loss strips from ground level to 1.75m SE. Fractured stub at c. 3m S over track. S stem with a deep included bark union at 3m and socket cavities. N stem with included bark union at 5m with bark loss and superficial decay; open detritus and water-filled cavity at 1.5m E. Moderate significant deadwood. Self set on steep bank over track. Wide spreading. Attractive but lacks special qualities of Category A.	No action required at time of survey.	20+	B1
1005		Crab apple	6.5	5	4	4.5	4	1 W	0.5	3	170	220	190			M	F	Twin-stemmed at ground level. Bole 1m. Abnormal hammer tap sounds assoc decay 1m S Normal hammer tap sounds elsewhere. No fungal fruiting bodies observed. Tight included bark unions with nat br. Dense cr. Arises steep earth bank over track. Low arboricultural merit. Sig defects.	No action required at time of survey.	20+	C1
1006		Crab apple	6	3.5	2	4	2	1.5 W	1	3	210	204	253			OM	P	Twin-stemmed at ground level. Abnormal hammer tap sounds. No fungal fruiting bodies observed. Remaining 3 stems of an originally multi-stemmed tree. Self-set on remains of stone wall. Heavily decayed stem, principal unions and primary limbs. Crown disintegrating. Large amounts of major deadwood on ground. Retention beyond 10 years unlikely.	No action required at time of survey.	<10	U
1007		Crab apple	6	3	5	3.5	3	1 W	0.5	5	190	240	160	200	100	M	G	Multi-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Tight included bark unions with natural bracing above. Dense crown. Arises from a steep earth bank over track. Low arboricultural merit. Decay in stool in places.	No action required at time of survey.	20+	C1

Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C
				N	S	W	E				1 / mean	2	3	4	5						
1008		Sycamore	10.5	6	5.5	5	7	1.5 SE	1.5	1	412					M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in good structural condition. Bole at 2m. Upright form. No significant defects but lacks special qualities of Category A.	No action required at time of survey.	20+	B1
1009		Sycamore	12	2	2	5	5	1.5 W	0.5	1	380					M	P	Single-stemmed at ground level. Normal hammer tap sounds. Extensive bark loss to 3m. Possible fruiting bodies of the primary decay fungus Kretzschmaria deusta. Dieback. Exposed roots W. Retention beyond 10 years unlikely. THREATS: 8 x 7 x 6 = 336; moderate risk.	Fell tree within 13 weeks.	<10	U
1010		Hawthorn	4	2.5	2.5	3	3	1.25 N	0	1	120					EM	G	Self-set scrub. Unremarkable. Low arboricultural merit. Unfavourable rooting location adjacent to wall.	No action required at time of survey.	20+	C1
1011		Sycamore	13.5	6	7	4	7	3 E	2.5	1	640					M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Bifurcation at 2m with an included bark union and reaction wood. SE stem at risk of collapse. Moderate significant deadwood. Branch structure appears to be in reasonable structural condition. Self-set within buildings.	No action required at time of survey.	10+	C1
1012		Grey willow	6	10	1	0	1	1 N	0	1	330					M	P	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Ductile failure at 2m and 4m. Crown now rests on ground. Frequent major deadwood. Self-set within buildings. Retention beyond 10 years unlikely.	No action required at time of survey.	<10	U
1013		Elder	5	1.5	1	1	1.5	1 N	1	1	240					M	P	Nearly dead. Heavily decayed. Disintegrating.	No action required at time of survey.	<10	U
1014		Sycamore	11.5	6.5	6	5	1	2.5 N	3	1	540					M	P	Single-stemmed at ground level. Normal hammer tap sounds. Clump of heavily degraded mushrooms of the primary decay fungus Pholiota squarosa at ground level N. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown very heavily biased W. Secondary limbs over-extended. Crown sparse possibly indicating root dysfunction.	No action required at time of survey.	<10	U
1015		Bover-extended	5.5	4.5	3.5	3	1.5	0.75 N	0.75	3	210	175	175			M	F	Three-stemmed at ground level. Bush-like form. E crown damaged by felling of nearby sycamore. N stem split. Otherwise unremarkable.	No action required at time of survey.	10+	C1
1016		Sycamore	10	2.5	6	4	3	2.5 S	3	1	490					M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Bole at 3m. Crown heavily biased to S. Socket cavity and major deadwood at 3.5m N.	No action required at time of survey.	20+	B1
1017		Sycamore	18	8	5	8	8	1 SW	1	5	470	470	442	521	425	M	G	Multi-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Wide-spreading. Infrequent significant deadwood. Stands on spoil heap. Large, attractive tree but lacks special qualities of Category A. Functional pair with tree 1018.	No action required at time of survey.	20+	B1

