

Tree Condition Report

Location of property surveyed:

Higher Woodcock Farm,
Whinney Lane,
Langho,
BB6 8DQ.

Arboricultural report for:

Peter Ward

Date of site survey:

18/09/2020

Date of report:

22/09/2020

Job Ref: 1483

Gary Marsden

FDS Arb, M.Arbor.A.

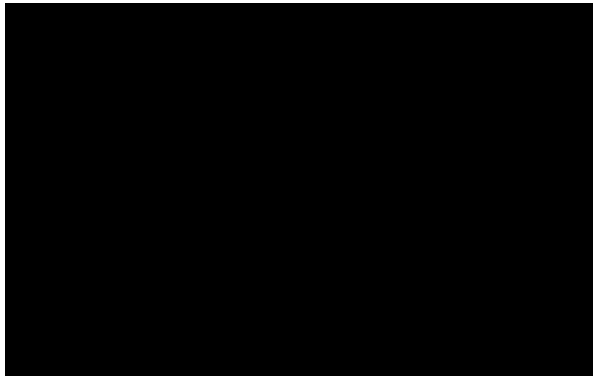


The content and format of this report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in this subject matter without our written consent.

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact me.

Any enquiries regarding this report should be addressed to:

GM Tree Consultants
16, Farfield Drive,
Lower Darwen,
Darwen,
Lancashire,
England,
BB3 0RJ.



Gary Marsden FDS Arb M.Arb.A

Professional Member - Arboricultural Association (AA)

Professional Member - Consulting Arborist Society (CAS)



City&Guilds
NPTC
Qualified



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Introduction

1. Qualifications and experience

I have based this report on my site observations and any provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture and include a summary in Appendix 'A'.

2. Instruction

I am instructed by Peter Ward (referred to as the 'client' from here on) to inspect 6 individual trees as identified by the client that are located at Higher Woodcock Farm, Whinney Lane, Langho, BB6 8DQ and to provide a report to fulfil the following criteria:

- A schedule of the relevant tree to include basic data, tree location and a condition assessment.
- A tree risk assessment based on relevant targets, defects, and likelihood of failure.
- A schedule of any subsequent work that may be required.

3. Relevant background information

Prior to the tree inspection, my client advised me that he has concerns over the condition of several trees located on his land that are in close proximity to the public roads and an assessment of the trees is needed for safety and management reasons.

4. Documents and information provided

My client provided me with copies of the following documents or information:

- Their email of instruction outlining the situation.
- Their email commissioning this report and agreeing to the T&C and cost.
- A paper copy of the TPO covering the client's land.

5. Scope of this report

This report is **only concerned with the 6x trees** within the proximity of the site identified by the client. It takes no account of any trees outside this remit or any building structural issues. It includes a preliminary assessment based on the site visit and any documents and information provided, listed in section 3 and 4 above.

The survey is based upon information that was available at the time of the inspection. Further inspections are necessary over time to give a fuller picture of the health of trees.

6. Mapping

I have not been provided with a topographical survey of the site. A digital ordnance survey map has been purchased and I have plotted the trees by the combined / individual use of land features, manual measurements, laser measurements and GPS. It is estimated that the accuracy is within 1-2m.

Site plans showing all tree locations and any relevant details can be found in Appendix 'C'.

7. Technical references

This arboricultural report is based on the following primary technical references:

- British Standards Institution (2010) BS 3998 Recommendations for tree work
- Lonsdale, D. 1999. *Principles of Tree Hazard Assessment and Management*. The Stationary Office, London.
- Lonsdale, D. 2000. *Hazards from trees. A general guide*. Forestry Commission, Edinburgh.
- Matheny, N. P. and Clark, J.R. *A photographic guide to the evaluation of hazard trees in urban areas. 2nd Edition*. International Society of Arboriculture.
- Mattheck, C. and Breloer, H. *The body language of trees – A handbook for failure analysis*. The Stationary Office, London.
- Schwarze, F.W.M.R., Engels, J. and Mattheck, C. *Fungal strategies of wood decay in trees*. Springer, Berlin.
- Strouts, R.G. and Winter, T.G. 1994. *Diagnosis of ill-health in trees*. The Stationary Office, London.
- The National Tree Safety Group. 2011. *Common sense risk management of trees. Guidance on trees and public safety on the UK for owners, managers and advisers*. Forestry Commission, Edinburgh.

