



ARBORICULTURAL REPORT

Tree Preservation Order Application

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Tree Assessments UK**

**Prepared for; Ruth Rosewell
5 Charlotte Close
Caversham
Berkshire
RG4 7BY**

Site Ref; Trees at 120 Kidmore Road TPO 393/06.

1.0 Introduction and Scope of Report

- 1.1 "Tree Assessments" have been instructed by Rose Rosewell to provide tree recommendations for a total of 4 trees, located within the property of 120 Kidmore Road, Caversham in order to support a Tree Preservation Order Application.
- 1.2 The report is based on Visual Tree Assessment (VTA) principles and LANTRA Thorough tree inspection methodology. Conclusions and recommendations relate to conditions found at the time of inspection.
- 1.3 The report is limited in that the survey was carried out in the form of a visual inspection conducted from ground level only. No invasive decay detection equipment has been used.
- 1.4 Trees are living organisms whose health and condition does not remain static. The health, condition and safety of these trees therefore should be monitored on a regular basis, preferably every three years. The conclusions and recommendations in this report are valid for a period of one year only. The period of validity may be reduced in the case of any changing conditions above or below ground within close proximity to the trees.
- 1.5 This report is the sole use of the client and must be kept together in its entirety. Any deletion or alteration from this report will invalidate it as a whole.

2.0 The Inspection

- 2.1 The survey was undertaken on the **15th February 2021** from the property of 5 Charlotte Close.
- 2.2 The trees discussed can be located and identified in conjunction with the site plan (**Section 9.0**).

3.0 Discussion

- 3.1 An inspection was undertaken to 4 trees (2x Leyland Cypress 1x Yew) located within the boundaries of 120 Kidmore Road and 1 x Yew straddling both address (ownership not clear).
- 3.2 All trees were viewed from 5 Charlotte Close only. No access available to the base of the trees or other views outside of the clients property.
- 3.3 The tree numbers provided do not reflect that of the TPO. The trees are designated within a group order (G2).

Leyland Cypress (T1 & T2) Offsite tree located to the side of the property

- 3.4 The two mature Leyland Cypress trees (growing as one) were inspected and noted to be outwardly healthy.
- 3.5 The lower canopies extend over the boundaries of 5 Charlotte close and has become over bearing (**See overhead google plan**). The branches extend over the boundary fence, over the children's play area and partially over the garage (**Photo 1**).
- 3.6 The trees have not been maintained to address/manage impact that the tree and its canopy presents to the property of 5 Charlotte Close.
- 3.7 The size and location of the trees present a dense evergreen, all year round, screen which limits light to a small garden.
- 3.8 In order to alleviate the concerns raised, tip-reduction and crown lifting works have been recommended (**See annotated Photo 2**) in order to allow natural light beneath the canopy and make the area more usable.
- 3.9 These works can be undertaken inline with current best practice (BS:3998) and will not detract from the visual amenity that these trees provide.

Yew (T3) Offsite tree located to the side of the property

- 3.10 The small Yew tree (**Photo 3**) was inspected and noted to be outwardly healthy.
- 3.11 It is not clear as to whether the tree is covered by the TPO, however for transparency purposes this tree has been included.
- 3.12 This small tree straddles the boundary and its removal is requested due to its poor location and potential future growth. This tree is not considered sustainable.

Yew (T4) Offsite tree located to the side of the property

- 3.13 The young Yew tree (**Photo 4**) was noted to be outwardly healthy and reasonable condition. A Small branch has suffered wind damage and is currently hanging down over the property (5 Charlotte Close).
- 3.14 The young Yew tree located next to T2, also forms part of the dense evergreen screen. The lower branches of this tree hang low (below head height), into the side garden of 5 Charlotte Close.
- 3.15 In order to alleviate the impact of this tree, crown lifting works have been requested in order to provide head room below the trees canopy and attempt to allow natural light beneath the canopy and through the garden.

