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Tree Risk Management Appraisal

within Identified Site Boundaries of

Shireburne Caravan Park, Edisford Road, Clitheroe, Lancashire, BB7 3LB

Prepared by:

Bowland Tree Consultancy Ltd

August 2019

WALKOVER TREE RISK MANAGEMENT APPRAISAL
SHIREBURNE CARAVAN PARK, CLITHEROE

Project Details

Project No.: BTC1724

Site: Shireburne Caravan Park, Edisford Rd, Clitheroe, BB7 3LB

Survey Type: Individual Tree Survey

Tree(s) Considered: Within verbally identified areas of ownership

Report Time Frame: 12 months from date of issue

Client: Shireburne Park Ltd

Survey Dates: 25 and 26 July 2019

Surveyor: Joseph Lambert BSc(Hons) MArborA

Report Prepared by: Joseph Lambert BSc(Hons) MArborA

Report Checked by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Date of Issue: 16 August 2019

Version No: 1

1. CIVIL LAW REGARDING TREE OWNERSHIP AND DUTY OF CARE

1.1 Under civil law the owner of the land on which a tree stands, together with any party who has control over the tree's management, has a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land in question.

1.2 In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey the tree in order to identify and appraise any risk of harm to persons or damage to property that it may present and, where unacceptable risks are identified, taking suitable remedial action to negate or reduce those risks accordingly.

2. QTRA METHODOLOGY OVERVIEW AND APPLICATION IN MANAGEMENT DECISIONS

2.1 A survey was carried out in order to consider the general structural stability of the trees at the site and the associated risk of harm that they pose to persons and/or damage that they pose to property and, from this information, to make management recommendations to reduce any risks identified to be unacceptable to a level that is considered to be either tolerable or broadly acceptable (see Table 1, below).

2.2 The Quantified Tree Risk Assessment (QTRA) methodology utilised for the tree survey (see appended QTRA Practice Note for more details) quantifies the three components of tree failure risk, which are:
i. *Target* (something with potential to be harmed and/or damaged by the mechanical failure of tree parts);
ii. *Impact Potential*; and
iii. *Probability of Failure* (within the coming year).

2.3 The product of the three component values is the annualised 'Risk of Harm', which is a combined measure of the likelihood and the consequence of tree failure considered in terms of the loss within the coming year, and is expressed as a probability. In applying the 'Tolerability of Risk Framework' (ToR) the QTRA methodology divides the 'Risk of Harm' into three threshold values, being;
1. *Unacceptable* (i.e. >1/1,000), which is unacceptable and will not ordinarily be tolerated;
2. *Tolerable* (i.e. between 1/1,000,000 and 1/1,000, where the Risk of Harm will be tolerable if it is As Low As Reasonably Practicable (ALARP); but a Risk of Harm 1/10,000 or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. In the Tolerable range management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees that would be lost to risk control measures; and
3. *Broadly Acceptable* (<1/1,000,000), which is already ALARP.

2.4 The QTRA advisory thresholds, (see Table 1, below) are proposed as a reasonable approach to balancing safety from falling trees with the costs of risk reduction. This approach takes account of the principles of ALARP and ToR, but does not dictate how these principles should be applied. While the thresholds can be the foundation of a robust policy for tree risk management, tree managers should make decisions based on their own situation, values and resources.

Table 1: QTRA Advisory Risk Thresholds:

Threshold	Description	Action
Risk of harm of 1/1,000 or greater	**Unacceptable** - Risks will not ordinarily be tolerated	• Control the risk
Risk of harm between 1/1,000 and 1/10,000	**Unacceptable** (where imposed on others) - Risks will not ordinarily be tolerated	• Control the risk • Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Review the risk
Risk of harm between 1/10,000 and 1/1,000,000	**Tolerable** (where imposed on others) - Risks are tolerable if ALARP	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at reasonable cost • Review the risk
Risk of harm less than 1/1,000,000	**Broadly Acceptable** - Risk is already ALARP	• No action currently required • Review the risk

2.5 As detailed in Table 1, a Risk of Harm less than 1/1,000,000 is Broadly Acceptable and already ALARP (i.e. 'as low as reasonably practicable'). A Risk of Harm 1/1,000 or greater is unacceptable and will not ordinarily be tolerated. Between these two thresholds, the Risk of Harm is in the Tolerable region of the ToR Framework and will be tolerable if it is ALARP, but a Risk of Harm 1/10,000 or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. Here, management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees

T = Individually Surveyed Tree, G = Group of Trees W = Woodland

- (Red) = Tree/Group/Woodland with Risk of Harm of 1/1,000 or greater
- (Orange) = Tree/Group/Woodland with Risk of Harm between 1/1,000 and 1/10,000
- (Yellow) = Tree/Group/Woodland with Risk of Harm between 1/10,000 and 1/1,000,000
- (Green) = Tree/Group/Woodland with Risk of Harm less than 1/1,000,000

* See QTRA Methodology Overview and Application in Management Decisions Section of Report for details regarding Risk of Harm

Site: Shireburne Caravan Park, Edisford Road, Clitheroe, BB7 3LB

Job No.: BTC1724

Scale: Not to Scale

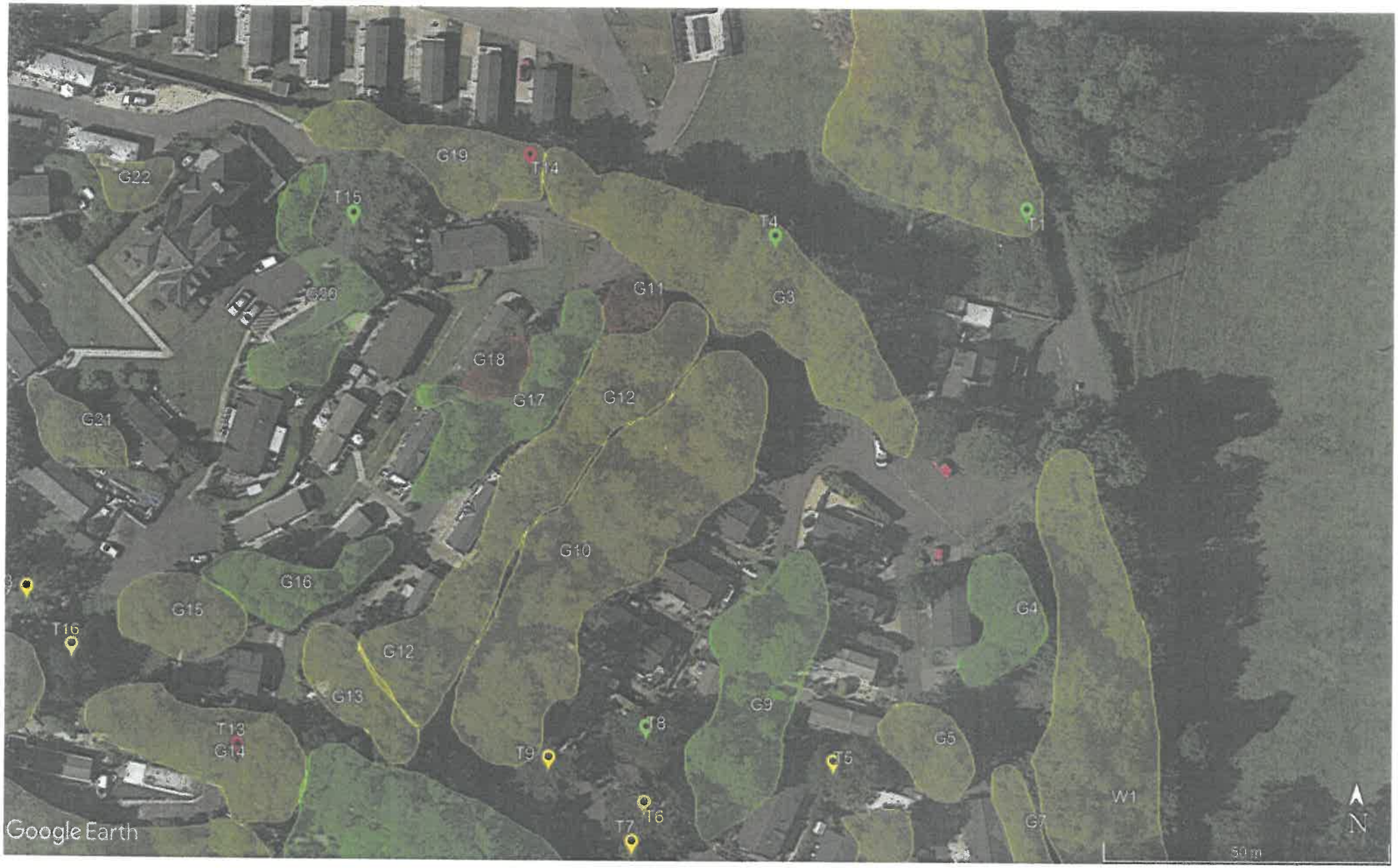
Paper Size (for printing): A3

Date: August 2019

TREE SURVEY PLAN

Plan 1 of 6
(overview plan)

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150



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TREE SURVEY PLAN

Plan 3 of 6

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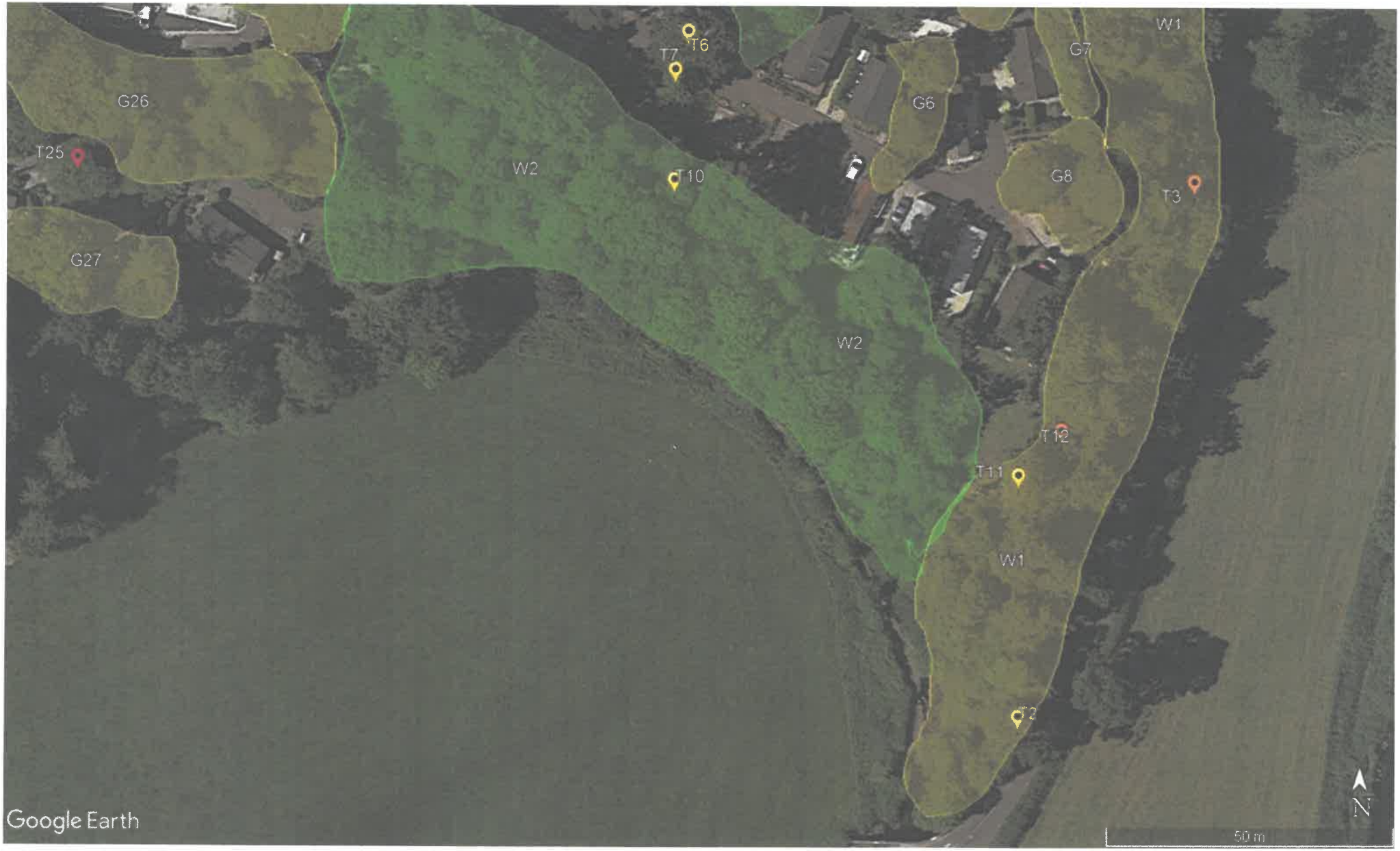

