

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

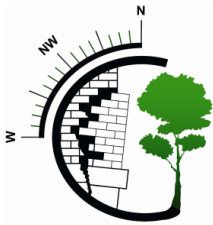
ARBORICULTURAL IMPACT ASSESSMENT FOR LAND ADJACENT TO HIGHLANDS AVENUE WOKINGHAM



**Prepared on behalf of:
Mr & Mrs Pike
Highlands House
Highlands Avenue
Barkham
RG41 4SP**

Ref: PB/AIA-24/08.22

24 August 2024



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Tenbury Wells
Worcestershire
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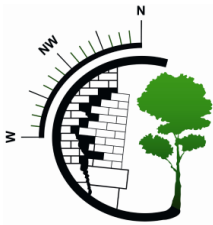
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1. Report details

1.1 Arboricultural Impact Assessment (AIA)

1.1.1 An arboricultural impact assessment (AIA) is a term used to describe a specific type of tree survey which examines the relationship between trees and adjacent features (existing & proposed) such as buildings, roads etc. The study describes how the trees and features will interact and influence each other and should consider both present and future interactions.

1.1.2 AIA studies are commonly used to determine whether a proposed development will adversely affect established trees and whether these trees will be the cause of nuisance to the proposed development.

1.2 Scope

1.2.1 This assessment is concerned with the arboricultural aspects of the development site only.

1.2.2 This assessment was undertaken in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS: 5837).

1.3 Limitations

1.3.1 The assessment contained within this document is based upon plans and other supporting information (verbal or documented) as supplied to us by McConnell Planning and the tree survey conducted by ourselves on the 14 March 2024.

1.4 Clients instructions

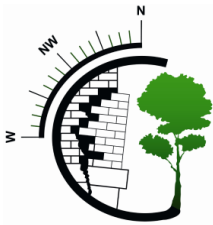
1.4.1 We are instructed by James McConnell of McConnell Planning to prepare an arboricultural impact assessment to determine the effects of the development works on the trees identified in our tree survey report ref PB/5837-24/03.14 and visa-versa.

1.5 Supplied information

1.5.1 The documents listed in Table 1 below were supplied by McConnell Planning and are used in the preparation of this report:

Table 1. Supplied information.

Drawing ref.
Dwg No. 202B - <i>Existing Site Plan</i>
Dwg No. 201B - <i>Lighting Columns Proposed Site Plan</i>



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2. The site

2.1 Site description

- 2.1.1 The topography of the site is mainly flat. There are semi-mature and mature oak trees adjacent to the parcel of land measuring approximately 20 square metres (sqm) in area.

2.2 Development

- 2.2.1 The development consists of the installation of an underground electricity cable and nine streetlights installed with a concrete pad on land adjacent to Highlands Avenue, Barkham, Wokingham, RG41 4SP.
- 2.2.2 The tree survey report ref PB/5837-24/03.14 identified a total of twelve individual trees and three groups that may have been impacted by the scheme; the tree details have been assessed against the proposed scheme set out on the drawings listed in Table 1 on the previous page.

2.3 Tree survey

- 2.3.1 The trees were surveyed by Paul Billin, BSc, MICFor, on 14 March 2024. All tree identification numbers used within this report correspond with those contained within the tree survey schedule included at Appendix 2.

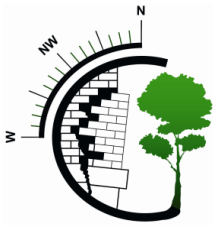
2.4 Statutory designations

- 2.4.1 A search of the Wokingham Borough Council online Protected Tree Map was undertaken on 21 March 2024 to assess the legal status of the trees on this site. This showed that:
- the eastern section of the site is protected by a woodland Tree Preservation Order (TPO) No. 20/1973; W1, '*Mixed hardwoods consisting of mainly Birch, Chestnut and Oak*' and
 - the western section by woodland TPO No. 199/1981; W2, '*Sycamore, Alder, Sweet Chestnut, Ash, Birch, Oak, Rowan, Horse Chestnut, Scots Pine, Norway Spruce, Hazel*'
- 2.4.2 The property is not within a Conservation Area.

