



Tree condition survey

Location of trees

Wildspur Mills Developments, Wildspur Mills, New Mill, Holmfirth, HD97BA

On instructions of:

John Eastwood

Wildspur Mills Developments, Wildspur Mills, New Mill, Holmfirth, HD97BA

Date of site visit: 06 May 2026

Report Date: 07 May 2026

(Roots and Shoots Tree Surveys Limited)
Jason Isherwood HND, M Arbor A, PTI, TRAQ, TechICFor, Bond Solon Expert Witness.

Contents

Instruction _____	3
Survey Methodology _____	4
Tree Survey Summary _____	6
Site Survey Location _____	8
Work Schedule of Trees _____	9
Recommendations Summary _____	9
Tree Survey Risk Report _____	10
Site Photos _____	31
Implementation of Works _____	63
Statutory Wildlife Obligations _____	63
Trees Subject to Statutory controls _____	63
Disclaimers _____	64
Appendix 1 Work Schedule of trees _____	66
Appendix 2 Tree risk -v- tree Management best practices _____	67
Appendix 3 Reasons for survey and any works listed _____	69
Appendix 4 Bibliography _____	71
Appendix 5 Tree Survey Full Report _____	72

Instruction

Roots and Shoots Tree Surveys Limited received instruction from John Eastwood Wildspur Mills Developments, Wildspur Mills, New Mill, Holmfirth, HD97BA (site) to conduct a tree inspection of all the trees on this location. The findings are compiled into this report that has a full table of all the trees listed as well as a second table of recommendations (based upon TRAQ) which has a time scale on which the tree work should take place. There is also a site plan of the location of all the trees. The full table and site map with the location of the trees can be found in the appendix.

1. This report is based on my site observations and the information provided, and I have come to conclusions in the light of my experience. I have 14 years of experience in arboriculture and 30 years in horticulture. I have a HND Horticulture, several CS certs, LANTRA Professional Tree Inspector and International Society of Arboriculture TRAQ Tree Risk Assessment Qualification supported by the ISA Credentialing Council. I am a Technical Member of the Institute of Chartered Foresters, TechICFor. Also, I am a professional member with the Arboricultural Association, M Arbor A.
2. The advice in this report is underwritten by our professional indemnity insurance to the sum of one million pounds sterling in every claim which covers Jason Isherwood's Tree Consultancy (Roots and Shoots Arborists Ltd)

Survey Methodology

3. Initially, a site map locating each tree and making observations concerning physiological, structural, and overall condition is constructed. This plan of the map is for illustrative purposes only and it should not be used for directly scaling measurements. On larger sites a separate map is sent in order to enlarge the area and make the trees more visible.
4. The limit of the survey is from ground level only and is based on visual observation only, the only tools used are a probe, a Thor sounding hammer, Digital range finder (SLRF600), and binoculars. Any defects in the tree are listed along with recommendations of remedial work. Along with a recommended appropriate timescale with each of the tree work that is listed. This timescale is not a guarantee of safety regarding any part of the tree failing. Whether a tree is sound or weak, in windy conditions the sail effect can exceed the viable strength and flex of the tree to the point of failure.
5. The method of risk assessment is called **TRAQ Tree Risk Assessment Qualification**, that is the industry standard used and supported by the International Society of Arboriculture. The methodology is as follows:
 6. Establish what type of targets there are: static, movable or mobile targets and approximate the occupancy rate of the targets as either, **Constant, Occasional, Frequent, or Rare**.
 7. Make observations and record any parts of the tree that have the potential of failure and could impact any of the targets.

8. Establish the likelihood of failure within in a certain timeframe of a tree or parts of a tree as either, **Imminent, probable, possible, or improbable.**
9. Establish the likelihood within a certain timeframe of a tree failure impacting a target. This is done using the ISA **Matrix 1**, Likelihood matrix, using **likelihood of failure and likelihood of impact.**
10. Assess the consequences of failure which are, **Severe, Significant, Minor, Negligible.**
11. Finally, we use **Matrix 2**, Risk rating matrix using **likelihood of failure and impact combined with consequences of failure** establish a risk rating of **Extreme, High, Moderate, Low.**

Tree Survey Summary

12. On the 06 May 2026, the survey was carried out. The site is located on a plot of land that is next A616 Road which has a moderate amount of traffic throughout the day. There are several residential neighbours, there are a significant number of trees in the locality. The trees are situated on both sides of a valley. On inspection the slope soil profile largely seemed to be a sandy loam. There has been one large tree failure noted and the root plate left exposed a shallow level of top soil.

13. The number of trees identified that require work was:

Risk mitigation: -

Remove tree

four (high),

Seventeen (moderate)

ten (Low).

Remove deadwood: two (Low)

14. This does not include, requiring remedial work pruning epicormic growth, removing deadwood, annual trimming, removing ivy or there is no action required. The minor work is listed on the table under recommendations

15. A full table listing all the trees surveyed in numerical order whether in need of work or not can be found in the details of tree inspection under Appendix 1. I will also include a colour code symbol for ease of cross reference.

- 16.** To ensure that the trees onsite are monitored and assessed properly it is necessary that they are assessed for risk on a set cycle of inspection. It is normal for most trees to have an eighteen-month inspection cycle with extra inspections after high winds.
- 17.** Report images sometimes have red arrows indicating where dead wood is or other faults and failures. This is only a guide and does not mean that all the dead wood, faults or failures are highlighted with red arrows.

Site Survey Location



Work Schedule of Trees

18. To keep the order of works clear I have ordered the priority of works needed listing from the top down. The categories go from urgent, to three months, to six months to a year. On the site map **urgent or dead is black, three months red, six months amber and a year green**. If a trees' target is ranked higher the timescale can change where needed.

Recommendations summary

19. This section orders the work involved in two priorities namely the degree of work involved and the risk ranking of each tree. Where clarity is needed these works can be listed as **Necessary for tree risk mitigation, Optional but advisable, and Optional**, however the burden of proof will be weighted on the risk rating.

Tree removal

High, G009, T012, T014, T015

Moderate, G010, TT001, TT002, TT003, T003 T004, T005, T007, T008, T009, T010, T013, T017, T018, T020, T021, T025

Low, T006, T009, T011, T016, T019, T022, T023

Low – Major deadwood – T001, T002

All other work listed is either pruning epicormic growth, removing major deadwood on all risk trees, annual trimming, removing ivy or there is no action required.

Replacement approach

Replant with trees of an appropriate mature size for the location, properly spaced to allow full crown development and avoid future suppression. The following are suitable candidates for

high amenity value in constrained/edge-of-footpath settings, offering varied architecture, flower and colour:

- *Amelanchier alnifolia* 'Obelisk'
- *Cercis canadensis* 'Purple Leaf'
- *Cornus kousa* 'Miss Satomi'
- *Euonymus europaeus* 'Red Cascade'
- *Liquidambar styraciflua* 'Gum Ball'
- *Salix exigua*
- *Sorbus pseudovilmorinii* / *Sorbus vilmorinii*

These species are well suited to delivering an immediate and enduring improvement to public amenity: they read as intentional specimen planting, provide strong seasonal character, and—crucially—can be matched to space constraints so the long-term management burden is reduced rather than increased.

Tree Survey Report

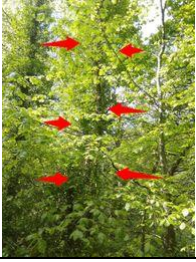
Client: John eastwood 2026

Site: Wildspur 2026

Overall Condition	No. trees
Dead	17
Fair	15
Good	1
Poor	9
Total	42

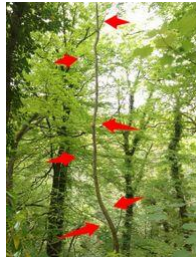
Ref.	Species	Description	Measurements	Survey Notes	Overall Condition	Risk Rating	Inspect Period	Recommendations	Photos
G001	Mixed species (Mixed species)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Early Mature	Branches are hanging low on the road side Branches are encroaching on wires Specific trees listed individually	Fair	Low	18 Months	Annual maintenance required to keep the lines clear and the roadside. Timescale: 07-May-2027 (1 Year) Work Done: No works completed.	
G002	Mixed species (Mixed species)	Target # - footpath. - Occupancy - Rare(1).	Height (m): 16 Crown Radius (m): 6 DBH (cm): 80 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	Low	18 Months	No action required. Timescale: 07-May-2027 (1 Year) Work Done: No works completed.	
G003	Mixed species (Mixed species)	Target # - footpath. Target # - road. - Occupancy - Frequent(3).	Height (m): 13 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	Normal crown development for this species. See specific species listed.. Trees looked at from the footpath only.	Fair	Low	18 Months	No action required. Timescale: 07-May-2027 (1 Year) Work Done: No works completed.	

G004	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. Target # - playground. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	Low	18 Months	No action required. Timescale: 07- May-2027 (1 Year) Work Done: No works completed.	
G005	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	Low	18 Months	No action required. Timescale: 07- May-2027 (1 Year) Work Done: No works completed.	
G006	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 18 Crown Radius (m): 7 DBH (cm): 90 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	Low	18 Months	No action required. Timescale: 07- May-2027 (1 Year) Work Done: No works completed.	
G007	Mixed species (Mixed species)	Target # - dwelling. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 80 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	Low	18 Months	No action required. Timescale: 06- May-2027 (1 Year) Work Done: No works completed.	

