EXISTING TREE REPORT

PROPOSED GARAGE & DWELLING, 1 MAIN STREET, NORTON JUXTA, TWYCROSS, LEICESTERSHIRE, FOR MR. A. JACKSON.

REPORT PREPARED BY: **IAN STEMP LANDSCAPE ASSOCIATES,**
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REF:IFS.09.798
DATE: 5 MARCH 2009

ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA).

Brief:
The site was inspected on 4 March 2009 to determine the condition of the trees listed within the Existing Tree Report Ref:IFS.09.798 dated 5th March 2009, to confirm their description and make management proposals including any tree works that would be required in relation to the proposed site development, and retention of existing trees.

Arboricultural Implications Assessment:
The purpose of the assessment is to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of site layout proposals. The majority of the trees are on the site boundary areas, and collectively have an environmental impact on the area.

On the southern boundary T1-T2 are associated with the dwelling, 1 High Street, make a very limited environmental contribution to the adjacent property due to their location and size

The trees associated with the east site boundary T21-T23, fronting onto the adjacent open countryside have some amenity value.

The trees associated with the western site boundary T3-T10, face onto Main Street. They collectively form a good screen to this boundary and are of high amenity value. T3, T4, and T10 are all in very poor condition. T10 is the most significant tree with its crown being substantially dead. It is recommended this tree be pollarded and its potential to regenerate given an opportunity.

The trees on the north boundary T15-T19 are collectively very significant and make a high environmental contribution both to Shelford Lane and also the surrounding area. T16 a fully mature beech is a particularly good example and is classified as being an A category tree.

All trees have also been assessed in terms of their quality, health and their landscape value to the proposed development.

We have inspected the trees and shown their reference number, and canopy spread, Category of tree and Root Protection Areas on Ian Stemp Landscape Associates drawing nos. 09.798.001 Existing Tree Survey Root Protection Areas. The proposed protective fencing to comply with the Root Protection Areas as detailed in Guide for Trees in Relation to Construction Recommendations BS 5837:2005 is identified on the Tree Protection Plan, drawing nos. 09.798.002.

The Existing Tree Survey has identified all the trees on the site that could be influenced by the proposed development. There are existing mature trees fronting Shelford Lane

that have not been surveyed as they are not influenced by the proposed development. They are mature yew, sycamore and ash and have been only indicated on the plan.

Tree nos. T1-T24 under BS 5837:2005 are categorized as follows:

Tree References	**Condition**	**Life Expectancy**	**Category**
T16	Good	40 years +	A
T1, T5, T6, T7, T8, T11, T12, T13, T15, & T19-T23	Moderate - Fair	20 years +	B
T2-T4, T9, T14, T17, T18 & T24	Fair-Poor	10 years +	C
T10.	Poor - Dead	0 years	R

Root Protection Areas covering Category A, B, & C trees are all shown on drawing nos. 09.798.002. Root Protection Areas are not shown for Category R trees.

Those trees that are to be retained are shown on drawing nos. 09.798.002 Tree Protection Plan.

The Root Protection Areas are all to be provided with the Protective Barrier fencing and measures required associated with Scaffolding within the Root Protection Areas all in line with BS 5837:2005 and both Figures 2 & 3 pages 13 and 14. Their positions are illustrated on drawing nos. 09.798.002. Trees that are proposed to be felled are also shown on this drawing.

TREE REPORT & TREEWORKS PROPOSALS.

Notes:

1) the following abbreviations have been used within this report.

Y	young
MA	middle aged
M	mature
OM	overmature
V	veteran
N	north
E	east
S	south
W	west
DW	dead wood
XB	crossing branches
T/OUT	throughout
GL	ground level
(e)	estimate
(ms)	multi stemmed
TPD	to permit development

2) Spread has been measured from the trunk to the edge of the canopy.

3) Hinckley & Bosworth Borough Council should approve this report, before any work is carried out.

4) It should be noted that a full climbing survey was not carried out.

5) This report to be read in conjunction with drawing nos. 09.798.001 Existing Tree Survey & Root Protection Areas, for identifying the tree's location. This report to also be read with the Tree Protection Plan, drawing nos. 09.798.002, which includes the Arboricultural Method Statement.

6) Crown thinning works are to be carried out using branch thinning to feather out the branch network to the required percentage. This will retain the overall habit, height & characteristics of the tree species. Crown thinning will not reduce the total volume of the tree's original canopy.

7) All tree works to be carried out employing public highway safety measures & signage to safeguard both pedestrian & vehicular passing traffic using both the adjacent roads & footpaths on the east and west of the site boundary.

