RJ TREE SERVICES

DEVELOPMENT SERVICES
14 DEC 2009
RECEIVED

ARBORICULTURAL SURVEY

Pool House, Newtown Linford Lane Groby, Leicestershire

Produced for:
Mr J Everson Crane
Pool House
Newtown Linford Lane
Groby, Leicestershire
LE6 0FR

Produced by:
Richard A Jones
HND Arboriculture BTEC
M. Arbor. A

Survey Date: 27 October 2009

The Lilacs, Main Street, Foxton, Market Harborough, Leicestershire, LE16 7RB
Tel: 01858 540221 Mob: 07765 792719 Email: enquiries@RJTreeServices.com
Arboricultural Consultancy & Advice

CONTENTS

		Page
1.0	Introduction	1
2.0	Brief	1
3.0	Inspection Details	1
4.0	Data Collection	2
5.0	Documents & Information Provided	4
6.0	Site Location & Description	4
7.0	Statutory Protection	4
8.0	Appraisal	5
	Appendix 1 *Arboricultural Survey Schedule*	6
	Appendix 2 *Bibliography*	11
	Appendix 3 *Tree Preservation Orders*	12
	Appendix 4 *Tree Work Guidelines*	13
	Appendix 5 *Qualifications Experience, Professional Development & Membership of Professional Organisations*	14
	Appendix 6 *Terms Conditions & Limitations*	15
	Appendix 7 *BS5837 (2005) Table 1*	16
	Appendix 8 *Site Plan*	17

All rights to this survey are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without written consent.

© RJ Tree Services 2009

Summary

This survey appraises 11 trees in accordance with the guiding principles of the British Standard 5837 (2005) Trees in Relation to Construction as shown in the survey schedule (Appendix 1). Each tree is identified by its common and botanical name and their dimensions including stem diameter at 1.5m from ground level, estimated height, crown radius at the four cardinal points and crown height are given in millimetres and meters accordingly. They are also given a physiological and structural condition category and a retention classification (see section 3.0 Inspection Details). Four trees are shown as a Moderate (B) Classification and seven are recommended for removal.

1.0 Introduction

1.1 Verbal instructions were received from Mr J Everson Crane (The client) on the 20 October 2009 to survey the trees detailed on the attached site plan at Pool House, Newtown Linford Lane, Groby in Leicestershire (The site).

2.0 Brief

2.1 The purpose of the survey is to make an assessment of the trees shown on the associated plan and to provide details of their Root Protection Areas (RPA) to aid and inform your proposed site layout.

2.2 A scheme to provide three residential dwellings is proposed at the site predominantly based on the footprint of existing built structures.

3.0 Inspection Details

3.1 An assessment of the subject trees was undertaken from ground level on the 27 October 2009 using current Visual Tree Assessment information and in accordance with the guiding principles of British Standard 5837 (2005) Trees in Relation to Construction. The trees are recorded in the survey sheets in Appendix 1. The site visit was unaccompanied and no digging or drilling was undertaken.

3.2 No comment on the condition of any trees other than those recorded herein is attempted or inferred unless clearly stated.

3.3 In the case of groups of trees, only a general assessment has been made and the recorded condition and retention categories awarded are on the basis of what is typical of the group.

3.4 The weather conditions were generally clear with adequate visibility for surveying trees.

3.5 This survey is based on an Ordnance Survey Plan. Each tree is shown thus: Tree 1=T1 and so on. The trees are not plotted to scale.

4.0 Data Collection

4.1 The trees are identified by their common and botanical names. The identification is based on visual observations and the common name is listed first, with the botanical name in brackets. In some instances, it may be difficult to identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, a sp is shown after the genus. The species shown for groups represents the main constituent and there may be other minor species not listed. Common names are sometimes regional and may, therefore, vary in terms of the locality.

