

Tree condition assessment

at

**Walnut Cottage, 10 Shepherds Lane,
Caversham, Reading, RG4 7JH**

for

Mrs V Anderson

sapling arboriculture ltd

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Tree Condition Survey Sheet

Site: 10 Shepherds Lane, Caversham

Date of survey: 29th January 2019

Weather: Clear with light winds

Surveyed by: Ben Abbatt

Client: Mrs V Anderson

Instruction: To carry out a tree condition assessment of 1 Douglas Fir. Production of survey report and provision of management recommendations with priorities as appropriate.

The tree condition assessment is to be carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. Presumption for tree management will be in favour of retention of the tree(s) where appropriate.

Limitations: The tree survey was carried out from ground level, identifying significant tree features that may have significant bearing upon the condition and management of the tree and giving appropriate recommendations and priorities. The tree was not climbed as part of this survey.

Typical significant defects that are to be identified can be referred to in "Hazards from Trees, a general guide" by David Lonsdale and "The body language of trees" by Claus Mattheck published by the Forestry Commission and the Department of the Environment respectively.

To carry out the tree survey reasonable access around the base of the tree is required. Where this is not feasible, these parts of the tree may not be able to be inspected. If view of the entire structure of the tree(s) is limited, for instance by the properties in private ownership, this is a limitation to the tree survey and some parts of the tree may not be able to be fully surveyed.

Trees are dynamic structures and as such their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances, and as such the survey relates only to the visible condition found on the day of the survey. Tree(s) should be re-surveyed on a regular basis so that the change in condition can be identified. An appropriate time period between surveys may be up to 5 years depending upon the species, condition of the trees, their maturity / size and the target(s). Recommendations for the period between surveys will be given.

No soil investigations will be carried out.

No	Species	Height (m)	Crown spread (m)		Age class
T1	Douglas Fir <i>Pseudotsuga menziesii</i>	21.7	N	4	Mature
			E	6	
			S	5	
			W	5	
Condition					
Physiological: Fair Structural: Fair Good vitality although slightly sparse and yellowing foliage in upper canopy. Numerous leaders developing in upper canopy. Twist in stem at c14m commensurate with historic damage to leader at that height and subsequent regrowth. Numerous and frequent branch failures throughout, both historic and recent (including 1 branch c70mm diameter at c17m on East side and 1 branch c100mm diameter at c6m on West side) more frequent than typical for the species New leader developing at c3m on West side. Twist in lower stem at c2m with visible adaptive growth on underside. On top of embankment. Occasional roots exposed on embankment.					
Consideration					
The tree stands on the ridge of an embankment with Shepherds Lane (carriageway and footway) to the south and the garage to no.10 to the north, access road to the west and dwelling to the north west. The tree is within falling distance of adjacent dwellings, garages, footways and carriageway and branches are within falling distance of the adjacent footway, car parking and garage. The tree is part of a line of conifer trees along Shepherds Lane, although this individual is separated from the line of trees due to the access road. As such, the tree is more exposed to high winds than its contemporaries. This is evidenced by the frequency and number of large (more than 100mm diameter) branch failures. It is not unusual for this tree species to shed branches; however, the frequency and number is greater than normal. The form of the tree is susceptible to branch failure due to branches standing outside the main canopy edge. These branches are exposed to higher wind loading due to the lack of supporting and suppressing adjacent branches. Due to the form of the tree it is likely that branches are likely to continue to fail. Therefore, this risk of falling branches needs to be reduced to a lower potential in line with the retention of a tree adjacent to numerous features that can be harmed or damaged. If no works are implemented and the risk remains undiminished, then the failure of branches in the future is foreseeable and the owner of the tree may be held liable for the failure of the tree. As the tree is subject to Tree Preservation Order an application to carry out the works must be submitted for approval prior to implementing the tree works. Any consent provided by the Local Planning Authority must be adhered to.					

Recommendations
1. Selective tip reduction of c40 overlong lateral branches all round to give a final height of 21m and 5m radial branch spread. Reason: to reduce potential for additional branch failures. 2. Remove branches at c3m on West side over 150mm diameter. Reason: to remove developing new leader over adjacent access road. OR 3. Remove tree. Reason: unsuitable tree species due to its condition, elevated on embankment and exposed position, limited rooting area, proximity within falling distance to footway, carriageway, dwelling, garage and car parking.
Priority
Moderate / within 6 months, works to be complete by 31 st July 2019.
Resurvey
To be completed before 1 st July 2022.

General notes:

The tree survey can only be an assessment of the tree at the time of the survey and the tree(s) should be re-surveyed on a regular basis. An appropriate time period between surveys may be up to 5 years depending upon the condition of the trees, their maturity and the target(s). Recommendations for the period between surveys will be given.

