



BS5837 – Arboricultural Report
Tree Constraints
63A Hamilton Road

Prepared for

Paul Riat

63A Hamilton Rd

Reading

RG1 5RA

PaulRiat@gmail.com

Prepared By:

David Randall BA, Dip Arb L4 (ABC), TechArborA

David Randall Tree Consultancy

07941 794 154

info@davidrandalltreeconsultancy.com

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References

- British Standards Institution (2012). *BS 5837:2012 Trees in relation to design, demolition and construction*.
- British Standards Institution (2010). *BS 3998:2010 – Tree Work: Recommendations*.

1.0 Instruction

This BS5837 Tree Constraints report has been instructed by Paul Riat - 63A Hamilton Rd, Reading RG1 5RA.

The site visit was carried out Friday 29th May 2026.

All trees with a stem diameter over 75mm (measured at 1.5m above ground level) located on the proposed development site, or within influencing distance have been mapped, and measurements of height (estimated) and DBH (Dimeter at Breast Height – 1.5m above ground) have been taken along with crown spread. OTTIS Pear Technology has been used to calculate Root Protection Areas (RPA).

The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. Non-invasive inspection equipment was used (probe and mallet) to assess the trees structural integrity of the base and stem. Lazer tape measure has been used to take other relevant measurements.

No discussions took place between client and surveyor during the survey.

Topographical surveys were not available for the purposes of this report. Therefore, exact tree positions may vary slightly; the report is intended for planning and tree management guidance, not for detailed engineering design. All Trees have been mapped using geo referenced site block plans in conjunction with OTTIS Pear Technology.

2.0 Limitations

- The contents are intended for the sole use of the client and the property owner. No liability is accepted for their use by any other parties to advance an argument or claim (including legal or financial) without prior consent.
- No liability is accepted for defects hidden from view by soil, vegetation or other obstacles to access.
- Formal assessment of topography, drainage, service conduits, & soil conditions will not be made and are beyond the scope of this report.
- Specific laboratory investigations of soil properties (plasticity index, moisture content, soil suction pressure) will not be made and are beyond the scope of this report.
- This report has been prepared for the purposes of BS5837:2012 (Trees in relation to design, demolition and construction) and is not intended to provide a comprehensive assessment of tree safety. Any references to defects, structural conditions, or potential safety concerns are preliminary observations only and should not be considered exhaustive.
- This report is based on information provided by the client, architect, planning consultant, or other third parties. We accept no liability for inaccuracies arising from incorrect, incomplete, or amended design information.
- The presence, extent, and distribution of tree roots and underground obstructions cannot be fully determined without intrusive investigation. All Root Protection Areas

(RPAs) shown are theoretical zones based on BS 5837 guidance and do not guarantee the absence or presence of roots beyond or within those areas.

- Interpretation of BS 5837 reports, Tree Constraints Plans (TCP), Tree Protection Plans (TPP), and Arboricultural Method Statements (AMS) rests with the Local Planning Authority and its appointed officers. We accept no liability for decisions made outside our control.
- BS 5837 outputs including TCPs, TPPs, and AMS documents are prepared in accordance with the proposed development layout at the time of instruction. Any subsequent amendments to layout, levels, access, drainage, or construction methodology may invalidate all or part of the report and require revision.
- Responsibility for compliance with tree protection measures on site rests with the appointed contractor unless otherwise agreed in writing. DRTC cannot be held responsible for damage caused by site operations, negligence, or deviation from the approved Tree Protection Plan.
- DRTC cannot guarantee enforcement of tree protection measures once installed. The responsibility for maintaining protective measures and compliance lies with the site contractor and client.
- The management of tree health and safety remains the responsibility of the landowner or those in control of the land. It is recommended that a separate and detailed Tree Condition Survey be commissioned and undertaken by a suitably qualified and experienced arboricultural consultant to assess structural integrity and risk, and to enable the discharge of the landowner's 'Duty of Care' under the Occupiers' Liability Act 1984.
- Reports consider risk mitigation measures, as opposed to risk elimination. Thus, if the tree is retained, a level of risk will remain.
- 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 +) and or significant snow fall is experienced.
- It is understood that any risks associated with these limitations are accepted by the clients.