Ref. No.	TPO Ref	Species	Ht. (m)	Crown Spread (m)				Ht. 1 st Br. (m)	Ht. Can. (m)	Stem Count	Stem Dia. (mm)					Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C
				N	S	W	E				1 / mean	2	3	4	5						
1018		Sycamore	18	1	10	5	10	1.75 S	1	2	500	640				M	G	Bifurcation at 1m with included bark union and reaction wood. Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown heavily biased to S. Wide-spreading. Infrequent significant deadwood. Stands on spoil heap. Large, attractive tree but lacks special qualities of Category A. Functional pair with tree 1017.	No action required at time of survey.	20+	B1
1019		Sycamore	14	4	8	7	7	1.75 S	2	1	444					M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown heavily biased to S. Infrequent significant deadwood.	No action required at time of survey.	20+	B1
1020		Grey willow	10	2	7	9	3	1 N	0	1	510					OM	F	Single-stemmed at ground level. Abnormal hammer tap sounds. No fungal fruiting bodies observed. Ductile stem failure. Collapsed to SW. Open cavity a ground level. Propped up from ground on a primary limb. Crown full and healthy. Infrequent significant deadwood.	No action required at time of survey.	20+	C1
1021		Sessile oak	10	10	5	4	16	0.75 N	0	1	780					M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Windthrown to E. Adaptive growth to W indicates windthrow took place a long time ago. Stem, principal unions and primary limbs appear to be in good structural condition. Crown full and healthy. Ground waterlogged. Interesting form. Makes a definite landscape asset but lacks special qualities of Category A.	No action required at time of survey.	>40	B1
1022		Hawthorn	4	0	0	0	7	1	0	1	310					EM	F	Three-stemmed at ground level. Stems fused to make a single-stem at 1m. Collapsed to E - appears long standing. Crown appears to be in reasonable structural condition. Frequent significant deadwood. Low arboricultural merit.	No action required at time of survey.	10+	C1

Tree Groups

Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCS (m)	Ht. 1 st Br. (m)	Ht. canop (m)	Specimen Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C
TG1001		Hawthorn	2	7.5	4.5	0.5 S	0	4 x 163	M	F	Multi-stemmed at ground level. Abnormal hammer tap sounds. No fungal fruiting bodies observed. Self set tree standing on remains of stone wall. Stem, principal unions and primary limbs heavily decayed. Pruning stubs and branch fractures. Retention beyond 10 years unlikely.	No action required at time of survey	<10	U
TG1002		Hawthorn x9, holly x1	10	4	3	0	0	200	OM	F	Row of scrub trees on steep bank over track forming hedge-like feature. Unremarkable. Low arboricultural merit.	No action required at time of survey	10+	C1
TG1003		Hawthorn x2	2	3	3	0	0	158, 150	OM	F	Collapsed. Disintegrating. Decay in butt. Self-set trees at top of stone wall. Retention beyond 10 years unlikely. Major limb of N tree hanging over track.	Advisory: remove limb over track.	<10	U
TG1004		Hawthorn x3	2	4	4	0	0	209	OM	F	S tree windthrown to E, onto field. N tree appears to be in reasonable structural condition. Normal hammer tap sounds. No fungal fruiting bodies observed. Stand at top of stone wall adjacent to track. Low arboricultural merit.	No action required at time of survey	10+	C1
TG1005		Sycamore	2	12	5	1 W	1.25	488	M	F	Single-stemmed at ground level. Normal hammer tap sounds. Stem inclined 5° W, towards track 5m away. Trees at N & S of group with no fungal fruiting bodies observed. Stem, principal unions and primary limbs in good structural condition. No significant defects but lacks special qualities of Category A. Stand at top steep earth bank.	No action required at time of survey	20+	B1
TG1006		Scots pine	15	19	6	3 N	2	510	M	G	Single-stemmed at ground level. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Frequent major and significant deadwood. No significant defects. Attractive trees, a definite landscape asset. Minimal management required to maintain trees in optimum condition.	No action required at time of survey	>40	A2
TG1007		Sycamore	3	17	7	2.5 W	1.5	763	M	G	Single-stemmed at ground level. Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. No significant defects. Attractive functional pair but lacks special qualities of Category A. Tree in centre of group smaller than others: DBH 213mm, growing through crowns of other trees.	No action required at time of survey	20+	B1