Limitations

8. Survey

The inspection was carried out from ground level only and relates only to arboricultural aspects. All visual observations and recommendations, relate, to the condition of the trees on the day of the survey. The trees have been assessed with the aid of a Nylon mallet for detecting changes in resonance which may indicate that further investigation is required. Where appropriate the use of advanced decay detection methods is used, primarily a digital resitograph. Any unusual weather conditions, changes in soil, soil levels and changes to surroundings may result in a dramatic change in the trees health.

9. Time limit

Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period. Any alteration to the site and any development proposals could change the current circumstances and may invalidate this report and any recommendations made.

10. Tree health

Trees are dynamic structures that can never be guaranteed 100% safe: even in good condition they can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

11. Justification of works

Where management action / tree surgery is recommended, this is based on maximizing the tree's safe useful life expectancy (SULE), given its current situation or the safety of persons and surrounding targets. A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree would be made safe following the completion of any recommended work.

12. Buildings

This report does not consider the structural condition of existing buildings, nor the impact of existing trees on their foundations. If there are concerns over such matters the advice of a structural engineer should be sought.

Site visit and observations

13. Site visit

I carried out an unaccompanied site survey on 18/09/2020. All my observations were from ground level and I measured all dimensions unless otherwise indicated. An assessment was carried out using a Resistograph to help determine the internal qualities of a tree if visual indicators prompted further investigation such as a cavity or decay pattern. I did have access to trees outside the client's boundaries and consent was given to inspect and take measurements as needed or the trees were on public open space. The weather at the time of inspection was clear, still and dry, with good visibility. I have taken various photographs of the site for reference and are kept on file; photos are added into the report only if they are needed to highlight a specific issue.

14. Brief site description

Whinney Lane is in Lango. The site entrance is on the eastern side of the road and surrounded by rural land to the east and west and Whinney Lane to the north and York Lane to the south, this can be seen on the site location map in appendix 'B'. The site consists of a large house that is currently occupied and centrally set within the site boundary. No significant utility services were observed on site. No visual inspections of any services were made below ground level. There is no known history on this site either personal or from a third party.

15. Identification and location of the trees

I have illustrated the locations of the significant trees on the map included in Appendix 'B'. This plan is for illustrative purposes only and it should not be used for directly scaling measurements. All the relevant information on it is contained within this report and the provided documents.

Each tree has had a metal numbered tag stapled to the stem to aid in the identification of the trees due to the number of trees surveyed and the close proximity of each tree, identification should be clarified by checking the corresponding tag number with the tree data recorded.

16. Systematic method of assessment

I visually inspected the significant trees and recorded the information in the table in section 18.

This inspection was of a preliminary visual tree assessment (VTA) nature that was visible from accessible points at ground level and included detailed investigation with the use of a resistograph to assess the internal function of the stem / buttress / roots area.

The methodology employed in the assessment of trees undertaken by GM Tree Consultants takes into consideration the following points (but not in any order of importance) by firstly carrying out a Visual Tree Assessment (VTA), this includes:

- A distance visual assessment of the tree considering the overall shape, form, foliage colour appropriate for the time of year and any other elements that do not appear normal for that species.
- The exposure to the weather. This can be due to it being a solitary tree or that surrounding tree cover could have been removed exposing it to 'new wind forces' acting on the canopy.
- The prevailing ground conditions. For example: soil erosion, ponding, soil characteristics and the impact on the tree, presence / lack of vegetation.
- Any information as to the tree's history or history of the surrounding trees / landscape. For example: previously failed limbs, surrounding tree removal / failure, excavations, fruiting bodies seen.
- Knowledge of previous documented information of issues with a species. For example: tight union failure on Beech, poor compartmentalisation of Willow.
- The health and visual defects of the tree. For example: cavities, the trees 'body language', dieback, foliage irregularities, fungal brackets, and deadwood.