Brief:
We received instructions from our Client to carry out a survey and inspection of the existing trees associated with the proposed site development all as illustrated on the Architects Proposed Layout drawings.

The survey was to establish the information pertaining to the existing trees, in order that development implications could be considered all in line with BS 5837:2005. To establish the main principles of site development related to the existing trees and the potential implications related to site construction. All existing trees that have an influence on the proposed development are covered by this report, identified and referenced T1- T24 within the report.

The site area, 1 Main Street, is a residential property with two access drives with associated footpaths and parking areas. The access drives are off Main Street and Shelford Lane to the north. The existing trees are mostly located on the property boundaries on the west north and east boundaries.

The following report identifies the various trees influenced by the proposed site development. It covers their species, age, height, spread, condition, life expectancy, and category, all in line with BS 5837:2005 The report details both the trees general description and management proposals required to be carried out as part of the initial site development works. The Survey was carried out on 4 March 2009.

Assessment Principles:
The trees have also been assessed in terms of their quality, health and their landscape value to the local environment and the proposed development. Tree works required to retained trees have been proposed.

We have inspected the trees and shown their reference number, and canopy spread on Ian Stemp Landscape Associates drawing nos. 09.798.001 Existing Tree Survey and Root Protection Plans drawing
nos. 09.798.002.

TREE REPORT

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T1	Quercus rubra Red Oak	Y	7.00	0.22	2.90 N 3.80 E 3.00 S 3.50 W	Fair	40+ years	B

Description. Single main trunk divides @ 1.80 above GL into with full developing crown containing very minor DW in lower canopy area. Tree in fair general condition but tree has been crown reduced in the past & has produced subsequent regrowth branch development from all pruning locations. The tree is only 3.00 from the adjacent dwelling's conservatory. Its future growth potential will be an ongoing maintenance problem being so close to the dwelling.

Management Proposals. Fell & remove tree. Plant replacement tree in appropriate location within the garden area.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T2	Eucalyptus Sp. Eucalyptus sp.	Y	4.0	0.08	0.50 N 0.30 E 1.50 S 1.50 W	Poor	10-20 years	C

Description. Main trunk divides @ 1.20 above GL into 2 nos. main leaders with thin developing crown containing very minor DW. Tree is being supported by stake & crossbar which have caused 2 large abrasion wounds on S side of main trunk & 100 x 20mm open wound on E side @ 1.00 above GL, all points of future potential weakness.

Management Proposals. Fell tree and plant replacement tree within the garden area.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T3	Buxus Sempervirens Box (ms)	M	3.5	0.10 -0.14	2.50 N 2.50 E 2.60 S 2.60 W	Poor	10-20 years	C

Description. Multi stemmed tree with 4 nos. main trunks from GL. arising from original buttress. Main leader on S side is totally covered in dense ivy with no live leaf growth evident. Leader on W side is covered in dense ivy with some leaf cover on W edge of canopy. 2 nos. remaining leaders are thin & in poor condition.

Management Proposals. Retain both leaders on N & E sides & fell to buttress level 2 nos. poor leaders on S & W sides.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T4	Ilex aquifolium Holly	MA	4.50	0.19	1.80 N 1.40 E 1.50 S 2.00 W	Poor	5-10 years	C

Description. Single main trunk with thin crown covered in very dense ivy full height of tree with some lower branches on W side with some leaf cover exposed.

Management Proposals. Retain tree as it provides a screen to Main Street & is of amenity & environmental value. No proposed works.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T5	Taxus baccata Yew	MA	10.0	0.98	5.20 N 5.90 E 7.20 S 4.70 W	Fair	40+ years	B

Description. Main trunk divides @ 1.10 above GL. into 4 nos. main leaders with broad full dense crown containing heavy DW & XB t/out lower & middle canopy areas. Main leader on N side has split off @ 3.50 above GL. & remains connected to lower leader. 2 nos. 120mm dia. branches on W side have collapsed towards E canopy @ 4.00 above GL. Extensive DW t/out lower canopy on S E & SW sides. Middle & upper crown generally in good order.
11 nos. old branch stubs on main leaders to approx. 3.00 above GL.

Management Proposals. Removal of all DW & XB branches. Trim off both collapsed branches on W side. Trim off all 11 nos. stubs to main leaders. Remove split off leader on N side to 2.00 above GL.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T6	Taxus baccata Yew	MA	8.0	0.18	4.10 N 5.50 E 2.90 S 4.60 W	Fair	40+ years	B

Description. Main trunk divides @ 0.50 above GL in 3 nos. main leaders with full dense crown from 2.20 above GL. containing significant DW & XB t/out lower & middle canopy area. Numerous branch snags on all leaders to 3.00 above GL.