3.0 Tree Constraints

3.1 Legal Protections

A plan of (TPO) No. 126/01 can be found in the appendices.

A review of the Local Planning Authority's records indicates that the site is affected by **Tree Preservation Order (TPO) No. 126/01**. It should be noted that the property subject to this assessment is known as 63A Hamilton Road; however, within the TPO documentation the property is identified as 65A. Notwithstanding this discrepancy in addressing, the trees identified within TPO 126/01 are considered protected and are therefore subject to the provisions of the Town and Country Planning Act 1990.

Accordingly, no works including pruning, felling, topping, lopping, uprooting, or any other activity likely to damage or destroy protected trees may be undertaken without prior written consent from the Local Planning Authority, unless a statutory exemption applies. The presence of TPO-protected trees may impose constraints on the design, construction and implementation of the proposed development, and unauthorised works may result in enforcement action and prosecution.

Trees Within a Conservation Area

63a Hamilton Road is located within a Conservation Area

For trees located within a Conservation Area, the landowner must provide the Local Planning Authority with six weeks' written notice (Section 211 notice) of any intention to carry out works on trees with a stem diameter greater than 75mm when measured at 1.5 metres above ground level. This notice period allows the authority to assess the tree's amenity value and, if necessary, to make a Tree Preservation Order. As with TPO trees, it is an offence to carry out works without the required notice or consent. All proposed works should therefore be planned and, where there is any uncertainty, professional arboricultural advice should be sought before proceeding.

A link to the 'Planning Portal' to submit applications for tree works, can be found under 'work to protected trees' here: [Trees - Reading Borough Council](#)

3.2 Soil Analysis

A full laboratory soil assessment has not been carried out. The British Geological Survey (digital geological map) describes the bedrock geology as *"Lambeth Group-Clay, silt and sand. These sedimentary rocks are fluvial, palustrine and shallow-marine in origin. They are detrital, forming deposits reflecting the channels, floodplains and deltas of a river in a coastal setting (with periodic inundation from the sea)"*.

The exact soil type at each property can vary. The Lambeth Group may contain clay horizons with medium to high shrink-swell potential. Therefore, volume change due to moisture abstraction by trees cannot be ruled out and should be assessed through site-specific geotechnical investigation.

3.3 The site

The site comprises a residential rear garden approximately 18 m in length and 6m in width. The southwestern extent of the garden includes a patio area occupying approximately 2 m of the site, with the remaining area predominantly laid to amenity grass. The site is generally level and maintained as domestic garden space.

Access to the site was gained via a timber gate located along the southern side of the property. The northern and western boundaries are enclosed by approximately 1.8 m high brick walls, while the southeastern boundary is defined by an approximately 1.8 m high timber fence.

Adjacent land uses comprise residential gardens to the north-west and south-east. A communal garden associated with neighbouring flats is situated to the north-east.

3.4 Tree Survey

A total of 13 trees were surveyed.

BS5837 Category	Number of Trees
U Trees unsuitable for retention	1
A Trees of high quality	0
B Trees of moderate quality	11
C Trees of low quality	1
Trees and shrubs recommended for removal for development purposes	<i>No removals specified; to be reviewed upon receipt of finalised development proposals</i>

3.5 Data tables

U Trees unsuitable for retention
A Trees of high quality
B Trees of moderate quality
C Trees of low quality

A tree category table is available in the appendices.

