Tree Condition Report

& Management Recommendations

CROWN Tree Consultancy

Branching out through England and Wales



at

93 Woodhead Road
Holmbridge, Holmfirth
HD9 2NW

Dated

18th November 2026

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1. Introduction

1.1. Instruction

1.1.1. I am instructed by Pof. Nigel Beail to conduct an Arboricultural Survey at 93 Woodhead Road and produce my findings in a report.

1.2. Scope and Purpose of the Report

1.2.1. This report follows a previous tree condition report submitted which highlighted any issues which may be of concern from a safety perspective. The previous report supported an application submitted on the 30th of October 2026 to prune protected trees / trees within a conservation area (Ref:PP-15334649). Since the application was submitted, a storm has damaged a tree (T001, our numbering system) and caused a significant limb to fail within the garden. Consequently, our clients would like to update the proposed works to now significantly reduce the tree, rather than a sympathetic reduction which was previously recommended – See Section 2.

1.2.2. Our survey methodology is described in Appendix 2.

1.3. Tree Survey and Tree Data Schedule

1.3.1. The *Tree Location Plan* and *Tree Data Schedule* in Appendix 5 contain information gathered for each tree during a ground-level survey undertaken on 23rd of September 2026 during clear, dry weather conditions. The survey was conducted by Sarah Alway. No climbed inspections or specialist decay detection were undertaken.

1.4. Brief Site Description

1.4.1. The tree is growing within the garden of a residential property.

1.5. Supporting Information

1.5.1. A definition of the Safety Categories can be found in Appendix 1. All other terms used within the Tree Data Schedule are defined and explained in Appendix 3.

1.6. Author

1.6.1. This report was compiled by Sarah Alway- FdSc (Arboriculture), M. Arbor A. Details of the author's experience that qualify her to produce such a report are detailed in Appendix 4.

2. Tree Condition and Recommendations

2.1. T001 – *Aesculus x carnea*

Ref.	Other Reference	Life Stage	Species	Height	DBH (cm)	North	East	South	West	Photo	Location & Targets	Survey Notes	Inspection Limitations	Physiological Condition	Structural Condition	Recommended Works	Priority	Inspect Frequency (yrs)	Safety Category
T001		Mature	Red horse chestnut (*Aesculus x carnea*)	10	70	5	5	5	5		Overhanging adjacent road and within falling distance of residential property.	Twin stemmed at 1.5m. Defects: Multiple and significant cankers throughout stem and primary branch junctions (typical of mature trees of this species). Dead/dysfunctional wood was observed to large cankers at c.1m on south side. Otherwise appears to be in fair structural and physiological condition. One short dead branch growing over footpath.	Root collar buried by ivy	Poor	Poor	Signifcant canopy reduction, reducing back to stem and primary limbs at weaked points where cankers are most prevelant.	High	1.5	3

2.1.1. T001 is a mature Red Horse Chestnut (Aesculus x carnea) located just within the boundary of 93 Woodhead Road. Its canopy overhangs the garden, residential property, public footpath and the adjacent road. It grows to a height of approximately 10m and has a stem diameter of 70cm at c. 1.2m.

2.1.2. Significant cankers were observed throughout the lower stem and branches. Although cankers are typical features of mature Red Horse Chestnut, they were observed to be widespread and likely to be causing some internal dysfunction. One significant canker on the lower stem has significant dead wood present.

2.1.3. Within the original report submitted as part of application (Ref: PP-15334649), we recommended that T001 was reduced sympathetically over the areas of public usage and towards the property, in order to reduce the risk of branch failure over the road and footpaths. However, since the application to prune the tree was submitted, a storm has caused a large limb to fail within the garden. Photographs provided by the client on 02/11/2026 show the extent of the damage, see below. Additional photographs are provided within Section 3.





2.1.4. We now consider the tree to have a limited safe useful life expectancy due to the significant wound left from the failed limb, which leaves the stem susceptible to disease and decay. Furthermore, the storm damage indicates that the branch attachments are likely to be weaker than originally anticipated due to the cankers.

2.1.5. In response to this recent development, we are proposing to significantly reduce the canopy T001. The aim of such pruning is not to keep the tree alive and healthy, but to significantly reduce the risk of harm whilst retaining the main stem for its habitat value and its visual contribution to the surrounding area. The proposed pruning will include removing the remaining limb that grows in a north easterly direction at the point of the recent failure, and removing the upper canopy elsewhere above the points weakened by the cankers, see below:



Above: Visual representation of the proposed pruning from within the garden.



