



Pre-development Arboricultural Report

Prepared for:

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The Forge

North Charlton

Chathill

Northumberland

NE67 5HP

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Reference: OWA084 PDR

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Summary

Generally, the trees on the site within influencing distance of the development are in a fairly good condition overall.

The following trees were reassessed on 19th March 2020: **T6, T7, T8, T9** and **T12**. This report includes the updated information.

There are 3 trees (**T8, T9 & T17**) that is recommended for removal (Category 'U' trees), due to their condition.

One other tree (**T12**) has been topped across the two main limbs and has substantial small regrowth

Trees: **T14** has evidence of internal decay and hollowing.

T27 has a fracture where a lateral branch is attached to the main stem and requires remedial works.

Trees: **one tree in G16, T17, T18, T19, T20, T21** and **T22a** are expected to have a safe remaining life expectancy around 10 years or less.

Neighbouring trees are recommended for an inspection as access was not possible, these are trees: **T4, T5, T24, T25** and **T28**.

Several trees could not be fully inspected as they were obscured by vegetation, debris or Ivy, these were: **T3, T10, T15, G16, T18, T19, T20, T21, T22, T22a** and **T23**.

1. Introduction

1.1. Report brief

This report has been prepared for Mr Coates as a tool with the aim of considering the onsite trees, and those within influencing distance of a proposed development.

The objectives of the report are:

- To document the condition of the trees which are within influencing distance of the development site as identified on the topographical plan.
- Obtain measurements and satisfy criteria within *BS 5837:2012 Trees in Relation to Design, Demolition and Developments – Recommendations*.
- Make recommendations for pruning works, retention and removal.
- To enable all tree constraints to be identified, so that design considerations for all proposed and subsequent developments can incorporate these findings.

1.2. Scope of the report

The trees within influencing distance of the site have been recorded on a Pre-development plan, which can be found in **Appendix 1**.

A topographical plan was provided at the time of the instruction and where considered to be relevant to the report, an additional tree has been assigned a location based upon its relation to the on site features and I have moved one tree slightly as I believe it is not quite in the correct location (dense vegetation

made it difficult to view). These positions are therefore indicative and need checking.

These trees are: **G22a** and I have relocated **T23** slightly to the west of its marked position. It is recommended that the measurements of all these trees are checked by a qualified surveyor to ensure their locations are accurate; as this may affect the accuracy of future plans and tree protection measures.

1.3. Documents Provided

ChurchLa_Base is the topographical plan supplied to me by my client, and a copy of the plan and schedule for the Tree Preservation Orders were provided by Nick Goddard, Tree Officer at Kirklees Council.

1.4. Relevant background Information

The purpose of this report is to provide the findings of a detailed site inspection of the trees, prior to any known development occurring. No details of a design have been produced, to my knowledge.

From an on-line search at Kirklees Council made on 24th July 2018 and a conversation with Zunaid on 26th July, there are two tree preservation orders across the site and adjacent to it from the 1980's. Details of these are contained within **Section 3.1** of the report and **Appendix 2**.

The site is not within a conservation area.

1.5. Qualifications

This report has been written and produced by Flora Harding: I am qualified in arboriculture and tree care. I am a professional tree inspector with an excellent

level of up to date training and skills across a wide range of Arboricultural areas. Further details of my qualifications and experience are available upon request.

1.6. Copyright

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2. Data Collection

2.1. Site visit

The site visit was undertaken on 15th June 2018 and a re-inspection of trees: **T6, T7, T8, T9** and **T12** on 19th March 2020. Whilst on site, I remeasured the stem diameter of trees: **T1, T2, T3, T4, T7, T8, T9, T10, T11** and **T12**. The diameters for **T6, T7** and **T11** were updated.

The weather conditions were overcast with light cloud and breeze and, sunny periods on the first visit, and sunny and still on the return visit.

2.2. Site description

The site is a large detached property with large front, side and rear gardens.

To the north is Church Lane, and to the west, south and east are residential dwellings of similar stature.

The front and rear gardens are interspersed with trees indicating a mature garden setting. There is a carport in the front garden adjacent to the roadside and opposite the garage of the main house.

The topography gradually slopes from 51.2 metres at the northern end of the site down to 45.2 metres in the southern corner north to south throughout the site.

2.3. Method of data collection

The condition assessment and measurements have been taken from ground level investigations, using non-invasive equipment: A laser distometer, diameter tape (measuring stem diameter), metal probe for exploration of any cavities and cracks, nylon mallet and camera.

2.4. Summary of data

There were 29 trees that have been surveyed within the area of the site. Please refer to **Appendix 3 - Tree Schedule**.

The collation of trees into the retention categories are in the table below:

Retention category	Number of trees	Tree/group numbers
A1	0	-
A2	0	-
A3	0	-
B1	11	T1, T2, T3, T10, T11, T23, T24, T25, T26, T27 and T28
B2	2	T4 and G16

B3	0	-
C1	6	T5, T12, T14 and T15
C2	8	T6, T7, T18, T19, T20, T21, T22 and T22a
C3	1	T13
U	1	T8, T9 and T17

The information is provided in accordance with *BS 5837:2012 Trees in Relation to Design, Demolition and Developments – Recommendations*, as well as *BS 3998:2010 Tree Work - Recommendations*. It can be submitted to the Local Planning Authority with a planning application.

3. Appraisal

In general, most of the trees were in good condition, particularly the longer-lived tree species which can include Oak, Beech and Sycamore. The Lombardy Poplar are known to be shorter lived trees which can contain decay within the centre of the main stems.

3.1. Protected Tree Status

In the front garden, the Oak trees (**T3, T8, T9, T10** and **T11**), all of which are Sessile Oaks of a similar age and are protected with a Tree Preservation Order referred to as ***Church Lane, Mirfield - No. 18, 1989***. The Beech (**T27**) is protected with a Tree Preservation order known as ***Church Lane, Mirfield - No. 21, 1985***; the order also includes a Sycamore (**T28**) situated on adjacent land to the east and within the front garden of no. 25 Church Lane.

Trees **T4** (Ash) and **T5** (Beech) are situated on adjacent land to the west of the site at 27a Church Lane, and are also afforded protected by an Area order within ***Church Lane, Mirfield - No. 21, 1985.***

Please refer to the maps and schedules in **Appendix 2.**

3.2. Tree unsuitable for retention

This survey has found that three trees (**T8, T9** and **T17**) as unsuitable for retention.

Within the group of Oaks are trees: **T8** and **T9**, which are in a less favourable condition.