Management Proposals. Remove all DW & XB & trim off branch snags to 3.00.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T7	Acer pseudoplatanus Sycamore	M	16.0	0.34	2.40 N 4.90 E 4.50 S 2.80 W	Good	40+ years	B

Description. Main trunk divides @ 3.00 above GL into 2 nos. main leaders with full well balanced crown containing very minor DW in lower canopy area. Tree in good general condition. 7 nos. branch snags up to 2.50 above GL on main trunk with 3 nos. requiring trimming off to standard. 1 nos. XB on W side of central canopy @ 6.00 above GL. on W side.

Management Proposals. Retain tree. Trim off 3 nos. snags back to main trunk & remove minor DW & 1 nos. XB.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T8	Fraxinus excelsior Ash	Y	9.00	0.18	4.60 N 0.00 E 1.60 S 3.20 W	Fair	20-40 years	B

Description. Single main trunk with pronounced bias to W then horizontal @ 2.20 above GL. then vertical canopy above but fully bias to N & W. Lower lateral on N side 100mm dia. forms very strong XB with main trunk of T9 which has been cut off in past at this location & subsequently produced regrowth branches. The lower canopy on W side has been trimmed in past to provide clearance to Main Street highway.

Management Proposals. Trim off both lower laterals back to main trunk only.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T9	Fraxinus excelsior Ash	Y	9.00	0.14	2.50 N 0.50 E 0.70 S 2.20 W	Fair	20-40 years	C

Description. Single main trunk vertical with developing open balanced crown. Main trunk has suffered abrasion @ 2.10 above GL on S & E side of main trunk from T8 lower lateral as described @ T8. Very small cavity 20 x 50mm @ 2.10 above GL. which is sealing well with no decay evident. 3 nos. lower branches on W side 3.00- 4.00 above GL have been trimmed off in line with Main Street kerb line to give clearance. Very minor DW in lower crown.

Management Proposals. Trim off lower branches to provide 1.00 clearance to kerb line at branch junctions. Remove minor DW only. Monitor abrasions on main trunk in future years.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T10	Tilia europaea Lime	M	16.0	0.35	4.80 N 2.90 E 2.70 S 5.60 W	Poor	0-10 years	R

Description. Single main trunk open balanced full crown from 4.00 above GL. Main crown contains significant DW t/out being 60-70% dead. Tree is producing regrowth branches on main trunk

Management Proposals. Pollard tree to 3.00 above GL. below exist stub on W side & allow tree to regenerate. In future years, selective thinning of regrowth to allow balanced crown to develop.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T11	Fraxinus excelsior Ash	MA	15.0	0.26	3.80 N 4.30 E 3.40 S 3.20 W	Good	40+ years	B

Description. Single main trunk clean to 4.00 above GL. with well balanced middle & upper crown. Ivy has been removed in past with very minor DW & XB in middle crown Tree in good health.

Management Proposals. Remove DW & XB only.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T12	Fraxinus excelsior Ash	Y	13.0	0.15	4.20 N 4.10 E 2.80 S 0.0 W 1.0	Good	40+ years	B

Description. Single main trunk with developing crown bias to SE & N. Main trunk divides @ 4.00 above GL. into 2 nos. main leaders with full developing crown.

Management Proposals. No proposed works.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T13	Ilex aquifolium Holly	MA	7.00	0.16	1.70 N 3.20 E 3.40 S 1.10 W	Good	40+ years	B

Description. Single main trunk with crown bias to S & E. Full branch system from 1.60 above GL. 1 nos. lower XB with main trunk @ 2.00 above GL.

Management Proposals. Trim off XB branch by 300mm to provide clearance to main trunk.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T14	Crataegus monogyna Hawthorn	Y	4.50	0.07	0.90 N 1.90 E 1.70 S 0.50 W	Good	40+ years	C

Description. Single main trunk divides @ 1.20 into 3 nos. main leaders with developing open crown bias to E & S. 1 nos. broken branch @ 1.60 above GL. Tree in good health.

Management Proposals. Trim off broken branch only.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T15	Acer pseudoplatanus Sycamore	M	21.0	1.30	7.50 N 3.40 E 6.60 S 8.60 W	Good	40+ years	B

Description. Main trunk divides @ 1.90 above GL. into 2 nos. main leaders with full spreading crown from 5.00 above GL. containing very minor DW & XB in lower & middle canopy areas. Former branch locations to 5.00 above GL. have all sealed fully. Main secondary leader on W side has 150mm dia cavity @ 6.00 above GL. & branch @ 6.50 above GL. has open cavity 200mm dia.
1 nos. broken branch on W side middle canopy @ 10.00 above GL. 1 nos. large DW branch @ 8.00 above GL on E side main canopy. Tree in good general condition. This is a Highway Tree which has reached full maturity.