Above: Visual representation of the proposed pruning from the public footpath.

3. Photographs

Photograph 1. T001 – Cankers to main stems



Photograph 2. T001 – Cankers to main stems



Photograph 3. T001 – Canker with dead wood



Photograph 4. T001 – Canopy overhanging road and footpath, to reduce.



Photograph 5. T001 – Union between main stems



Photograph 6. T001: Photograph provided on 02/11/2026 following storm damage.



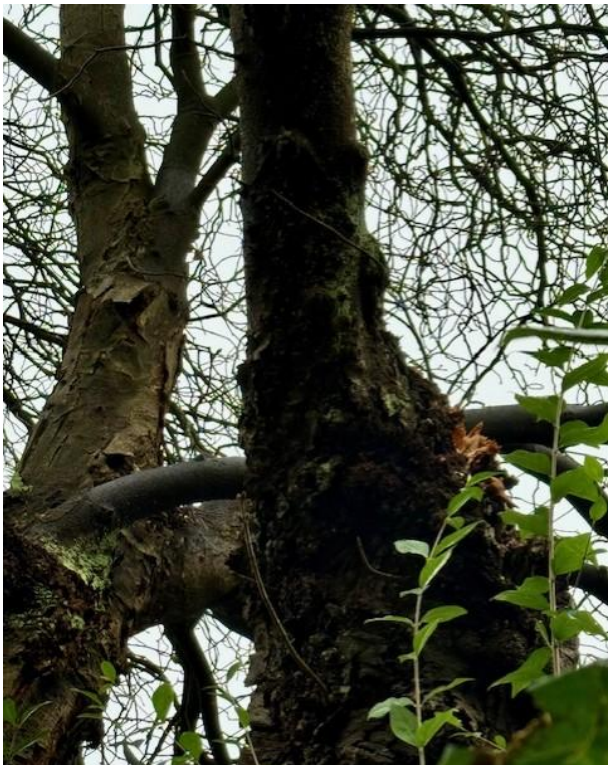
Photograph 7. T001: Photograph provided on 02/11/2026 following storm damage.



Photograph 8. T001: Photograph provided on 02/11/2026 following storm damage.



Photograph 9. T001: Photograph provided on 02/11/2026 following storm damage.



Photograph 10. T001: Photograph provided on 02/11/2026 following storm damage.



Appendix 1: Safety Categories

A *Safety Class* has been assigned to each tree according to its condition, defects observed, and the works that have been recommended. An explanation of each category is offered below:

Safety Class 1: Trees in good condition. No significant defects apparent or likely to develop in the foreseeable future. No significant works are usually recommended to maintain them in an acceptable condition.

Safety Class 2: Trees with **minor defects.** Pruning works or monitoring are usually recommended to ensure that they are in an acceptable condition (unless they are remotely located).

Safety Class 3: Trees with **significant defects.** Works are usually recommended in order to bring them into an acceptable condition (unless they are remotely located).

Safety Class 4: Trees with **major defects.** These trees often require removal or significant pruning works (unless they are remotely located).

It should be noted that not every tree falls neatly into one of the 4 categories listed above. Trees are complex organisms and often have multiple defects. In which case, the category deemed to be most appropriate is selected. Moreover, Class 2, Class 3 and 4 trees may not always be recommended works, for example if they are remotely located although they may be hazardous, they pose a low risk. Similarly, Class 1 trees may be recommended works even if a low risk is associated with them, for example if they are interfering with infrastructure.

Appendix 2: Survey Methodology

A2.1 A ground level visual survey was carried out using the *Visual Tree Assessment* technique described by Mattheck and Broeler (1994) endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007) Our survey method is guided by best practice documentation including Common sense risk management of trees (National Tree Safety Group, 2024).

A2.2 The level of detail to which trees were inspected was based on their context (e.g. location, targets, site history) and visible condition of reasonably observable parts.

A2.3 An initial visual check was carried out, including a general view of the trees and their context, from accessible viewpoints, to identify if a higher level of inspection was required, or to make recommendations to ensure a tree or tree parts can be assessed in greater detail.

A2.4 Before progressing to a higher level of inspection, a judgement was made as to the likely importance of additional information, in regard of the tree's context and condition.