G008	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 6 DBH (cm): 60 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	Low	18 Months	No action required. Timescale: 06- May-2027 (1 Year) Work Done: No works completed.	
G009	Oak x3 (Quercus sp.)	Target # - footpath. Target # - dwelling.	Height (m): 8 Crown Radius (m): 4 DBH (cm): 50 Trees: 3 Life Stage: Dead	Dead tree with possibility of falling down hill.	Dead	High	18 Months	Tree risk mitigation: remove the tree. Timescale: 06- May-2027 (1 Year) Work Done: No works completed.	
G010	Mixed species (Mixed species)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 15 Crown Radius (m): 6 DBH (cm): 60 Life Stage: Mature	Dead tree	Dead	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06- May-2027 (1 Year) Work Done: No works completed.	
TT001	Ash (Fraxinus sp.)	Target # - footpath. Target # - road. - Occupancy - Frequent(3).	Height (m): 7 Crown Radius (m): 2 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	Moderate	1 Year	Tree risk mitigation: remove the tree. Timescale: 06- May-2027 (1 Year)	

T001	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - road. - Occupancy - Occasionally(2).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Early Mature	Significant dead wood in the crown of the tree	Fair	Low	18 Months	Tree risk mitigation: remove major Deadwood above 100 mm approximately Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
TT002	Ash (<i>Fraxinus sp.</i>)	Target # - footpath. Target # - road. - Occupancy - Frequent(3).	Height (m): 4 Crown Radius (m): 2 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	Moderate	1 Year	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months)	

T002	Oak (<i>Quercus sp.</i>)	Target # - road. - Occupancy - Occasionally(2).	Height (m): 16 Crown Radius (m): 4 DBH (cm): 70 Life Stage: Mature	Significant dead wood in the crown of the tree Normal crown development for this species.	Fair	Low	18 Months	Tree risk mitigation: remove major Deadwood above 100 mm approximately Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
TT003	Oak (<i>Quercus sp.</i>)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 17 Crown Radius (m): 7 DBH (cm): 70 Life Stage: Mature	The tree is late too leaf there is no obvious reason why. I recommend a second visit in the autumn. Major dead wood present in the crown of the tree. Acoustic test revealed a hollow resonance on two trunks. Asymmetrical crown weighted to the north.	Fair	Moderate	1 Year	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months)	

T003	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Early Mature	Pruning cuts have not healed over. The trunk bark is missing in two places where the tree has not responded with healing over.	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	
TT004	Oak (<i>Quercus sp.</i>)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 18 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Mature	Major dead wood present in the crown of the tree.	Fair	Moderate	1 Year	Tree risk mitigation: remove major Deadwood above 50 mm approximately Timescale: 06-May-2027 (1 Year)	
T004	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 9 Crown Radius (m): 1 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	

T005	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 10 Crown Radius (m): 1 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	
T006	Wych elm (<i>Ulmus glabra</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 11 Crown Radius (m): 3 DBH (cm): 40 Life Stage: Early Mature	Significant dead wood that is rotting into the main trunk of the tree	Fair	Low	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
T007	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 6 Crown Radius (m): 1 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	

T008	Ash (<i>Fraxinus sp.</i>)	Target # - road. - Occupancy - Frequent(3).	Height (m): 17 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	The tree is situated on a steep slope. There is a deep cavity at the base of the tree. Probe test penetrated thirty three centimetres Dead wood present in the crown of the tree Poor structure at the base of the tree. Asymmetrical crown weighted to the north east residential road side.	Good	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov- 2026 (6 Months) Work Done: No works completed.	
T009	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 3 DBH (cm): 50 Life Stage: Early Mature	The tree bifurcates at four metres approximately. Large wound on one trunk that is healing over but is very deep. There are no leaves present yet in the crown of the tree. Very late too leaf	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06- May-2027 (1 Year) Work Done: No works completed.	

T010	Elm (<i>Ulmus sp.</i>)	Target # - car park. - Occupancy - Frequent(3).	Height (m): 13 Crown Radius (m): 1 DBH (cm): 40 Life Stage: Dead	Dead tree	Dead	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year)	
T011	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - footpath. - Occupancy - Rare(1).	Height (m): 7 Crown Radius (m): 2 DBH (cm): 20 Life Stage: Dead	Dead tree	Dead	Low	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
T012	Willow (<i>Salix sp.</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 9 Crown Radius (m): 1 DBH (cm): 20 Life Stage: Dead	Dead tree next to parked camper van	Dead	High	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Aug-2026 (3 Months) Work Done: No works completed.	
T013	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 10 Crown Radius (m): 4 DBH (cm): 30 Life Stage: Early Mature	The tree is dying. Extensive loss of bark. Half of the crown is not in leaf	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	

T014	Ash (<i>Fraxinus sp.</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 14 Crown Radius (m): 1 DBH (cm): 35 Life Stage: Dead	Dead tree	Dead	High	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Aug-2026 (3 Months) Work Done: No works completed.	
T015	Elm (<i>Ulmus sp.</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 11 Crown Radius (m): 3 DBH (cm): 40 Life Stage: Dead	Dead tree	Dead	High	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Aug-2026 (3 Months) Work Done: No works completed.	
T016	Oak (<i>Quercus sp.</i>)	Target # - footpath. - Occupancy - Rare(1).	Height (m): 10 Crown Radius (m): 3 DBH (cm): 30 Life Stage: Dead	Dead tree	Dead	Low	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
T017	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - dwelling. Target # - playground. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Early Mature	There is a large wound at the base of the tree. The tree is healing over. The probe test found hardwood in the wound	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	

T018	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - dwelling. Target # - playground. - Occupancy - Constant(4).	Height (m): 14 Crown Radius (m): 4 DBH (cm): 40 Life Stage: Semi Mature	There is a large wound at the base of the tree. The tree is healing over. The probe test found hardwood in the wound Acoustic test revealed a hollow resonance	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	
T019	Holly (<i>Ilex sp.</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 9 Crown Radius (m): 4 DBH (cm): 20 Life Stage: Semi Mature	The tree is rotting at the base of the trunk	Poor	Low	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
T020	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - dwelling. - Occupancy - Constant(4).	Height (m): 9 Crown Radius (m): 3 DBH (cm): 20 Life Stage: Semi Mature	There is a significant amount of missing bark from the trunk of the tree.	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	
T021	Oak (<i>Quercus sp.</i>)	Target # - dwelling. - Occupancy - Constant(4).	Height (m): 13 Crown Radius (m): 5 DBH (cm): 50 Life Stage: Semi Mature	Asymmetrical crown weighted to the north overhanging the dwelling house. Dead wood present in the crown of the tree	Fair	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	

				Rotting wood at the base of the tree					
T022	Beech (<i>Fagus sp.</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 6 Crown Radius (m): 3 DBH (cm): 20 Life Stage: Dead	Dead tree	Dead	Low	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
T023	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 10 Crown Radius (m): 4 DBH (cm): 40 Life Stage: Dead	Large dead branches	Dead	Low	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	

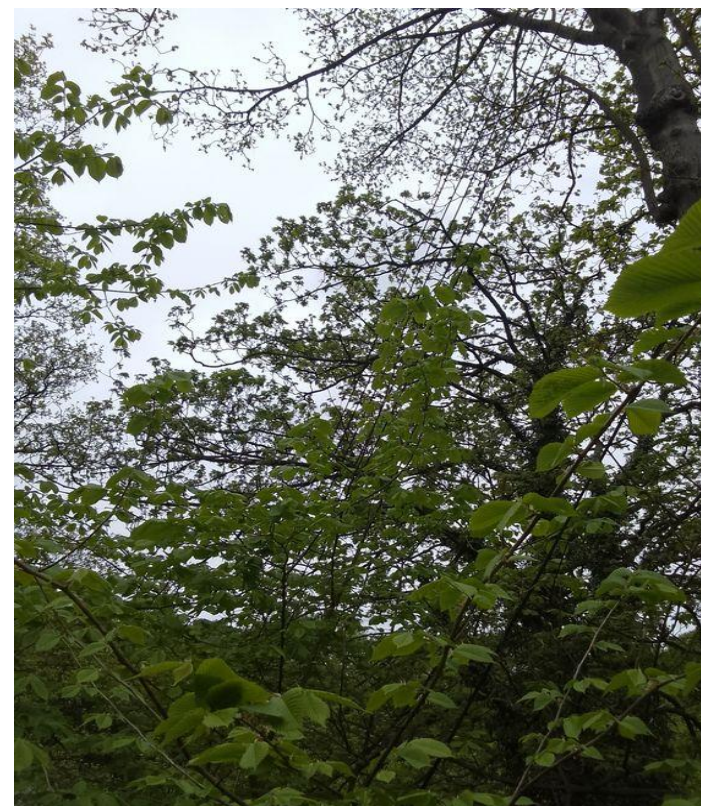
T024	Oak (<i>Quercus sp.</i>)	Target # - footpath. - Occupancy - Occasionally(2). Height (m): 14 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Early Mature	Major deadwood	Poor	Low	18 Months	Tree risk mitigation: remove major Deadwood above 100 mm approximately Timescale: 06-May-2027 (1 Year) Work Done: No works completed.	
T025	Ash (<i>Fraxinus sp.</i>)	Target # - car park. Target # - dwelling. Target # - footpath. - Occupancy - Constant(4). Height (m): 12 Crown Radius (m): 4 DBH (cm): 40 Life Stage: Early Mature	Significant ash die back stage 3	Poor	Moderate	18 Months	Tree risk mitigation: remove the tree. Timescale: 06-Nov-2026 (6 Months) Work Done: No works completed.	

Site Photos

Ref.	Species	Photo	Photo
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G001

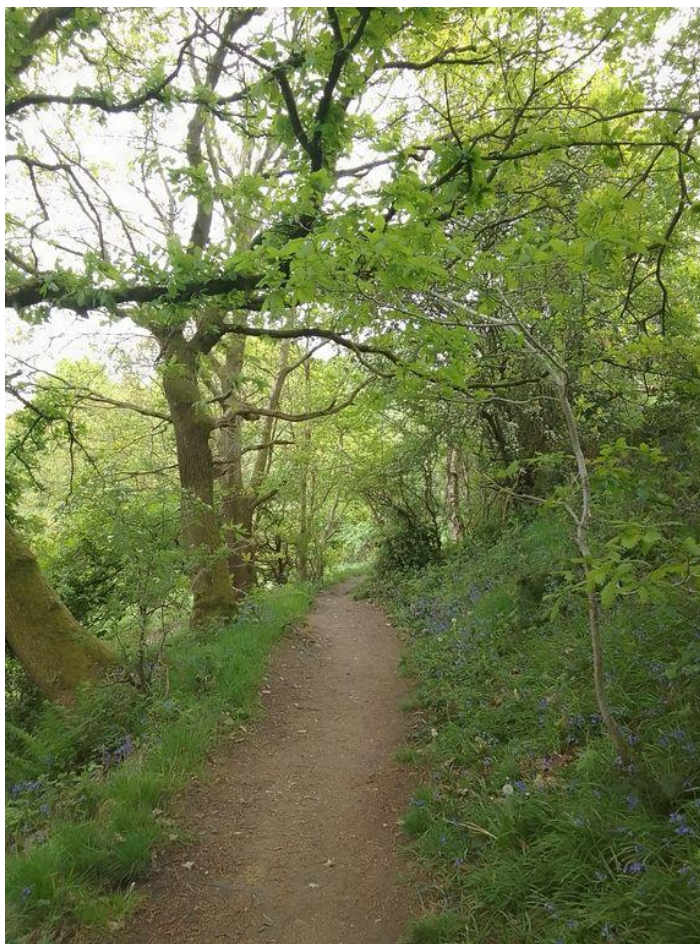
Mixed species
(Mixed species)



G002	Mixed species (Mixed species)		
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G003

Mixed species
(Mixed species)