Data Tables

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2
T001	Yew (<i>Taxus sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 250 Spread (m): 5N, 3E, 2S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(NE) Life Stage: Mature	Typical form structure and vitality for tree of age and species.	B1	Radius: 3.0m. Area: 28 sq m.	Canopy clearance of 2m at access point to rear of property.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low
T002	Holly (<i>Ilex sp.</i>)	Tree	Height (m): 6 Stem Diam(mm): 170 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1.5 Lowest Branch (m): 2.5(N) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 2.0m. Area: 13 sq m.	NA	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low
T003	Southern beech (<i>Nothofagus sp.</i>)	Tree	Height (m): 12 Stem Diam(mm): 500 Spread (m): 6.5N, 6E, 6S, 6W Crown Clearance (m): 0.5 Lowest Branch (m): 4(NE) Life Stage: Mature Rem. Contrib.: 20+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 6.0m. Area: 113 sq m.	TPO third party tree	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T004	Swedish whitebeam (<i>Sorbus intermedia</i>)	Tree	Height (m): 8 Stem Diam(mm): 340 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Dead Rem. Contrib.: <10	Dead tree	U	Radius: 4.1m. Area: 53 sq m.	TPO third party tree	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low

T005	Swedish whitebeam (<i>Sorbus intermedia</i>)	Tree	Height (m): 8 Stem Diam(mm): 380 Spread (m): 4.5N, 3.5E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 4.6m. Area: 66 sq m.	TPO third party tree Southeastern aspect of canopy overhangs property by approximately 1 m at a height of at least 6m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T006	Hazel (<i>Corylus avellana</i>)	Tree 50 stems	50 stems, avg.(mm): 50 Spread (m): 6.5N, 7E, 5S, 5W Lowest Branch (m): 0.5(E) Life Stage: Mature Rem. Contrib.: 10+ Years	Lapsed coppice, exhibiting an overextended crown structure resulting from a prolonged period without cyclical management. Contains significant dead wood within the crown and stool structure. Continued lack of management is likely to result in progressive decline, increasing structural failure potential and a gradual progression towards senescence and eventual mortality.	C1	Radius: 4.2m. Area: 55 sq m.	TPO third party tree. Multi-stemmed hazel coppice structure prevented precise stem count; stem quantity and mean stem diameter estimated in accordance with BS5837:2012. Southwestern aspect - Lower canopy overhangs the property by 3m lowest height of 1.4m. upper canopy overhangs the property by approximately 4m at 3m in height.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate
T007	Prunus (<i>Prunus sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 440 Spread (m): 6N, 6.5E, 4.5S, 4W Crown Clearance (m): 1.5 Lowest Branch (m): 2(SW) Life Stage: Mature Rem. Contrib.: 10+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 5.3m. Area: 88 sq m.	TPO third party tree	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T008	Prunus (<i>Prunus sp.</i>)	Tree	Height (m): 12 Stem Diam(mm): 380 Spread (m): 3N, 3.5E, 3S, 5W Crown Clearance (m): 4	Lower limbs from approximately 3. M to 8. M. Showing signs of significant dieback probably due to overcrowding of canopies.	B1	Radius: 4.6m. Area: 66 sq m.	TPO third party tree	Physiological Condition: Fair Structural Condition: Good

			Lowest Branch (m): 5(E) Life Stage: Mature Rem. Contrib.: 10+ Years					Public Amenity Value: Moderate
T009	Turkey oak (<i>Quercus cerris</i>)	Tree	Height (m): 12 Stem Diam(mm): 560 Spread (m): 9N, 7.5E, 4S, 8W Crown Clearance (m): 0 Lowest Branch (m): 2(NE) Life Stage: Mature Rem. Contrib.: 20+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 6.7m. Area: 141 sq m.	TPO third party tree	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good
T011	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 4 Stem Diam(mm): 220 Spread (m): 2N, 0E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 3(N) Life Stage: Mature Rem. Contrib.: 10+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 2.6m. Area: 21 sq m.	Third party tree Over hangs property on southern aspect by approximately 2m at height of 2m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low
T012	Cedar (<i>Cedrus sp.</i>)	Tree	Height (m): 12 Stem Diam(mm): 480 Spread (m): 3N, 5E, 5S, 5W Crown Clearance (m): 3 Lowest Branch (m): 4(W) Life Stage: Mature Rem. Contrib.: 20+ Years	Typical form structure and vitality for tree of age and species.	B1	Radius: 5.8m. Area: 106 sq m.	Third party tree Canopy over hangs property by approximately 1-2 at least 6m in height.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low
T013	Beech (<i>Fagus sp.</i>)	Tree	Height (m): 12 Stem Diam(mm): 480 Spread (m): 5N, 7E, 7S, 6W Crown Clearance (m): 2 Lowest Branch (m): 3(E) Life Stage: Mature Rem. Contrib.: 20+ Years	DBH estimated due to ivy covered stem. Typical form structure and vitality for tree of age and species.	B1	Radius: 5.8m. Area: 106 sq m.	Third party tree	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Low