Management Proposals. Retain tree & remove all XB & DW t/out. Trim off 1 nos. branch with 200mm cavity @ 6.50 above GL. back to main leader.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T16	Fagus sylvatica Beech	M	22.0	1.20	6.30 N 6.60 E 8.30 S 7.80 W	Good	40+ years	A

Description. Single main trunk with full spreading crown from 4.50 above GL. containing very minor DW in all canopy areas. Some lower branches have been trimmed off above existing access drive on S & E sides. Tree in good general condition. This is a Highway Tree which has reached full maturity.

Management Proposals. Retain tree. Trim off snags back to main leaders in lower canopy. Remove minor DW t/out canopy.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T17	Acer species Maple	Y	4.00	0.13	2.20 N 0.50 E 5.10 S 4.80 W	Good	40+ years	C

Description. Young developing tree with thin canopy. Trunk divides @ 2.10 into 4 nos. main leaders with crown very bias to W & S.

Management Proposals. Retain tree no proposed works.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T18	Fraxinus excelsior Ash	Y	6.00	0.13	4.20 N 2.10 E 1.00 S 2.60 W	Fair	20-40 years	C

Description. Single main trunk divides @ 2.00 above GL. into 2 nos. main leaders with canopy strongly bias to N due to light competition from T16. Trunk has plastic cord embedded into trunk @ 0.60 above GL. which could be a potential future source of weakness. Tree located 300mm away from boundary brick retaining wall. This is a Highway Tree.

Management Proposals. No proposed works but monitor trees health in future years.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T19	Acer pseudoplatanus Sycamore	M	16.0	0.22	3.30 N 2.50 E 5.10 S 4.10 W	Fair	40+ years	B

Description. Single main trunk which in the recent past has had all lower branches & ivy growth removed to 4.00 above GL. Minor DW & XB in lower & middle canopy.

Management Proposals. Retain tree. Trim off all snags back to main trunk. Remove minor DW & XB.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T20	Aesculus hippocastanum Horse Chestnut	MA	10.0	0.27	3.50 N 4.10 E 4.30 S 4.20 W	Good	40+ years	B

Description. Single main trunk with full developing crown from 2.00 above GL. Tree has had branch ends trimmed off in past on N S & W sides to 3.00 above GL. & regrowth branch development has subsequently taken place from pruning locations. Main trunk exhibits some minor stress cracking to 1.80 above GL. & small cavity 20mm dia. on E side @ 1.90 above GL.

Management Proposals. Fell to GL. TPD.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T21	Fraxinus excelsior Ash	MA	11.0	0.21	4.40 N 5.00 E 2.80 S 2.30 W	Good	40+ years	B

Description. Main trunk divides @ 2.20 above GL into 2 nos. main leaders with full developing crown containing very minor DW in lower canopy area. Tree in good general condition with minor DW in lower canopy Tree located on E side garden property boundary.

Management Proposals. Fell to GL. TPD.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T22	Quercus robur Oak	MA	16.0	0.24	2.00 N 3.10 E 3.20 S 4.30 W	Good	40+ years	B

Description. Single main trunk clean to 4.00 above GL. with full developing crown containing very minor DW in lower canopy area. Tree in good general condition. Tree located within rear garden area some 600mm from site boundary.

Management Proposals. Fell to GL. TPD.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T23	Fraxinus excelsior Ash	MA	15.0	0.23	2.70 N 3.50 E (e) 3.50 S 0.80 W	Fair	40+ years	B

Description. Single main trunk with developing crown strongly bias to E containing very minor DW. 3 nos. lower laterals on N S & W sides have been trimmed of between 2.20-3.00 above GL. Tree located within rear garden area off site some 200mm from brick screen wall site boundary which has open crack & structural damage. This damage almost certainly can be attributed to this tree's close proximity to the wall

Management Proposals. Retain tree. No proposed works.