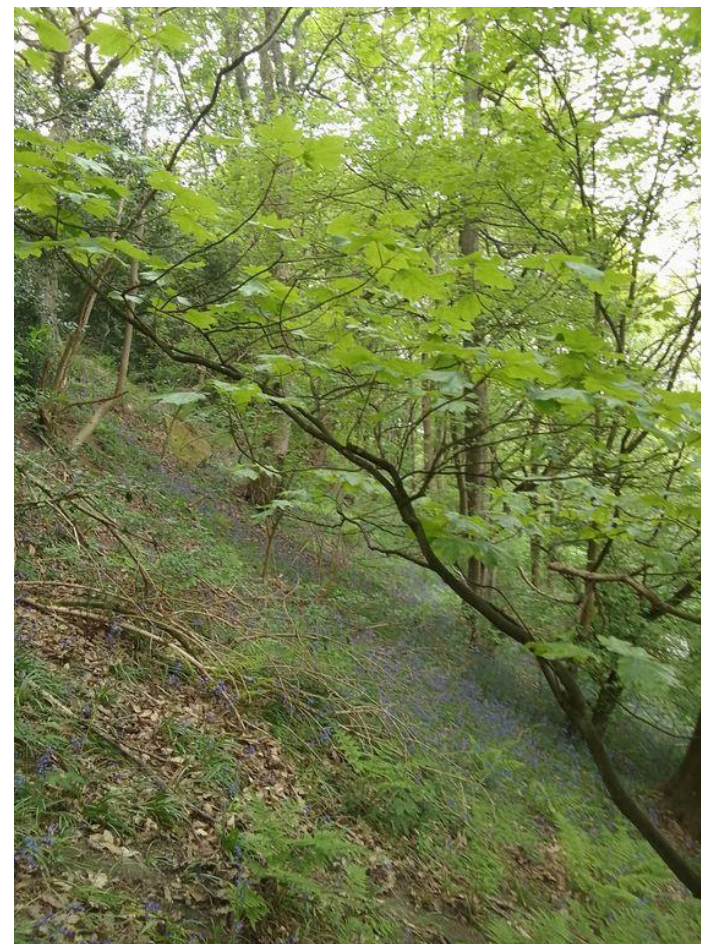
G004

Mixed species
(Mixed species)



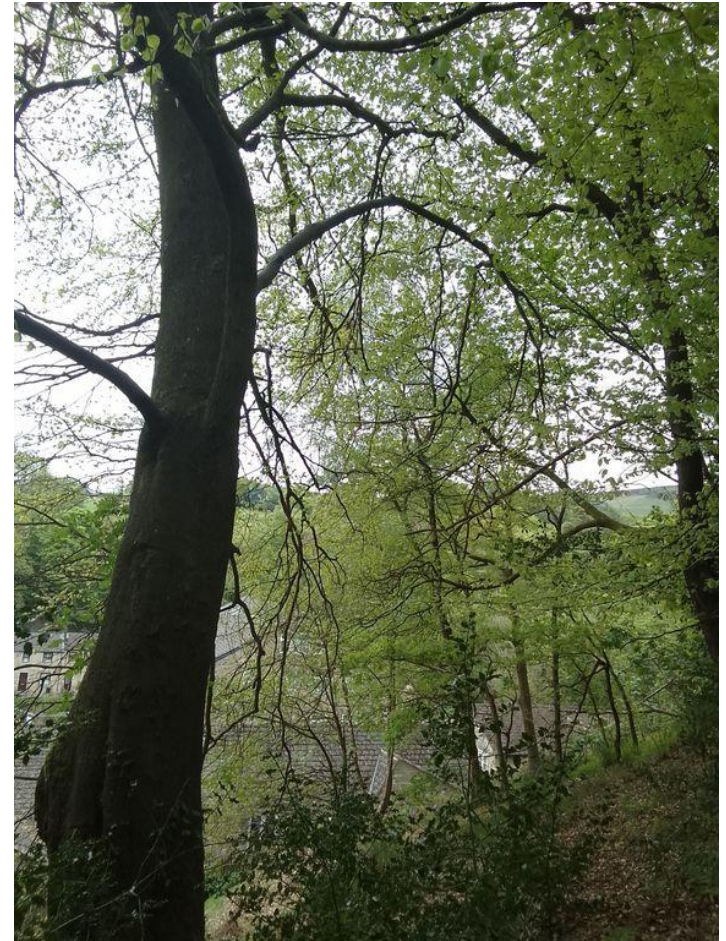
G005

Mixed species
(Mixed species)



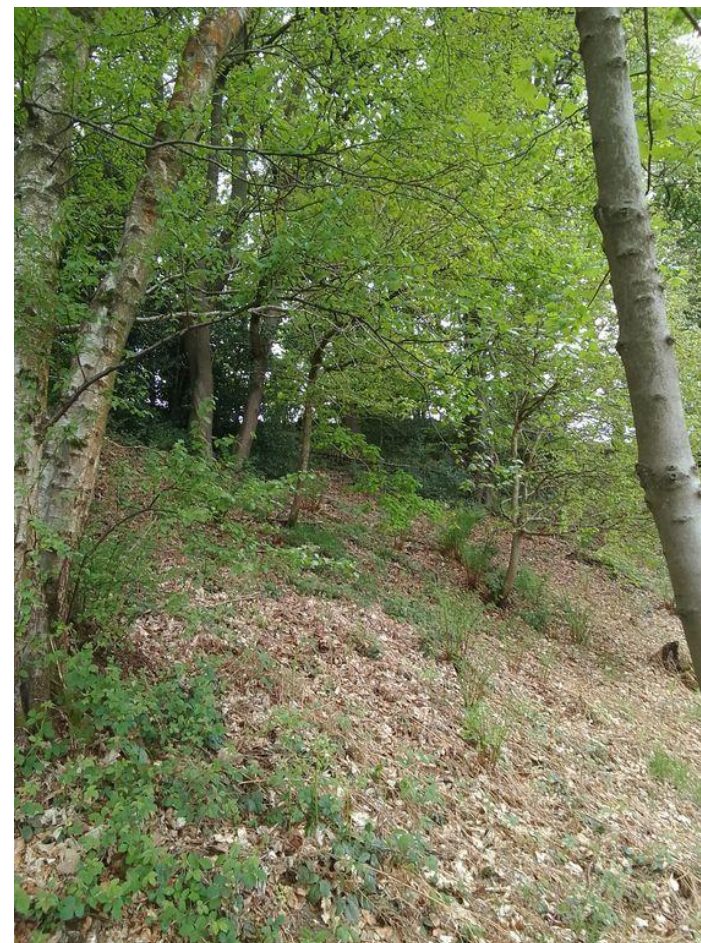
G006

Mixed species
(Mixed species)



G007

Mixed species
(Mixed species)



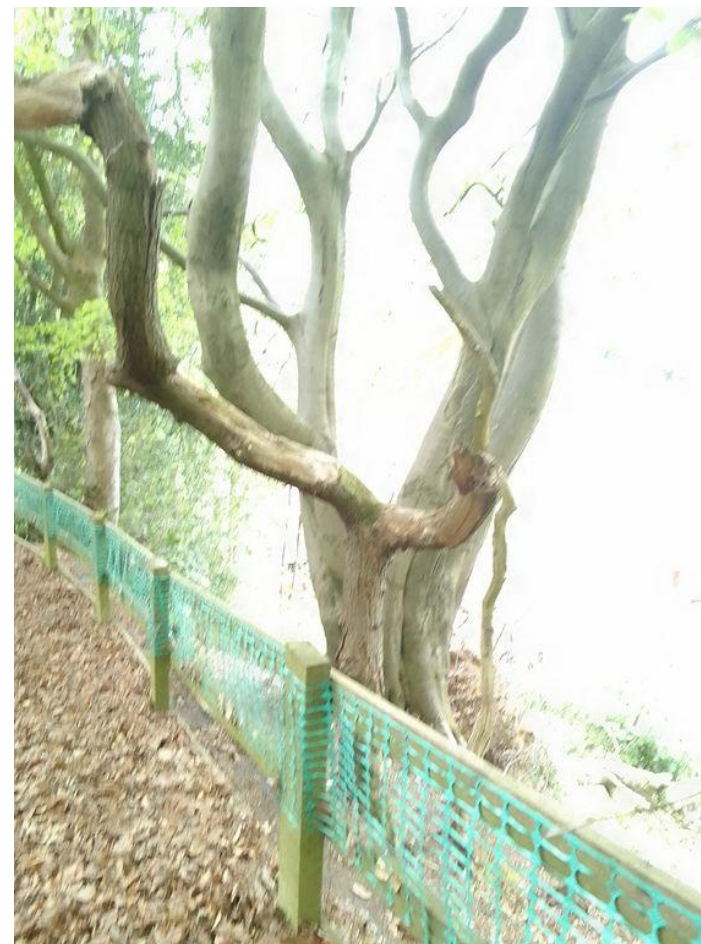
G008

Mixed species
(Mixed species)

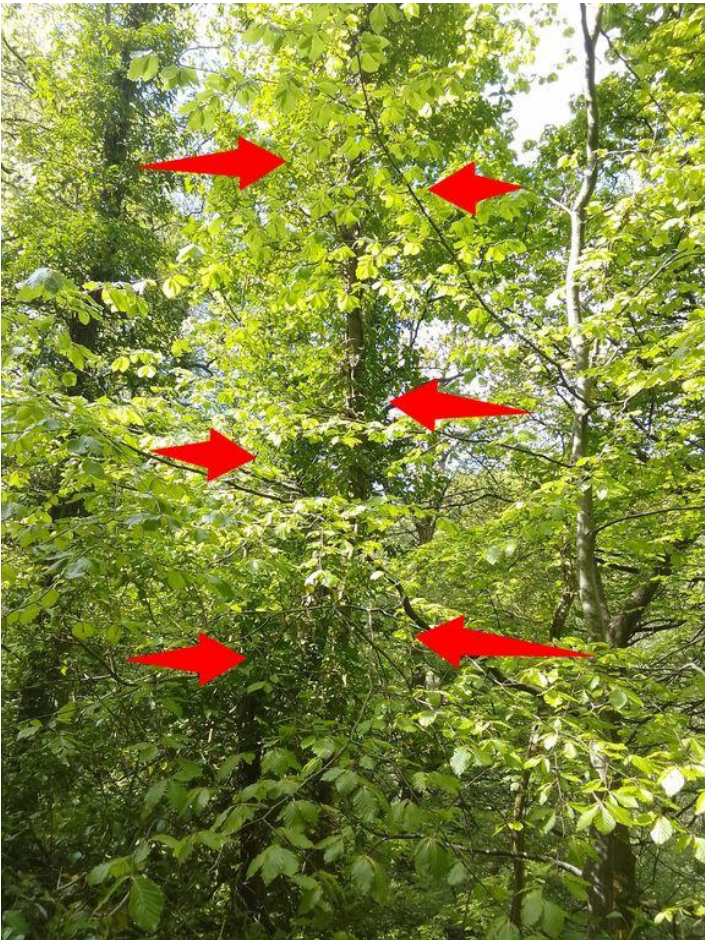
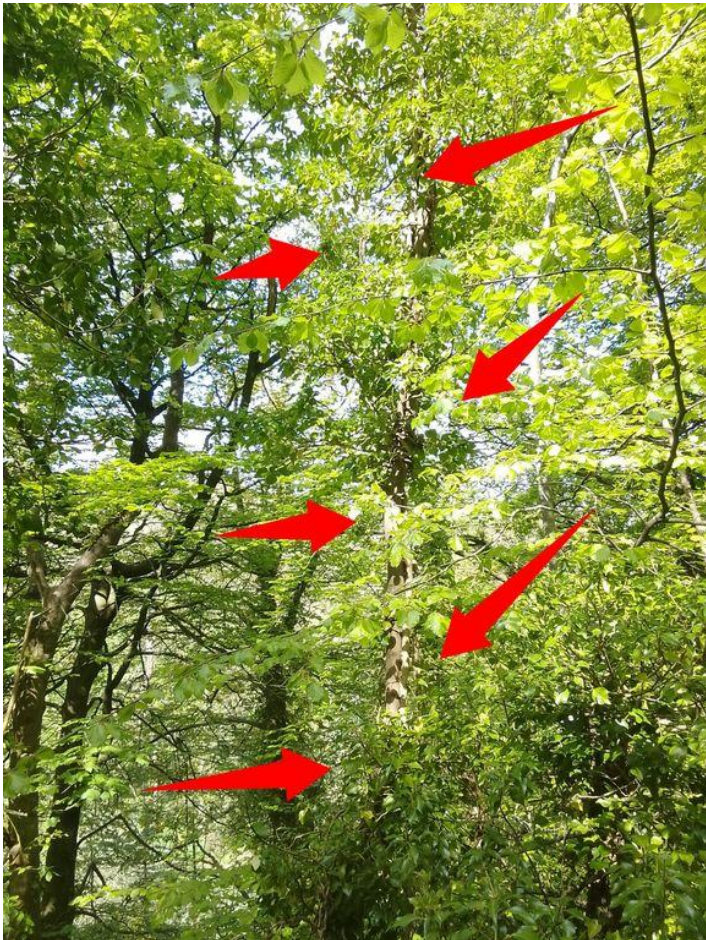