4.2 BS5837 (2005) suggests the following age classifications which have been supplemented to assist the reader:

Yng- Young tree/s of less than 1/3 life expectancy

Mid- Middle aged tree/s of 1/3-2/3 life expectancy

Mat- Mature tree/s of more or less full height, but with potential to increase in girth

O/M- Over Mature tree/s declining in health & stature

Vet- Veteran tree/s of significant & identifiable historical, ecological & conservation value

4.3 A retention category (Ret Cat) is given as follows to correspond with table 1 of BS5837 2005. See Appendix 7 for more detail:

A- Trees of a high quality and value and which are in such a condition as to be able to make a substantial contribution for a minimum of the suggested 40 years

B- Trees of moderate quality and value and which are in such a condition as to be able to make a substantial contribution for a minimum of the suggested 20 years

C- Trees of low quality and value and which are in such a condition as to be able to make a substantial contribution for the suggested 10 years
Trees below 150mm diameter, which may be considered for transplanting

Note: C category trees should only be retained where they will not pose a significant constraint upon development

R- Trees in such a condition, which should be removed for the reasons of sound arboricultural management or that any existing value would be lost within 10 years

4.4 The trees are given a supplementary condition category (Con Cat) thus:

A- *Trees that appear to be in a good condition without any obvious defects*
B- *Trees that appear to be in a moderately good condition and or with only minor defects that can be addressed by pruning and or trees with an unbalanced shape or form*
C- *Trees which are of a poor quality that are in decline with one or more obvious structural defects that can be addressed by major surgery*
D- *Trees which are of a very poor quality with one or more significant defects & that are in an irreversible state of decline with a very limited safe life expectancy Dead trees*

4.5 Trunk diameters are recorded in millimetres at 1.5m from ground level and immediately above the root flare in the case multi-stemmed trees. Stem diameters are measured on the up-slope side of the tree base on sloping-ground. A current maximum stem diameter is given to trees considered as a group.

4.6 Tree heights are estimated in metres and a mature height is given according to the guidelines shown in the NHBC Standards April 2006 Chapter 4.2, Table 12. A current maximum height is given to trees considered as a group.

4.7 Crown radii (Spread) are measured at the four cardinal points as follows and a crown clearance from ground level is given in metres:

N- *North*
E- *East*
S- *South*
W- *West*

4.7.1 The crown radius measurements are as accurate as possible, but in some instances are estimated (est) due to difficult ground conditions or restricted access as detailed in the survey schedule. In the case of groups, the maximum peripheral spread is given.

4.8 Brief comments are made on the overall health and condition of the trees in question and recommendations are given for any management works considered appropriate on the date of inspection and in relation to the brief.

5.0 Documents & Information Provided

5.1 The client provided an Ordnance Survey Plan.

6.0 Site Location & Description

6.1 Being located approximately one mile to the north of the village of Groby, the site is roughly rectangular in formation. It is generally flat and currently consists of a detached house with substantial gardens, outbuildings and a large parking area.

6.2 The main house, garden and outbuildings are situated in and amongst established woodland. The trees under assessment, however, are generally located on the periphery of the existing buildings proposed for redevelopment.

6.3 Access to the site is available through a locked gate by vehicle or on foot.

7.0 Statutory Protection

7.1 Trees 1 to 9 are subject to a Tree Preservation Order. Your attention is, therefore, drawn to Appendix 3.

8.0 Appraisal

8.1 The large yew (*Taxus baccata),* common lime *(Tilia xeuropaea*) and horse chestnut *(Aesculus hippocastanum)* trees identified on the plan as numbers 1, 2, 3 and 4 respectively are of a generally balanced appearance with considerable life expectancies. They are, however, not easily visible to the general public and for that reason it is my view that they meet the criteria to achieve a Moderate (B) Retention Category.

8.2 Being in a state of evidential decline, the horse chestnut identified as number 5 in the survey schedule and the sycamores (*Acer pseudoplatanus*) shown as numbers 6, 7 and 8 to 11 have safe life expectancies of less than 10 years when considered in terms of the guidelines in Table 1 of BS5837 (2005). Additionally, decay is present in the base of trees 8 and 9, which causes them to be at risk of structural collapse. Thus, it is recommended that trees 5, 8, 9, 10 and 11 be removed.

8.3 No fungal fruiting bodies were identified within the site other than where clearly highlighted in the survey schedule and or appraisal.

8.4 General Recommendations

8.4.1 In situations where a build up of debris and or plant growth has restricted an adequate assessment taking place; it is strongly advised that the offending debris and or plant growth be removed and that a further assessment be undertaken at the soonest opportunity.