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TREE SURVEY PLAN

Plan 4 of 6

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TREE SURVEY PLAN

Plan 5 of 6

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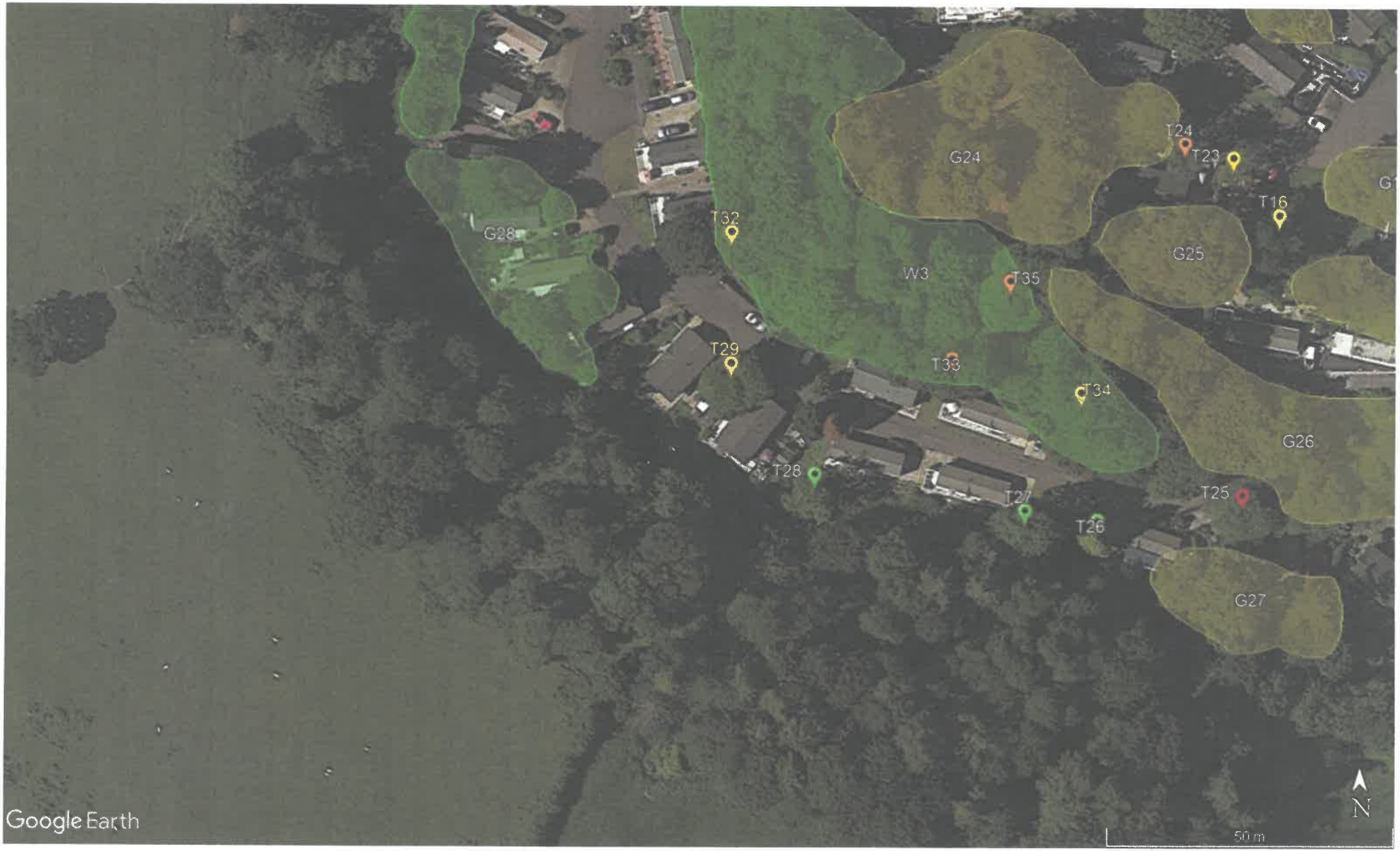