G009

Oak x3
(*Quercus* sp.)

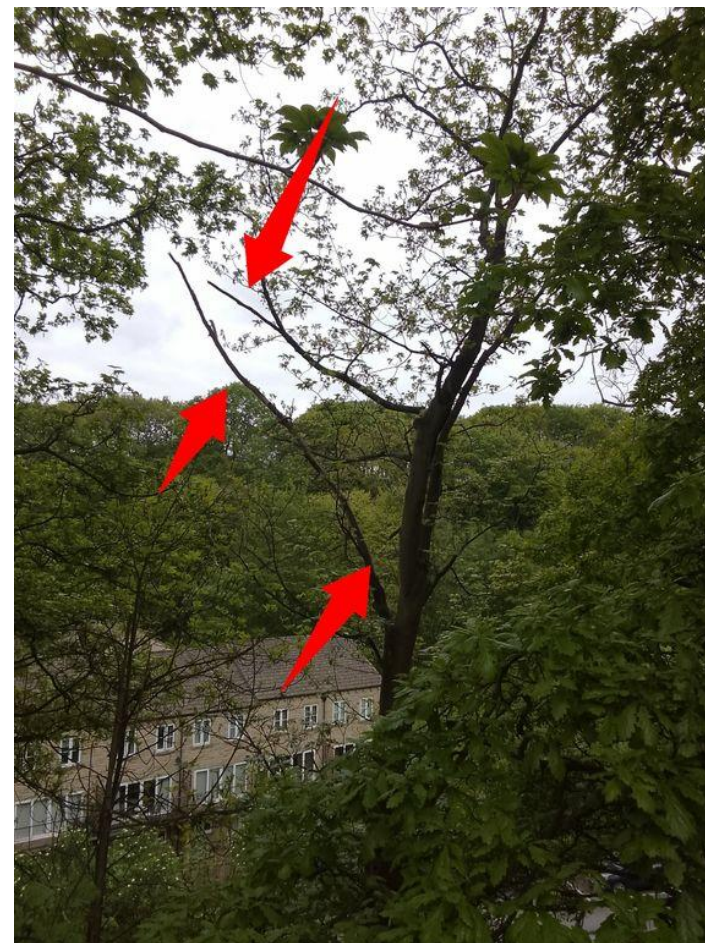
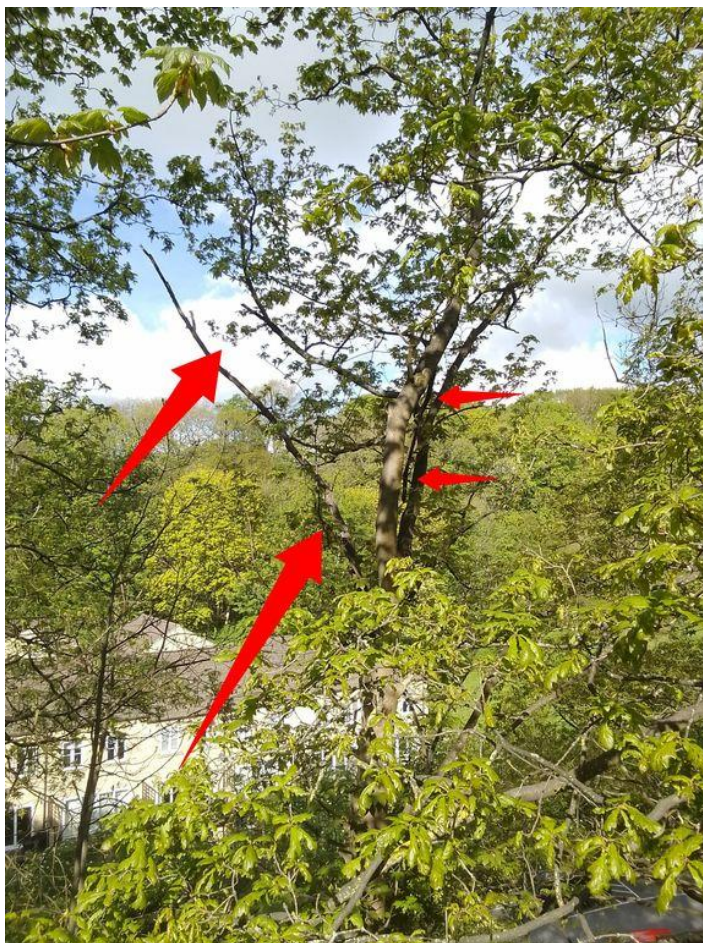


G010	Mixed species (Mixed species)		
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TT001	Ash (<i>Fraxinus sp.</i>)		
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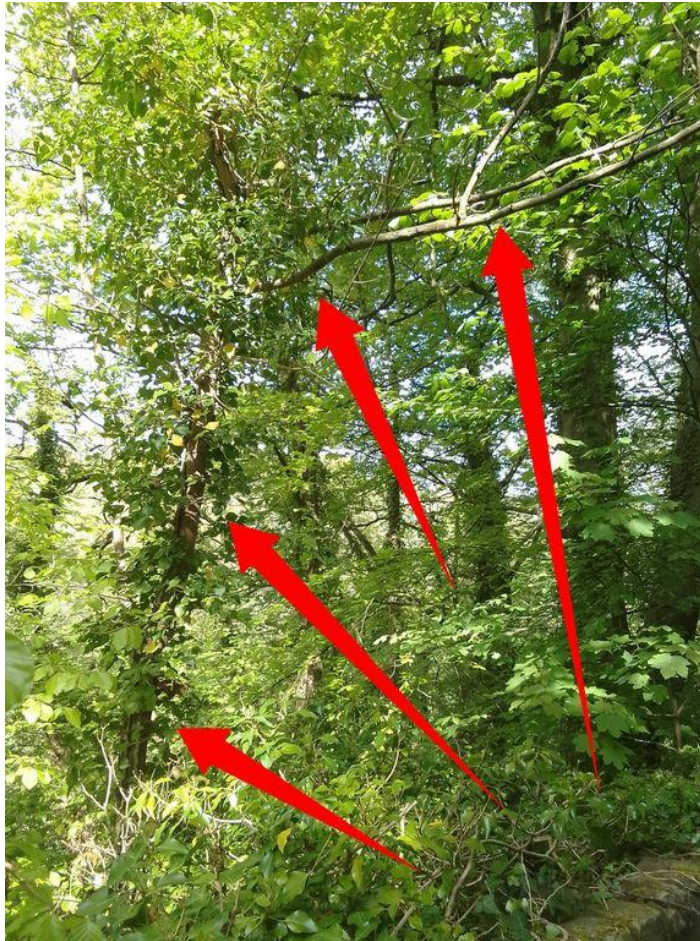
T001

Sycamore
(*Acer
pseudoplatanus*)



TT002

Ash
(*Fraxinus sp.*)



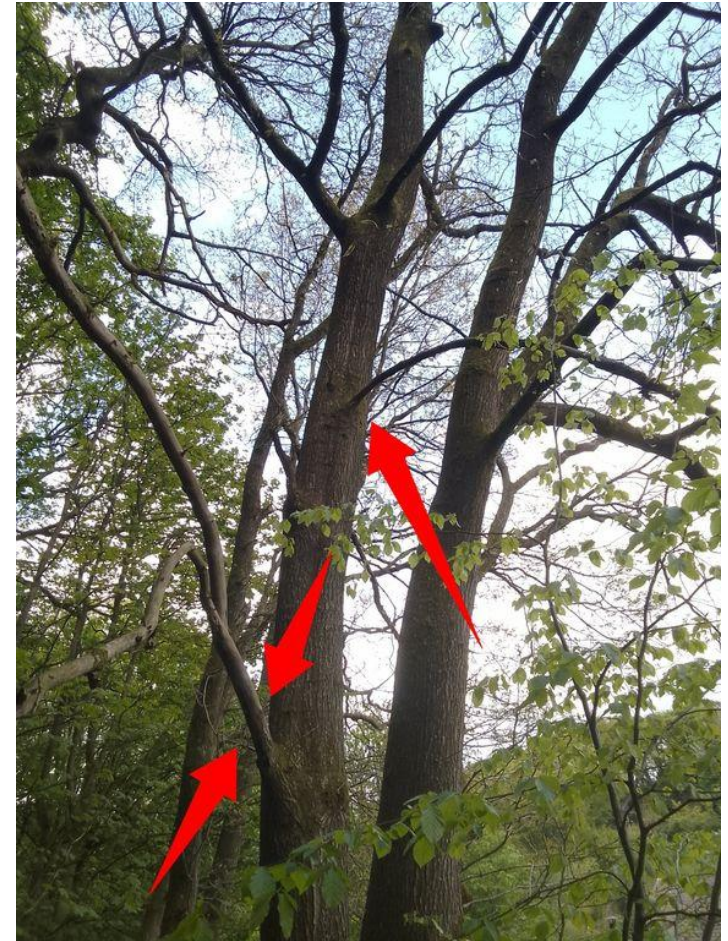
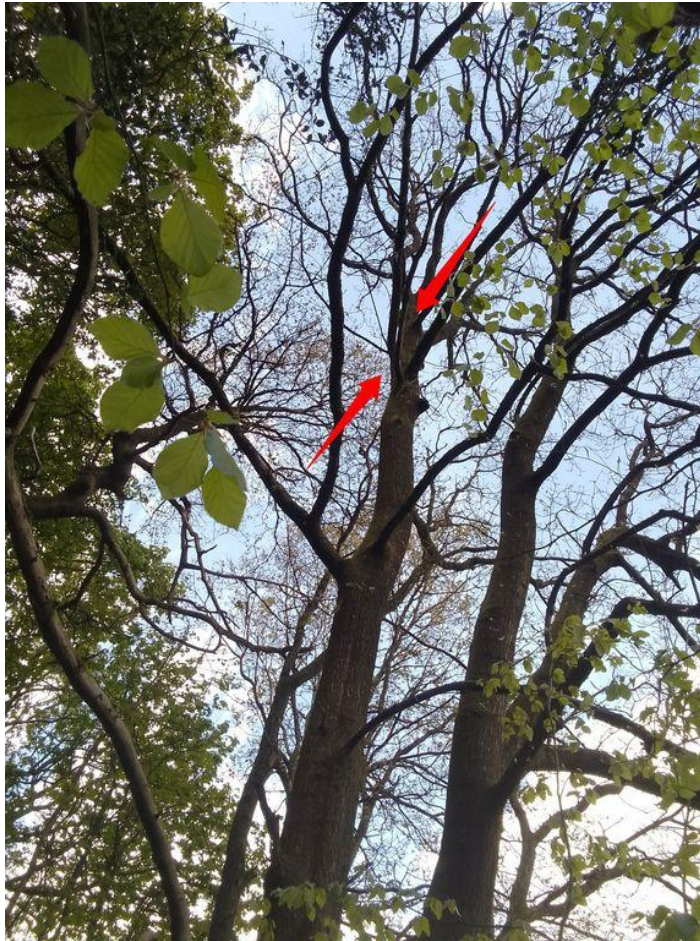
T002