8.4.3 To avoid confusion and on agreement (in writing) with the local planning authority, the trees selected for felling should be marked on site by the supervising Arboriculturalist using spray paint.

8.4.4 The tree works recommended in the associated tree survey should be completed at the soonest opportunity (ideally before development takes place) and to the standards described in Appendix 4.

8.4.5 Tree felling or pruning works should not be completed during the bird-nesting season where at all possible. Investigations must also be undertaken for signs of bats and other protected species and advice sought from appropriate agencies following any positive sightings. The disturbance of protected species is an offence, is covered by statutory law and could result in prosecution.

Appendix 1
Arboricultural Survey Schedule

Arboricultural Survey Schedule

Tree no	Species	Age	Life exp	Height (est) m	Mat H't m	Crown Spread m				Cr'n H't m	Stem Diam mm	Con Cat	Ret Cat	Comments & Recommendations
						N	E	S	W					
1	Yew *(Taxus baccata)*	Mat	>40	8	12	7	7	7	7	1	1500	B	B	Attractive domed crown Dead wood in crown, pruning wounds & stubs on stem, bifurcated at 1m from ground level Located in raised area approximately 2m from existing structure **Management:** Remove dead wood >20mm diameter & raise crown to 2m Clear branches back from roof of adjacent structure by 0.5m **RPA:** 15m
2	Common lime *(Tilia xeuropaea)*	Mat	20-40	16	22	6	5	5	6	0.5	750 est	B	B	Attractive domed form Very dense sucker growth prevented adequate assessment of base & measurement of stem Dead wood in crown, pruning wounds on stem **Management:** Remove dead wood >20mm diameter & raise crown to 2m Clear sucker growth & re-assess **RPA:** 9m est

Abbreviations:
Age Class - Yng = Young. Mid = Middle aged. Mat = Mature. OM = Over mature. Vet= Veteran
Con Cat= Condition Category- A= Good. B= Fair. C= Poor, D= Dead
Ret Cat = Retention Category- A= High. B= Moderate. C= Low. R= Remove
> = Greater than. <= Less than. est = Estimate. max = Maximum. H't = Height. C'n = Crown. CV = Cultivar. GL=Ground level, exp=Expectancy
RPA = Root Protection Area

Tree no	Species	Age	Life exp	Height (est) m	Mat H't m	Crown Spread m				Cr'n H't m	Stem Diam mm	Con Cat	Ret Cat	Comments & Recommendations
						N	E	S	W					
3	Horse chestnut *(Aesculus hippocastanum)*	Yng	20-40	10	20	5	5	5	5	1	500	B	B	Attractive balanced form Pruning wounds & stubs on stem & through branch framework **Management:** Raise crown to 2m **RPA:** 6m
4	Horse chestnut *(Aesculus hippocastanum)*	Yng	20-40	10	20	4	4	4	4	1	460	B	B	Attractive balanced upright form Pruning wounds & stubs on stem & through branch framework **Management:** Raise crown to 2m **RPA:** 5.5m
5	Horse chestnut *(Aesculus hippocastanum)*	Yng	20-40	8	20	4	4	4	4	2	340	C-D	R	Declining crown; substantial sections of dead wood located throughout, substantially secondary growth established on trunk that is attached by potentially fragile included unions **Management:** Fell **RPA:** N/A

Abbreviations:
Age Class - Yng = Young. Mid = Middle aged. Mat = Mature. OM = Over mature. Vet= Veteran
Con Cat= Condition Category- A= Good. B= Fair. C= Poor, D= Dead
Ret Cat = Retention Category- A= High. B= Moderate. C= Low. R= Remove
> = Greater than. <= Less than. est = Estimate. max = Maximum. H't = Height. C'n = Crown. CV = Cultivar. GL=Ground level, exp=Expectancy
RPA = Root Protection Area