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*** See QTRA Methodology Overview and Application in Management Decisions Section of Report for details regarding Risk of Harm**

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TREE SURVEY PLAN

Plan 6 of 6

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t: 01772 437150

Site:	Shireburne Caravan Park, Edisford Road, Clitheroe, Lancashire, BB7 3LB	**Surveyor:**	Joseph Lambert BSc(Hons) MArborA
Agent for Client:	Shireburne Park Ltd	**Survey Date:**	25 & 26 July 2019
Brief:	Carry out an individual tree survey within site boundaries, as specified by client, report on risk posed to persons and property, and make management recommendations where appropriate	**Viewing Conditions:**	Bright, very light breeze, occasionally overcast with heavy rain showers
		Job Reference:	BTC1724

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
T3	Wych Elm	SM	12	1x200 1x200 1x200 (ms)#	10	D	▪ Multiple stems arise at ground level. ▪ Main stems covered with dense ivy. ▪ Tree is moribund and in a state of severe decline, evidently due to effects of Dutch Elm Disease.	▪ Tree contractor to remove tree due to identified risk of tree failure onto adjacent road subsequent unacceptable risk of harm to persons.	P = Whole stem of approximately 200mm diameter at ground level. T = Vehicles and their occupants on adjacent Edisford Road.	2	3	2	N/A	5K	H
T12	Common Ash	M	19	900	16	M	▪ Located within woodland W1 on banking sloping steeply east down to road. ▪ Rhizomorphs associated with *Armillaria* under bark on buttress to south-east and unidentified immature fruiting bodies on buttresses to south. ▪ Area of necrotic bark to north-west of approximately 500mm wide to 750mm height from ground level. ▪ Canopy showing significant reduction in vitality and moderate twig dieback.	▪ Tree contractor to remove tree retaining stem at a height of approximately 5m for habitat due to identified risk of tree failure onto adjacent road and subsequent unacceptable risk of harm to persons.	P = Whole tree at base. T= Vehicles and their occupants on Edisford Road to east.	2	1	3	N/A	4K	H
T13	Goat Willow	M	14	410	10	M	▪ Located on top of banking to north of caravan. NB: caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem. ▪ Strip of decay of approximately 100mm wide on south-east side of stem from base to a height of approximately 2m. ▪ Increment strip extends from top of decay to point of tight union bifurcation at a height of approximately 3m. ▪ Further necrotic bark strip of approximately 1m height and 50mm width to south-west. ▪ Canopy moderately biased to south over caravan due to partial suppression by neighbouring trees.	▪ Tree contractor to remove tree due to identified risk of stem failure onto adjacent caravan and subsequent unacceptable risk of harm to persons.	P = Main stem of approximately 410mm diameter close to base. T = Persons occupying caravan below canopy.	1	1	3	N/A	1K	H
T14	Common Ash	M	13	1300#	12	P	▪ Located in previous hedge with dense basal growth restricting detailed basal inspection. ▪ Main stem topped a number of years ago at a height of approximately 8m, with resultant regrowth of approximately 5m length. ▪ Approximately 400mm diameter branch arising to west at a height of approximately 4m, which has been topped approximately 3m from main stem, with resultant decay. ▪ Two basal shoots up to approximately 430mm diameter arise at ground level to north and east. ▪ Attenuated stem to north extends over neighbouring caravan, with moderate lean and highly biased canopy to north. NB: caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem. ▪ Canopy showing a significant reduction in vitality and moderate twig dieback associated with effects of Ash Dieback Disease.	▪ Tree contractor to remove basal shoots due to identified risk of stem failure onto adjacent caravan (see Comments) and subsequent unacceptable risk of harm to persons. ▪ Tree contractor to remove regrowth from main stem, remove remaining branch stubs back to main stem and reduce stem to a height of approximately 5m to retain as standing deadwood habitat.	P = Basal shoot to 430mm diameter arising to north. T = Persons occupying caravan below.	1	2	3	N/A	1K	H