Oak
(*Quercus* sp.)



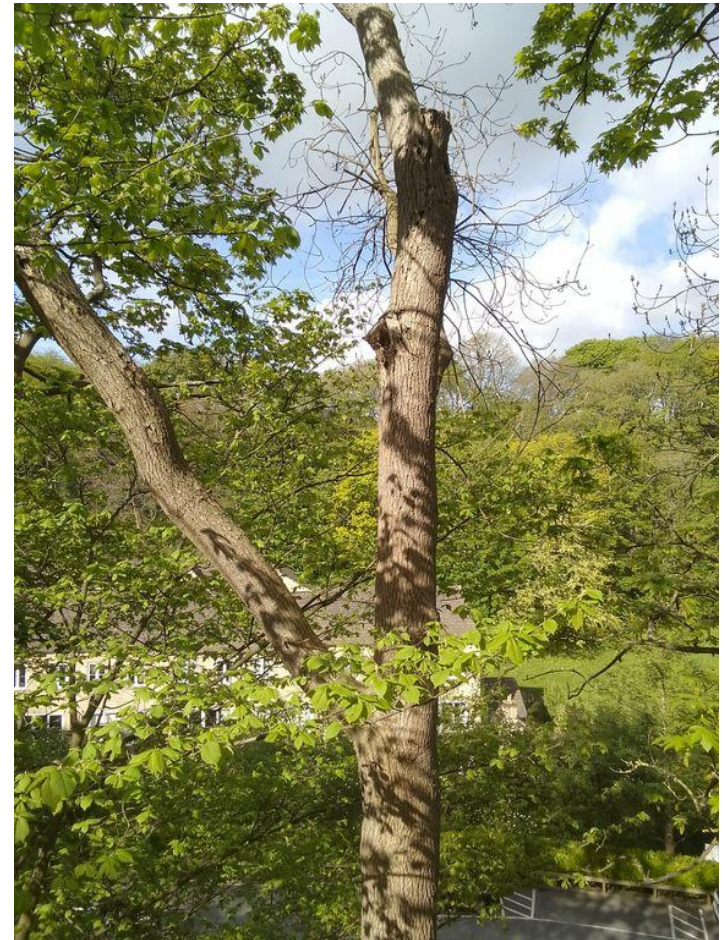
TT003

Oak
(*Quercus* sp.)



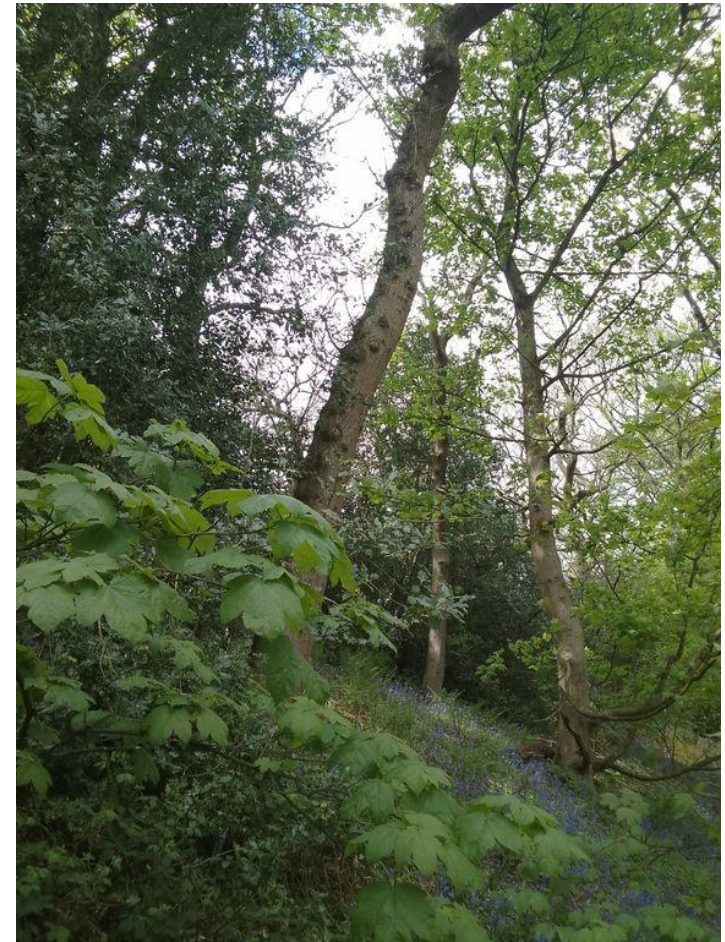
T003

Ash
(*Fraxinus sp.*)



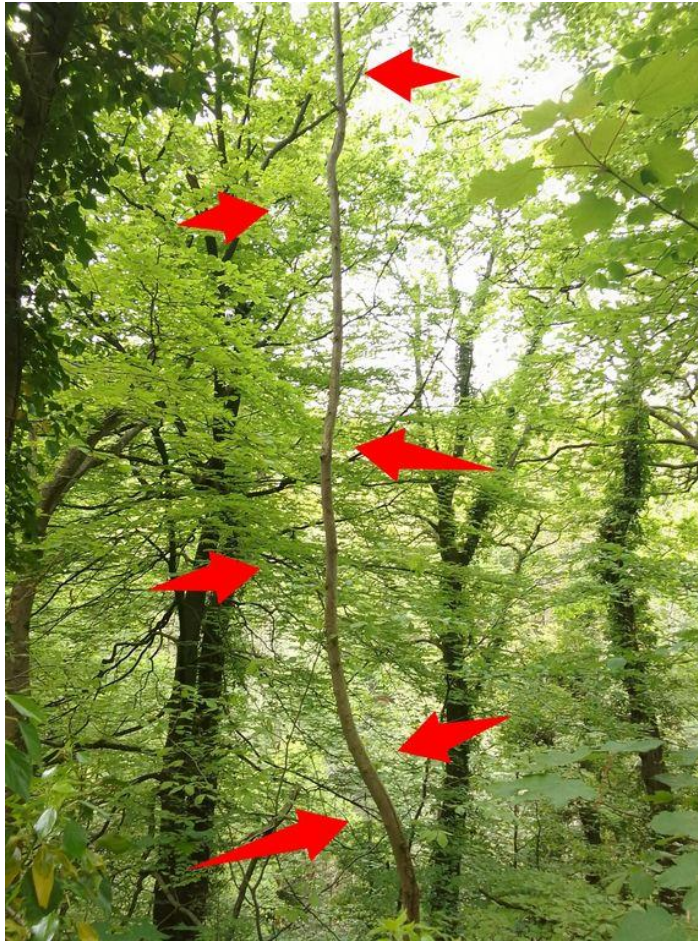
TT004

Oak
(*Quercus* sp.)



T004

Ash
(*Fraxinus sp.*)



T005	Ash (<i>Fraxinus sp.</i>)		
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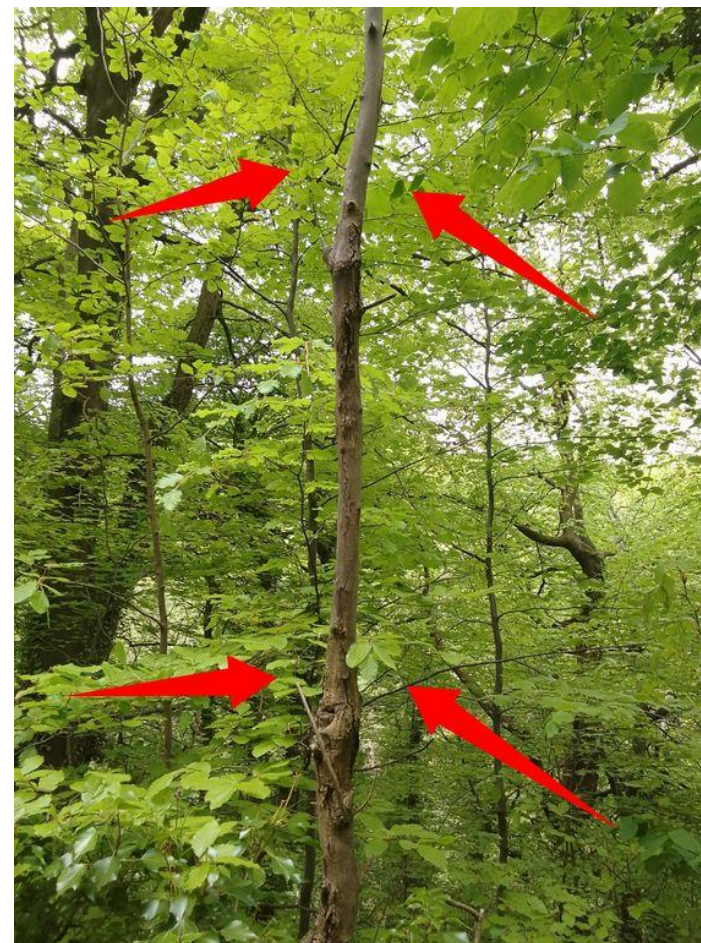
T006