From this information an assessment is made of the likelihood of the part/s most likely to fail in relation to the target / occupancy value within the trees failure area and recommendations are then made, these can include the following but is not exhaustive:

- Recommendations for further visual monitoring.
- Investigation with more advanced decay detection equipment such as: Resistograph, Picus, Thermal imaging.
- Remedial pruning / limb removal.
- Whole tree removal.
- Pruning for aesthetical reasons.
- Removal of significant deadwood.
- Or no work may be needed.

The primary reasoning behind this method of assessment is to identify a foreseeable failure, make an informed decision and act on it within a specified time and know that the response is reasonable in relation to the target area and the financial resources available.

Condition assessment

17. Tree dimensions

A detailed on-site assessment of the trees can be found in the inserted survey sheets in appendix 'C'.

18. Tree assessment Summary

T287 – The Sycamore tree is located close to the woodland footpath, there is no visual indication of defect and no work is required.

T288 – The Oak tree is showing signs of retrenchment within the canopy and has appeared to have storm damage many years ago, there are signs of dieback within the upper canopy but there is no risk of failure, the tree is far enough back that any canopy branches would fall within the landowners boundary and the structural integrity of the stem is solid.

T289 - The large Oak tree is an excellent example with no signs of significant issues there are some deadwood within the canopy and while on site it is recommended that these are removed by a climbing arborist, there are several small branches that are starting to encroach the public highway these are recommended to be removed to give 5m clearance above the road this would mitigate future pruning of larger branches in future years.

T290 - The Sycamore is in good condition with only remedial pruning needed of small branches over the public highway to give 5m clearance.

(There are some smaller self-seeded trees along the roadside near T289 and T290, these should also be crown lifted to give clearance over the road to 5m).

T291 – The Ash Tree located next to public highway has got significant dieback within the canopy with large amounts of dead wood present, there is epicormic growth growing on the structural branches which is a good indicator of stress. This tree has symptoms consistent with Ash Dieback and removal is recommended within the next 6 months the tree can be reduced to a monolith at the first main fork union of the stem. Removal of all timber and arisings will need to comply with government guidance, see attached notes.

T292 - The Ash tree located near the garage and residential property is showing signs of dieback within the canopy and is most likely due to Ash Dieback. After speaking to the client he is happy to manage the risk of this tree for as long as reasonably practicable due to its current visual benefits to the setting. Removal of dead wood is recommended to prevent them dropping onto the driveway / cars / people.

19. Photos

T291 – tree needing removal due to Ash Dieback



Road area needing low branches removing to give 5m clearance over the road



20. Target led tree risk assessment

Each tree is assessed for defects / dysfunction that could lead to part of or whole tree failure / breakage. With this an assessment is made as to where the tree / part of tree would land if that defect failure occurred and what the likelihood and consequence would be if this happened.

21. Appropriate Response

From the risk assessment, recommendations are made to reduce the risk of harm to an acceptable level and within an appropriate timescale, this could be pruning works, further advanced investigations, more monitoring at specified intervals or ultimately removal of the tree, this list is not exhaustive and is adaptable to each individual situation.

REASONING: "Proactive intervention rather than reactive to failure"

Recommendations

22. Present requirements:

Any works required to establish acceptable levels of risk for the site and to maintain the tree in line with good arboricultural management are listed and should be carried out within the time scale indicated.

These lists of works are designed to highlight dangerous situations and are necessary for safety reasons or to establish high levels of arboricultural management to the existing tree.

