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# Tree Report

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**Haughton Road Retail Park**

Date – 20th October 2020



Registered in England 04413055

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## Introduction

### Brief

The survey was conducted on the 20th October 2020 in order to assess the condition of the trees on site and their potential to cause harm, as well as make management recommendations where necessary in order to reduce risk and improve the aesthetic value of both the site and the individual trees. This will generally include remedial pruning and tree removal although further monitoring or the need for a more detailed inspection may be needed.

## Site

### Visits

The survey was undertaken on the 20th October 2020, the weather was sunny with no wind, providing fair surveying conditions. The observations were made visually from ground level and measurements were obtained using clinometers and specialist tape measures.

### Location

Haughton Road Retail Park  
Blackett Road/off Haughton Road  
Darlington  
DL1 2BJ

### Tree location

The trees detailed in the survey have been numbered and their positions plotted on the map in Appendix B. The illustrated positions are approximations and should not be used as a scaled plan. Only the trees located on or within the boundary marked in red of appendix B were included within the survey.

### Tree Descriptions and Recommendations

The findings of the onsite survey and recommendations of remedial work can be found in Appendix A.

## Caveats

### Work Standards

Any works should be carried out in accordance to BS3998:2010 and it is recommended that the works are undertaken by a professional company with a minimum of £10 million Public Liability and £10 million Employers Liability insurance.

### Inspection

The inspection was made visually from ground level, in order to assess the condition of the trees and their potential to cause harm. Where necessary, management recommendations have been made and this may include tree removal, pruning, future monitoring or the need for a further detailed inspection, such as aerial inspections or decay detection surveys.

Measurements were obtained using clinometers and specialist tapes. Where this was not possible, measurements were estimated.

## Explanation of Terms

- **Crown spread:** is a measurement from the stem to the outer edge of the canopy.
- **DBH:** the diameter at breast height is measured at 1.5 metres from the ground or where the tree is multi-stemmed is measured at the base or each stem and the number of stems noted.
- **Age class:** categorised as young, young mature, mature or over mature dependent on what stage in the trees life it is at.
- **Target value:** is classed as high, moderate or low and gives an indication of the likelihood of pedestrians or objects such as property or vehicles being within close proximity of falling trees or branches.
- **Co-dominant stem:** two main stems growing in competition of each other, the nature of the tightly grown stems can lead to bark inclusion.
- **Included bark:** the bark of two stems or adjoining branches is growing tight together forming a joint of limited strength.
- **Crown lift:** the removal of lower branches to a specified height in order to increase light passing under the canopy or to maintain a safe clearance for passing pedestrian and vehicular traffic.
- **Crown reduce:** the reduction of a trees height and or spread.
- **Crown thin:** the removal of branches within the canopy of the tree in order to increase light and wind passing through.
- **Deadwood:** the removal of dead, dying and diseased branches.

- **Crown clean:** the removal of deadwood, epicormic growth, poor pruning stubs as well as crossing and rubbing branches.
- **Epicormic growth:** small branches normally growing in clusters around the base of the tree can be a result of stress or poor pruning.
- **Pollarding:** cutting off the top of the tree and branches to encourage new growth.

## Measurements and Evaluations

- **Age class:** described as young, young mature, mature or over mature.
- **Height:** measured from the base of the stem to the top of the canopy.
- **General Condition:** Good, fair or poor. This is an indication of the overall condition of the tree and takes into account significant wounds, decay and quality of branch junctions, crown shape and vigour.
- **DBH:** measured at 1.5 metres above ground level.
- **Target Value:** High, moderate or low.
- **Priority:** categorised as LOW priority works where remedial works should be undertaken within 12 months of the survey, MOD (moderate) priority works where remedial works should be undertaken within 6 months of the survey and HIGH priority works should be completed as soon as possible.
- **Crown spread:** Measured from stem to the outermost branch in a North, South, East and West direction.

## Explanation of Safety Categories

- **A:** tree/trees pose no immediate risk at the time of survey and do/does not require any remedial work to alleviate a health and safety risk. Remedial work may be required to improve the aesthetics and value or to increase the life expectancy of the tree/trees.
- **B:** tree/trees pose a potential risk pedestrians or property and require remedial work to alleviate health and safety risk. In some circumstances a more detailed investigation such as an aerial inspection, decay analysis may be required and/or future monitoring may be required.
- **R:** tree/trees should be removed and will always be recommended if the tree is dead, dying or dangerous. Removal may also be suggested if the tree is in close proximity to a structure or building where the tree is likely to cause damage, or in order to benefit the future growth of surrounding trees.

## Disclaimer

The trees referred to in this report are living organisms and are therefore subject to change. They are also subject to change by humans and exceptional weather conditions. The inspection undertaken relies on visual inspection of the trees from the ground and it is therefore possible for defects within the canopy of the trees to be hidden. It cannot be guaranteed that the trees will be structurally sound in all circumstances and cannot be guaranteed that the recommendations made will categorically result in the trees being safe.

No wood or soil samples were taken and only a visual inspection of the surrounding ground was made for the possible existence of underground utilities. This report is only valid for a 12 month period from the date of inspection, as a complete document and any alterations made will invalidate it.

## Comments and Advisories

Generally, the trees on site are in fair condition with the majority only requiring light remedial pruning to give adequate clearance to roads and paths.