As trees are dynamic structures their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances. Therefore, the survey is an assessment of the trees at the time of the survey only. If there is a significant change in the immediate environment and circumstances, then this should be brought to the attention of the arboriculturalist so that they may advise accordingly.

I have not checked whether the site is within a Conservation Area or whether the trees are under Tree Preservation Order (TPO). Prior to any tree works confirmation of whether these legal restrictions apply to the site or trees ought to be sought from the Local Planning Authority (LPA). If the trees stand within a Conservation Area designated under the Town and Country Planning Act the LPA will normally require 6 weeks notice of intention to carry out any tree works as detailed in the survey. If the trees are under TPO then the LPA will normally require an application for any tree works. Some tree works are exempt, for instance if the trees are dead or dangerous, and certain works can be carried out without application. It is necessary to give the LPA at least five days notice prior to carrying out any of these tree works under these exemptions. This survey, with recommendations, can be used to support any such application or notice.

Wildlife issues are of significant concern to the general public. A balance has to be found between the protection of wildlife and the need for safety when managing trees. The Wildlife and Countryside Act (1980) and Countryside Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrates and plants. It is important to ensure that this legislation is properly considered when carrying out any works to trees.

Bird nests were not identified whilst on site. However, any Arborist carrying out the tree works should ensure that there is no disturbance to nesting birds prior to the works being carried out. Further guidance upon the appropriate timing of the works can be sought from DEFRA, if necessary. Where nesting birds are found, further information should be sought from DEFRA 08459 33 55 77 or helpline@defra.gsi.gov.uk. Prior to any works being implemented the tree contractor must identify whether there are any bats or birds using the tree as roost or nest. If such habitation is identified, then the tree contractor must obtain the necessary licence from Natural England (0845 601 4523 www.naturalengland.org.uk) to carry out the works.

In this instance, considering the size of the trees, their location and features I believe that there is a medium potential of bats using the mature tree as a roost site. A bat survey prior to tree works is not recommended as it would be difficult to determine the location of any exit point from the roost within the tree by a bat survey and confusion may also arise from bats travelling from other roosts. Any such exit could more easily identified by a competent tree worker. During the tree works the contractor should carry out the tree works with bats as an active consideration and follow the current industry best practice, e.g. Arboricultural Association Guidance Note 1 Bats in the context of tree work operations 2011, which a competent tree contractor should be familiar with.

Biosecurity measures: To minimise to potential for contamination of the tree from other tree works it is appropriate to sterilise tools to be used before and after the works are implemented. Appropriate disinfectant includes Propellar or Cleankill Sanitizing spray. Loose debris is to be brushed off prior to treating with disinfectant to ensure appropriate application. See [http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/\\$file/FCMS028-guidance.pdf](http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/$file/FCMS028-guidance.pdf) for further information on Biosecurity and <http://www.forestry.gov.uk/forestry/infd-9fjd2d> for disinfectant information.

Key to condition survey sheet

No	Tree number.	
Species	Species of tree.	
Height	Height measured in metres.	
Canopy spread and context	Canopy spread in metres is taken at the four cardinal points to derive an accurate representation of the crown. Canopy context relates to the form and context of the canopy in relation to adjacent trees and how this relates to the development and form of the tree and potential issues that may arise as a result.	
Age Class (Age)	Young	A tree considered to be less than approximately 20 years old.
	Middle aged	A tree in approximately the first 1/5th of its normal life span with apical dominance (rapidly growing with a clear main leader) and not yet fully at its environmental potential full height.
	Mature	A tree in its 2/5ths to 5/5ths of its normal life span with apical dominance lost and at its environmental potential full height.
	Veteran	A tree of interest biologically, aesthetically or culturally because of its age and is old relative to others of the same species.
Condition (Physiological and Structural)	Good	A tree of typical physiological and structural condition that requires only general tree works to facilitate its retention in the landscape.
	Fair	A tree of impaired physiological and / or structural condition that may require remedial and general tree works to facilitate its retention in the landscape.
	Poor	A tree of significantly impaired physiological and / or structural condition that will require remedial and general tree works to facilitate its retention in the landscape if feasible.
Recommendations	As per BS3998: 2010 Recommendations for Tree Works.	
Priority	Immediate	Works should be carried out immediately as the probability of harm or damage occurring is likely.
	High	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the moderate and low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur. Ideally works in this category are anticipated to be carried out within 1 month.
	Moderate	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur and for the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 3 months.
	Low	Works in this category usually will relate to the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 12 months.
Re-survey	This is the time period in which it is recommended that the tree is surveyed again. This is based upon the condition of the tree, its location, previous, current and future management. It is normally expressed at a time period from the date of the report / survey, which ever is the sooner. If no time period is noted then the default period is one year.	