NOS.	SPECIES	Age	Height	Dia	Spread	Condition	Life Expec'y	Category
T24	Betula Pendula Silver Birch	M	17.00	0.36	4.60 N 3.60 E 5.10 S 3.60 W	Fair	10-20 years	C

Description. Fully mature tree with single main trunk from GL. producing full spreading crown with branch systems from 3.00 above GL. The main trunk has an open cavity on W side 150 x 250mm which extends some 80mm into trunk with some softness & decay. A long

branch stub with decay @ 4.00 above GL on E side. This tree has a 10-15 year future life before it will require removal

Management Proposals. No proposed works. Monitor extent of cavity development.

REPORT QUALIFING NOTES.

Proposals.
The Principle objective of the proposed works described in this report is to achieve retained trees which will be healthy in future years in relation to the proposed development.

Future Monitoring.
Assessments of tree condition are valid for a limited period only and should be regarded as pertaining to their condition at the time of inspection. Trees are biologically dynamic and subject to change, for example from aging, changing environmental influences or the effect of pathogens. Trees are subject to change without notice as there may be weaknesses present which are not visible from a ground level inspection. Storm conditions and strong winds can cause damage to any tree and make any tree dangerous irrespective of its appearing free from defects.

A competent person on at least an annual basis should inspect trees, and a full written survey should be carried out at least every three years. The next visual inspection should be carried out in March 2010 regardless of the proposed development programme, and also at completion of the proposed development works.

Ref: IFS. 09.798 Date: 5.3.2009

ARBORICULTURAL METHOD STATEMENT

1) All trees to be retained and protected are illustrated on drawing nos. 09.798.002 Tree Protection Plan.

2) All trees to be removed due to their poor condition (Category R) are illustrated on drawing nos. 09.798.001 Existing Tree Survey & Root Protection Areas, with their canopy shown and no Root Protection Area illustrated.

3) The Root Protection Areas (RPA) are shown on drawing nos. 09.798.001 Existing Tree Survey & Root Protection Areas & also covering the proposed retained trees on the Tree Protection Plan drawing nos. 09.798.002.

4) The Root Protection Area (RPA) shall all be as the Tree Protection Plan 09.798.002 and is to be defined and protected by fencing all in accordance with BS 5837:2005 figures 2 & 3, pages 13 & 14 and is to be erected at the commencement of site development works. The RPA (defined by the fencing) is to be a construction exclusion zone. No site access shall be permitted. No parking, storage of materials or traffic access shall be permitted. The location of space needed for all service runs, including foul & storm water, land drains, soakaways, gas, oil, water, electricity, telephone, television or other communication cables are all excluded within the RPA. No temporary buildings including site huts, toilets, fuel storage, fires and any other temporary storage structures shall be permitted within the RPA. The RPA is to be retained until all associated dwellings and associated infrastructure is built.

5) The RPA is to be maintained as soon as the protective fencing is installed. Grass areas are to be regularly cut & shrub beds kept weed free.

6) Pre development tree work. The trees are all to receive the proposed tree works all as detailed under Management Proposals in the Existing Tree Report. The works are to be carried out by specialist tree surgeons. All debris resultant from the works is to be carted off site to a licensed tip.

7) Once erected, the RPA protective fencing is to be regarded as sacrosanct and is not to be removed or altered without the prior recommendation of the Consultant Landscape Architects, Ian Stemp Landscape Associates.

8) The RPA protective fencing will be monitored throughout the construction programme until it is removed. Ian Stemp Landscape Associates will carry this out with periodic site inspections together with Site Manager.

9) All fencing shall comply with Figure 2 Page 13 of BS: 5837:2005 It shall consist of a scaffold framework, with uprights driven into the ground at 3.00 centres. Weldmesh fencing 2.30 high shall be secured to the framework with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not to be used at any time.

10) Where scaffold works are proposed in association with the RPA, protective fencing all as Figure 3 Page 14 of BS 5837:2005 shall be installed. This shall comprise protective fencing and ground protection using geotextile fabric, and scaffold boards on a compressed 50mm sand layer.

11) Once the protective fencing is erected, all weather notices should be erected on the barrier fencing with the words 'Construction Exclusion Zone – Keep Out'.

12) Materials that will contaminate soil such as concrete and mortar mixings, diesel oil & vehicle washings should not be discharged within 10 m of any tree stem. No leaching from any construction materials and activities shall be permitted which could potentially influence tree root zones and soil pH values.

13) No fires will be permitted where flames could extend to within 5.0 of foliage, branches or trunks dependant on fire size and wind direction.

14) No notice boards, telephone cables or other services shall be attached to any part of the trees.

15) All protective fencing and scaffolding within the Root Protection Areas shall be installed at the commencement of construction works on site.

REMOVAL OF ROOT PROTECTION FENCING.

1) The fencing shall be only be removed when the associated buildings and their infrastructure works are complete.