Other Considerations

23. Ash Dieback

One or more ash trees on your site have symptoms consistent with Ash dieback. Therefore, it is important that you note the advice below and follow up with your own research at the links provided to ensure you comply with relevant government guidance and procedure. If other ash trees on site do not currently have confirmed symptoms, it would be prudent to follow up with further surveys regularly to ensure that management of infected trees is carried out.

Ash dieback, *Hymenoscyphus fraxineus* (also known as *Chalara fraxinea*), is the most significant tree disease to affect the UK since Dutch elm disease which was first recognised in the 1960s. Only seven years after its official identification in the UK, ash dieback has already started having significant impacts on the country's treescape. Although it is still too early to understand whether any trees will prove to be resistant to the fungus, the stark reality is that over 90% of the 2 billion ash trees across the UK are likely to be infected in the years to come (Ash dieback: an action plan toolkit, Tree Council, February 2019).

"The risks that dead and diseased ash trees pose to human health and safety, together with the significant economic and environmental impacts, mean that it is vital to accept that ash dieback cannot be treated as 'business as usual' by anyone who manages trees or the landscape"
Tree Council, February 2019.

Considering the above it is clear that ash dieback is likely to result in similar demands on the tree care industry as those previously for Dutch elm disease. By contrast to Dutch elm disease, ash trees

will stand hazardous and high risk. Delaying tree works will thus have a dual effect of making take down more complex and potentially more hazardous as well as there being a rising cost due to industry demand.

The disease has been classified as 'notifiable' by DEFRA, which means that any suspected cases of the disease must be reported to the appropriate plant health authorities. GM Tree Consultants can do this as an extra commission.

Tree works contractors and tree surgeons working on infected trees should ensure they are up to date with and carry out appropriate biosecurity precautions to prevent spread of infection to other trees. Advice on this may change over time so regular review of information and guidance is recommended.

Further information can be found at:

[Ash dieback: an action plan toolkit](#)
[Forest Research web page](#)
[Forest Research TreeAlert - for reporting diseased trees](#)
[Woodland Trust - your ash dieback questions answered](#)

Please note that GM Tree Consultants are not responsible for the content contained in the above links or the availability of the above resources.

24. Tree Preservation Order (TPO) and Conservation Area (CA)

A tree preservation order, referred to as a 'TPO', is an order made by a local planning authority ('LPA') in respect of trees or woodlands.

The principal effect of a TPO is to prohibit the: Cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent.

Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.

All trees in a Conservation Area are subject to controls which enable the LPA to protect the special character of the area created by the trees. If trees have a specific Tree Preservation Order (TPO) on them, then the normal Tree Preservation Order controls apply.

You must give the LPA 6 weeks' notice, in writing, of your intention to do any work to trees in a Conservation Area. You must not carry out any work during the six-week period, which starts from the date of receipt of your notification by the council, unless you receive written permission to do so.

Work which is not exempt and is carried out without formal notification or within the six-week period without the written consent of the council is illegal. The LPA may prosecute offenders and fines of up to £20,000 for each tree may be imposed by the Magistrates Court in the event of offenders being convicted of an offence. If proceedings are instituted in the Crown Court fines are unlimited. There is a duty to replace any tree removed without permission.

At the time of writing this report it has been confirmed by the client that there is a Tree Preservation Order / Conservation Area in force on some or all the trees in question. It is strongly advised that prior to undertaking any work on the tree/s written consent is granted from the local authority via an application or through the planning process.

25. Local authority details

For reference the contact details are listed below for the relevant councils planning department and / or the arboricultural (tree) officer.

Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA
Tel: 01200 425111,
E-mail: webmaster@ribblevalley.gov.uk

26. Correspondence with local arboricultural / planning officer

There is no significant correspondence that needs documenting into this report.

27. Tree works

The management options noted in the survey data should be followed so to keep a maintained tree stock on and around this development site, particularly giving clearance from properties and over any adopted roads or footpaths.