A2.5 A higher level of assessment of the tree or tree parts may involve a closer inspection from differing angles and tapping and probing tree parts from ground level. It may not be possible to observe each tree from every aspect (due to undergrowth, ivy, hedges, walls or property boundaries).

A2.6 For full inventory surveys, a higher level of assessment was undertaken for all trees unless otherwise stated or unless access or visibility prevented this.

A2.7 If sufficient information to make a management recommendations could not be gained from the initial check or higher-level inspection, a further detailed inspection was recommended - for example in the form of a climbed inspection or using specialist decay detection equipment.

A2.8 Where the condition of a tree within its context was deemed to be unacceptable, recommendations were made according to a scale of priority to reduce the risk posed by the tree.

A2.9 Finally, a *safety category* was allocated as described in section 2.

A2.10 Measurements were estimated or, where accuracy was essential, obtained using a diameter tape, clinometer, distometer and loggers tape.

Appendix 3: Tree Data Glossary

This section explains the terms used in the **Tree Data Schedule**.

A3.1 General Observations

A3.1.1 **Numbering System:** Each item of vegetation has its own unique number prefixed by a letter such that T1 = Tree 1, G2 = Group 2, H3 = Hedge 3 and W4 = Woodland 4 S5 = Shrub.

A3.1.2 **Other Reference:** Usually provided where the tree is given a numbered tag to aid identification on site. May also be used to extend the numbering system, for example G1A, G1B to differentiate trees within a group.

A3.1.3 **Life Stage:**

Young Usually less than 10 years old.

Semi-Mature Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).

Early-Mature Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).

Mature Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).

Late-Mature Tree is past maturity and of a considerable age for the species but lacks the special characteristics associated with veteran trees

Veteran Tree is mature or late-mature and significant habitat features associated with advanced age are present, such as hollowing and deadwood.

A3.1.4 **Species:** Common names and scientific names are given.

A3.1.5 **Height:** Measured from ground level to the top of the crown.

A3.1.6 **Stem Diameter:** Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level.

A3.1.7 **Crown Spread:** Measured north, east, south and west. This is taken from the centre of the stem and usually rounded up to the nearest metre.

A3.1.8 **Photo:** This is a photograph of the tree to aid with its identification on site, and to provide an overview of its location, form and condition. A photograph may not always be provided for every tree.

A3.1.9 **Location and Targets:** A description of the location and potential target areas should the tree or a part of the tree fail. Targets areas are within a tree's potential falling range where individuals or property might be harmed for example: Highways, buildings and footpaths.

Target occupancy Some targets may be described with an occupancy (High, Moderate, Low, Very Low).

High target occupancy areas are frequently or constantly visited most days, such as busy roads, frequently used railways and busy high streets, or where valuable property is frequently or constantly present.

Low target occupancy areas are infrequently visited, such as intermittently used footpaths, or residential gardens where no other targets are present.

Moderate target occupancy areas are areas of intermediate occupancy.

Very Low target occupancy areas are rarely visited, such as the middle of a woodland away from footpaths, or areas where access is not permitted.

A3.1.10 **Survey Notes:** Tree form and pruning history may be recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.

A3.1.11 **Recommendations:** Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.

A3.1.12 **Priority Scale:** Depending upon potential hazards, and the likelihood of failure, recommendations should be carried out according to the following priority scale:

Urgent	To be carried out as soon as possible.
Very High	To be carried out within 1 month.
High	To be carried out within 3 months.
Moderate	To be carried out within 1 year.
Low	To be carried out within 3 years.

A3.1.13 **Inspection Frequency:** An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.

A3.1.14 **Physiological Condition:**

Good	Notably Healthy and with no symptoms of disease or stress.
Normal	Healthy and with no symptoms of significant disease and/or stress.
Fair	Minor symptoms of disease and/or stress present, vitality is impaired.
Poor	Significant symptoms of disease and/or stress present, vitality is low.
Very Poor	Extensive symptoms of disease and/or stress and vitality is very low.
Dead	Tree is dead

A3.1.15 **Structural Condition:**

Good	Notable condition, having no significant structural defects or where works have likely improved the trees safety factor.
Normal	Having no significant structural defects.
Fair	Notable structural defects observed, works may be recommended depending on context but not usually required.
Poor	Significant structural defects observed, works may be recommended depending on context.
Very Poor	Major structural defects observed, works may be recommended depending on context.

A3.1.16 **Safety Category:** These are explained in detail in Appendix 1.