Tree no	Species	Age	Life exp	Height (est) m	Mat H't m	Crown Spread m				Cr'n H't m	Stem Diam mm	Con Cat	Ret Cat	Comments & Recommendations
						N	E	S	W					
6	Sycamore *(Acer pseudoplatanus)*	Mat	10-20	22	22	4	7	7	7	4	1150	C	R	Bifurcated at 1m from ground level; attached by included union Sparse declining crown; dead wood located throughout, pruning wounds & stubs on stem & branch framework **Management:** Fell **RPA:** N/A
7	Sycamore *(Acer pseudoplatanus)*	Mat	10-20	20	22	11	4	3	5	3	730	C	R	Natural northerly lean Pruning wounds & stubs on stem & through branch framework Will appear unbalanced & potentially become vulnerable on the removal trees 6, 8 & 9 **Management:** Fell **RPA:** 8.7m

Abbreviations:
Age Class - Yng = Young. Mid = Middle aged. Mat = Mature. OM = Over mature. Vet= Veteran
Con Cat= Condition Category- A= Good. B= Fair. C= Poor, D= Dead
Ret Cat = Retention Category- A= High. B= Moderate. C= Low. R= Remove
> = Greater than. <= Less than. est = Estimate. max = Maximum. H't = Height. C'n = Crown. CV = Cultivar. GL=Ground level, exp=Expectancy
RPA = Root Protection Area

Tree no	Species	Age	Life exp	Height (est) m	Mat H't m	Crown Spread m				Cr'n H't m	Stem Diam mm	Con Cat	Ret Cat	Comments & Recommendations
						N	E	S	W					
8	Sycamore *(Acer pseudoplatanus)*	Mat	<10	18	22	8	5	8	5	5	740	D	R	Natural northerly lean, declining crown; substantial sections of dead wood located throughout, damaged/decaying buttress roots Very limited safe life expectancy **Management:** Fell **RPA:** N/A
9	Sycamore *(Acer pseudoplatanus)*	Mat	<10	18	22	8	5	8	5	5	740	D	R	Declining crown; substantial sections of dead wood located throughout, decay in western aspect of base undermining considerably the structural integrity of the tree Very limited safe life expectancy **Management:** Fell **RPA:** N/A

Abbreviations:
Age Class - Yng = Young. Mid = Middle aged. Mat = Mature. OM = Over mature. Vet= Veteran
Con Cat= Condition Category- A= Good. B= Fair. C= Poor, D= Dead
Ret Cat = Retention Category- A= High. B= Moderate. C= Low. R= Remove
> = Greater than. <= Less than. est = Estimate. max = Maximum. H't = Height. C'n = Crown. CV = Cultivar. GL=Ground level, exp=Expectancy
RPA = Root Protection Area

Tree no	Species	Age	Life exp	Height (est) m	Mat H't m	Crown Spread m				Cr'n H't m	Stem Diam mm	Con Cat	Ret Cat	Comments & Recommendations
						N	E	S	W					
10	Sycamore *(Acer pseudoplatanus)*	Mat	<10	16	22	6	6	6	6	5	550	D	R	Located in shrub bed Sparse notably declining crown; substantial sections of dead wood located throughout Very limited safe life expectancy **Management:** Fell **RPA:** N/A
11	Sycamore *(Acer pseudoplatanus)*	Mat	<10	14	22	7	7	2	7	5	1500	D	R	Located in shrub bed Multi-stemmed at ground level, sparse notably declining crown; substantial sections of dead wood located throughout Very limited safe life expectancy **Management:** Fell **RPA:** N/A

Abbreviations:
Age Class - Yng = Young. Mid = Middle aged. Mat = Mature. OM = Over mature. Vet= Veteran
Con Cat= Condition Category- A= Good. B= Fair. C= Poor, D= Dead
Ret Cat = Retention Category- A= High. B= Moderate. C= Low. R= Remove
> = Greater than. <= Less than. est = Estimate. max = Maximum. H't = Height. C'n = Crown. CV = Cultivar. GL=Ground level, exp=Expectancy
RPA = Root Protection Area

Appendix 2
Bibliography

Bibliography

British Standards 5837 (2005), Trees in Relation to Construction-Recommendations, British Standard Institute

British Standards 3998 (1989) Recommendations for Tree Work, British Standard Institute

Lonsdale D (1999), Principles of Tree Hazard Assessment & Management, The Stationary Office

Mynors C (2002), The Law of Trees, Forests & Hedgerows, London, Sweet & Maxwell

National House Building Council (2006), Standards-Chapter 4.2

Appendix 3
Tree Preservation Orders

Tree Preservations Orders

A Tree Preservation Order (TPO) is an order made by a local planning authority (LPA) to protect individual, groups, areas of trees and woodlands. The legislation on TPO's is in *Part VIII of the Town and Country Planning Act 1990.* **Written consent from the Local Planning Authority must be obtained before any work can take place on protected trees**. Failure to acquire written consent from the LPA may result in prosecution. In some cases a dead, dying and dangerous exemption will apply; you should contact your LPA for more details.