T8 has a column of decay on the northern side from ground level to 1.5 metres, and there is a wound from ground level up to 1 metre. There is a long, decayed cavity (the skewer goes in as far as 12cm and upwards in excess of 30cm beyond this). There is a brown/cubicle rot with woodworm present. At this point the tree is hollowing out despite the good occluded growth around the wound. There is a small gridled root on the south-eastern side. Oak rarely drop entire limbs as the wood is incredibly strong even when dead, but if the garden is frequently used which I understand it is, then I would advise caution during severe weather instances.

Re-inspected on 19th March and the tree sounded hollow on the left side of the wound up to 1.5 metres and no hollowing on the right side of the wound. I have changed the category of this tree to category 'U' rating because of its condition. As the tree is protected by a tree preservation order, permission will be required from Kirklees Council to remove it.

T9 (to the north of **T8**) has two different wounds located between ground level to 3.2 metres, they are starting to occlude but have decay (woodworm). The wounds will hollow out over time to create cavities such as those in **T8**. There are three pieces of long deadwood within the crown: one at 5.7 metres (this is a big branch with a fork) and two at 10 metres.

I returned to re-inspect this tree on 19th March 2020 and found that the tree sounded hollow up to 2 metres and has soft woody material in the wound at the base. As with **T8**, I have classified this tree as category 'U' due to its condition. This tree is also protected by a tree preservation order and permission will be required from Kirklees Council for its removal.

T17 is a mature Lombardy Poplar situated along the southern boundary and within a row of the same species. I consider that the fire damage at the base is most likely to have caused damage to the tree, and I have concerns about the safety of it due the branch breakout within the crown and generally due to the condition it is in. Please refer to **Appendix 3 – Tree Schedule** for more information.

3.3. Where a detailed inspection was not possible

There were quite a number of trees that I could not inspect as I would have liked due to: Ivy, brash/debris, limited access, grass cuttings or vegetation. These were trees:

Tree	Reason for not inspecting fully
T3, T21 and T22	– Ivy clad trees.
T4, T5, T24 and T25	– limited access as tree situated on adjacent land.

T19, T20, T22a and T23 – Ivy and dense vegetation.

T18 – dense vegetation.

T10, T15 and G16 – Grass cuttings/garden debris

T10 is a Sessile Oak which was found to be surrounded by garden debris and a log pile to the western side about 1 metre high. As a result, not all of the tree could be inspected.

The Lombardy Poplars within the row (**one tree in G16, T18, T19, T20, T21 and T22a**) were difficult to inspect due to dense vegetation surrounding them which prevented access. The exception was tree **G16**, which was behind a compost heap. Lombardy Poplars were widely planted in the 1960's to provide a quick growing screen, primarily around large areas of land such as recreational grounds. There are not many left now as they are relatively quick to decay (from the inside) and are short lived relative to other species. Due to their likely internal condition, these trees were given a category of '**C2**' – **Trees of low quality**, but have some landscape attributes when viewed collectively. Once a detailed inspection is enabled, I anticipate that they may well be in a condition which justifies their removal within a 10 year period.

3.4. Trees with major visible defects

It is important to be able to perform a detailed inspection of trees when surveying, as many defects can be hidden that could cause tree failure; such as decay and wounding at the base.

T14 is a mature Hawthorn with some character. There is a large cavity at 1.25 metres, which measures about 35 centimetres by 17 centimetres high. It

extends upwards and probably joins the wounding on the branch above to create a column of decay. The tree has torn out branches and a third of sound wood remaining within the main stem. The tree is obviously well regarded as it has been chosen to house the ring of seating within the garden. In my experience Hawthorn can survive in quite a decrepit state, however given the use by the family I have to make remedial recommendations if the tree is to be retained. The owner says the blossom is spectacular.

T4 is an Ash situated on adjacent land. It has a relatively sparse crown and potentially the early stages of Ash Dieback. To date, mature Ash trees have proved to be more resilient when affected with Ash Dieback than younger trees. But without access to inspect the tree, it was not possible to fully assess it.

T12 is a Beech tree close to the property, it has large main limbs which were codominant leaders, and these have been significantly reduced in the past (essentially topping the tree). This has led to re-growth, giving a heavy crown when in leaf. It is likely that these new branches have weaker attachments and I recommend that they are not allowed to grow to become too heavy and extended in length. Beech are not good at resisting decay and are also known to readily drop limbs when the structural integrity is insufficient to carry the load. Due to the weight of the wood, this occurs sooner than in other species.

Beech are not very resistant to decay, and topping a mature tree is considered poor practice as it produces large wounds at the top of the tree with no defence for decay fungi and water to enter. As a result, this point of the tree may have the formation of columns of decay.

March 2020 inspection - the structure of the Beech tree could be seen as there were no leaves on the tree. The photo of the tree show 2 limbs which have been topped resulting in long, thin regrowth. This means that there are 2 sections of tree which will be slowly rotting, rather than 1 main stem. The long term future of this tree has been compromised.



Photo of T12 showing the structure and where it has been topped

T27, a Common Beech with very small leaves than I would expect to find. There is what is termed by Claus Mattheck (a biostructural engineer) as a 'cupboard door fracture.' This is where the wind loading on the tree has exerted repeated stress to a large limb which now opens and closes in response to wind loading as it sits beside the main stem. There is also a dead branch on top of it.

3.5. Trees with minor defects

T10, a Sessile Oak has a large and long dead branch at 8.5 metres on the western side, towards the front porch.

The Hawthorn (**T14**) has lots of torn out branches and small deadwood within the crown.

T22, a False Acacia has old pruning stubs and torn branches present within the crown.

T28, is a Sycamore situated on adjacent land; the tree is growing over the cast of the streetlight.

3.6. Unsuitable Soil Levels

The soil around **T20**, a Lombardy Poplar is too high around the base, which can cause localised rotting of the main stem.

3.7. Good specimens

The collection of Oak trees within the front garden and those adjacent to the perimeter of the eastern part of the site (**T24** and **T25**) are notable as having a high landscape value which provides privacy as well as visual amenity to the area.

In the event of a development, trees suitable for retention on the land would be safeguarded as they are an asset to the area, and their retention would act as a buffer as well as to enhance a future development.

4. Recommendations

All works are in accordance with BS 3998:2010 Tree Work. Recommendations.

Please also be aware that active bird's nests are protected by law and it is recommended that all works are carried out avoiding the main nesting bird season (January to September). The ideal times are therefore October to December. I advise that you check for active nests prior to works being arranged and just prior to them being carried out. Works can commence within the main nesting bird season so long as checks have been made and no nesting activity is present.