3. Introduction

3.1 AIA objectives

- 3.1.1 To assess the areas within this site where works have been carried out in close proximity to established trees.
- 3.1.2 To determine whether the works were implemented without adversely affecting the trees both in the short and long term.
- 3.1.3 To determine whether the trees will have adverse effects on the development both in the short and long term.



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- 3.1.4 To suggest ways to mitigate any conflicts that have arisen between the trees and the development work and to offer recommendations relating to the mitigation of potential or actual conflict.

3.2 Items for consideration

- 3.2.1 Trees and development located within close proximity to each other can influence each other in a number of ways. The following items are normally considered during arboricultural impact studies:

- Root disturbance caused by demolition, excavation & construction e.g. buildings and roads, location of service runs, welfare/office buildings & materials storage.
- Changes in levels & surface types.
- Sunlight shading of exterior amenity areas (such as gardens, playgrounds etc).
- Physical encroachment by roots, tree stem & branches.
- Allowance for future tree growth.
- Health, safety and nuisance items e.g. leaves, fruit and residues.

3.3 Guidance used whilst assessing trees in relation to development includes:

- *BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations*. Published by the British Standards Institute.
- *Tree Preservation Orders: A Guide to the Law and Good Practice*. Published by the Department of the Environment, Transport and the Regions.
- *NJUG 10 - Guidelines for the planning, installation and maintenance of Utility Services in relation to trees*. Published by the National Joint Utilities Group (NJUG).

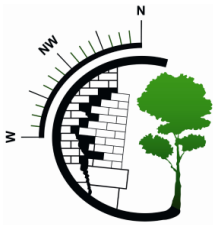
4. Analysis

4.1 Assessment methodology

- 4.1.1 The assessment is based on the guidance given in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

4.2 Key issues

- 4.2.1 The key issues associated with the proposed items identified above in relation to trees are:
- Will there be direct impacts from tree losses on the landscape, both in terms of impacts on visual receptors and impacts on the landscape character of the area?
 - Will the proposed development work require grade and ground level alterations that may have significant implications for root systems of retained trees?
 - The tree constraints and tree protection measures.
 - Services in close proximity to the retained trees.
 - Leaf/fruit or sap fall and shade constraints leading to pressure to prune or fell trees.
 - Damage to mature trees with low canopy heights growing in close proximity to machinery and contractors' plant operating areas.



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- 4.2.2 These key issues and associated impacts are considered below along with possible tree protection measures and remedial mitigation as necessary.

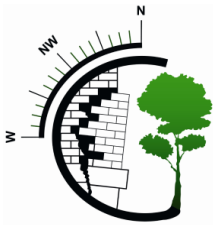
5. Impact on existing trees

5.1 Tree loss, tree damage and pruning works

- 5.1.1 We were anecdotally advised that the layout of the site development works did not require the removal of any tree. It was observed by Paul Billin at the site visit on 14 March 2024 that there have been ground works over the RPAs of the retained trees.
- 5.1.2 We were anecdotally advised, during a conversation with the builder, John Rushton, at the site visit on 14 March 2024, that the layout of the site development works did not require any necessary facilitation pruning works to the retained trees for either site access or to allow the full implementation of site development work.
- 5.1.3 Any further pruning works which may subsequently be required should be made the subject of a separate Tree Works application and consent must be granted by the local planning authority before any works to any protected trees are undertaken.
- 5.1.4 The work must be carried out by a properly qualified and experienced tree contracting company in accordance with BS 3998:2010 *Tree work - Recommendations*; ensuring that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth, and maintain aesthetic value.

5.2 Impacts on root protection areas (RPAs)

- 5.2.1 The excavation work during the installation of the underground cabling and concrete pads within the RPA of the retained trees could not be verified at the site inspection on 14 March 2024, but it is probable in our opinion that there may have been minor RPA incursions of T4, T10, T11, G14 and G15 during the excavation and installation of underground cabling and lighting columns as shown on the tree protection plan ref. PB/TPP-24/08.22.
- 5.2.2 The builder, John Rushton advised us during the site visit on 14 March 2024 that small, localised excavations were dug by hand to form pads for the lights and that in his opinion this avoided harm to significant roots (those over 25-millimetre diameter) and that this would be in accordance with BS5837.
- 5.2.3 However it was not possible to form an opinion on site:
- that all excavations within an RPA were lined with impermeable 1000-gauge polythene sheeting before filling with concrete to avoid root damage caused by leachate.
 - as to which tree protection measures were implemented during the excavation and installation of the underground cabling and concrete pads for streetlights.