28. Implementation of works

All tree works should be carried out to BS 3998 Recommendations for Tree Work as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from:

Arboricultural Association
The Malthouse,
Stroud Green,

Standish,
Stonehouse,
Gloucestershire
GL10 3DL, UK

Tel: +44 (0)1242 522152
Email: admin@trees.org.uk
Website: <http://www.trees.org.uk/ARB-Approved-Contractor-Directory>
Fax: +44 (0)1242 577766

29. Local Arboricultural Contractors

If requested I can provide a list of reputable arboricultural contractors that have carried out work on previous projects.

30. Safety

Tree works can be a hazardous profession, so it is important that all operatives have the necessary and relevant training, health and safety policy and valid forms of insurance.

31. Statutory wildlife obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provide 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.

32. Future considerations

Any remaining trees should be inspected on a regular basis by a qualified arboricultural consultant and should not exceed a 5-year interval.

APPENDIX 'A'

Brief details of qualifications and experience of Gary Marsden

Qualifications:

- National Certificate in Arboriculture
- Foundation Degree in Science - Arboriculture
- BTEC Higher National Diploma in Arboriculture
- Certified Expert Witness by Cardiff Law School / Bond Solon
- LANTRA Professional Tree Inspection Award

Practical experience:

After qualifying at NC level in arboriculture I gained full time employment with Blackburn with Darwen Borough Council as an Arborist / Climber (September 1998) where I gained a wide range of practical Arboricultural experience ranging from pruning, dismantling, and planting.

In January 2004 I was promoted to Team Leader Arborist where I developed my skills in Arboriculture, leadership, organisation, and prioritising workloads.

In August 2005 I was promoted to 'Arboricultural Officer' this job involves:

Health and Safety of all Arboricultural aspects
Inspection and scheduling of tree complaints
Tree surveys and report writing
Staff management

In July 2008 I set up my own tree consultancy company – GM Tree Consultants – which I am constantly developing and evolving.

Continuing professional development:

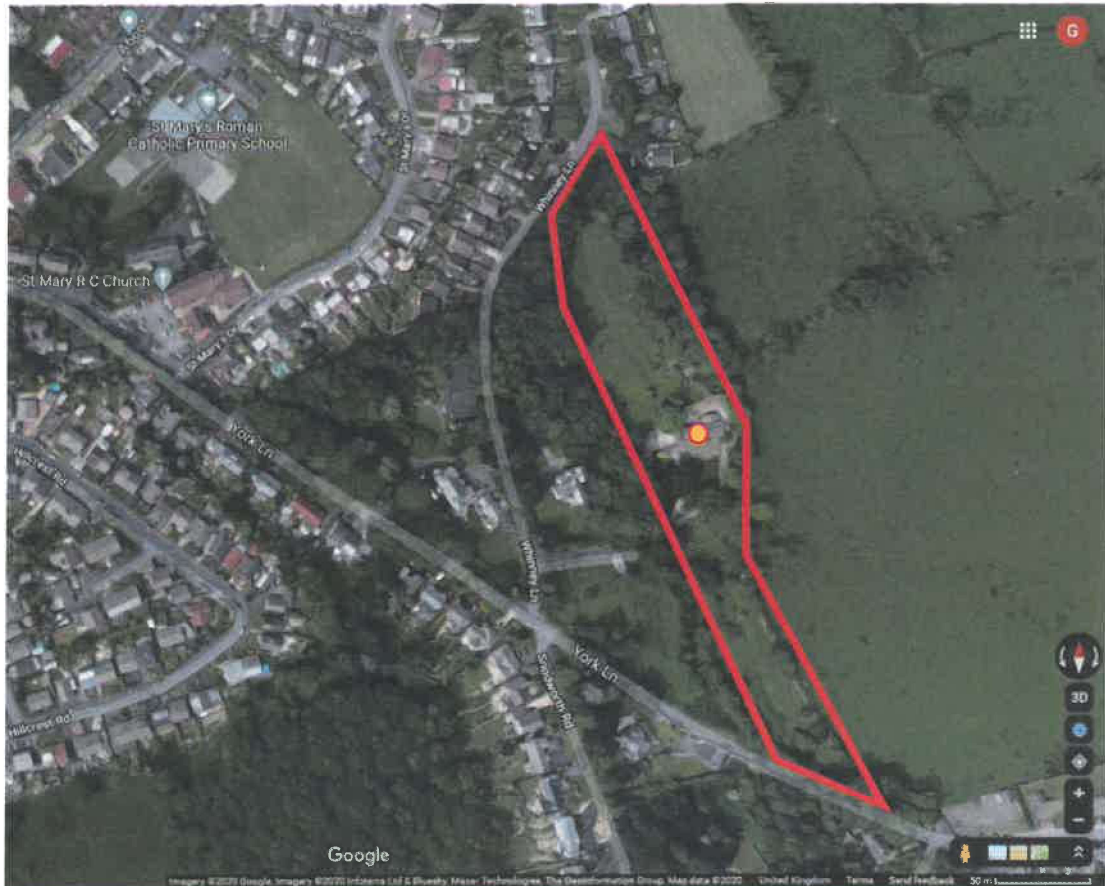
As a conscious effort to stay in touch with the progression in modern techniques and practices in the arboricultural industry, I attend seminars, receive regular arboricultural literature and maintain membership of professional bodies, examples of which are listed below:

- Arboricultural Association Professional Member since November 2006
- Professional Member of the Consulting Arborist Society since May 2009
- Quantified Tree Risk Assessment licensed user since October 2008
- Attendance of Arboricultural Association annual conferences
- Attendance of specialist short courses in relation to specific fields in arboriculture including: Tree Preservation Orders, Subsidence and mortgage reports, Planning legislation and Tree inspection methods and skills.
- Accredited as an Expert Witness by Cardiff University Law School / Bond Solon since December 2011

A detailed breakdown of qualifications and continued professional development training is available; please contact me directly for this information if requested.

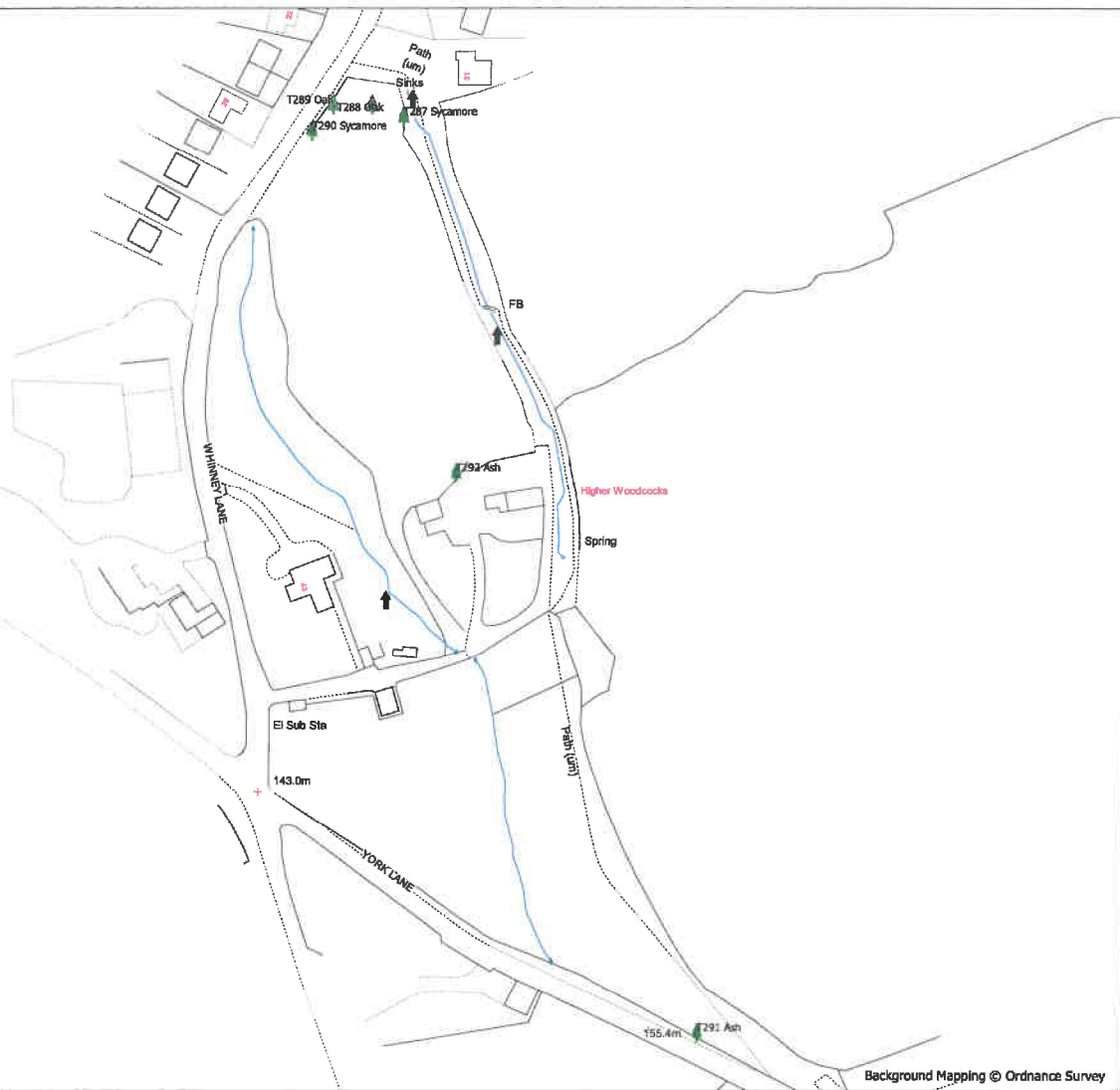
APPENDIX 'B'

