



Tree Hazard Assessment

Prepared for:

Meadfleet Ltd, Unit 2,
Meadway Court, Meadway
Technological Park, Rutherford
Close, Stevenage, Hertfordshire,
SG1 2EF.

By:

Arborcare
Unit N, Shangri-La Farm
Todds Green
Stevenage
Hertfordshire
SG1 2JE

Site:

Aura Site Number: 337
New Lane
Cleckheaton
BD19 6AY



Location: Aura, New Lane, Cleckheaton, BD19 6AY.	Arborcare Ref: 10090
Client: Meadfleet	Client Ref: Aura 337
Survey Inspector: Brian Cole	Date of Inspection: 05/06/2024
Document Prepared by: Brian Cole	Date of Submission: 08/06/2024

Local Authority: Kirklees Council	
Tree Protection Status:	It is understood the site and its grounds are not located within a Conservation Area. The trees are protected by a Tree Preservation Order (TPO).

Instructions: Issued by Samantha Hursey on the 5 th May 2024.
Terms of Reference: To survey the trees located at the above site as per the edged red plan provided, to assess their general condition from ground level in accordance with the Meadfleet's Tree Management Policy 2017 version 1.



Survey Summary

Tree Category:	Number on Site:
Individual Tree	5
Group of Trees	5
Woodland	Nil

Work Summary

High Priority Work Within 3 Months	Tree Number:
Requires felling	Nil
Requires remedial pruning	Nil

Moderate Priority Work Within 6 Months	Tree Number:
Requires felling	Nil
Requires remedial pruning	T14

Low Priority Work Within 1 Year	Tree Number:
Requires felling	Nil
Requires remedial pruning	T01



Target Zones/Zone usage

The target/usage evaluation for each site would be created using the criteria formulated in the table below. A brief description of each category has been provided.

Zoning Category	Property (repair or replacement costs)	Pedestrian Frequency	Vehicular Frequency
High	Very high value ranging from £15,000- £1,000,000	10 per hour – constant flow	Any UK highway from designated B roads - motorways
Moderate	Moderate value ranging from £1,000- £15,000	< 10 per hour- 1 per day	Unregistered road or track
Low	Low value >£1,000	< 1 per day – None	No vehicle access

Property

The target structure would firstly be assessed (from a lay person perspective) to determine if it would withstand the impact of the failed tree or branch and be occupied. In this event the zone would be classed as high. If users or occupiers are not likely to be affected, the approximate cost of the property repair or replacement would be considered.

Pedestrian

The potential for pedestrians to be occupying a zone is calculated on the basis that a pedestrian will spend, on average, five seconds passing beneath an average tree, unless a longer occupation is likely as with a habitable structure or seating.

Vehicular

For ease a simplistic approach is taken, where any designated highway is instantly regarded as a high usage/target zone. In the case of vehicles, the potential impact may relate either to the tree striking the vehicle or to the vehicle striking the fallen part.