3.6 Definitions of terms

Tree Identification Individual trees are identified with the prefix ‘T’. Groups of trees forming cohesive features, whether aerodynamic (shelter), visual (screening) or cultural (parkland), are identified with the prefix ‘G’. Hedgerows and woodlands are referenced as ‘H’ and ‘W’ respectively.	Age Classification Trees are categorised by age class as follows: • Young (Y): First quarter of life expectancy • Semi-mature (SM): Second quarter • Early Mature (EM): Third quarter • Mature (M): Fourth quarter • Over Mature (OM): Exceeding typical life expectancy • Veteran (V): Exhibiting recognised veteran characteristics
Species Species are recorded by both their common and Latin names within the schedule contained in Appendix C. Within the main body of the report, species are referred to by their common names.	Physiological and Structural Condition The physiological and structural condition of each tree, group, hedgerow and woodland is assessed from ground level. Structural condition is described as Good, Fair or Poor, and physiological condition as Good, Fair, Poor, Moribund or Dead. Where relevant, observations are made regarding form, taper, forking habit, storm damage, decay, fungal fruiting bodies, pests and other defects. Where access is restricted, condition assessments are based on visible external indicators.
Height Tree heights are estimated on site and recorded in metres. All measurements are approximate.	Estimated Remaining Contribution (ERC) The Estimated Remaining Contribution (ERC) is expressed in years and reflects species characteristics alongside the observed physiological and structural condition. Trees with longer anticipated contributions are generally of greater significance in informing development layout and retention decisions.
Stem Diameter Stem diameter for single-stemmed trees is measured at 1.5 metres above ground level and recorded in millimetres. For multi-stemmed trees, each principal stem is measured separately. Where stems fork or exhibit swelling, measurements are taken at the narrowest point below the irregularity. Where access to the trunk is restricted, stem diameter is estimated they are identified within the survey schedule.	Category Grading Each tree has been assigned a category grading in accordance with BS5837:2012, reflecting its overall arboricultural value. Further details of the categorisation methodology are provided in the appendices of this report.
Crown Spread Radial crown spread is measured in metres to the nearest 0.5 metre (rounded up) and recorded for the four cardinal points where access permits. Where access is restricted, measurements are estimated and identified in the survey schedule. The canopy spreads shown on the accompanying plans reflect site measurements.	Preliminary Management Recommendations Any management recommendations provided are advisory and do not constitute a detailed specification for works. Where tree works are recommended, they should be undertaken by a suitably qualified arboricultural contractor in accordance with recognised best practice, including BS3998:2010 – Tree Work: Recommendations. In some cases, further investigation may be recommended to determine the extent or significance of observed defects, or to confirm the assigned category grading. Where management works are advised, an indicative timeframe for implementation is provided.
First Significant Branch and Canopy Height The height and direction of the first significant branch are recorded, together with the average canopy height above ground level.	

4.0 Discussion

Most surveyed trees are located within third-party land, with only T001, T002 within the applicant's ownership. T003 to T009 are also subject to TPO 126/01. These trees therefore represent off-site constraints to development and must be duly considered within the design process. Every effort should be made to retain and protect them. Any direct or indirect impacts, including incursions into Root Protection Areas, will require careful justification and may necessitate third-party agreement, in accordance with BS 5837:2012 Trees in relation to design, demolition and construction.

The surveyed trees provide differing levels of public amenity value in line with BS 5837:2012. Trees within the adjacent communal private gardens to are rated as having moderate amenity value due to their visibility and positive contribution to the shared outdoor space. In contrast, trees within private properties are considered to have low public amenity value, as they are largely screened from public view and therefore make a negligible contribution to the public realm.