Tree no.	Observation	Required action	Priority
Detailed inspection was not possible			
T17	Fire damage	Remove the tree	High
T3	Ivy growth	Carefully remove the Ivy	Mod
T21	along tree		High
T22			Mod
T4	Limited access	If possible, enable access and re-	High
T5	due to tree on	inspect	Mod
T24	adjacent land		High
T25			High
T19, T20, T22a, T23	Ivy and dense vegetation around tree	Carefully remove the Ivy and vegetation then re-inspect	High

T18	Dense vegetation around the tree	Clear the dense vegetation and re-inspect	High
T10	Garden debris and grass cuttings around the tree	Remove the debris and cuttings so the ground levels can be restored if the pile has not been there for more than 3 years or so. Re-inspect the tree	High
T15 & G16		Remove the cuttings so the tree stem can dry out. Re-inspect the tree	Mod
Pruning works			
T10	Large, long dead branch at 8.5m	Prune to remove the dead branch	High
T12	Foliage touching the property Decay likely at top section of main stem	Prune to remove the end weight on the branches by the property to give clearance of at least 2metres. After aerial inspection, prune to sound wood from top of tree, and reduce crown by 20%	High
T14	Extensive hollowing, large crown with torn out	Prune to reduce end weight by 3.2 metres then monitor / or remove the tree & plant a replacement / or	High

	branches & deadwood	coppice the tree and see how it responds	
T22	Old pruning stubs & torn out branches	Prune to remove the stubs and torn out branches	Mod
T27	Cupboard door fracture with long split & a dead branch	Prune to reduce the lateral limb by 33% so the split can seal over.	Very High
T28	Tree foliage obscures streetlight	Inform owners of the need to prune the tree to give clearance for the light to shine downwards	High
Unsuitable ground levels			
T20	Soil around the tree base is too high	Carefully remove the excess soil to reinstate the ground levels	High
Monitor the tree			
T4	Sparse crown - Potential signs of Ash Dieback	Inform neighbour to monitor their tree for symptoms of the cause	High
T27	After pruning works to reduce limb size	Monitor the progress of the split as it seals over.	High

Key to Priority timescales

Very High – As soon as possible (within 6 months)

High – Within 1 year

Moderate – Within 2-3 years

Low – Within 5 years

Trees to be retained

There were 27 trees and 1 group. Out of these 24 trees and 1 group were recommended to be retained due to Arboricultural reasons, although some of them are pending further investigations. The options for **T14**, are a personal choice by the owner; the coppicing technique is explained below.

Trees to be removed

3 trees were found to be in such a condition as to be unsuitable for retention. These were **T8**, **T9** and **T17**.

Remedial works

Coppicing an outgrown hedge or suitable species of tree

Coppicing is usually cut anytime between October and February whilst the tree is dormant (has no leaves on it).

To coppice a tree, cut at an angle close to the base (no more than 10cm) allowing for water to run off the stump when it rains.

There will be new growth from the following spring, which will provide a low dense shrub. As it grows to the desired height and width that you want the shrub/hedge to be, you can then prune it to achieve the required shape.

There are some pictures here on this website which will show you what it should look like: <http://irishhedgerows.weebly.com/coppicing.html>

I have added some of the photos below:



This is taken from the above website and shows how the cut should be made.

You can see the new growth appearing already.

This photo shows you a line of coppiced hedge. It looks drastic but new shoots will start to grow the following spring, and after a year or two it will green up and the stumps will not be noticeable.

Note that the hedge in the picture has been fenced; this is to keep stock out. Fencing is not required at Church Lane, Mirfield to successfully rejuvenate the Hawthorn.

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If you need further advice, please contact me.

Removal of Ivy colonisation

Trees: **T3, T6, T7, T19, T20, T21, T22, T22a** and **T23** have Ivy colonisation.

These trees have Ivy colonisation throughout the tree. It is important to carefully sever the Ivy to prevent damage to the tree during the process.

Process for Ivy removal

Carefully sever the Ivy in two horizontal bands around the trees: one close to ground level and again at least a metre up. If the Ivy is very close to the bark of the tree, where possible slide a thin board behind the Ivy, before you sever the Ivy, so that the cut marks do not damage the tree.

Pull away all the Ivy you can and leave the rest to die back naturally over the coming months. It will then pull off much more easily.

Provide access to adjacent land to inspect trees

This has been recommended for trees: **T4, T5, T24** and **T25**.

All these trees are situated on adjacent land and it was not possible to access and inspect the trees. Ideally contact should be made with the neighbours to arrange this, or to see if they have had their own survey in the last few years. I am most curious to find out why **T5** Beech has a sparse crown and to learn more about **T4**, which is a mature Ash with possibly the early stages of Ash Dieback.

Remove extensive vegetation

Trees: **T18, T19, T20, T22a** and **T23**.

The occurrence of vegetation around the base of the trees prevents a clear view of the lower portion of the tree. It can hide major defects such as cavities or signs of decay fungi. It is important to be able to inspect as much of the tree as possible and so the removal of the vegetation is recommended and a re-inspection.

Remove debris and garden waste from beneath the tree

This is recommended for trees: **T10, T15** and **G16**.

There is a large log pile and garden debris to the west of the main stem of **T10**. If this is removed the tree will be able to receive water and nutrients more readily on this side of the tree.

Two trees: T15, a Horse Chestnut and a tree in **G16**, a Lombardy Poplar have grass cuttings piled up around the main stems. Grass cuttings change soil pH to become very acidic and to cause localised rot at the base of the main stem; it also prevents the uptake of nutrients for trees which are not acid loving species. As the Horse Chestnut tree has Bleeding canker I recommend that all of this is removed as soon as possible, and hopefully the tree can recover once the original ground level is restored.

Trees with no long term future – consider removal

T12 is a Beech which has been topped. An aerial inspection is recommended to reveal the nature of the wounding at the top of the main stems. There is a strong possibility that decay is present.

The condition of **T14**, a Hawthorn means that there are three options for managing the tree:

1 - Prune to reduce the end weight of the branches to 3.2 metres to allow the tree to survive for longer without a high risk of failure and,

2 - Remove the tree and plant a replacement.

3 – Coppice the tree to hopefully reinvigorate it, then manage it as a shrub.

Lombardy Poplar trees: **one tree in G16, T17, T18, T19, T20, T21, T22a** are all of a uniform age; once a detailed inspection is enabled, I anticipate that they may well be in a condition which justifies their removal within a 10 year period.

Reinstate soil levels

Recommended for tree: **T20**.

Trees to monitor

Recommended for trees: **T4, T14** and **T27**.

Trees with growth that requires pruning

Recommended for trees: **T12, T14, T22, T27** and **T28**.