Appendix 4
Tree Work Guidelines

Tree Work Guidelines

The tree pruning works recommended in the survey sheets shall be undertaken by a qualified and experienced Arborist to the minimum standards described in BS3998: 1989 'Recommendations for Tree Work' and in accordance with the principles of Natural Target Pruning.

Branches should, where appropriate, be pruned back to the branch collar or left at an angle equal but opposite to the branch bark ridge where no collar is visible. In the case of branch or crown reduction the limb/s should be reduced back to a growth point no smaller than 1/3 of the size of the branch being removed.

The crown/branch reduction and thinning works should be measured as a percentage of the entire crown/branch. Crown reduction works should not be miss-construed as topping or lopping.

Final cuts should be left without rip or tear and no wound paint applied.

On no account should climbing irons or spikes be used during any works other than felling.

Appendix 5
Qualifications, Experience, Professional Development & Membership of Professional Organisations

Qualifications & Experience
I currently hold a BTEC Higher National Diploma, a National Certificate in Arboriculture and a City & Guilds in Amenity Horticulture.

I have over twenty years experience in the arboricultural and landscape management industries, which spans the public and commercial sectors in the United Kingdom and the United States.

Being experienced in practical tree care I worked as a climbing Arborist for nearly six years, a tree nursery worker and an Instructor in Arboriculture at Myerscough College (formerly The Lancashire College of Agriculture and Horticulture). I have over five years experience as a local authority Arboricultural Officer.

Continuous Professional Development
I am committed to regularly attending industry seminars and courses.

Membership of Professional Organisations
I am a professional member of the Arboricultural Association and the International Society of Arboriculture.

Appendix 6
Terms, Conditions & Limitations

Terms Conditions & Limitations

Trees should be assessed by a competent person on a regular basis. It is my recommendation that the trees discussed in this survey be assessed annually or more often where stated.

While, every effort has been made to identify defects within the trees inspected, no absolute guarantee can be given or is intended to the safety or otherwise of any tree or trees discussed in this survey or report. Extreme climatic conditions can on occasions cause damage to what appear to be healthy trees.

Trees are living organisms whose health, condition and structure can change quickly and without warning. Therefore the contents of this survey are valid for a period of one year only from the date printed on the title page of this survey.

The period of validity of this survey may be reduced if work is undertaken upon or if the conditions directly adjacent or in proximity to the tree/s or groups discussed herein are changed without prior consultation.

The recommended works and the retention categories of the trees discussed in this survey were relevant at the time and date of inspection and are based on the conditions seen on site.

On undertaking the recommended works, the arborist/tree surgeon must without delay report any defects that become apparent while climbing or working on the tree/s in question. Those defects must be reported immediately to the relevant project manager, landowner and or the author of this survey to enable the appropriate remedial action.

This survey is for the sole use of the client and refers only to the trees identified within. Any attempts to copy or apply its contents for any other purpose without the permission of the author may render it invalid.