Site:	Shireburne Caravan Park, Edisford Road, Clitheroe, Lancashire, BB7 3LB	**Surveyor:**	Joseph Lambert BSc(Hons) MArborA	**Page:** 6 of 23
Agent for Client:	Shireburne Park Ltd	**Survey Date:**	25 & 26 July 2019	
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No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
T24	Rowan	M	8	1x260 1x170 (ts)	7	P	▪ Stem bifurcates at ground level. ▪ Several cavities from previous pruning located between a height of approximately 1.5m and 2m and of approximately 100mm diameter. ▪ Necrotic bark on main stem to west. ▪ Canopy thin and showing a significant reduction in vitality. ▪ Short projected remaining safe life expectancy.	▪ Tree contractor to remove tree due to short projected remaining safe life expectancy (M). ▪ Tree/Landscape contractor to replace tree with one of suitable size and species.	P = Main stem of approximately 170mm diameter. T = Persons occupying neighbouring caravan.	1	3	3	N/A	5K	H
T25	Goat Willow	M	14	560	14	M	▪ Stem bifurcates at a height of approximately 1.5m. ▪ Stem to north, of approximately 300mm diameter, has decay from previous pruning wound of approximately 150mm diameter at a height of approximately 2m. ▪ Hollowing detected above and below decay when sounded with nylon mallet. ▪ Stem to north leans moderately south with canopy of whole tree highly biased to south over adjacent caravan. NB: caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem.	▪ Tree contractor to remove tree due to short projected remaining safe life expectancy (M). ▪ Tree/Landscape contractor to replace tree with one of suitable size and species.	P = Primary branch of approximately 300mm diameter at main bifurcation point. T = Persons occupying neighbouring caravan.	1	2	3	N/A	1K	H
T30	Common Alder	M	14	1x280 1x280 (ts)	8	G	1.2m with a tight union with included bark, and pronounced ribs either side of union. ▪ Main stems above bifurcation point lean towards caravans to south-east and north-west due to suppression by neighbouring Sycamore. NB: caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem.	▪ Tree contractor to remove tree due to identified risk of stem failure onto adjacent caravan (see Comments) and subsequent unacceptable risk of harm to persons.	P = Main stem of approximately 280mm diameter at bifurcation point. T = Persons occupying neighbouring caravan.	1	2	4	N/A	10K	H
T31	Wych Elm	EM	16	1x370 1x300 (ts)	12	G	▪ Stem bifurcates at height of approximately 1m with a tight union with included bark. ▪ Significant decay cavity from ground level to a height of approximately 1m and a depth of 200mm from previous limb tear-out.	▪ Tree contractor to remove tree due to identified risk of stem failure onto adjacent targets and subsequent unacceptable risk of harm to persons.	P = Main stem of approximately 250mm diameter at bifurcation point. T = Persons using garden adjacent to caravan.	2	2	3	N/A	10K	H
T33	Wych Elm	M	17	600	14	G	▪ Unable to access base and stem to inspect in detail due to dense undergrowth. ▪ Moderate stem lean to south-west from ground level. ▪ Stem bifurcates at a height of approximately 3m with a tight included union, with staining and exudates between stems. ▪ Canopy highly biased to south-west over adjacent caravans. NB: caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem.	▪ Tree contractor to remove tree due to identified risk of stem failure onto adjacent caravan and subsequent unacceptable risk of harm to persons.	P = Primary branch of approximately 300mm diameter. T = Persons occupying adjacent caravan.	1	2	4	N/A	10K	H
T35	Goat Willow	M	12.5	1x600 1x510 (ts)	16	M	▪ Decay cavity of approximately 150mm high, 300mm wide, and 200mm deep at base of main stem to north-west. ▪ Stem bifurcates at a height of approximately 1.5m with a tight union. ▪ 300mm diameter area of necrotic bark to north-west at a height of approximately 1.5m, with unidentified old fungal fruiting bodies on bark. ▪ Further areas of necrotic bark of approximately 500mm diameter to south-east at a height of approximately 1m and 2m on stem to east. ▪ Large increment strip on stem to south-east at a height of approximately 1.75m. ▪ *Daedaleopsis confragosa* fungal bracket in old pruning wound on stem to east at a height of approximately 3m. ▪ Canopy moderately to highly biased to south-east.	▪ Tree contractor to remove tree due to identified risk of stem failure onto persons using adjacent road.	P = Main stem to east of approximately 510mm diameter at main bifurcation point. T = Pedestrians using adjacent internal road to caravan park.	3	1	2	N/A	4K	H