Photographs



SAL1 T1 Douglas Fir with red line indicating anticipated selective tip reduction works. Twist in upper stem identified by red arrow.



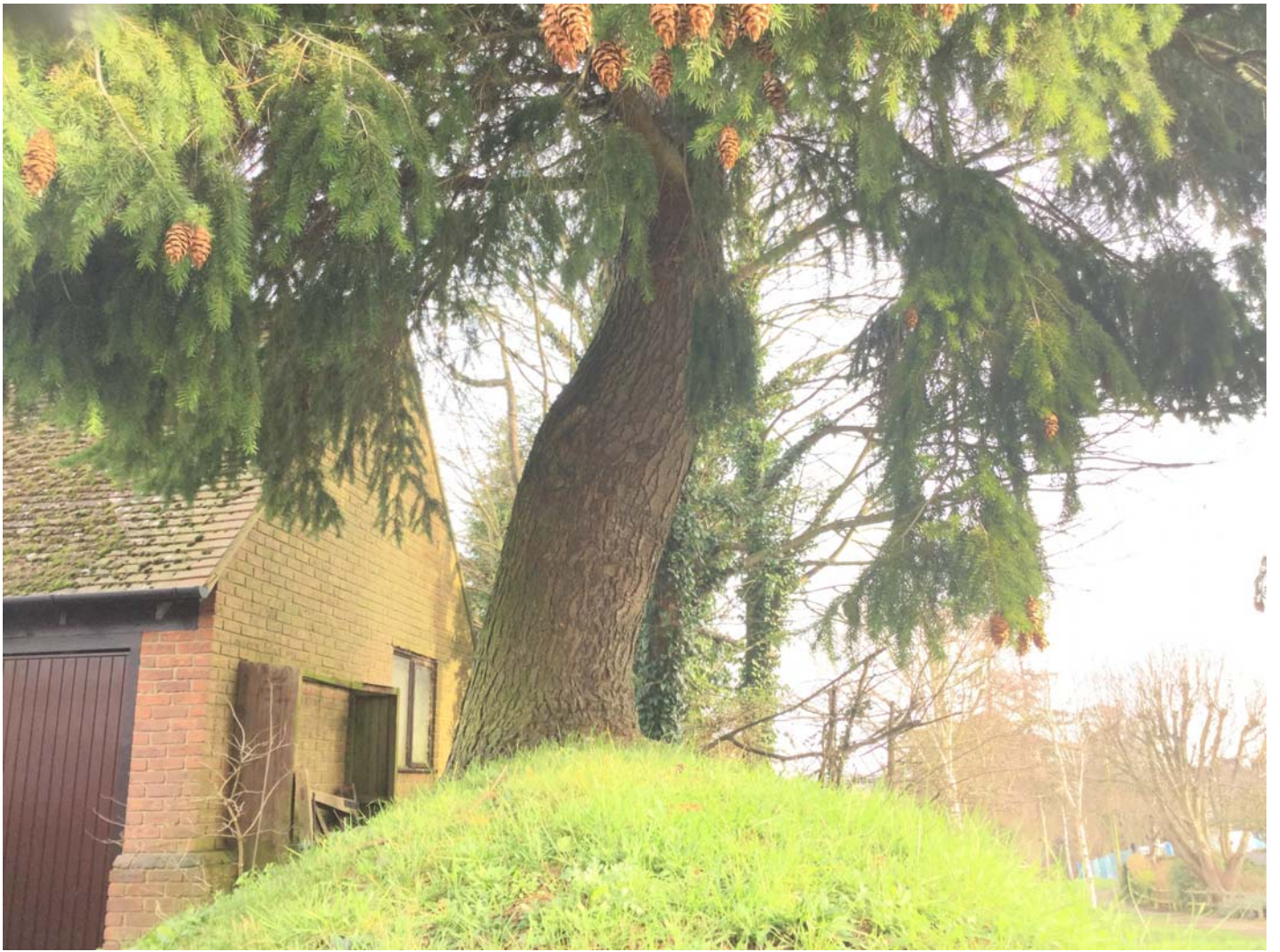
SAL 2 Approximate position of recent branch failures identified by red arrow.



SAL3 Historic branch failure identified by red arrow.



SAL4 Historic branch failure identified by red arrow.



SAL5 Twist in lower stem.



SAL6 Adaptive growth on underside of twist in stem identified by light tan coloured bark showing rapid growth commensurate of a mechanically overloaded area of the tree.



SAL7 Single first branch to the south west forming minor stem over the access road; to be removed.



SAL8 Base of tree on ridge of embankment.

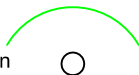
Site plan



General / Key:

Indicative canopy

Indicative tree position



Site: 10 Shepherds Lane

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Drawing title:

Tree survey plan

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Scale: 1to 500 on A4

Sheet: 1 of 1

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