Areas where soil levels are unsuitable

Recommended for tree: **T20**.

5. Conclusions

Generally, the trees on the site within influencing distance of the development are in a fairly good condition overall.

Three trees have been recommended for removal (**T8, T9 & T17**) and one other tree (**T12**) requires an aerial inspection to ascertain whether decay is present at the wound site at the top where it has been topped in the past and now has extensive regrowth. Topping a tree compromises the tree's long term future.

Tree: **T14** has evidence of internal decay and hollowing.

T27 has a fracture where a lateral branch is attached to the main stem and requires remedial works.

Trees: **one tree in G16, T17, T18, T19, T20, T21 and T22a** are expected to have a safe remaining life expectancy around 10 years or less.

Neighbouring trees are recommended for an inspection as access was not possible, these are trees: **T4, T5, T24, T25 and T28**.

Several trees could not be fully inspected as they were obscured by vegetation, debris or Ivy, these were: **T3, T10, T15, G16, T18, T19, T20, T21, T22, T22a and T23**.

In order to ensure the protection of the trees, it is recommended that tree protection measures are drawn up and an impact assessment is carried out prior to the submission of a planning application.

6. Glossary

Canopy/Crown – Foliage bearing part of the tree.

Lateral branch – A side branch which arises from a main stem.

Stem – Principal above ground structural component(s) of a tree that supports its branches.

Wound – Injury in a tree caused by a physical force.

7. References / Bibliography

BS 3998: 2010 *Tree Work. Recommendations*, (2010), BSI Standards Publications

BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, (2012), BSI Standards Publications.

Lonsdale, D. (2006) *Principles of Tree Hazard Assessment and Management*, London: TSO

Watson, B. (2006) *Trees Their Use, management, Cultivation and Biology*, Wiltshire: The Crowood Press

Unknown. (undated) *Coppicing technique*.

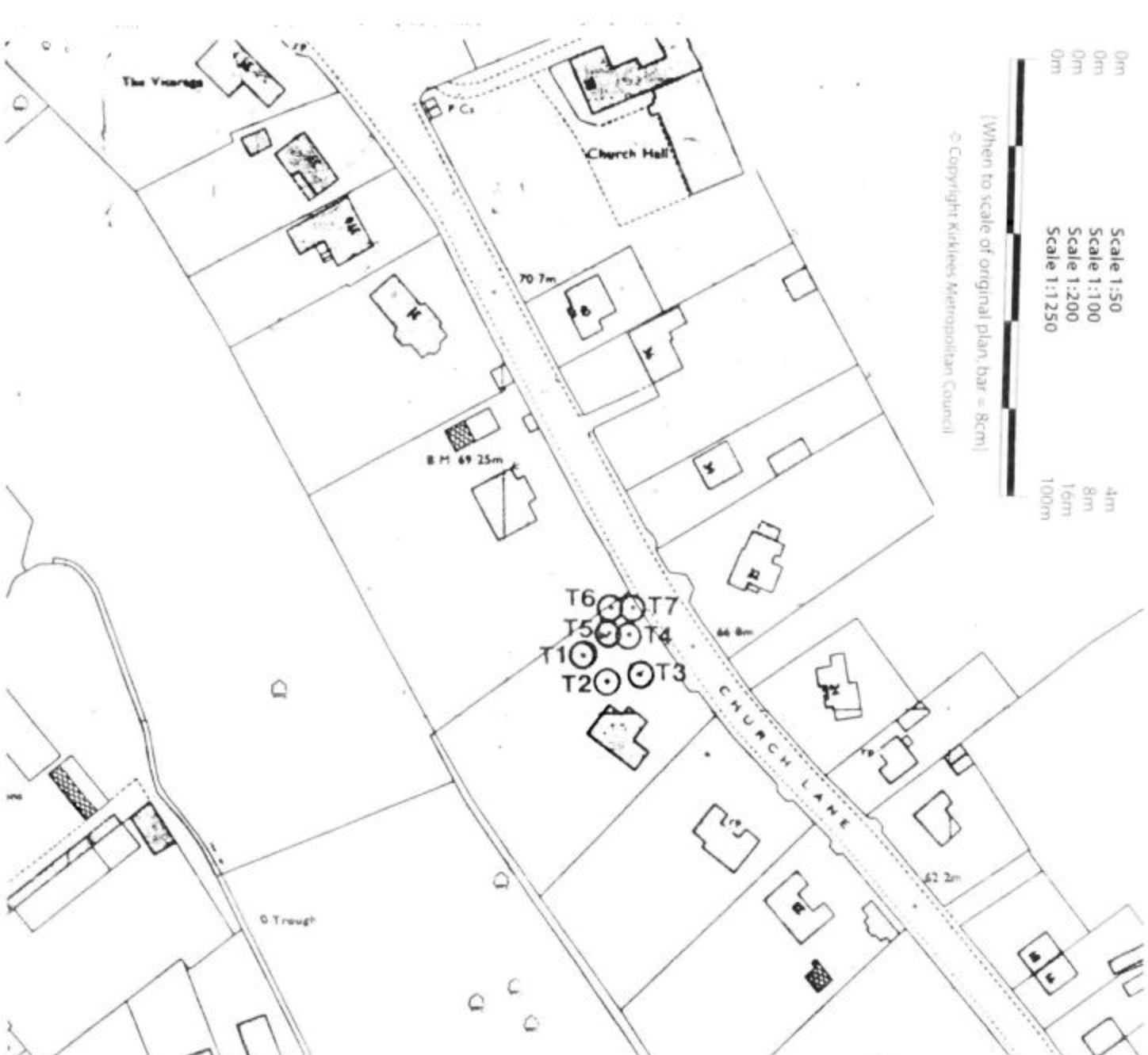
<http://irishhedgerows.weebly.com/coppicing.html>. Accessed: 25.9.18

Appendices

Appendix 1 – Pre-development Plan

Appendix 2 – Tree Preservation Orders:

Church Lane, Mirfield - No. 21, 1985 & Church Lane, Mirfield - No. 18, 1989



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[When to scale of original plan, bar = 8cm]



Church Lane, Mirfield

TREE PRESERVATION ORDER
N° 18 1989

**KIRKLEES
METROPOLITAN
COUNCIL**

Scale 1:1250 Drawing N°

Date of Confirmation

DEPT. OF ECONOMIC
DEVELOPMENT AND
PLANNING.