Wych elm
(*Ulmus glabra*)



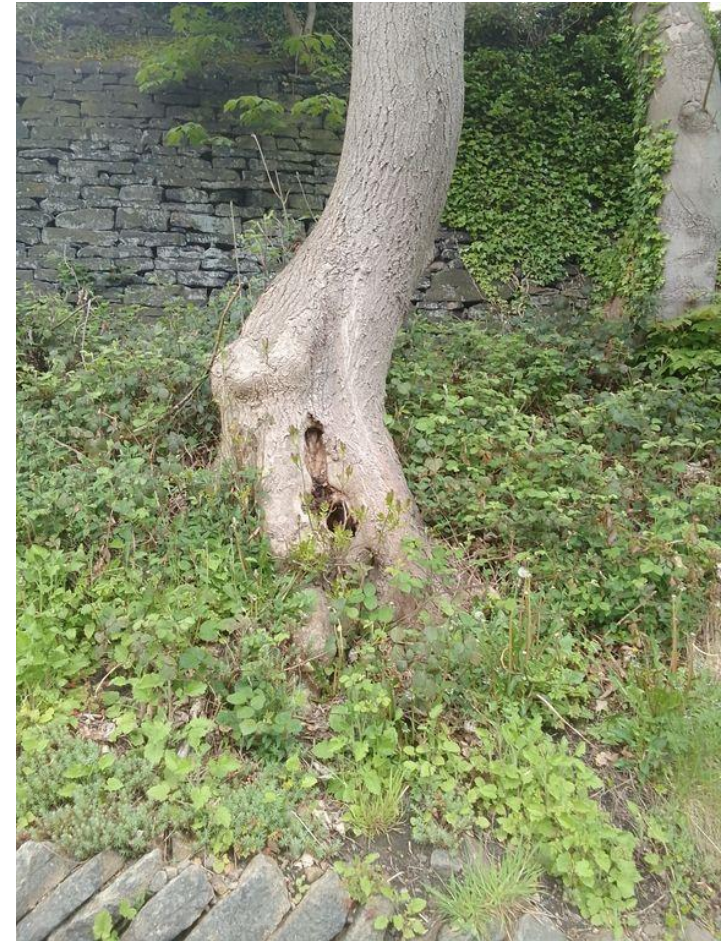
T007

Ash
(*Fraxinus sp.*)



T008

Ash
(*Fraxinus* sp.)



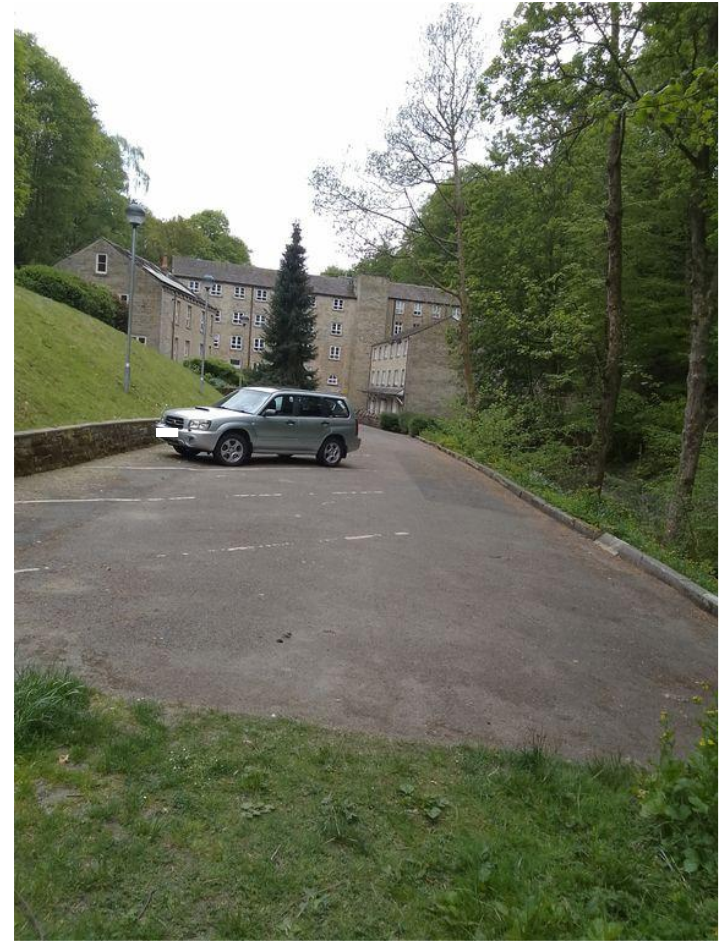
T009

Ash
(*Fraxinus sp.*)



T010

Elm
(*Ulmus sp.*)



T011

Sycamore
(*Acer
pseudoplatanus*)



T012

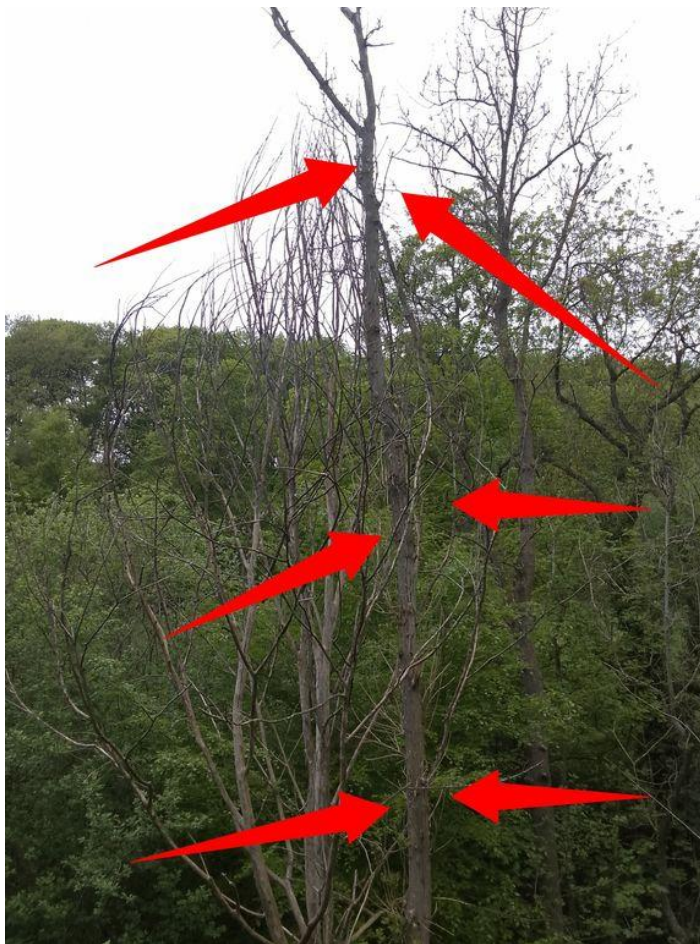
Willow
(*Salix sp.*)



T013	Sycamore (<i>Acer pseudoplatanus</i>)		
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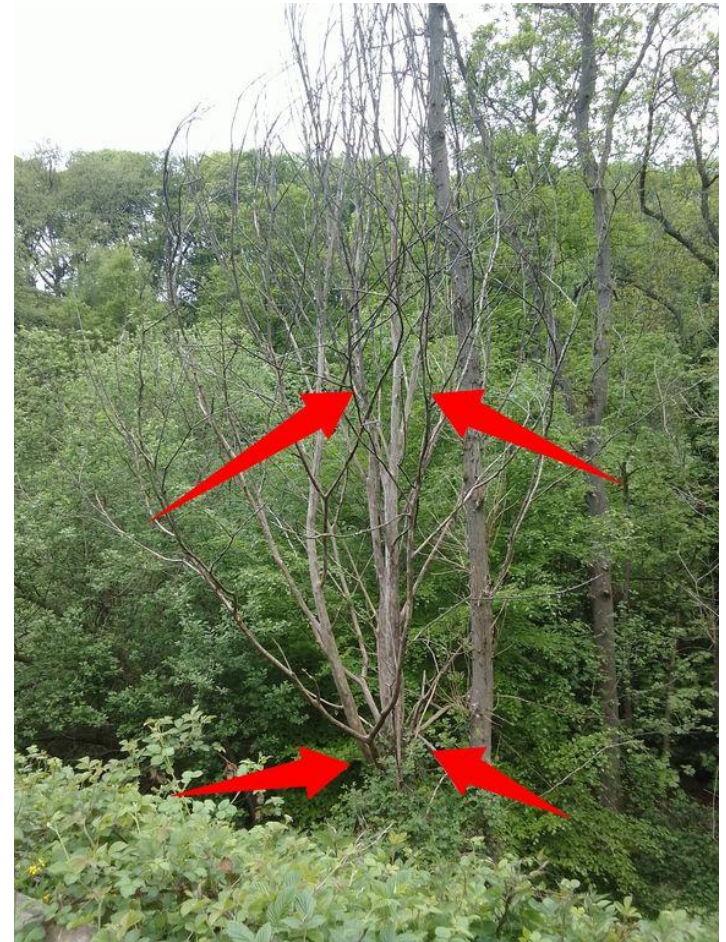
T014

Ash
(*Fraxinus sp.*)



T015

Elm
(*Ulmus sp.*)



T016

Oak
(*Quercus sp.*)



T017

Sycamore
(*Acer
pseudoplatanus*)



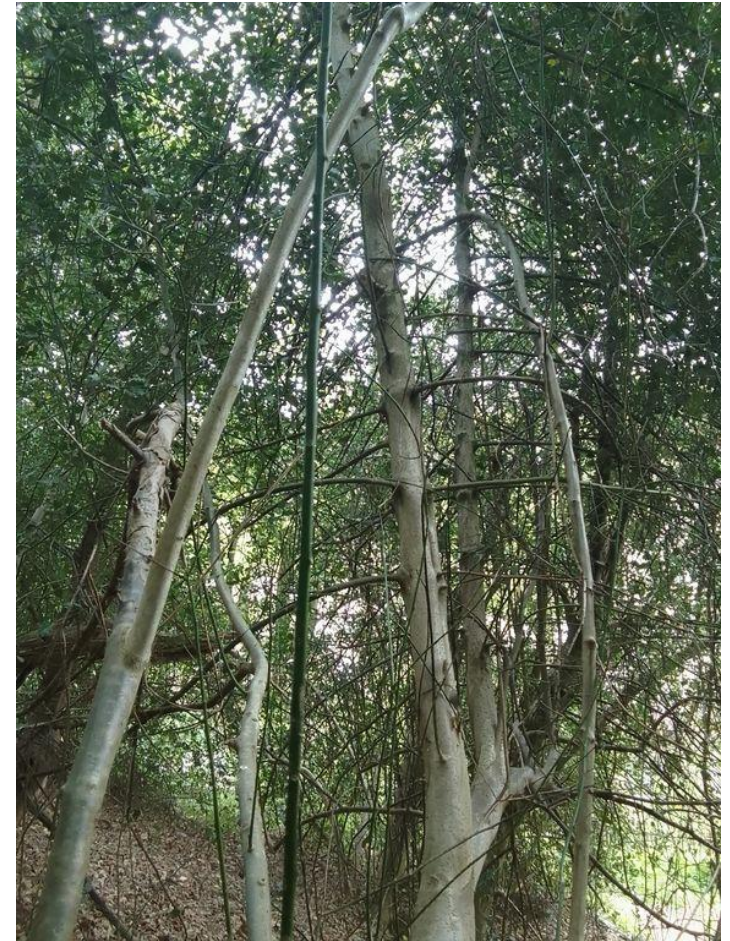
T018

Sycamore
(*Acer
pseudoplatanus*)



T019

Holly
(*Ilex sp.*)



T020

Sycamore
(*Acer
pseudoplatanus*)



T021

Oak
(*Quercus* sp.)