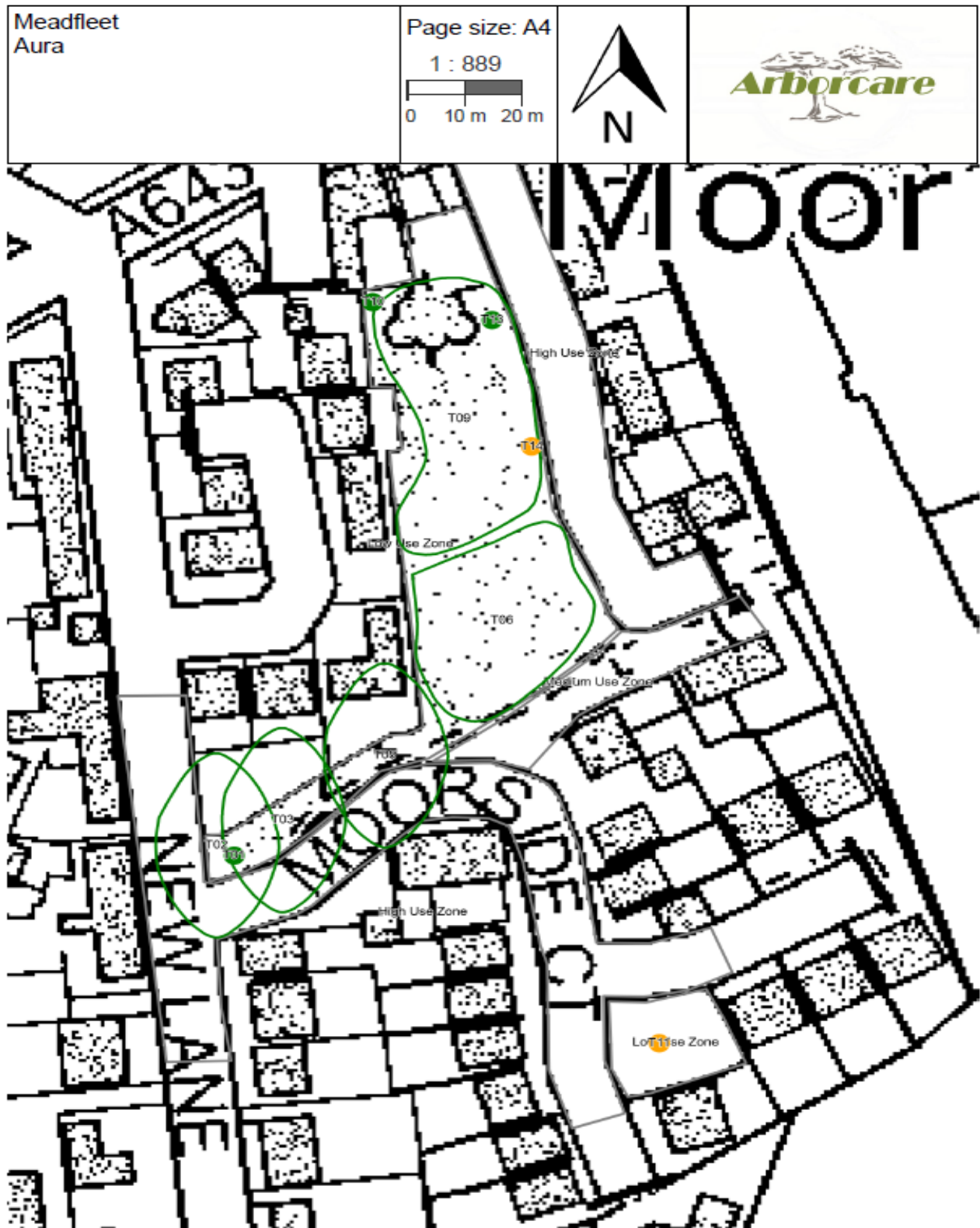
Work Priority

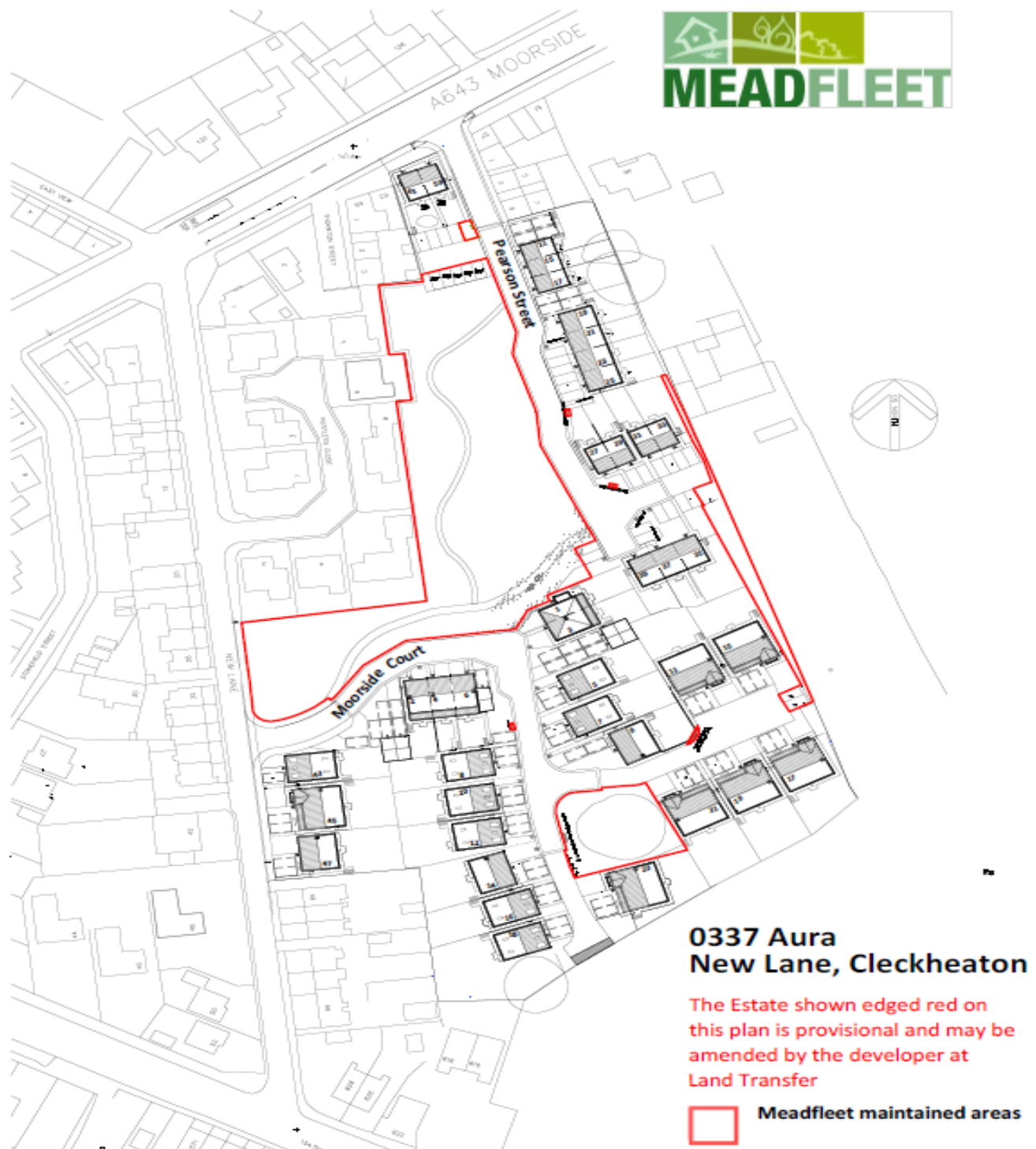
All work highlighted within the surveys will be allocated a priority rating dependant on the trees location and condition. The table below provides details of these categories.