FIRST SCHEDULE

SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(within a black circle on the plan)

<u>No. on Plan</u>	<u>Species</u>	<u>Location</u>
T1	Oak	In garden of 27 Church Lane, Mirfield
T2	Oak	In garden of 27 Church Lane, Mirfield
T3	Oak	In garden of 27 Church Lane, Mirfield
T4	Oak	In garden of 27 Church Lane, Mirfield
T5	Oak	In garden of 27 Church Lane, Mirfield
T6	Oak	In garden of 27 Church Lane, Mirfield
T7	Horse Chestnut	In garden of 27 Church Lane, Mirfield

GROUPS OF TREES

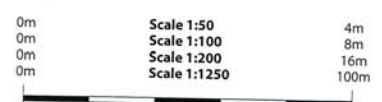
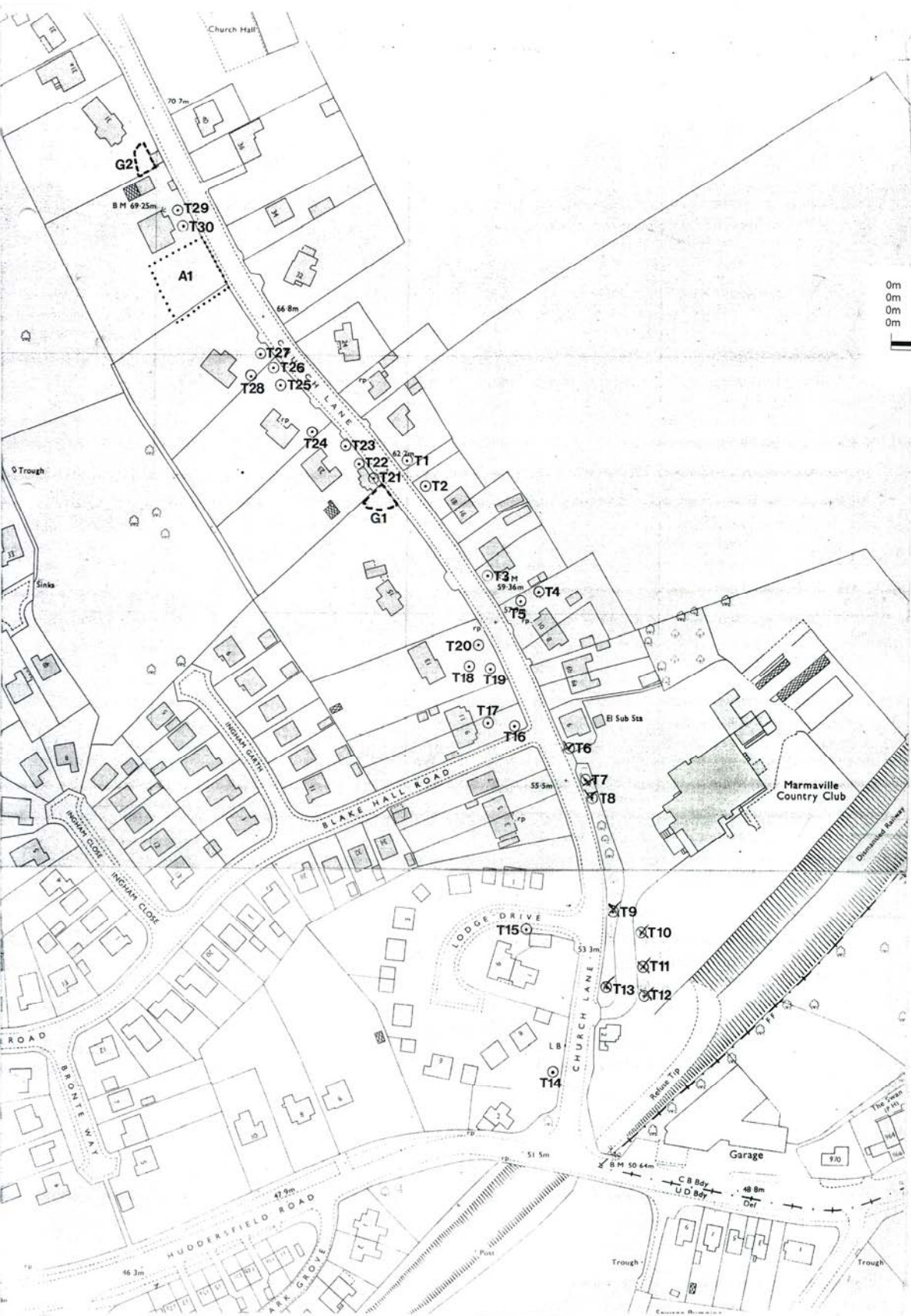
None

AREAS OF TREES

None

WOODLANDS

None



[When to scale of original plan, bar = 8cm]
 © Copyright Kirklees Metropolitan Council

**Church Lane,
 Mirfield.**

Tree Preservation Order
 No.21 1985

**KIRKLEES
 METROPOLITAN
 COUNCIL**

Scale 1:1250 Drawing No.

Date of Confirmation

D.C.W Vane R.I.B.A.
 Director of Technical Services.

FIRST SCHEDULE

Trees Specified Individually (within a black circle on the map)

<u>Number</u>	<u>Species/Description</u>	<u>Location</u>
T1	Ash	In front garden of 20 Church Lane, Mirfield
T2	Lime	In front garden of 18 Church Lane, Mirfield
T3	Horse Chestnut	In front garden of 12 Church Lane
T4	Beech	To the side of 10 Church Lane
T5	Beech	To the south west of T4 at 10 Church Lane
T6	Sycamore	Adjacent to front boundary of 6 Church Lane
T7	Beech	Along the Church Lane frontage of the Marmaville Country Club adjacent to 6 Church Lane
T8	Horse Chestnut	To the south of T7
T9	Oak	Along the Church Lane frontage of the Marmaville Country Club opposite the entrance to Lodge Drive
T10	Red Oak	To the south east of T9, on other side of driveway
T11	Horse Chestnut	To the south of T10
T12	Beech	To the south of T11
T13	Horse Chestnut	To the south of T9 and north west of T12 along the Church Lane frontage of the Marmaville Country Club
T14	Beech	In the rear garden of 8 Lodge Drive,
T15	Field Maple	To the side of 1 Church Lane
T16	Lime	In the front garden of 9 Church Lane
T17	Sycamore	To the north west of T16 at 9 Church Lane
T18	Sycamore	In the front garden of 13 Church Lane
T19	Sycamore	To the south east of T18 at 13 Church Lane
T20	Sycamore	To the north of T19 at 13 Church Lane
T21	Sycamore	Between the outbuilding and Church Lane at 23 Church Lane

Trees Specified Individually (Cont.)