4.1 Tree Categorisation

Tree categorisation is based on professional judgement by the arboricultural surveyor and is intended to inform and guide the design process, particularly in relation to the retention of higher value trees.

While Category C trees are generally considered to be of low quality or limited arboricultural value, they remain a material consideration within the planning process and should not be assumed to be automatically suitable for removal.

To support a robust and defensible design approach, proposals for tree retention or removal should be discussed with an arboricultural consultant at an early stage of the design process. Failure to adequately consider tree constraints at this stage can result in avoidable design conflicts, increased construction costs, and reduced development efficiency at later stages of the project.

4.2 Above Ground Constraints

Above ground constraints to development are defined primarily by the lateral extent of tree crown spread together with data relating to tree height, lowest branch height, and crown clearance as set out within the data tables.

Tree crowns may impose physical limitations on the positioning of buildings and infrastructure, as well as influencing construction operations. In addition, the presence of existing tree cover has the potential to result in future shading or amenity-related pressures, depending on the proposed site layout and end use.

To achieve a sustainable long-term relationship between retained trees and the proposed development, the age class of individual trees should be considered, along with the likelihood of future crown expansion in both height and lateral spread. Adequate space should be

provided to allow trees to develop naturally without resulting in conflict with buildings or causing unacceptable levels of nuisance.

Sufficient separation between trees and built form is also required to provide a safe working area during construction activities, including the erection of scaffolding and the movement of plant and machinery. Whilst certain elements such as roads, paths, and boundary treatments may be positioned in closer proximity to or beneath tree crowns without direct branch interference, such arrangements may still have implications for below-ground root systems, which frequently extend well beyond the canopy line.

Appropriate, limited and sympathetic crown lifting to accommodate any future construction requirements, undertaken in accordance with BS 3998:2010 Tree work Recommendations, is unlikely to be contentious provided it is proportionate and does not adversely affect tree health or structure.

The potential impacts of developing in proximity to tree crowns should be considered in consultation with an arboricultural consultant, taking into account species characteristics, age and condition class, and the anticipated future use and occupation of the site.

The retention of existing trees within the site layout, and the provision of adequate space for their continued growth, will assist in ensuring compliance with national and local planning policy. This approach will also help to minimise compensatory planting requirements and support canopy cover and Biodiversity Net Gain objectives.

4.3 Below Ground Constraints

Below ground constraints to development are defined by the Root Protection Area (RPA), shown by yellow lines on the Tree Constraints Plan and calculated in accordance with the methodology set out in section 4.6 and Table D1 of Annex D of BS 5837:2012 Trees in relation to design, demolition and construction. The corresponding RPA values and radii are also detailed within the Tree Schedule.

The RPA represents a precautionary minimum area of soil volume that should remain undisturbed to help safeguard the tree's root system. As such, intrusive activities including excavation, level changes, soil compaction, and the installation of impermeable surfacing should be avoided within this zone wherever possible during both the design and construction phases. It should be noted that the RPA does not reflect the full extent of a tree's rooting system, which may extend considerably beyond this area depending on species, age, and prevailing ground conditions.