4.0 Conclusion

- 4.1 The trees (T1-T4) present an over bearing impact to the property in reducing natural light into the small garden making the garden less usable. It is considered that the pruning works recommended will open up the lower canopy and allow natural light beneath and attempt to make the trees appear more sustainable in their location.
- 4.2 The work recommendations are inline with the current BS:3998 and will not detrimentally impact the future health of the trees (excluding T3 as removal has been requested).
- 4.3 Works specified will not detract from the current visual amenity that they provide the area.

5.0 Recommendations

T1 Leyland Cypress

- 5.1 Selectively prune by undertaking a crown lift to the height of the garage ridge, by removing 1st and 3rd lowest branches. With the ultimate result in creating height clearance to ridge height (**See photo 2**).
- 5.2 Selectively prune by undertaking a tip-reduction of remaining canopy (secondary branches), extending over the garage by 1 metre from garage wall (**See photo 2**)
- 5.3 Also remove dead/snapped branches back to suitable pruning points.

T2 Leyland Cypress

- 5.4 Selectively prune by undertaking a crown lift to the height of the garage ridge (inline with T1), by removing **6** lowest branches (**See photo 6**).
- 5.5 Selectively prune by undertaking a tip-reduction of remaining canopy (secondary branches), extending over the garage by 1 metre from garage wall.
- 5.6 Also remove dead/snapped branches back to suitable pruning points.

T3 Yew

- 5.7 Remove tree to ground level.

T4 Yew

- 5.8 Crown lift by removing the first 5 lowest branches extending into property, back to suitable pruning point, resulting in a clearance of c3.5m above ground level (**Photo 5**).

6.0 Future Inspections

6.1 The table below suggests a schedule of future inspections based on the condition and location of the trees:

Inspection Frequency	Tree Reference
2 years January 2024	T1-T4

6.2 IMPORTANT: The tree(s) should be inspected sooner if there is a noticeable decline in their condition, land around the tree is disturbed (e.g. Landscaped or trenching) or following extreme weather events.

6.3 Future inspections are based on visual assessment undertaken from the property of 5 Charlotte Close only. As access was not possible into tree owners garden, the inspection is limited.

7.0 General Tree Legislation

7.1 The following legislation is not meant to be an exhaustive list of legislation covering trees and vegetation. More details on legislation can be found at www.legislation.gov.uk

7.2 The Town and Country Planning Act 1990 gives protection to trees in the form of Tree Preservation Orders or the trees maybe within a Conservation Area. In either case your Local Planning Authority will be able to advise you on whether you need consent to carry out any works.

7.3 The Wildlife and Countryside Act 1981 makes it an offence to deliberately disturb, injure or kill wild birds and bats, or wilfully damage, destroy or obstruct access to bird nests and/or bat roosts. Please check all trees for nesting birds and bat roosts before carrying out any work.

7.4 The Conservation of Habitats and Species Regulations 2010 gives protection to certain wild animals listed under schedule 2 making a person guilty of an offence who: deliberately captures, injures or kills any wild animal of a European protected species, deliberately disturbs wild animals of any such species, deliberately takes or destroys the eggs of such an animal or damages or destroys a breeding site or resting place of such an animal.

8.0 Wildlife Considerations

- 8.1 Over recent years there has been new legislation concerning the protection of wildlife.
- 8.2 The Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000 ensure that it is an offence to wilfully or recklessly harm a bird nesting site, bat roost, certain mammals and some rare plants.
- 8.3 Before undertaking any tree works it is important that an inspection should be carried out by the arboricultural contractor prior to any tree works are undertaken to ensure that there are no bat roosts or nests present. If any thing is found it is advised that you contact an ecologist for further advice.

9.0 Tree Location Plan



Map from Google

10.0 Photos



Photo 1 (T1 & T2) - Leyland Cypress canopy overhang.



Photo 2 (T1 & T2) - Pruning annotations



Photo 3 - Yew tree



Photo 4 - Yew (T4)



Photo 5 - Yew (T4)



Photo 6 - Leyland Cypress (T2)