<u>Number</u>	<u>Species/Description</u>	<u>Location</u>
T22	Sycamore	On the northern elevation of the outbuilding at 23 Church Lane
T23	Beech	Adjacent to the entrance drive at 23 Church Lane
T24	Horse Chestnut	Adjacent to the southern boundary of 25 Church Lane
T25	Ash	Adjacent to Church Lane, frontage of 25 Church Lane
T26	Sycamore	In northern corner of garden at 25 Church Lane
T27	Sycamore	To the north of T26 in the garden of 27 Church Lane
T28	Beech	To the south west of T27 at 27 Church Lane
T29	Sycamore	Along the Church Lane frontage of 29 Church Lane
T30	Sycamore	To the south of T29 at 29 Church Lane

Groups of Trees (within a broken black line on the map)

<u>Number</u>	<u>Species/Description</u>	<u>Location</u>
G1	Group of 5 ³ Sycamore	In the northern most corner of 15 Church Lane, adjacent to the Church Lane frontage
G2	Group of 4 ⁵ Horse Chestnut	Adjacent to the outbuilding on the Church Lane frontage of 31 Church Lane

Areas of Trees (within a dotted black line on the map)

<u>Number</u>	<u>Species/Description</u>	<u>Location</u>
A1	Area of mixed deciduous species including Beech, Ash, Oak, Elm and Sycamore	Adjacent to the Church Lane frontage of "Thornfield", 29 Church Lane

Woodlands

None

Appendix 3 - Tree Schedule and explanatory notes

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm	Height (m) and direction of lowest	Crown spread in metres (N/E/S/W)	Root Protection Area radius (m)	Observations	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations	Priority for works	Re-inspection timing	Retention Category
T1	Mature	20.9	1.6+	62	6.5 N/E/S/W	4.4 5.8 6.7 8.5	7.44	The tree is situated in the lawn area of the front garden. It has multiple stems at 1.8 metres with a compact crown. There is twiggly growth along the main stem at 1.5 metres, yet the lowest branch is at 6.5 metres. I noted evidence that the surface roots have been damaged by the action of a mower in the past. There are no major visible defects.	Good	Good	40+	High	No action required.	n/a	5	B1
	Sessile Oak															
	<i>Quercus petraea</i>															
T2	Early mature	17.2	2.7	47	4.5 N	3.9 4.4 4.2 4.0	5.64	The Oak tree has twin stems at 4.6 metres. There is twiggly deadwood in the inner crown due to self shading. There were no major visible defects noted.	Good	Good	40+	Mod	No action required.	n/a	5	B1
	Sessile Oak															
	<i>Quercus petraea</i>															
T3	Mature	19.2	5.0	53 over Ivy	5.7 W	5.2 9.5# 3.7 3.0	6.36	The tree is situated close to the boundary wall (20cm), and the crown predominantly grows over on to adjacent land. The tree is clad in Ivy and is suppressed within the garden by T2. It has twin stems at an estimated height of 4.7 metres (the union was obscured by Ivy). There are watershoots throughout the main stem which is natural for the tree species. Due to the proximity of the wall to the tree i predict that it will be in the region of 10-20 years before the tree comes into contact with the wall. Aside from this the tree may live in excess of 40 years. Believed to be T6 in TPO No.18 1989.	Good	Good	10-20	Mod	Carefully sever the Ivy as per the report recommendations.	Mod	5	B1
	Sessile Oak															
	<i>Quercus petraea</i>															
T4	Mature	20.2	7+	54#	8 E	6.0# 6.0# 8.5 6.0	6.48	The Ash is situated on adjacent land along the roadside behind a gate. It has been crown lifted to give clearance of the telephone cables. There has been excessive pruning to give clearance up the main stem to 7.9 metres. The tree has a relatively sparse crown and potentially the early stages of Ash Dieback. To date mature trees have proved to be more resilient when affected with Ash Dieback than younger trees. No access was possible to thoroughly inspect the tree.	Fair	Fair	20-40	Mod	Monitor for signs of Ash Dieback. Enable access to fully assess the tree.	High	1	B2
	Ash															
	<i>Fraxinus excelsior</i>															
T5	Mature	20#	6.3	89#	5.5 W	4.2 8.0# 8.0 6.1	10.68	The Beech tree is situated on adjacent land and has twin stems at 5.5 metres. It is situated very close to the boundary fence and this also prevented a detailed inspection of the tree. It was noted that it has a slightly sparse crown than I would expect to see.	Fair	Good	20-40	Mod	Gain access to inspect fully.	Mod	3	C1
	Common Beech															
	<i>Fagus sylvatica</i>															
T6	Early mature	19#	2.5#	55 over Ivy	2.2 W	6.0# 6.0# 5.2 6.0#	6.24	The Sycamore is Ivy clad and the crown is situated close to the boundary close to the roof of the neighbouring property, but clear of it. The crown has somewhat reduced in size, and there were no major visible defects.	Good	Good	40+	Mod	Carefully remove the Ivy.	High	5	C2
	Sycamore															
	<i>Acer pseudoplatanus</i>															
T7	Early mature	20#	3.6+	49 over Ivy	3# W	9.9# 6.6# 4.8 6.6#	5.64	The Sycamore has Ivy growth. The crown appears more sparse than I would expect to see for this species. There were no major visible defects.	Fair	Good	10-20	Mod	Clear the Ivy to enable an inspection next time.	Low	5	C2
	Sycamore															
	<i>Acer pseudoplatanus</i>															