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5.3 Grade changes

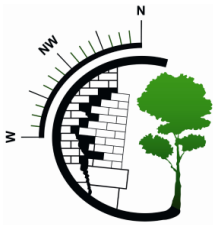
- 5.3.1 No grade changes are proposed within the RPAs of retained trees to facilitate further development and therefore there will be no impact on the retained tree RPAs providing the tree remedial mitigation measures are followed.
- 5.3.2 Should grade changes be required within the RPA of retained trees, the contractor must prepare a method statement setting out the extent to which the grade will alter and how the work will be undertaken, and the machinery to be used in order to minimise disturbance and reduce compaction to the RPA of retained trees. The method statement must be submitted to and approved by the local authority prior to any alterations or changes.

5.4 Tree protection and remedial mitigation

- 5.4.1 It is probable that there may have been some minor non-compliance with the tree protection guidelines as set out in BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, particularly with regard to; the provision of temporary protection barriers and temporary ground protection to avoid compaction; the methodology of excavation works to avoid damage or severing of roots; and the use of an impermeable liner to prevent leachate from concrete.
- 5.4.2 In order to limit any impacts on tree vitality, to increase tree vigour, and ensure long-term retention of the retained trees, it will be beneficial to improve the structure of the soil and increase the organic content so that the soil is more capable of holding nutrients and moisture.
- 5.4.3 The remedial mitigation described below must therefore be implemented and the combination mulch must be maintained for a minimum of five years:

Mitigation:

- It will first be necessary to relieve any soil compaction that may have occurred over the RPAs of T1, T4, T7, T8, G9, T10-T13, G14 & G15 as shown on tree protection plan ref PB/TPP-24/08.22 as 'Proposed soil amelioration' showing the minimum area, using a Terravent system, or the Vogt GeoTech Injector or a similar soil probe.
- These injectors, as well as effectively loosening compacted soil, can also administer granular or liquid biostimulants such as phosphites, chitin and Biochar directly into the root system of the tree at the same time.
- This deep root fertilization helps open up compacted soils and allows oxygen and water to reach the root zone. This combined approach will improve long term soil health by providing vital nutrients, as well as habitat for beneficial fungi and soil bacteria to thrive sustainably.
- The soil beneath the canopies of T1, T4, T7, T8, G9, T10-T13, G14 & G15 as shown on tree protection plan ref PB/TPP-24/08.22 as 'Proposed soil amelioration', showing the minimum area, must then be covered with a combination mulch of organic products including:
 - pure wood-chip mulches; ideally made from single tree species such as willow or eucalyptus; to a minimum depth of 50mm, up to 100mm; but taking care to keep the mulch clear of the stem tissues by at least 300mm to avoid damage and decay;



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5.4.3 Continued . . .

- chitin; a waste seafood product, Chitin acts as a ‘food’ source in soils, stimulating soil microorganisms. Available in crab meal formulations such as *Seafeed Chitin Enriched Shellfish Compost* or an alternative is *Biobug Soil Improver*, or similar;
- organic phosphite salts; a natural fertilizer, available as potassium phosphite fertiliser;
- biochar - a form of charcoal-carbon made by pyrolysis (combustion without oxygen). Good biochar improves the structure, tilth, aeration, water holding capacity and nutrient retention in soils which leads to improved soil health and plant growth. Available as Carbon Gold Enriched Biochar, from <https://www.carbongold.com/shop/>, or similar.
- The combination mulch must be laid using pedestrian wheelbarrows only. Under no circumstances must mini excavators or similar machinery be used within the RPAs of retained trees.
- This combination mulch should be topped up and maintained as required on an annual basis for a minimum of five years. Future maintenance should be carried out to avoid the mulch rotting and compacting to form an anaerobic layer preventing water and gaseous exchange; the mulch must be replaced before this happens.