A3.2 Evaluation of Defects

A3.2.1 Cavities, wounds, deadwood etc are all evaluated as follows:

Major	Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
Significant	A defect that may over time become a major defect, though not necessarily so. This will depend on a range of factors such as the vitality of the tree and its ability to respond.
Minor	A defect that is not likely to compromise the structural integrity of the tree.

Appendix 4: Author's Qualifications

Qualifications & Experience of Emma Hoyle FDSc (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A.

Emma is a qualified Arboricultural Consultant educated to Level 5 in Arboriculture at Askham Bryan College, is a professional member of the Arboricultural Association and is a LANTRA-accredited Professional Tree Inspector. She has worked for Crown Consultants since 2015 and has since written numerous reports relating to all aspects of arboriculture including; planning and development, vegetation-related subsidence, tree preservation orders and tree risk assessment. Emma regularly attends seminars and events in order to keep abreast with current knowledge and best practice in Arboriculture.
Prior to becoming an arboricultural consultant, Emma worked for two reputable tree surgery firms from 2008 and became an NPTC Qualified tree surgeon after completing a Level 3 Extended Diploma in Forestry and Arboriculture at Askham Bryan College. Emma also has experience in other areas of arboriculture such as forest clearance, tree planting, tree maintenance and landscaping.

Qualifications & Experience of Joe Taylor – M. Arbor. A, FdSc (Arboriculture)

Joe began his career in Arboriculture as a tree surgeon/climber. During his time as a tree surgeon, Joe has achieved City & Guilds NPTC qualifications in Chainsaw Maintenance and Cross Cutting, Tree Climbing and Rescue, Safe Use of Manually Fed Wood-chipper and Supporting Colleagues Undertaking Tree Related Operations.
Joe obtained a Foundation Degree in Arboriculture at Askham Bryan College in 2015 which he passed with merit. Joe is a professional member of the Arboricultural Association, the International Society of Arboriculture, and the Royal Forestry Society and regularly attends industry-related seminars in to keep abreast of industry best practices.
Studying at Askham Bryan College reinforced Joe's passion for trees and drove his enthusiasm to learn more. Learning how trees interact with their surrounding environment and their importance within our urban and rural landscapes highlighted an interest in pursuing a career in consultancy.
Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

Qualifications & Experience of Sarah Button (otherwise known as Sarah Alway) – M. Arbor. A, FdSc (Arboriculture).

Sarah obtained an FdSc in Arboriculture and Tree Management at the University of Central Lancashire in 2021 which she passed with distinction. She is a member of the Arboricultural Association and regularly attends seminars and events to keep abreast of developments in industry knowledge and current best practice in Arboriculture.
Sarah has been working closely alongside the principal consultant and managing director of Crown Consultants since the company was established in 2008. During that time, she has gained experience in all aspects of the business such as reporting, CAD, administration, accounting, and business management. Additionally, she has assisted consultants with numerous reports relating to all aspects of arboriculture including BS:5837 planning and development, vegetation-related subsidence, tree preservation orders, and tree risk assessment. She has also assisted with tree surveys for several years and since qualifying has been undertaking her own surveys.

In addition to working for Crown Tree Consultants Ltd producing reports, Sarah also likes to expand her knowledge of the wider Arboricultural industry by training in other areas of tree services and management. She has recently completed a training programme in tree-planting and volunteer management, including education in tree planting and natural dam building to help mitigate against the risks of heavy flooding (Natural Flood Management). Sarah also regularly volunteers with two local climate action groups who plant trees and build leaky dams.
As Sarah's career develops, she intends on focusing her attention on sustainable innovation in arboriculture and how green urban spaces could pave the way for the forests of the future.

Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture).

Carl began his career undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters student of the year award.
After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.
Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, safety, subsidence, and decay detection. Carl is a professional member of the Consulting Arborist Society and an associate member of the Institute of Chartered Foresters.