indicates estimated

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm	Height (m) and direction of lowest	Crown spread in metres (N/E/S/W)	Root Protection Area radius (m)	Observations	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations	Priority for works	Re-inspection timing	Retention Category
T8	Mature	21#	2+	64	4.7 N	N 6.4 E 4.4 S 4.6 W 9.0#	7.68	The tree has multiple stems at an estimated 4.3 metres has a column of decay on the northern side from ground level up to 1.5 metres, and there is a wound from ground level up to 1 metre. There is a long decayed cavity (the skewer goes in as far as 12cm and upwards in excess of 30cm beyond this). There is a brown/cubicle rot with woodworm present. At this point the tree is hollowing out despite the good occluded growth around the wound. There is a small grided root on the south-eastern side. Oak rarely drop limbs as the wood is incredibly strong even when dead, but if the garden is frequently used which I understand it is, then I would advice caution during severe weather instances. Believed to be T2 in TPO No.18 1989. March 2020 - reinspection, the tree sounded hollow up to 1.5 metres on the left side of the wound. The right side sounded okay.	Good	Poor	40+	Mod	Original survey said: Monitor annually for progress of the cavity to ensure it does not exceed two thirds of the total area otherwise the structural integrity may be compromised. At this time I recommend that the tree is removed for safety reasons. Consider retrenchment pruning to reduce overly long limbs such as those on the western side. March 2020 I recommend the removal of the tree.	Mod	n/a	U
	Sessile Oak															
	<i>Quercus petraea</i>															
T9	Early mature	17#	3+	46	5 S	N 3.0 E 2.4 S 3.4 W 3.8	5.52	The Oak has two different wounds located between ground level to 3.2 metres, they are starting to occlude but have decay (woodworm). The wounds will hollow out over time to create cavities such as those in T8. There are three pieces of long deadwood within the crown: one at 5.7 metres (this is a big branch with a fork) and two at 10 metres. There is a rope swing on the lowest branch on the southern side. Believed to be T5 in TPO No.18 1989. March 2020 - reinspection, the tree sounded hollow up to 2 metres and the wound is soft at the base.	Fair	Fair	40+	Mod	Original survey said: Remove the deadwood throughout the crown. March 2020 I recommend the removal of the tree.	Mod	5	U
	Sessile Oak															
	<i>Quercus petraea</i>															
T10	Mature	20.3#	8+	66	8.8 W	N 3.4 E 3.7 S 5.2 W 8.5	7.92	There is a log pile and garden debris on the west side up to around 1 metre. The tree has previously been crown lifted in the past, and I noted a large, long dead branch at 8.5 metres on the western side, towards the front porch. Believed to be T3 in TPO No.18 1989.	Good	Good	40+	High	Carefully remove the debris and reinstate the ground level if this pile has not been in situ for more than 3 years or so. Prune to remove the dead branch.	High	5	B1
	Sessile Oak															
	<i>Quercus petraea</i>															
T11	Early mature	22.8	2+	45	7.0 S	N 3.2 E 3.7 S 4.8 W 6.7	5.28	There is a wound from a torn out branch on the western side. I consider that the tree has possibly been topped at 7 metres (estimated) and the lateral branches have become the main leaders. Believed to be T4 in TPO No.18 1989.	Good	Fair	40+	Mod	No action required.	n/a	5	B1
	Sessile Oak															
	<i>Quercus</i>															

indicates estimated

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm	Height (m) and direction of lowest	Crown spread in metres (N/E/S/W)	Root Protection Area radius (m)	Observations	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations	Priority for works	Re-inspection timing	Retention Category
T12	Mature	10.7#	4.4	72	6.5 N	N 9.4 E 4.7 S 4.4# W 4.0#	8.64	The large main limbs which were codominant leaders have been significantly reduced in the past (essentially topping the tree). This has lead to re-growth, giving a heavy crown which is touching the guttering of the property. It is likely that these new branches have weaker attachments and I recommend that they are not allowed to grow to become too heavy and extended in length. Beech are not good at resisting decay and are also known to drop limbs when the structural integrity is insufficient to carry the load. Topping a mature tree is considered poor practice as it produces large wounds at the top of the tree with no defence for decay fungi and water to enter. As a result, this point of the tree may have columns of decay. March 2020 inspection - the structure of the Beech tree could be seen as there were no leaves on the tree. The photos of the tree show 2 limbs which have been topped resulting in long, thin regrowth. This means that there are 2 smaller sections of tree which will be slowly rotting, rather than 1 main stem. The long term future of this tree has been compromised.	Good	Fair at present	20-40	Mod	Selectively prune to reduce the end weight on the branches by the property to give clearance of at least 2 metres. Whilst there perform an aerial inspection of the area where the tree was topped and if it is sound wood (not decayed) then prune the extended limbs to reduce the loading by 20% all over (inclusive of the branches by the property). If the wood is decaying re-pollard the tree to remove the growth around the area of the decayed wood. Take the pollard back further along the main stems until sound wood is found. I am happy to return to site to advise on this further.	High	5	C1
	Common Beech															
	<i>Fagus sylvatica</i>															
T13	Mature	4.7	1.6	35	1.8 N/E/S/W	N 1.4 E 1.7 S 1.9 W 1.3	4.2	The tree is situated in the rear garden and has been grafted at the base. It has multiple stems at 1.8 metres, which have been pruned to provide a maximum crown height of 4.7 metres. There is a wound on the eastern side where a branch was torn out. Due to these factors the tree has no lateral spread indicative of the species and for this reason I have reduced the amenity value and category for retention.	Good	Good	10-20	Low	No action required.	n/a	5	C3
	Cherry															
	<i>Prunus sp.</i>															
T14	Mature	7.1	2.1	40	2.6 E	N 3.7 E 3.4 S 3.9 W 4.2	4.8	This tree has a metal seat around. There is a large cavity at 1.25 metres, which measures about 35 centimetres by 17 centimetres high. It extends upwards and probably joins the wounding on the branch above to create a column of decay. The tree has torn out branches and a third of sound wood remaining. The tree is obviously well regarded as it has been chosen to house the seating within the garden. In my experience Hawthorn can survive in quite a decrepit state however given the use by the family I have to make remedial recommendations if the tree is to be retained.	Good	Poor	<10	Mod	Reduce end weight to 3.2 metres and monitor the progress of the tree. The other options are to remove the tree and plant a replacement elsewhere in the garden, or see if how it recovers if it is coppiced.	High	2	C1
	Hawthorn															
	<i>Crataegus monogyna</i>															
T15	Mature	14	1+	50	2.14 W	N 4.1 E 3.3 S 5.2 W 5.6	6	There are grass cuttings piled up to a height of 1.04 metres. Any materials covering the main stem is not ideal as it promotes dampness and rot in the region; grass cuttings increase the acidity of the soil and also hold moisture against the main stem. There is a bleeding canker to the main stem, indicating a chemical response to either a bacterial or fungal infection.	Fair	Poor	10-20	Mod	Remove cuttings so the tree stem can dry out. Reinspect in around 3 years time.	Mod	3	C1
	Horse Chestnut															
	<i>Aesculus hippocastanum</i>															