Ref. No.	TPO Ref	Species	Tree Count	Ht. (m)	MRCS (m)	Ht. 1 st Br. (m)	Ht. canop (m)	Specimen Stem Dia. (mm)	Life Stage Y-SM-EM-M-OM	Phys. Condition G-F-P-D	Structural condition & Notes	Management recommendations	Ret. Span <10, 10+ 20+, >40	QV Grade U-A-B-C
TG1008		Sycamore	2	8	4	1 NW	1.5	335, 294	EM	G	Normal hammer tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. No significant defects. Lacks special qualities of Category A	No action required at time of survey	20+	B1
TG1009		Grey willow x5, hawthorn	3	5	8	0	0	550	OM	F	Collapsed. Decay in butt. Retention beyond 10 years unlikely. Waterlogged location.	No action required at time of survey	<10	U

4. Tree Survey Data Schedule Key

Tree Count

For trees assessed as groups the number of trees present has been determined according to:

2-10 trees	Accurate count
11-50 trees	Close estimate
51-100 trees	Estimate

Ht. (m)

Tree height in metres

Crown Spread

For individual trees, the measured radial crown spread in metres, listed for each of the four cardinal compass points.

MRCS

For trees assessed as groups or woodland, an estimated mean radial crown spread in metres.

Mean Width

Mean width in metres of domestic hedges and hedgerow

Length

Approximate length in metres of domestic hedges and hedgerow

Clearance over ground.

For individual trees and trees assessed as groups or woodland, height in metres above ground of attachment point of first significant branch (cardinal point may be given indicating growing direction) and / or of lower extent of tree canopy above ground, whichever is lower.

Stem Dia. (mm)

Stem diameter(s) at 1.5m above ground level (see measurement system in BS5837:2012 Annex C), given in millimetres

Specimen Stem Dia.

For trees assessed as groups or woodland, stem diameter in millimetres at 1.5m above ground level. Trees with larger diameters are identified on the Tree Survey Plan (TSP).

Mean Stem Dia.

Mean stem diameter in millimetres above the basal flare of hedge or hedgerow component plants

Life Stage

Life stage assessment according into:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over-mature
V	Veteran

Phys. Condition

An assessment of the **physiological** condition (i.e. health/vitality) status of the tree summarised according to:

GOOD	Generally in healthy condition
FAIR	Condition satisfactory though below mean species performance
POOR	Tree in decline/retrenching
DEAD	Self explanatory

Structural condition & Notes

Notes on the apparent structural integrity of the tree based on visual tree assessment, including notes on form, taper, forking habit, storm damage, decay fungi, pests, etc. plus other relevant observations.

Management recommendations

Preliminary recommendations for intervention (e.g. tree surgery, felling, etc) in relation to existing context where the intervention is intended to remedy a significant risk to persons or property.

This is **not** intended to comprise a specification for tree work: further advice should be sought prior to implementation

Ret. Span

Estimated remaining retention span based on species, condition & context as follows:

<i>Years</i>	<i>QV grade</i>
<10	U
10+	C
20+	B
>40	A

QV Grade

Quality & Value grade classification according to BS5837:2012 summarised as follows:

<i>Grade</i>	<i>Summary meaning</i>	<i>Survey plan representation</i>
U	Trees that are unretainable in viable condition	Dark red
A	High quality & value and consequent high retention priority	Light green
B	Moderate quality and value (moderate priority for retention)	Mid-blue
C	Low quality and value (generally considered to be sacrificial)	Grey

Trees present which may be considered to be **exceptional** specimens are identified by the suffix * after the A grade, e.g. A1*