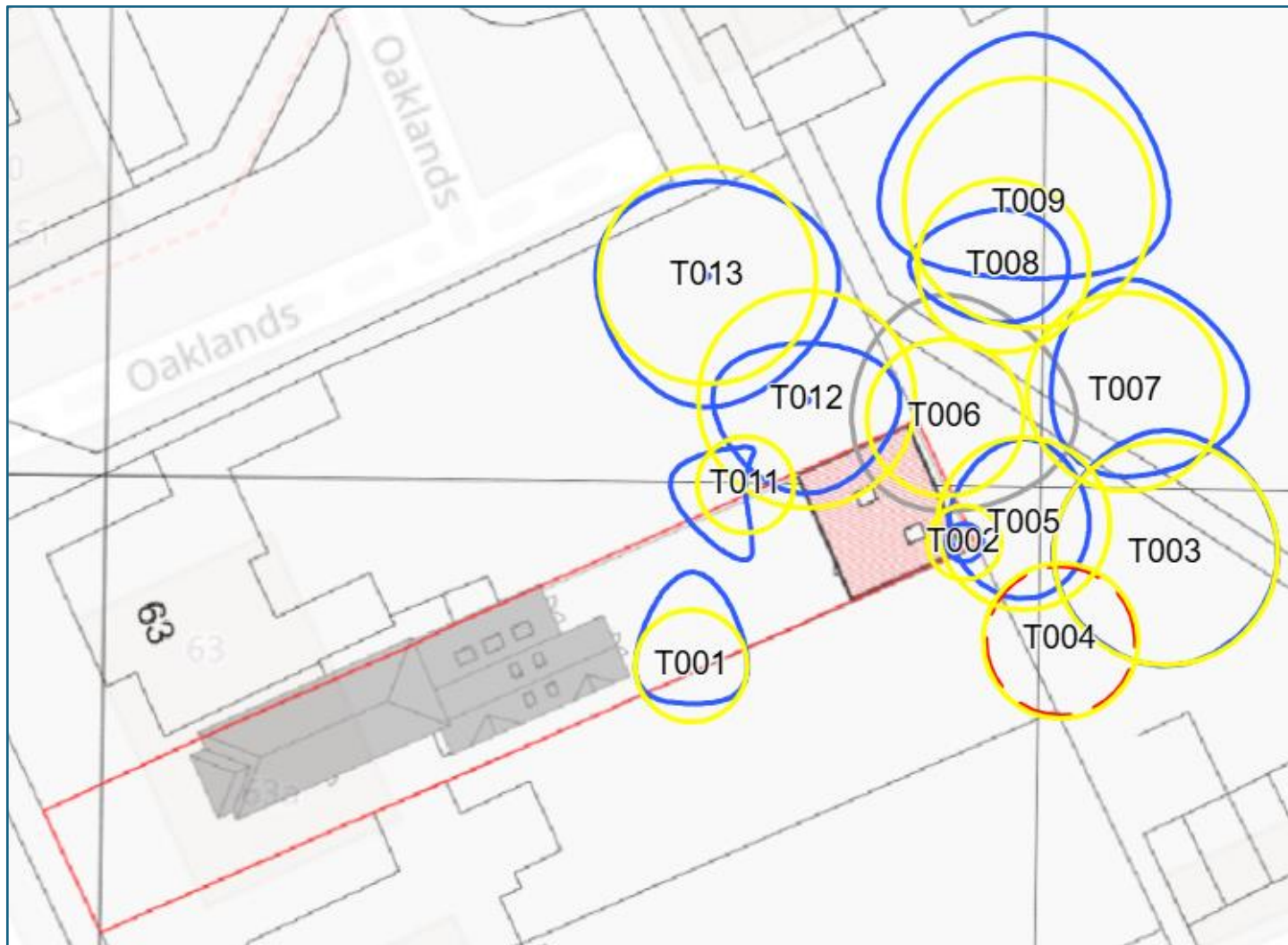
Where Root Protection Areas extend into the site, the design should seek to avoid adverse impacts, including soil excavation, level changes, compaction, or the introduction of impermeable surfacing. Careful consideration should be given to how development can be arranged to accommodate retained trees, with sufficient space provided to allow for their continued healthy growth and long-term contribution to the landscape.

The potential effects of working within or close to an RPA should be assessed in consultation with an arboricultural consultant, particularly where root loss or disturbance may be unavoidable. This should include consideration of whether retention remains feasible considering any anticipated root damage, and whether appropriate mitigation measures are required.

Early consideration should also be given to the routing of underground services and utilities, with a preference for alignment that avoids RPAs of retained trees wherever practicable, even where final service layouts are not confirmed at planning submission stage.

5.0 Appendices

5.1 Tree Constraints Plan



Yellow lines show RPA while other colours relating to tree quality show crown spread

5.2 Cascade Chart for Tree Quality *(Table 1 BS5837:2012 Trees in relation to design, demolition and construction)*

Category and definition	Criteria (Including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, Irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, Immediate, and Irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree Constraints – TPO 126/01