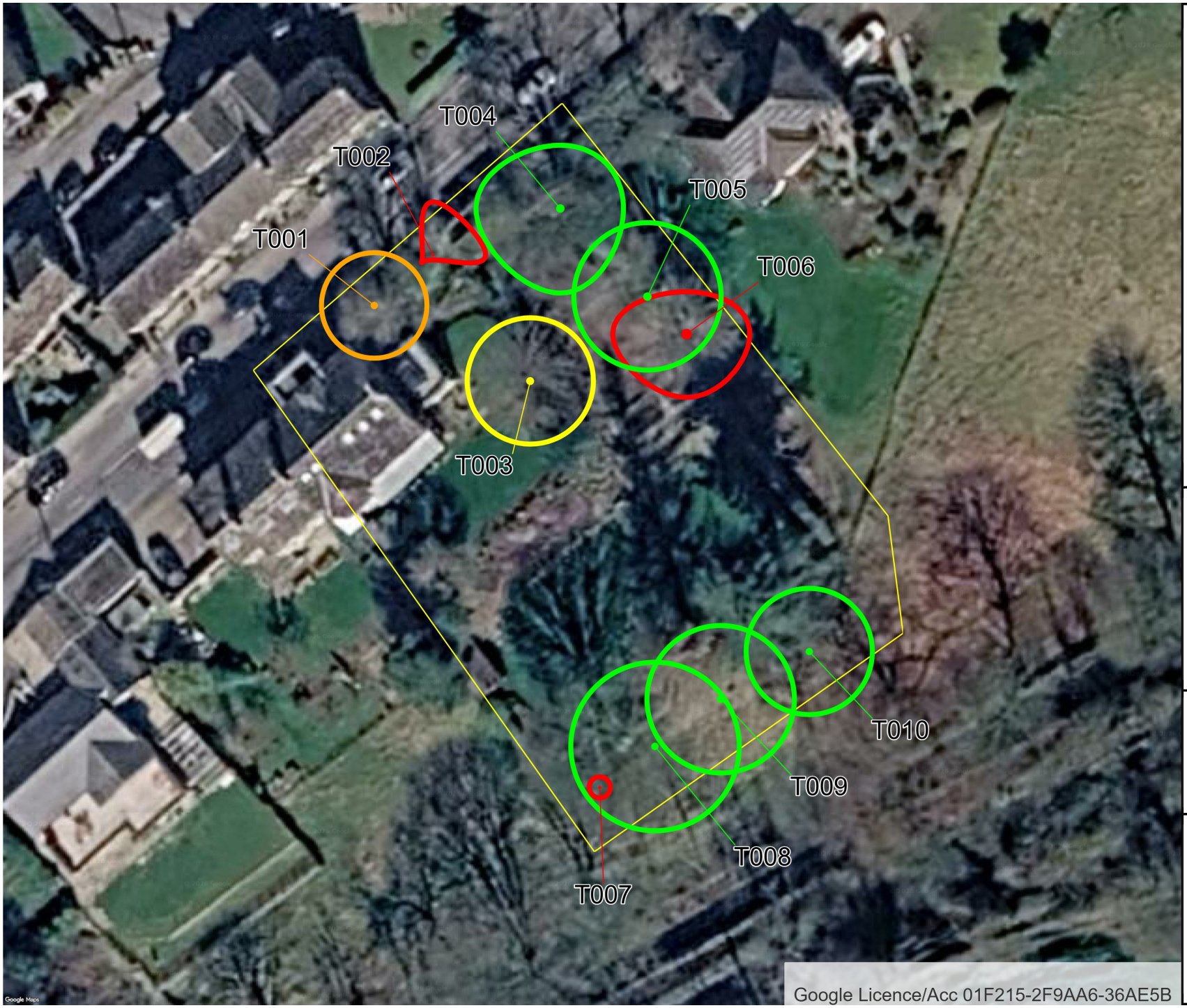
Qualifications & Experience of Jake Childs – Dip Arb L4 (ABC).

Jake began his career at Capel Manor College, where he achieved an NPTC Level 2 qualification in Arboriculture. He subsequently worked in the arboricultural industry for 13 years as a tree surgeon and freelance climber, undertaking work for a wide range of domestic, local authority, and international clients.
During this period, Jake obtained numerous City & Guilds NPTC qualifications, including chainsaw maintenance and cross-cutting, felling of trees up to 380mm, tree climbing and aerial rescue, aerial cutting and free-fall techniques, and aerial tree rigging.

His extensive hands-on experience working with trees led to a desire to further his technical knowledge of trees and their surrounding environment. This motivated Jake to achieve a Level 4 Diploma in Arboriculture, supporting his progression into a professional arboricultural surveying role.
Jake is currently employed as a surveyor at Crown Tree Consultancy, where he has undertaken a variety of arboricultural surveys, including planning and development surveys in accordance with BS5837, subsidence investigations, and tree safety inspections.

Appendix 5: Tree Location Plan

The Tree Location Plan accompanying this report follows this page.



Safety Category

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93 Woodhead Road.

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