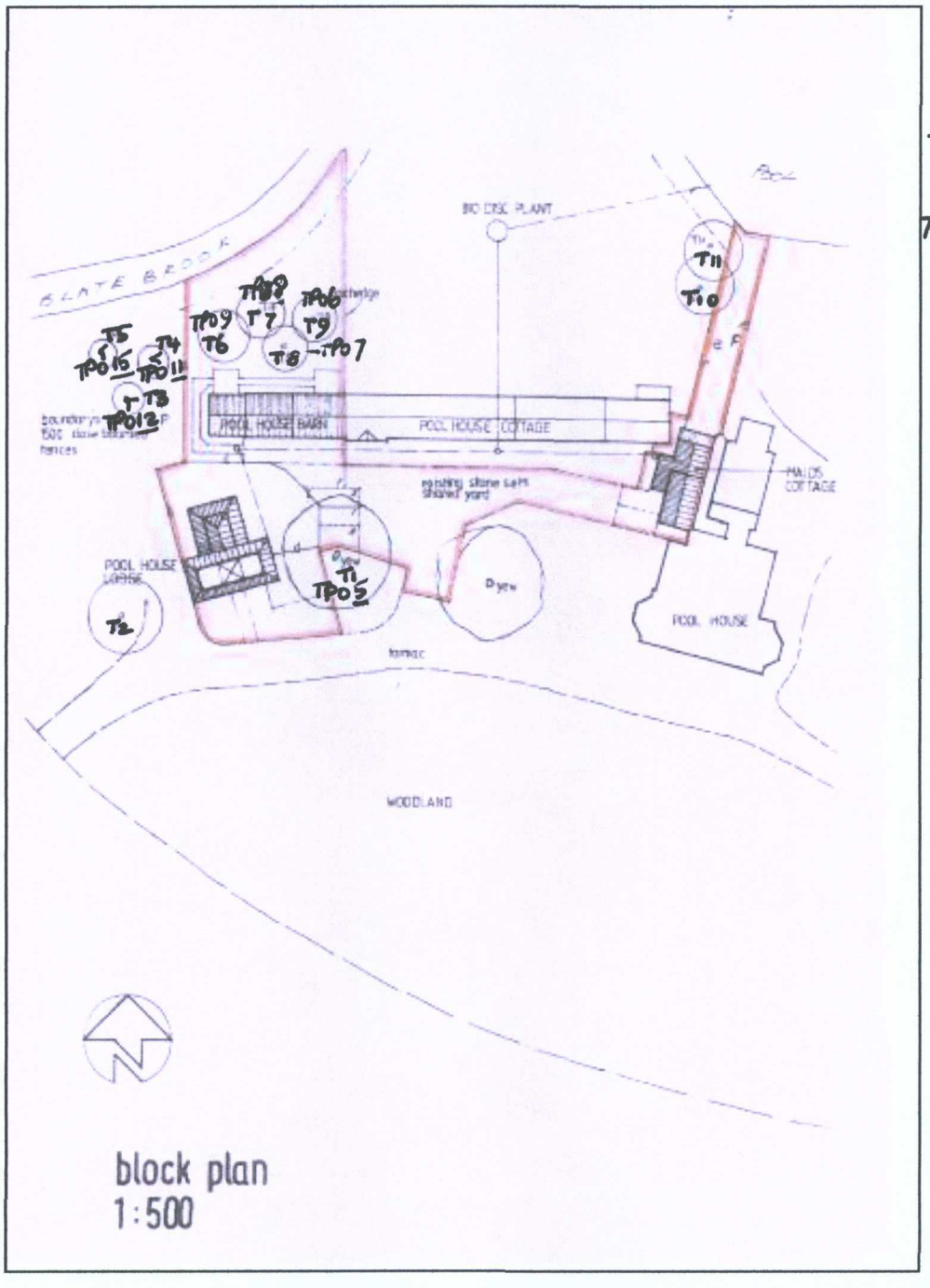
No permission is intended or granted to work on any trees, shrubs or hedgerows discussed in this report without the prior permission of the landowner or their agent.

This survey in no way comments on or discusses tree-related subsidence or heave. Neither does it infer or attempt a subsidence or heave risk assessment.