- Site Location aerial photo taken from Google Maps showing site location and an approximate boundary perimeter



APPENDIX 'C'

- Tree location plan with corresponding tree numbers to aid identification.
- Inserted tree schedule showing all surveyed trees with comments and recommendations



Background Mapping © Ordnance Survey

TREE LOCATION PLAN

LEGEND:	- Location - - Ref Number - - Species -
CLIENT DETAILS:	Peter Ward
SITE ADDRESS:	Higher Woodcock Farm, Whinney Lane, Langho, BB6 8DQ
PROJECT:	VTA Site Survey
JOB REFERENCE:	1483
FIGURE REFERENCE:	1483/VTA/2020
DRAWN BY:	Gary Marsden
SCALE BAR:	1:1,250
PAPER SIZE:	A3
DATE OF DRAWING:	20th September 2020

The original of this drawing was produced in colour, a monochrome copy should not be relied upon

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www.gmtreeconsultants.co.uk



Job Ref:	1483	Survey Date:		18 September 2020		Surveyor:		Gary Marsden		Site Address:		Higher Woodcock Farm, Whinney Lane, Lango				Tel: 077 6166 7384 www.gmtreeconsultants.co.uk		VTA TREE SURVEY DATA				
Type (Tree / Group / Hedge)	Tree number	Species (common)	Number of stems	Stem diameter @ 1.3m (mm)	Height (m)	Crown Spread - Diameter (m)	Life Stage y - sm - m - old - v	Physiological Condition	Structural Condition	Remaining contribution <10 - 10+ 20+ 30+ 40+	Tree quality assessment category	Root Defects	Stem Defects	Branch Defects	Crown Defects	Foliage Defects	Fungi	Target	Is RISK 'ALARP' As Low As Reasonably Practicable	Recommendations	Timescale (within)	Review
T	287	Sycamore	1	500	20	14	Mature	Good	Good	20+	B2	_ No significant visual root defects	_ No significant visual stem defects	_ No significant visual branch defects	_ Minor deadwood <25mm dia	_ No significant visual foliage issues	_ No fungi visible at time of inspection	_ Footpath - woodland / track+ _ Garden	YES	_ No work required at time of survey	Not Applicable	24mths
T	288	Oak	1	750	10	10	Mature	Good	Good	20+	B3	_ No significant visual root defects	_ No significant visual stem defects	_ No significant visual branch defects	_ Major deadwood >100mm dia+ _ Crown dieback+ _ Crown thinning	_ Tip dieback	_ No fungi visible at time of inspection	_ Road+ Footpath - Public highway	YES	_ No work required at time of survey	Not Applicable	24mths
T	289	Oak	1	1000	22	16+	Mature	Good	Good	40+	A1	_ No significant visual root defects	_ No significant visual stem defects	_ No significant visual branch defects	_ Major deadwood >100mm dia+ _ Low branching	_ No significant visual foliage issues	_ No fungi visible at time of inspection	_ Road+ Footpath - Public highway+ _ Garden+ _ Parking / driveway	YES	_ Remove dead wood / crown clean+ _ Lift crown to 5m over road	12mths	24mths