T022

Beech
(*Fagus sp.*)



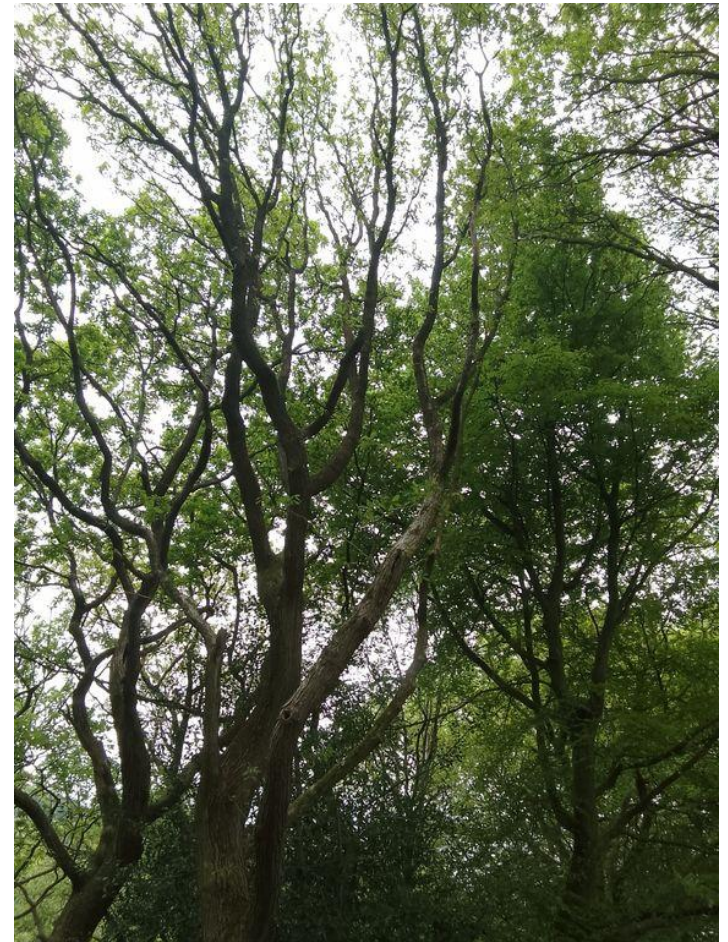
T023

Sycamore
(*Acer
pseudoplatanus*)



T024

Oak
(*Quercus* sp.)



T025

Ash
(*Fraxinus sp.*)



Implementation of works.

20. All tree works should be carried out to BS3998/2010. The work should conform to the work at height regulations 2005. It is advisable to select a contractor who is approved by the Arboricultural Association. www.trees.org.uk/contractors.htm

Statutory wildlife obligations

21. The wildlife and countryside act 1981 as amended by the countryside and rights of way act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

Trees subject to statutory controls

22. If these trees are covered by a tree preservation order or located in a conservation area, it will be necessary to consult the council before any pruning works other than certain exemptions where tree work can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.

Disclaimers

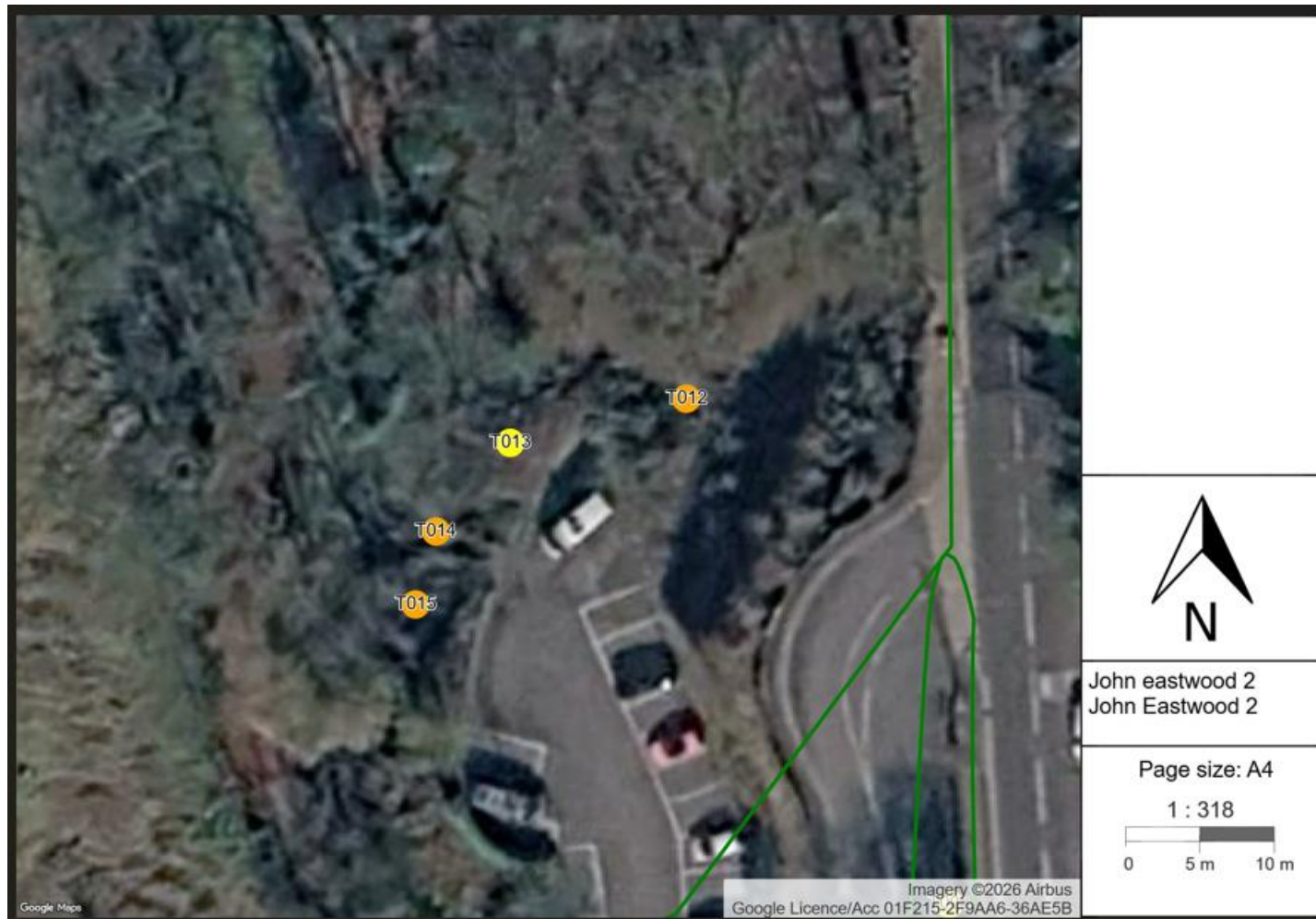
23. There have not been any checks done with reference to any statutory controls that may apply, for example, Tree Preservation orders, conservation areas or any other planning conditions.
24. The survey technique employed is conducted strictly from ground level and relies solely on observational methods. The only tools used during the survey include a probe, a Thor sounding hammer, and a Digital Range Finder (SLRF600). All data collected and recorded are specific to the time of the survey. It is important to note that tree conditions may change over time due to factors such as disease, wind, or excavation activities for construction. In cases of high winds, a follow-up inspection should be requested to assess any potential risks. Additionally, any change in land use may alter the risk assessment. For these reasons, it is recommended that a regular inspection schedule be established and agreed upon to ensure the site remains up to date and any potential risks are promptly identified.
25. All content within this report is copyrighted by Jason Isherwood's Tree Consultancy (Roots and Shoots Tree Surveys Limited), unless otherwise used under license. Reproduction of this report is prohibited unless explicitly authorized in writing.

26. This report has been prepared exclusively for the use of the client named herein. It does not constitute advice to any other party, by any means. No third party may rely on this report without a written agreement. Jason Isherwood's Tree Consultancy (Roots and Shoots Tree Surveys Limited) accepts no liability for any damages or losses incurred from relying on the observations recorded in this report.

27. Any edits, deletions, or alterations to this report will render it null and void. The report will also be considered void in the event of extreme weather or any failures arising from unforeseen circumstances. The author accepts no liability for any issues arising from misinterpretation, misreading, or misrepresentation of the report's contents. Jason Isherwood's Tree Consultancy (Roots and Shoots Tree Surveys Limited) is solely responsible for the contents of the report that have been invoiced; we are not liable for any work carried out based on the report.

Appendix 1 – Work Schedule of Trees









Appendix 2

Tree risk mitigation -v- Tree Management best practices

28. Tree risk mitigation refers to the process of identifying, assessing, and managing potential risks associated with trees, especially in urban, suburban, or developed environments. This process aims to reduce the likelihood of tree failure or damage to property, people, or infrastructure by addressing hazards such as weak or decayed branches, unstable roots, or poor tree structure.
29. The goal of tree risk mitigation is to implement corrective actions, such as pruning, cabling, removal of hazardous trees, or other preventive measures, to minimize the potential impact of tree-related incidents. Proper risk mitigation ensures that trees continue to provide their ecological, aesthetic, and social benefits while reducing the dangers they may pose.
30. Tree management best practices refer to a set of guidelines, strategies, and techniques designed to promote the health, safety, and longevity of trees. These practices ensure that trees are maintained in a way that supports both their natural growth and their role in the environment.