5.4.4 It is our opinion that there will be no long term impacts on tree vigour or long term retention as a result of this scheme provided that the tree protection remedial mitigation described in section 5.4.3 above and shown on tree protection plan ref PB/TPP-24/08.22 as ‘Proposed soil amelioration’, showing the minimum area, is implemented and the combination mulch maintained for a minimum of five years.

5.5 Services in close proximity to retained trees

5.5.1 The services are an electricity cable linking the streetlights that is laid within an underground duct that runs adjacent to the fence. Builder, John Rushton advised us during our site visit on 14 March 2024 that this was laid along a hand dug trench and that in his opinion no roots greater than 25 millimetres diameter were cut, but this could not be verified by our on-site inspection.

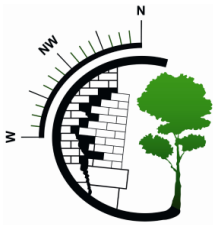
6. Visual impact on the landscape and tree character

6.1 There does not appear to have been a direct loss of any significant trees as a result of this development, with no facilitation pruning works seen during the onsite inspection on 14 March 2024, and therefore there is no impact on local amenity, landscape or tree character from the installation.

6.2 There have been comments elsewhere about the management and clearance works within the adjoining area of woodland. This is not specifically covered within the remit of this AIA, but it is noted that in those documents the following statements are made:

- “You have removed ground vegetation. This would be permitted as would be management of the wood land.”¹

¹ Correspondence from Mr M O’Leary, Planning Enforcement Specialist, Wokingham Borough Council, dated 12.12.2023, ref. RFS/2023/088361



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6.2 Continued . . .

- “I am satisfied that no trees have been removed and fly tipping and ground vegetation have been removed. Furthermore, the use of the land has not changed and remains as woodland and part of the overall protected woodland around A1 scrap yard.”¹
- “However, the protected wood land should be allowed to generate naturally and should be no further clearance or works in this area.”¹ and;
- “With regards to the clearance of the woodland, there has been no such clearance and all existing trees have been retained through the installation of [the footpath and] streetlights. Rather, clearance has primarily been restricted to rhododendron. It should be noted that the Key Issues Character Area L1 on p286 of the LCA Part 2 Areas L to M (Appendix 2) states that: ““Changes in deciduous woodland structure through loss of species diversity and the spread of sycamore, rhododendron and other invasive/exotic species are threatening the locally distinctive species composition of these woodlands.”²

6.3 Future management of the adjoining woodland area should therefore be addressed within a Management Plan, which could include seeding and establishment of native woodland wildflowers, and planting and establishment of native woody shrubs and trees.

7. Direct or indirect impacts of trees

7.1 The retained trees will continue to increase in size as they reach full maturity, but we anticipate that only minor management intervention, the pruning of lower branches to keep the lighting columns free from obstruction, will be required in the future; in keeping with normal arboricultural practice and in order to maintain a tenable relationship between the trees and occupants of the land.

8. Leaf, fruit or sap fall and shade

8.1 The shade from the retained trees will not have any long-term impact over the site.

9. Conclusions

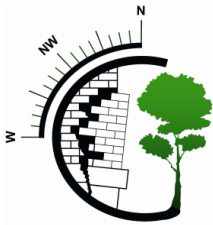
9.1 There has not been any direct loss of trees as a result of the installation of an underground electricity cable and nine streetlights installed with a concrete pad, and therefore there is no impact on local amenity, landscape or tree character.

9.2 Providing the specific remedial mitigation works, set out above and included on the tree protection plan ref PB/TPP-24/08.22 are implemented and maintained for a minimum of five years, there will be no significant impacts on the retained trees.

9.3 Site supervision is considered unnecessary and would be disproportionate to the risk associated with the work. A suitably qualified Arboriculturist must be engaged as AC to provide technical advice should it be required.

¹ Correspondence from Mr M O’Leary, Planning Enforcement Specialist, Wokingham Borough Council, dated 12.12.2023, ref. RFS/2023/088361

² Planning Appeal Statement of Case, Highlands Avenue Wokingham, RG41 4SP, June 2024, McConnell Planning



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10. Recommendations

- 10.1 We recommend that tree protection measures and mitigation as set out on the tree protection plan ref PB/TPP-24/08.22 are implemented.