T	290	Sycamore	1	600	20	14	Mature	Good	Good	20+	B1	_ No significant visual root defects	_ Multi stemmed leader	_ No significant visual branch defects	_ Moderate deadwood 25-100mm dia+ _ Low branching	_ No significant visual foliage issues	_ No fungi visible at time of inspection	_ Road+ Footpath - Public highway+ _ Garden+ _ Parking / driveway	YES	_ Remove dead wood / crown clean+ _ Lift crown to 5m over road	12mths	24mths

Job Ref:	1483			Survey Date:		18 September 2020		Surveyor:		Gary Marsden		Site Address:		Higher Woodcock Farm, Whinney Lane, Lango				Tel: 077 6166 7384 www.gmtreiconsultants.co.uk		VTA TREE SURVEY DATA		
Type (Tree / Group / Hedge)	Tree number	Species (common)	Number of stems	Stem diameter @ 1.3m (mm)	Height (m)	Crown Spread - Diameter (m)	Life Stage y - sm - m - dm - v	Physiological Condition	Structural Condition	Remaining contribution <10 - 10+ 20+ 30+ 40+	Tree quality assessment category	Root Defects	Stem Defects	Branch Defects	Crown Defects	Foliage Defects	Fungi	Target	Is RISK "ALARP" As Low As Reasonably Practicable	Recommendations	Timescale (within)	Review
T	291	Ash	1	1000	20	16+	Mature	Poor	Fair	<10	3	- No significant visual root defects	- No significant visual stem defects	- Epithemic growth / stress indicator	- Dying+ Moderate deadwood 25- 100mm dia + Crown dieback+ Crown thinning	- Dying+ Abnormal foliage density+ Abnormal foliage size+ Defoliation+ Tip dieback+ Disease / infection - Ash Dieback	- No fungi visible at time of inspection	- Road+ Footpath - Public highways+ Open Space	NO	- Remove for sound arboricultural management reasons+ Reduce to monolith - can be retained up to first main limb union from ground level	6mths	Not Applicable
T	292	Ash	1	500	12	12	Mature	Fair	Fair	<10	4	- No significant visual root defects	- No significant visual stem defects	- No significant visual branch defects	- Crown dieback+ Crown thinning	- Abnormal foliage density+ Defoliation+ Tip dieback+ Disease / infection - comment	- No fungi visible at time of inspection	- Dwelling + Garden+ Parking / driveways+ Garage+ Open Space	YES	- Remove dead wood / crown clean+ Re- inspect within 12 months	6mths	12mths

BS 5837 Surveys

**Arboricultural Impact
Assessments**

**Arboricultural Method
Statements**

Site Supervision

Visual Tree Assessments

QTRA Assessments

Expert Witness Reports

**L.O.L.E.R Thorough
Equipment Inspections**

Mortgage Reports

TPO applications and advice