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Survey Date:	25 & 26 July 2019
Viewing Conditions:	Bright, very light breeze, occasionally overcast with heavy rain showers
Job Reference:	BTC1724

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
G18	1no. Downy Birch, 1no. Rowan	M	≤ 15	≤ 470	≤ 10	M D-P	▪ Rowan to north has a largely moribund canopy and subsequent very short projected remaining safe life expectancy. ▪ Staining on main stem of Birch at a height of approximately 500mm consistent with effects of *Phytopthora* sp. ▪ Birch to south of group has thin canopy with a moderate reduction in vitality, and moderately biased canopy to south and west due to suppression by neighbouring trees – subsequent short projected remaining safe life expectancy. ▪ NB: adjacent caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem.	▪ Tree contractor to remove Rowan due to very short projected remaining safe life expectancy and subsequent unacceptable risk of harm to persons. ▪ Tree contractor to remove Birch due to short remaining safe life expectancy and expected exposed biased canopy following removal of neighbouring Rowan (M).	P = Rowan stem of approximately 300mm diameter. T = Persons occupying caravan below canopy.	1	2	3	N/A	1K	H
G11	2no. Common Ash	M	≤ 17	≤ 580	≤ 10	P-M D	▪ Both trees have significant branch dieback and reduction in vitality associated with effects of Ash Dieback Disease. ▪ Dead and moribund primary branches to approximately 200mm diameter. ▪ NB: adjacent caravan understood to be permanently occupied, including during storms, and of relatively light construction whereby it would afford little protection to occupiers in event of being struck by a relatively large diameter branch or stem.	▪ Tree contractor to remove trees due to identified risk of dead and moribund branch failure onto adjacent caravan and subsequent unacceptable risk of harm to persons.	P = Dead and moribund branches to approximately 200mm. T = Persons occupying caravan below canopy.	1	2	2	N/A	100	H
G27	4no. Ash 1no. Larch	M	≤ 21	≤ 720	≤ 18	M-P	▪ Closely to loosely spaced group. ▪ Four Ash closely spaced, with three Ash to edges of group showing significant reduction in vitality and significant twig die back associated with effects of Ash Dieback Disease. ▪ Ash to east has bacterial staining on west side of main stem from ground level to a height of approximately 500mm. ▪ Largest Ash to centre bifurcates at a height of approximately 2m with slightly tight union and large primary branch of approximately 400mm diameter arising to north and overhanging caravan, with attenuated secondary branches extending out over caravan.	▪ Tree contractor to remove Ash trees within group in accordance with good management practice due to their projected continued decline as a result of effects of Ash Dieback Disease (M).	P = Dead and moribund branches to approximately 150mm diameter. T = Residents using gardens adjacent to caravans.	2	3	3	N/A	50K	M

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No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
T1	Common Ash	EM	13	1x300 1x300 1x300 (ms)	9	M/P	▪ Multiple stems arise at ground level within hedgerow. ▪ Detailed basal and stem inspection obscured by dense ivy extending into primary branches. ▪ High voltage overhead power line to south-west. ▪ Canopy fouling overhead telephone line and telephone pole located within canopy. ▪ Moderate twig dieback and moderate reduction in vitality associated with effects of Ash Dieback Disease.	▪ Tree contractor to remove tree due to projected damage to overhead telephone lines and in accordance with good management practice due to its projected continued decline as a result of effects of Ash Dieback Disease (M).	P = Dead and moribund branches to approximately 100mm diameter. T = Vehicles and their occupants on adjacent Edisford Road.	2	4	4	N/A	<1M	M
T11	Common Beech	M	20	1020	16	M/P	landscape maintenance and basal inspection partially restricted by stacked wood. ▪ Stem bifurcates at a height of approximately 2.5m with an included bark union. ▪ Approximately 150mm wide necrotic bark strip on west side of stem from a height of approximately 4m up to approximately 8m, possible from altered exposure due to previous removal of neighbouring tree to west. ▪ Canopy highly biased to east following removal of adjacent Beech tree to west. ▪ Canopy showing a significant reduction in vitality with small leaf size and short shoot extension. ▪ Tree is located atop bank sloping steeply to the east down to road. ▪ Whilst it is unlikely failure would result in parts of the tree reaching the road, it is likely to cause considerable damage to trees growing within adjacent W1 to the east. ▪ Projected to continue into a state of decline.	▪ Tree contractor to remove tree to standing deadwood to a height of approx. 6m, as neighbouring tree, due to trees projected continued decline and significant damage likely to be caused to neighbouring woodland as a result of tree failure.	P = Primary branch of approximately 600mm diameter at main bifurcation. T = Persons using adjacent private caravan garden area.	3	1	3	N/A	40K	N/A