Appendix 7
BS5837 (2005) Table 1

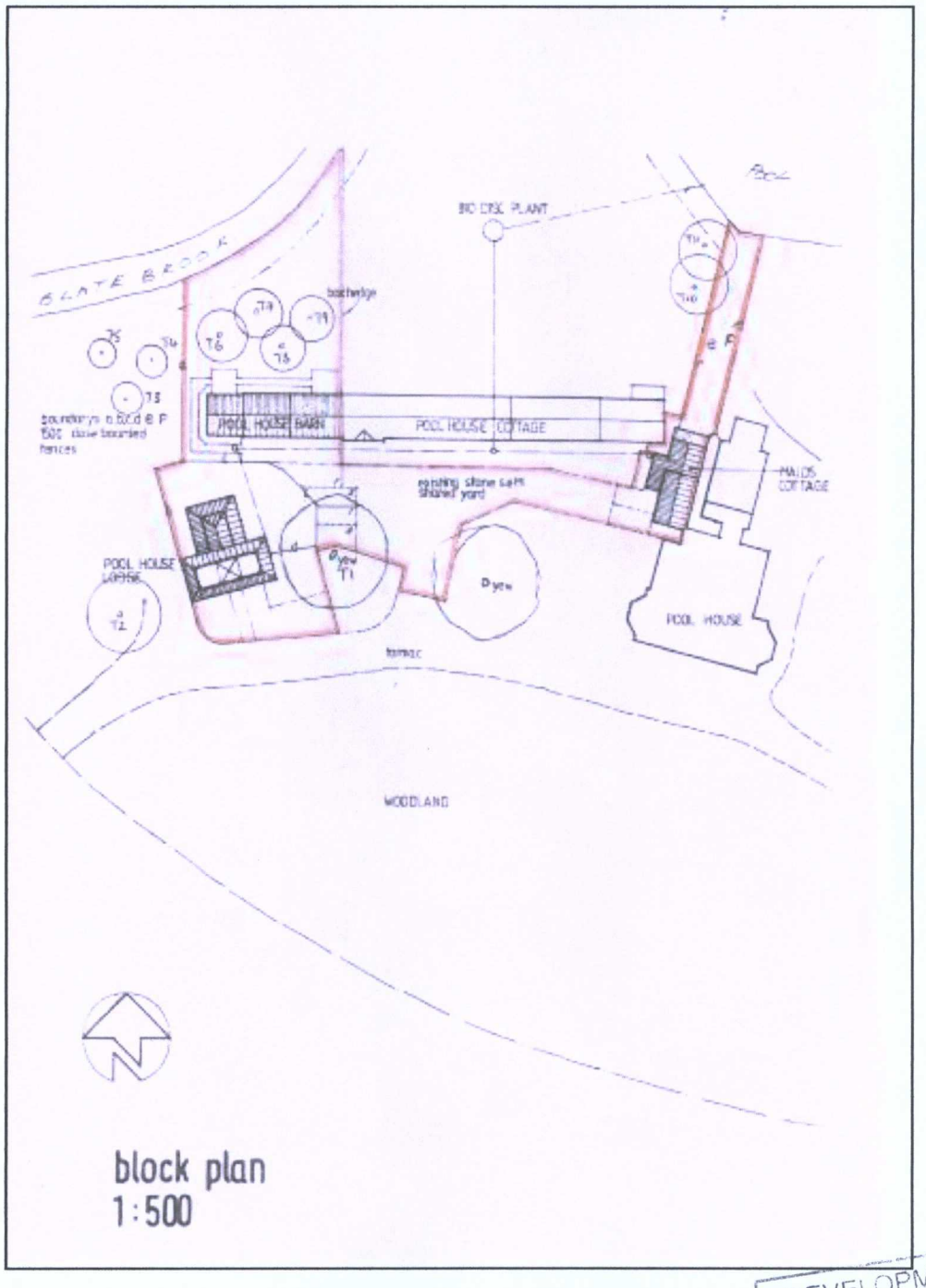
TREES FOR REMOVAL				
Category and Definition	**Criteria**			**Identification on Plan**
Category R Those in such a condition that any existing value would be lost within ten years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R Category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby) e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality. NOTE: Habitat reinstatement may be appropriate (e.g. R Category tree used as a bat roost; installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Those of a high quality and value:** no such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (eg avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conversation, historical, commemorative or other value (e.g. veteran trees or wood-pasture	LIGHT GREEN
Category B **Those of moderate quality and value:** those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (i.e. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better A Category specimens) or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C **Those of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE: Whilst C Category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem of less than 150mm should be considered for relocation			

Appendix 8
Site Plan



T1 → T10 SURVEY REF.

TPO_ TPO NO. ON SCHEDULE



DEVELOPMENT SERVICES
14 DEC 2009
RECEIVED