11. Queries

Any queries regarding this report should be addressed, in the first instance, to Tree Surveys:

Tree Surveys
Bramley House
Newnham Bridge
Tenbury Wells WR15 8NX

Telephone: 0118 976 2902
Email: info@tree-surveys.com

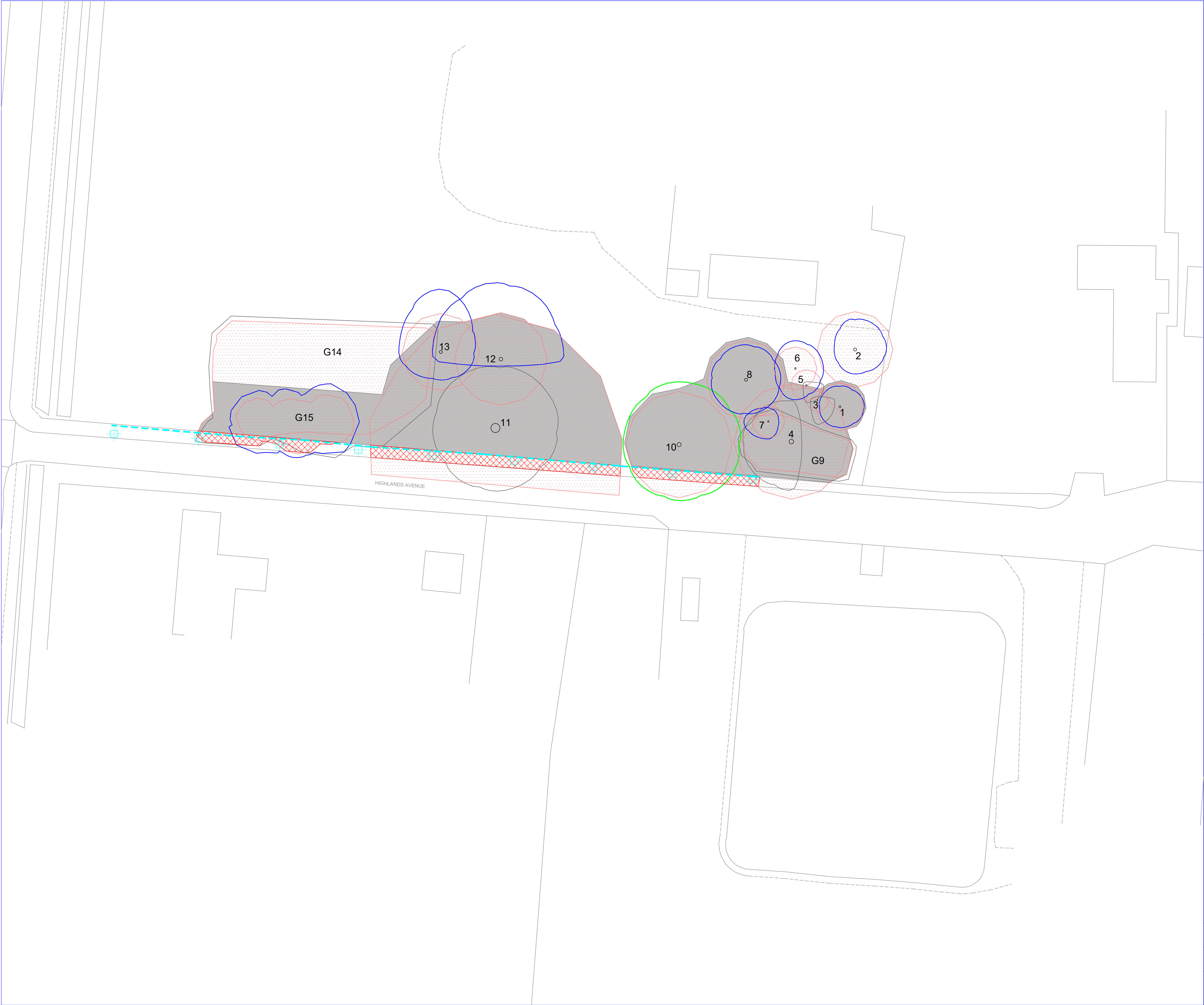
Paul Billin, BSc, MICFor, Chartered Arboriculturist
Urban Tree Experts and Tree Surveys