**G1** - A number of the trees are growing at extreme angles out of the embankment over the car park as well as out toward and over Houghton Road (figure 1 & 3). Some trees also have a build-up of waste around the bases (figure 2) which can lead to decay of the base of the stems. The trees do have an aesthetic value to the area and provide some amount of screening from the retail units for the residential properties. It is advised that the leaning tree over the road is removed along with the overextended limb (figure 1) which would subsequently be left exposed. It is recommended that some end weight is removed over the car park area and toward the building (figure 3 & 4) from the more severely leaning trees, to reduce the leverage effect, the remaining group should be monitored on an annual basis due to the high usage of the site.



**G4 & G8** - The trees require some minor pruning works to maintain adequate clearances of the footpaths 2.4m and roads 5.2m. The Ash within this group and elsewhere on the site require monitoring for signs of ash dieback to allow appropriate measures to be taken.

Due to the high usage of the site and proximity to major public roads it is recommended that the site is re-inspected on an annual basis.

Consultation with the local planning authority will be required prior to any works undertaken to the trees subject to Tree Preservation Orders.

## Appendix A

### Detailed Schedule

Tree no	Common Name	Species	Age Class	Height (m)	General Condition	DBH (cm)	Comments	Recommended remedial work	Target Value	Safety Category	Priority
1	Birch	<i>Betula Pendula</i>	YM	10	Fair	19	Decayed pruning wound at base of major branch	Remove decayed branch	H	B	L
2	Cherry	<i>Prunus padus</i>	YM	8	Poor	24	Split main union	Remove	L	R	L
G1	Poplar	<i>Populus spp.</i>	M	N/A	Fair	N/A	Some heavily leaning, built up ground around some stems evidence of minor limb failures	Remove one leaning tree over main road and over extended limb. Reduce end-weight of trees over car park and building. Lift over car park to 5.2m. Monitor Annually.	H	B	M
G2	Poplar	<i>Populus spp.</i>	YM	N/A	Good	N/A	Ivy	Sever Ivy, Monitor	H	A	L
G3	Whitebeam, Hawthorn	<i>Sorbus, Crataegus</i>	Y	N/A	Fair	N/A	N/A	Monitor	H	A	L



G4	Birch, Maple, Cherry, Ash	<i>Betula, Acer, Prunus, Fraxinus</i>	YM	N/A	Fair	N/A	Low over footpath and road, encroaching on lighting columns	Lift to 5.2m over road and 2.4m of path. Prune back from lighting to .5m clearance, monitor for ash die-back	H	B	M
G5	Rowan	<i>Sorbus aucuparia</i>	Y	N/A	Poor/Fair	N/A	Poor vigour	Monitor	M	A	L
G6	Willow, Maple, Cherry	<i>Salix, Acer, Prunus</i>	YM	N/A	Fair	N/A	Ivy	Sever ivy, Monitor	L	A	L
G7	Privet	<i>Ligustrum</i>	Y	N/A	Fair	N/A	N/A	Monitor	L	A	L
G8	Ash, Hawthorn, Cherry, Elder, Laurel	<i>Fraxinus, Crateagus, Prunus, Sambucus, Laurus</i>	M	N/A	Fair	N/A	Ash encroaching on building	Prune back from building to maintain 2m clearance, monitor for ash die-back	M	B	L

## Appendix B

### Map



## Appendix C

### Photos



Figure 1: Leaning tree over main road G1 and over extended limb (arrowed).



Figure 2: Built up ground around base, G1.

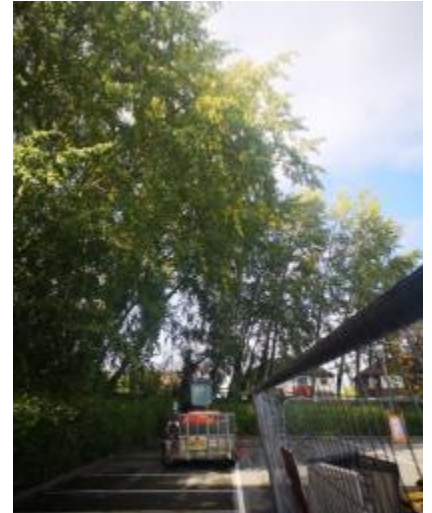


Figure 3: G1 overhanging car park.



Figure 4: G1 overhanging building.



Figure 5: Use of car park spaces under G1.

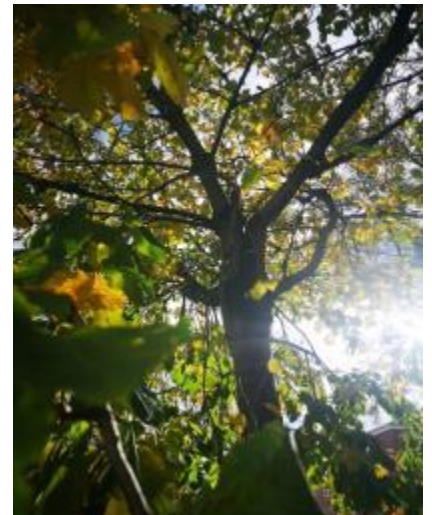


Figure 6: Failed union in T2 recommended for removal.