<u>Tree Works Priority Guide</u>	
Priority	Type of maintenance that normally fall into each priority band.
Priority 1 – Urgent public safety work Following inspection the tree(s) require(s) urgent maintenance work to make its current condition acceptable. Target completion – Work that should be completed as a matter of priority to minimise the risk of injury or property damage.	Dead, dying and diseased trees in high pedestrian and traffic flow areas Trees that pose imminent danger to people or property Deadwood in high usage areas
Priority 2 Non urgent, but essential safety work Following inspection the tree(s) require(s) Non Urgent but essential maintenance work to resolve safety issues identified during inspection. Target completion – Work of a moderate priority should be undertaken as a part of a programmed maintenance.	Tree branches below 2.5mtrs over high pedestrian flow footpaths Tree branches below 5.2mtrs over high traffic flow roads Tree branches causing damage to property Deadwood in moderate usage areas
Priority 3 – Non essential, but desirable work Following inspection the tree(s) is identified as requiring non-essential maintenance work. Due to the nature of the work identified it will only be completed as resources allow. Target completion – Work of low priority usually recommended for aesthetics or good arboricultural practise, rather than risk management. To be undertaken if resources allow.	All other general tree maintenance work that is causing no risk of harm to people or property.



OS Map 1: Site







Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Survey Notes	Recommendations	Priority	Photo
T01	683	Common ash (<i>Fraxinus excelsior</i>)		Building Footpath Highway	Mature	15 to 20	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Large. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Minor deadwood within crown. Hyper extended limbs. * Trunk Codominant stems. Included bark	Crown reduce by 25%, reducing the height and spread by up to 2.5m.	3	
T02	684	Common ash 'Group of 4.' (<i>Fraxinus excelsior</i>)	Group of 4.	Fence Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Minor deadwood within crowns. * Trunk Codominant stems. Included bark.	None at present.	N/A	
T03	685	Mixed species 'Group of 10 x Sycamore, 1 x Elder, 2 x Goat Willow' (Mixed species)	Group of 10 x Sycamore, 1 x Elder, 2 x Goat Willow	Fence Footpath Highway Street light	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Minor deadwood within crowns, not over a target area. * Trunk Codominant stems. Included bark.	None at present.	N/A	



Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	SurveyNotes	Recommendations	Priority	Photo
T05	687	Sycamore 'Group of 3.' (<i>Acer pseudoplatanus</i>)	Group of 3.	Building Fence Footpath Highway	Mature	15 to 20	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Medium. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Pruning history - Raised. - Pruning history - Reduced. - Minor deadwood within crown. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	
T06	688	Mixed species 'Group of 1 Cherry, 2 Ash, 12 Sycamore' (Mixed species)	Group of 1 Cherry, 2 Ash, 12 Sycamore	Fence Footpath	Early Mature	10 to 15	Good	Normal	50+	- Woodland section with footpath running through the centre. * Load Factors - Wind Exposure: Partial. - Crown Size: Medium. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Minor deadwood within crowns. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	
T09	691	Mixed species 'Group of 1 Cherry, 2 Ash, 12 Sycamore' (Mixed species)	Group of 1 Apple, 4 Ash, 12 Sycamore, 2 Willow	Fence Footpath Highway Street light	Early Mature	10 to 15	Good	Normal	50+	- Woodland section with footpath running through the centre. * Load Factors - Wind Exposure: Partial. - Crown Size: Medium. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Minor deadwood within crowns. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	
T10	692	Common ash (<i>Fraxinus excelsior</i>)		Building Fence	Early Mature	10 to 15	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Medium. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Branches encroaching on building - Reduced back. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	



Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Survey/Notes	Recommendations	Priority	Photo
T11	693	Common ash (<i>Fraxinus excelsior</i>)		Building Fence Footpath Highway Street light	Mature	10 to 15	Fair	Moderate	50+	* Load Factors - Wind Exposure: Full. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Dense. * Crown and Branches - Pruning history - Raised. - Deadwood within crown. * Trunk - Codominant stems. - Included bark. - Velvet Shank growing at the base on the northwest side. Fungus: Flammulina velutipes (Velvet Shank)	Crown reduce by 30%, reducing the height and spread by up to 3m. Remove deadwood - greater than 25 mm	2	
T13	No tag	Common ash (<i>Fraxinus excelsior</i>)		Building Fence Footpath Highway Street light	Mature	15 to 20	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Minor deadwood within crown. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	
T14	No tag	Common ash (<i>Fraxinus excelsior</i>)		Building Fence Footpath Highway Street light	Mature	15 to 20	Fair	Moderate	50+	Tree location: ///admit.online.bills * Load Factors - Wind Exposure: Partial. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Deadwood within crown. - Hyper extended limbs. * Trunk - Codominant stems. - Included bark.	Crown reduce by 25%, reducing the height and spread by up to 3m. Remove deadwood - greater than 25 mm.	2	



Keys

Est – Estimated.

Hazard – Something with the potential to cause harm.

Risk – The probability that harm will actually be caused to persons or property by the tree with a defect.

Target – In order for there to be a risk there has to be a target; people and property constitute a target.

Deadwood – any deadwood greater than 1 metre and 50mm diameter.

Hazard Beam – A curved woody stem, whose loading tends to bend it against the direction of curvature, has a tendency to split through the centre, having the effect of straightening the part.

Compression Fork – A kind of narrow fork with included bark in which continued radial growth results in pressure which tends to push the limbs of the fork apart.

Age Class – Y Young, SM Semi Mature, MA Middle Aged, M Mature and OM Over Mature. All age classes are related to the age for species.

Crown Reduction – A form of pruning in which the extent of the crown is decreased without (primarily) decreasing its density, to reduce loading, balance the crown, mitigate a nuisance, etc.

Crown Thinning – A form of pruning in which individual branches are removed from the crown to reduce its density without (primarily) reducing its extent. Alternatively, in forestry, crown thinning is a thinning type.

Crown Lifting – The removal of lower branches of a tree, whether complete branches or those arising from the lower limbs, to increase the headroom to the base of the crown.

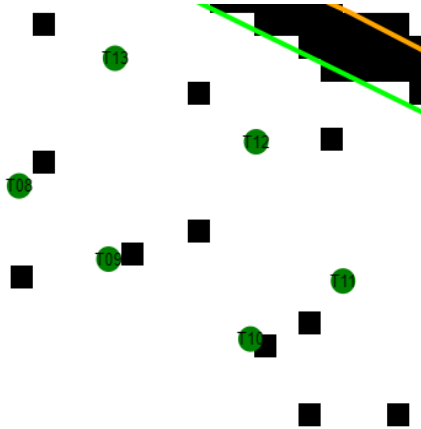
Fell – The cutting down of a tree, generally close to ground level, to leave a low stump.

Stump Grinding – To grind stump 300mm below ground level.

Tree Location – When /// is displayed, this is What3Words.



Trees on OS Maps – A coloured circle with a number represents a single tree.



Trees on OS Maps – A coloured octagon (or shape with many angles) with a number represents a group of trees with crown touching.