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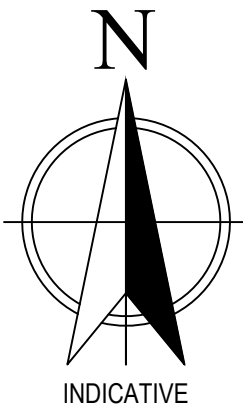
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APPENDIX 1

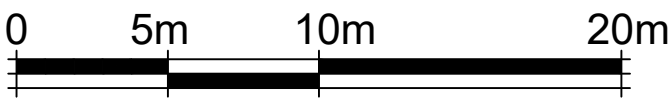


NOTES

- All dimensions must be checked on site and not scaled from this drawing.
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Topo based OS data. Licence number 100022432.



- Key:
- Tree Category A 1,2 or 3
- trees of high quality
 - Tree Category B 1,2 or 3
- trees of moderate quality
 - Tree Category C 1,2 or 3
- trees of low quality
 - Tree Category U
- trees that cannot realistically be retained
 - Tree number
- refer to report for information
 - Existing site features
 - New lighting columns and underground cabling
 - RPA incursion by new cabling and streetlights
 - Proposed soil amelioration (minimum area)



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Client	Mr & Mrs Pike		
Job Title	Land Adjacent Highlands Avenue		
Drawing Title	TREE PROTECTION PLAN		
Scale	1:250 @ A1		
Date	August 2024	Drawn: MjE	Checked: PB
Drg. No.	PB/TPP-24/08.22	Rev.	



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APPENDIX 2

BS5837:2012 Tree Survey

Tree Surveys

Client: Mr & Mrs Pike
 Project: Land adjacent Highlands Avenue
 Survey Date: 14/03/2024
 Surveyor: Paul Billin



Bramley House
 Newnham Bridge
 Tenbury Wells
 Worcestershire
 WR15 8NX
 Phone: 0118 976 2902