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T23	Downy Birch	M	12	340	10	P	▪ Caravan to south recently replaced, evidently resulting in ground disturbance within root-zone. ▪ Primary branch of approximately 200mm diameter, which arises at a height of approximately 2.5m to south, is within 150mm of roof of new caravan to south. ▪ Very sparse canopy with small leaf size showing a significant reduction in vitality. ▪ Short remaining projected safe life expectancy	▪ Tree contractor to remove tree due to short projected remaining safe life expectancy (M). ▪ Tree/Landscape contractor to replace tree with one of suitable size and species.	P = Primary branch of approximately 200mm diameter over caravan. T = Persons occupying neighbouring caravan.	1	3	4	N/A	50K	M
T27	Common Ash	EM	14	350	15	M/P	▪ Unable to access due to location on edge of river bank. ▪ Canopy showing a slight reduction in vitality and moderate twig dieback associated with effects of Ash Dieback Disease.	▪ Tree contractor to remove tree in accordance with good management practice due to its projected continued decline as a result of effects of Ash Dieback Disease (M).	P = Moribund branches to approximately 50mm diameter. T = Residents using garden adjacent to caravan.	3	4	3	N/A	<1M	M
T28	Common Ash	EM	14	320	10	M	▪ Located adjacent to stump of previously removed Cypress to north. ▪ Strip of necrotic bark on north-east side of main stem from ground level to a height of approximately 1.7m. ▪ Moderate stem lean south-west from ground level. ▪ Canopy showing moderate twig dieback associated with effects of effects Ash Dieback Disease.	▪ Tree contractor to remove tree in accordance with good management practice due to its projected continued decline as a result of effects of Ash Dieback Disease (M).	P = Moribund branches to approximately 50mm diameter. T = Residents using garden adjacent to caravan.	3	4	3	N/A	<1M	M
T32	Goat Willow	M	16	680	12	G	▪ Located on edge of woodland W3. ▪ Severe stem lean to south-west from ground level. ▪ Multiple primary branches arise at a height of approximately 2m. ▪ Canopy moderately to highly biased to south-west over car parking area and waste water utility equipment in ground below.	▪ Tree contractor to remove tree due to identified risk of stem failure onto adjacent parked vehicles and waste water utilities (M).	P = Whole stem at root-plate. T = Parked vehicles in area beneath canopy.	2	P	4	N/A	30K	M

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
G21	2no. Yew, 1no. Irish Yew, 1no. Goat Willow	M	≤ 12	≤ 620	≤ 8	M	▪ Common Yews to east of group have had canopies raised to approximately 5m. ▪ Stem of Goat Willow to centre of group bifurcates just above ground level with limb arising to north-west of approximately 250mm diameter with a tight union and included bark. ▪ Goat Willow's canopy moderately biased to south over single-storey building, with limited potential for future growth.	▪ Tree contractor to remove Goat Willow due to increased risk of stem failure and limited potential for future growth (M). ▪ Tree/Landscape contractor to replace tree with one of suitable size and species.	P = Main 250mm diameter stem at bifurcation point. T = Pedestrians using footpath to west.	3	2	2	N/A	50K	M
G8	4no. Common Alder	M	≤ 17	≤ 440	≤ 12	M	▪ Basal inspection of tree to north obscured by slabs stacked against stem ▪ Stem of tree to east bifurcates at a height of approximately 1m with wide union. ▪ Smaller tree to south has a sparse canopy and a slight stem lean to north over caravan 80A, and subsequent limited potential for future growth. ▪ Tree to west has a moderate stem lean to north from ground level.	▪ Tree contractor to remove tree to south of caravan 80A due to limited potential for future growth (M).	P = Deadwood to approximately 75mm diameter. T = Persons using garden area adjacent to caravan.	2	4	3	50%	1M	M