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm		Height (m) and direction of lowest	Crown spread in metres (N/E/S/W)		Root Protection Area radius (m)	Observations	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations	Priority for works	Re-inspection timing	Retention Category
				LP #	Haw #		N	E										
G16	Early mature/Mature Hawthorn and Lombardy Poplar <i>Crataegus monogyna/ Populus Nigra</i>	12#	4+#	LP 34 + Haw 29 #	2.4	N	5.0# 5.0# 0.0	N E S W	4.08, 3.48	There are grass cuttings piled up mainly against the Lombardy Poplar. The grass cuttings increase acidity of the soil and retain moisture which can cause localised rotting of the main stem. Both trees are growing close together in the rear corner of the garden.	Good	Good	40+	Mod	Remove the cuttings so the tree stem can try out. Reinspect in around 3 years time.	Mod	3	B2
T17	Mature Lombardy Poplar <i>Populus Nigra</i>	24.5	5	60#	5	SE	3.8# all round	N E S W	7.2	There is fire damage at the base of the tree. There appears to be loss of a branch in the centre of the crown, and I have concerns of safety due to growth strips which could indicate internal cracking or decay. The tree has characteristically tight branch unions.	Good	Poor	<10	Mod	Remove the tree.	High	n/a	U
T18	Mature Lombardy Poplar <i>Populus Nigra</i>	23.5	6+	46#	6#	S	4.0 4.0 5.0# 4.0	N E S W	5.52	There are tight unions throughout the tree, which is typical for the species. The presence of dense vegetation has prevented a detailed inspection.	Good	Fair	10-20	High	Clear the vegetation and reinspect.	High	1	C2
T19	Mature Lombardy Poplar <i>Populus Nigra</i>	24.5	6+	75#	6#	S	4.5# All Round	N E S W	9	There is considerable ivy cladding and vegetation on this tree, preventing a detailed inspection. Tight unions are also within this tree.	Fair	Fair	<10	High	Ivy and vegetation to be cleared to enable a detailed inspection.	High	1	C2
T20	Mature Lombardy Poplar <i>Populus Nigra</i>	22.5	6+	42#	6#	S	3 All Round	N E S W	5.04	There is considerable ivy cladding and vegetation on this tree thus preventing a detailed inspection. The soil levels are also high around the base; this can cause localised rotting. Tight unions are also within this tree.	Good	Fair	10-20	High	Ivy and vegetation to be cleared to enable a detailed inspection. The soil will also need to be carefully removed.	High	1	C2
T21	Mature Lombardy Poplar <i>Populus Nigra</i>	17#	5 +	49 over Ivy	5	All Around	4 # All Round	N E S W	5.88	There is ivy affecting this tree thus preventing a detailed inspection. There are tight unions within the tree.	Good	Fair	10-20	High	Ivy to be cleared to enable a detailed inspection.	High	1	C2
T22	Mature False Acacia <i>Robinia pseudoacacia</i>	9.5	1.6	34.8 combined	3.7	SW	1.8 4.6 5.0 3.7	N E S W	4.17	This tree multiple stems at 1 metre. It is leaning for light into the lawn area of the garden and this is adaptive growth which is stable rather than a lean caused by instability. When inspected the tree was clad with ivy and previous pruning has left stubs and torn branches.	Fair	Fair	10-20	Low	Ivy to be carefully cleared and remedial prune to remove the branch stubs and torn out branches.	Mod	3	C2
T22a	Early Mature Lombardy Poplar <i>Populus Nigra</i>	12#	5 +	31 over Ivy	5+ All Round	W	4 All Round	N E S W	3.72	This tree is clad with ivy and dense vegetation both prevented a detailed inspection.	Fair	Fair	10-20	High	Ivy and vegetation to be cleared to enable a detailed inspection.	High	1	C2
T23	Mature Sessile Oak <i>Quercus petraea</i>	17.6	4	65# over Ivy	4.2	East onto Site	N E S W	E 6.0	7.8	There is dense vegetation and ivy cladding on this tree which is preventing a detailed inspection and also trash piled up. I could not get close to the tree.	Indeterminate	Indeterminate	40+	High	Ivy and vegetation to be cleared to enable a detailed inspection.	High	1	B1

indicates estimated

Tree	Age, Species & Latin name	Height (m)	Crown Height (m)	Stem diameter (DBH) cm	Height (m) and direction of lowest	Crown spread in metres (N/E/S/W)		Root Protection Area radius (m)	Observations	General Physiology	General Structure	Life expectancy (years)	Amenity value	Recommendations	Priority for works	Re-inspection timing	Retention Category
T24	Early mature Oak	16.5	6#	39#	6.5# East onto Site	N E S W	E 7.7	4.68	This tree is situated on adjacent land with no access permitted to take the measurements of the crown and to inspect all of the tree. I did note that the tree has a high crown.	Good	Good	40+	High	Enable access to perform a full inspection.	High	1	B1
	<i>Quercus sp.</i>																
T25	Early mature Oak	16	5.3#	39#	5.1#	N E S W	E 7.5#	4.68	This tree is situated on adjacent land with no access permitted to take the measurements of the crown and to inspect all of the tree. I did note that the tree has a high crown.	Good	Good	40+	High	Enable access to perform a full inspection.	High	1	B1
	<i>Quercus sp.</i>																
T26	Mature Sessile Oak	21.8	4.5	66	5.8	N E S W	5.3 4.9 4.8 5.0	7.92	There is situated in the tarmac driveway by the fence in the front garden between the house and the car port. It has a large torn out branch on the eastern side at 5.8 metres leaving a short, thick stub.	Good	Good	40+	High	No action is required.	n/a	5	B1
	<i>Quercus</i>																
T27	Mature Common Beech	16.9	2.6	64	6.4	N E S W	5.4 7.9 7.0 7#	7.68	This beech tree has many small leaves. There is a cupboard door fracture and a big split going down the tree. There is also a dead branch on top of it. I categorise the tree as 'B' at present. This tree is T28 in TPO No.21 1985.	Fair	Poor	10-20	High	Reduce the limb which is causing the fracture by 33% so the wound can seal over - VERY HIGH PRIORITY. Monitor this annually - HIGH PRIORITY	Very High/High	1	B1
	<i>Fagus sylvatica</i>																
T28	Early mature Sycamore	18.6	3.4	30#	None over the site	N E S W	0.0 6.9 8.0 6.7	3.6	This tree is situated on adjacent land close to the boundary (About 1 metre from the retaining wall) and is suppressed by T27. There is flush cut pruning with occluded growth and cavity formation. The tree blocks the cast of the street light. This tree is T26 in TPO No.21 1985.	Good	Fair	20-40	Mod	Inform the owners that the tree requires pruning to be clear of the streetlight.	High	5	B1
	<i>Acer pseudoplatanus</i>																

Explanatory Notes

Taken from the BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations

Trees unsuitable for retention			
Category U			
<p>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</p> <ul style="list-style-type: none"> • 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 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 <p>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</p>			
Trees to be considered for retention			
	Mainly Arboricultural qualities 1	Mainly landscape qualities 2	Mainly cultural values, including conservation 3
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	Trees, groups or woodlands of particular visual importance	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)

	principal trees within an avenue)		
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 were downgraded because of impaired condition (e.g. the presence of significant 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
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 150mm	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

Produced by:

Harding



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