Key aspects of tree management best practices include:

31. Pruning and Maintenance: Regular pruning to remove dead, diseased, or damaged branches, as well as to shape the tree for healthy growth and structural integrity.
32. Planting and Selection: Choosing the right tree species for the location, considering factors such as soil type, climate, space, and the tree's potential for growth.
33. Watering and Fertilization: Ensuring proper irrigation, especially during drought periods, and providing nutrients for optimal tree growth.
34. Pest and Disease Management: Monitoring for pests and diseases and taking preventive measures or applying treatments when necessary.
35. Soil Care: Maintaining healthy soil conditions through proper mulching, aeration, and avoiding soil compaction around tree roots.
36. Tree Risk Assessment: Identifying and mitigating risks associated with weakened or hazardous trees, especially in urban environments.
37. Environmental Considerations: Promoting biodiversity by protecting native species and ensuring trees provide ecological benefits, like supporting wildlife or improving air quality.

38. By following tree management best practices, tree owners and care professionals help ensure trees are safe, healthy, and beneficial to the community and environment over the long term.

Appendix 3

Reason for survey and any works listed–

39. Under 'Duty of Care' the person or organisation responsible for the tree must take reasonable care to avoid acts or omissions, which could reasonably be foreseen to be likely to cause harm to persons or property.
40. Thus, the tree owner will be liable in negligence where: a tree falls or sheds a branch and injury, harm or death is caused as a result.
41. The injury or harm caused was foreseeable and the people who were injured is someone to whom the tree owner owed a duty of care to, and the injury was caused by a breach of that duty.

Statutes:

42. Statute laws are made as a result of an act of parliament, the content of which confers duties upon those responsible for trees:
43. Under the Occupiers liability act 1957 and 1984 there is a duty upon the occupier to take such care as is reasonable to ensure that visitors to their land shall be safe from harm. The duty extends to unlawful trespassers, only insofar as risks which the occupier is aware.
44. Under section 3 (1) of the health and safety at work act 1974 places general duties upon employers and the self-employed to those other than employees and states:
45. "It shall be the duty of every employer to conduct his undertaking in such a way as to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected thereby are not exposed to risks to their health and safety." (Reference Lantra Awards - Professional Tree Inspection - workbook - version 4)

Appendix 4

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Appendix 5

Tree Survey Report

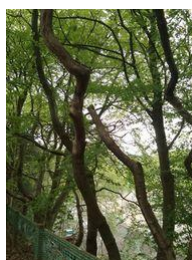
Client: John eastwood 2

Site: Wildspur mills

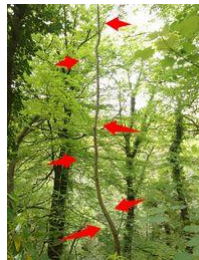
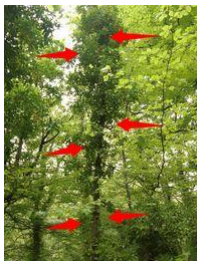
Overall Condition	No. trees
Dead	12
Fair	12
Good	1
Poor	12
Total	37

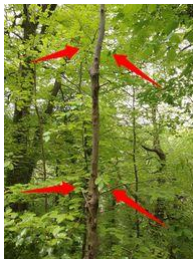
Ref.	Species	Description	Measurements	Survey Notes	Overall Condition	Inspect Period	Recommendations	Photo
G001	Mixed species (Mixed species)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Early Mature	Branches are hanging low on the road side Branches are encroaching on wires Specific trees listed individually	Fair	18 Months	Annual maintenance required to keep the lines clear and the roadside. Timescale: 08-May-2026 (1 Year)	
G002	Mixed species (Mixed species)	Target # - footpath. - Occupancy - Rare(1).	Height (m): 16 Crown Radius (m): 6 DBH (cm): 80 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	18 Months	No action required. Timescale: 08-May-2026 (1 Year)	
G003	Mixed species (Mixed species)	Target # - footpath. Target # - road. - Occupancy - Frequent(3).	Height (m): 13 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	Normal crown development for this species. See specific species listed.. Trees looked at from the footpath only.	Fair	18 Months	No action required. Timescale: 08-May-2026 (1 Year)	

G004	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. Target # - playground. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	18 Months	No action required. Timescale: 08- May-2026 (1 Year)	
G005	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	18 Months	No action required. Timescale: 08- May-2026 (1 Year)	
G006	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 18 Crown Radius (m): 7 DBH (cm): 90 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	18 Months	No action required. Timescale: 08- May-2026 (1 Year)	

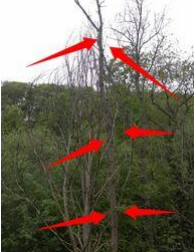
G007	Mixed species (Mixed species)	Target # - dwelling. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 80 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	18 Months	No action required. Timescale: 08- May-2026 (1 Year)	
G008	Mixed species (Mixed species)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 6 DBH (cm): 60 Life Stage: Mature	Normal crown development for this species. Specific trees listed separately	Fair	18 Months	No action required. Timescale: 08- May-2026 (1 Year)	
G009	Oak x3 (Quercus sp.)	Target # - footpath.	Height (m): 8 Crown Radius (m): 4 DBH (cm): 50 Trees: 3 Life Stage: Dead	Dead tree	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08- May-2026 (1 Year)	
G010	Mixed species (Mixed species)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 15 Crown Radius (m): 6 DBH (cm): 60 Life Stage: Mature	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08- May-2026 (1 Year)	

T001	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - road. - Occupancy - Occasionally(2).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Early Mature	Significant dead wood in the crown of the tree	Fair	18 Months	Tree risk mitigation: remove major Deadwood above 100 mm approximately Timescale: 08-May-2026 (1 Year)	
T002	Oak (<i>Quercus sp.</i>)	Target # - road. - Occupancy - Occasionally(2).	Height (m): 16 Crown Radius (m): 4 DBH (cm): 70 Life Stage: Mature	Significant dead wood in the crown of the tree Normal crown development for this species.	Fair	18 Months	Tree risk mitigation: remove major Deadwood above 100 mm approximately Timescale: 08-May-2026 (1 Year)	
T003	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Early Mature	Pruning cuts have not healed over. The trunk bark is missing in two places where the tree has not	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	

				responded with healing over.				
T004	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 9 Crown Radius (m): 1 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	
T005	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 10 Crown Radius (m): 1 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	
T006	Wych elm (<i>Ulmus glabra</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 11 Crown Radius (m): 3 DBH (cm): 40 Life Stage: Early Mature	Significant dead wood that is rotting into the main trunk of the tree	Fair	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-May-2026 (1 Year)	

T007	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 6 Crown Radius (m): 1 DBH (cm): 10 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	
T008	Ash (<i>Fraxinus sp.</i>)	Target # - road. - Occupancy - Frequent(3).	Height (m): 17 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Mature	The tree is situated on a steep slope. There is a deep cavity at the base of the tree. Probe test penetrated thirty three centimetres Dead wood present in the crown of the tree Poor structure at the base of the tree. Asymmetrical crown weighted to the north east residential road side.	Good	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	

T009	Ash (<i>Fraxinus sp.</i>)	Target # - overhead wires. Target # - road. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 3 DBH (cm): 50 Life Stage: Early Mature	The tree bifurcates at four metres approximately. Large wound on one trunk that is healing over but is very deep. There are no leaves present yet in the crown of the tree.	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-May-2026 (1 Year)	
T010	Elm (<i>Ulmus sp.</i>)	Target # - car park. - Occupancy - Frequent(3).	Height (m): 13 Crown Radius (m): 1 DBH (cm): 40 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-May-2026 (1 Year)	
T011	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - footpath. - Occupancy - Rare(1).	Height (m): 7 Crown Radius (m): 2 DBH (cm): 20 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-May-2026 (1 Year)	

T012	Willow (<i>Salix sp.</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 9 Crown Radius (m): 1 DBH (cm): 20 Life Stage: Dead	Dead tree next to parked camper van	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Aug-2025 (3 Months)	
T013	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 10 Crown Radius (m): 4 DBH (cm): 30 Life Stage: Early Mature	The tree is dying. Extensive loss of bark. Half of the crown is not in leaf	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	
T014	Ash (<i>Fraxinus sp.</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 14 Crown Radius (m): 1 DBH (cm): 35 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Aug-2025 (3 Months)	
T015	Elm (<i>Ulmus sp.</i>)	Target # - car park. - Occupancy - Constant(4).	Height (m): 11 Crown Radius (m): 3 DBH (cm): 40 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Aug-2025 (3 Months)	

T016	Oak (<i>Quercus sp.</i>)	Target # - footpath. - Occupancy - Rare(1).	Height (m): 10 Crown Radius (m): 3 DBH (cm): 30 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08- May-2026 (1 Year)	
T017	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - dwelling. Target # - playground. - Occupancy - Constant(4).	Height (m): 15 Crown Radius (m): 4 DBH (cm): 50 Life Stage: Early Mature	There is a large wound at the base of the tree. The tree is healing over. The probe test found hardwood in the wound	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov- 2025 (6 Months)	
T018	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - dwelling. Target # - playground. - Occupancy - Constant(4).	Height (m): 14 Crown Radius (m): 4 DBH (cm): 40 Life Stage: Semi Mature	There is a large wound at the base of the tree. The tree is healing over. The probe test found hardwood in the wound Acoustic test revealed a hollow resonance	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov- 2025 (6 Months)	

T019	Holly (<i>Ilex sp.</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 9 Crown Radius (m): 4 DBH (cm): 20 Life Stage: Semi Mature	The tree is rotting at the base of the trunk	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08- May-2026 (1 Year)	
T020	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - dwelling. - Occupancy - Constant(4).	Height (m): 9 Crown Radius (m): 3 DBH (cm): 20 Life Stage: Semi Mature	There is a significant amount of missing bark from the trunk of the tree.	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov- 2025 (6 Months)	
T021	Oak (<i>Quercus sp.</i>)	Target # - dwelling. - Occupancy - Constant(4).	Height (m): 13 Crown Radius (m): 5 DBH (cm): 50 Life Stage: Semi Mature	Asymmetrical crown weighted to the north overhanging the dwelling house. Dead wood present in the crown of the tree Rotting wood at the base of the tree	Fair	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov- 2025 (6 Months)	

T022	Beech (<i>Fagus sp.</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 6 Crown Radius (m): 3 DBH (cm): 20 Life Stage: Dead	Dead tree	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08- May-2026 (1 Year)	
T023	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 10 Crown Radius (m): 4 DBH (cm): 40 Life Stage: Dead	Large dead branches	Dead	18 Months	Tree risk mitigation: remove the tree. Timescale: 08- May-2026 (1 Year)	
T024	Oak (<i>Quercus sp.</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 14 Crown Radius (m): 4 DBH (cm): 60 Life Stage: Early Mature	Major deadwood	Poor	18 Months	Tree risk mitigation: remove major Deadwood above 100 mm approximately Timescale: 08- May-2026 (1 Year)	

T025	Ash (<i>Fraxinus sp.</i>)	Target # - car park. Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 12 Crown Radius (m): 4 DBH (cm): 40 Life Stage: Early Mature	Significant ash die back stage 3	Poor	18 Months	Tree risk mitigation: remove the tree. Timescale: 08-Nov-2025 (6 Months)	
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