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
G9											Estimated Measurements		
A Group		4.5	1	140			SM	A: 8.9	Fair	C: Fair	No action :: Unspecified		C
--								R: 1.68		S: Fair B: Fair	Group of laurel. Average stem recorded		20 to 40 yrs
G14											Estimated Measurements		
A Group		6	1	130				A: 7.6	Fair	C: Fair	No action :: Unspecified		C
--								R: 1.55		S: Fair B: Fair	Mixed group; laurel, Silver birch. Av stem recorded.		20 to 40 yrs
G15											Estimated Measurements		
A Group		22	1	280	N	4	5	A: 35.5	Fair	C: Fair	See Comment :: Unspecified		B
--					E	4	5	R: 3.36		S: Fair B: Fair	Group 5no Populus (tremula). Av stem recorded. Some soil piled up around stems; remove soil by hand to restore original ground level		20 to 40 yrs
1													
Common Oak		12	1	280	N	3	6	A: 35.5	Fair	C: Fair	See Comment :: Unspecified		B.2
Quercus robur					E	3.5	5	R: 3.36		S: Poor B: Fair	Single stem. Fair form and condition. Base of stem constrained by polypropylene strap which has been in place a few years: cut and remove strap		>40 yrs
Age Classifications:		N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:		Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	
										ERC:		Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
2												
Common Oak <i>Quercus robur</i>	17	1	440	N	4.5	6	SM	A: 87.6	Fair	C: Fair	No action :: Unspecified	B.2
				E	4.5	6		R: 5.28		S: Fair		>40 yrs
				S	3.5	7				B: Fair	Single stem. Slight sweep in main stem. Asymmetric canopy biased to east. Ivy recently severed. Historical ground excavation on north and east side	
3												
Common Oak <i>Quercus robur</i>	6	1	130	N	0.5	4	Y	A: 7.6	Fair	C: Poor	No action :: Unspecified	C
				E	2.5	4		R: 1.55		S: Fair		20 to 40 yrs
				S	3.5	3				B: Fair	Single stem. Ivy recently severed	
4												
Common Oak <i>Quercus robur</i>	17	1	669	N	6	7	SM	A: 202.5	Fair	C: Poor	Ivy :: Sever/remove ivy	C.2
				E	1.5	7		R: 8.02		S: Poor		20 to 40 yrs
				S	7	8				B: Fair	Single stem. Ivy obscuring stem and lower canopy. Co-dominant stem snapped out union 2.5 m AGL, further inspection required of possible cavity/decay	
5												
Common Oak <i>Quercus robur</i>	7	1	180	N	0.5	4	Y	A: 14.7	Fair	C: Poor	Ivy :: Sever/remove ivy	C
				E	2.5	4		R: 2.16		S: Ivy		20 to 40 yrs
				S	2.5	4				B: Fair	Single stem, meaning and asymmetric canopy biased to east. Ivy obscuring stem and canopy.	
6												
Common Oak <i>Quercus robur</i>	12	1	250	N	4	6	SM	A: 28.3	Fair	C: Fair	No action :: Unspecified	B.2
				E	4	6		R: 3		S: Fair		>40 yrs
				S	4.5	6				B: Fair	Single stem. Fair form and condition. Ivy recently severed	
7												
Common Oak <i>Quercus robur</i>	12.5	1	190	N	2	6	SM	A: 16.3	Fair	C: Fair	No action :: Unspecified	B.2
				E	1.5	5		R: 2.27		S: Fair		20 to 40 yrs
				S	2.5	5				B: Fair	Single stem. Fair form and condition.	
				W	3.5	5						
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
8													
Sycamore <i>Acer pseudoplatanus</i>	18	1	459	N	5	6	SM	A: 95.3 R: 5.5	Fair	C: Fair S: Ivy B: Fair	Ivy :: Sever/remove ivy		B
				E	5	6							>40 yrs
				S	5	6							
				W	5	3					Single stem. Ivy obscuring stem and lower canopy		
10													
Common Oak <i>Quercus robur</i>	17	1	619	N	9	6	M	A: 173.4 R: 7.42	Fair	C: Fair S: Ivy B: Fair	Ivy :: Sever/remove ivy		A
				E	9	6							>40 yrs
				S	8	6							
				W	8	6					Single stem. Co-dominant stems from 3-5m AGL, spreading canopy		
11													
Common Oak <i>Quercus robur</i>	24	4	1329 (Eq)	N	9	7	M	A: 707 R: 15	Poor	C: Fair S: Poor B: Fair	Further inspection :: Unspecified		C
				E	9	6							20 to 40 yrs
				S	9	4							
				W	9	6					Four co-dominant stems. Southwest stem (830mm) bifurcates 1.9 AGL into two co-dominant stems; union is splitting from ground level, and weeping; high likelihood of failure. Advanced tree condition inspection recommended		
12													
Common Oak <i>Quercus robur</i>	17	1	539	N	11	6	M	A: 131.4 R: 6.46	Fair	C: Fair S: Ivy B: Fair	Ivy :: Sever/remove ivy		B
				E	9	6							>40 yrs
				S	1	6							
				W	10	6					Single stem. Co-dominant stems from unions 4-6m AGL. Asymmetric canopy biased to north due to co-dominance with T11		
13													
Wild Cherry <i>Prunus avium</i>	17.5	1	449	N	9	6	M	A: 91.2 R: 5.38	Fair	C: Fair S: Ivy B: Fair	Ivy :: Sever/remove ivy		B
				E	5	6							20 to 40 yrs
				S	4	6							
				W	6	6					Single stem.		
Age Classifications:	N	Newly planted	EM	Early Mature			Condition:	C	Crown		Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem			(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area		ERC:		Estimated Remaining Contributio

Report selection criteria.

Projects.

Land adjacent Highlands Avenue

Date Range.

Any Date

Work types.

----> Further inspection :: Unspecified
----> Ivy :: Sever/remove ivy
----> No action :: Unspecified
----> See Comment :: Unspecified

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s) 15
Number of trees in Report selection 15

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio