

Arboricultural Survey Report

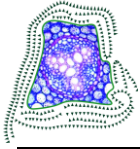
The Vicarage
1 Church Lane
Old Dalby
Leics, LE14 3LB

Produced for: Mrs Nicky Caunt
Senior Property Manager
Diocese of Leicester
St Martins House
No.7 Peacock Lane
Leicester, LE1 5PZ

Produced by: Mark Ashman *Dip Arb (RFS) M. Arbor. A.*
Arboricultural Consultant

Report date: 8 October 2021

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1.0 INTRODUCTION

Following the submission of a written proposal (by email) on 27 August 2021, instructions were received (email) from Nicky Caunt, Senior Property Manager for the Diocese of Leicester to survey trees on the property The Vicarage, 1 Church Lane, Old Dalby, Leics, LE14 3LB.

- 1.1 The purpose of the survey was to assess the condition of the trees, identify any significant defects, symptoms of disease or other relevant problems liable to cause significant harm, and make recommendations for works considered appropriate either in the interests of safety or the long-term management of the tree stock.
- 1.2 The data recorded in the attached tree survey schedule is based upon that collected during a ground level survey undertaken by Mark Ashman on Monday 28 September 2021.

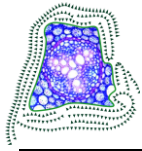
1.0 SITE PLAN

- 2.1 The survey schedule at appendix 1 is referenced to the sketch plan as at appendix 2. The plans, drawn by the surveyor, are not to scale and are to be used for identification purposes only.

3.0 TREE SURVEY INFORMATION

- 3.1 Specific information on each of the 2 individual trees and 2 discrete groups of trees is recorded in the survey schedule at appendix 1.
- 3.2 Species has been recorded by common and botanical name.
- 3.3 Age class has been categorised thus:

Y	-	Young:	Recently planted or established tree.
S/M	-	Semi-Mature:	An established tree but one which has not reached its potential ultimate height or spread and has significant growth potential.



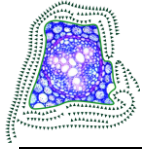
E/M	-	Early Mature:	A tree approaching its ultimate potential height, whose growth rate is slowing down but will still increase in stem diameter and crown spread.
Mat	-	Mature:	A mature specimen with limited potential for any significant increase in size.
O/M	-	Over Mature:	A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.

3.4 General condition has been assessed as good, fair, poor or dead as appropriate.

3.5 Major defects or disease problems and other relevant comments are scheduled under observations.

3.6 Recommendations for management works are included in the schedule at appendix 1 to this report. These have been prioritised according to their perceived level of urgency, based upon the location of the tree whether it is in an area of low or high usage, the likelihood of failure associated with it and the size of the part and thus significance of harm that it may cause. Recommended works have been prioritised thus:

Urgent	-	Urgent works required in the interests of safety, to be undertaken at the earliest opportunity.
High	-	Works that are generally safety related and should be undertaken as a matter of high priority, within 1 year of the date of the survey
Moderate	-	Works that are less urgent but should be undertaken within the next 2 years if possible.
Low	-	Works to be undertaken in the interests of good long-term management of the tree population as and when resources permit.



3.7 The tenant reported that the neighbour to the north of the garden has complained of tree related issues with regards to loss of daylight and detritus accumulating on their property. As the Plane tree (T2) is adjacent to and south of the neighbouring property and the canopy overhangs the garden it is clear that daylight will be blocked to the neighbouring garden and dwelling. Plane tree leaves are persistent and so likely to accumulate on their property. The tree is early mature and presently below 10m in height but with growth potential to reach up to 3 times its current height. Clearly the neighbour's issues are likely to become considerably more pronounced over time. Management options are: 1. Leave as is and reassess at next survey or before if complaints are compelling. Or pollard the tree at approximately 5m above ground level, it is young enough to take pollarding, however this will result in a management need for re-pollarding approximately every 5-7 years. Or fell and replace with a tree of smaller growth habit.

4.0 Statutory Protection

4.1 No contact has been made with the local planning authority to confirm the prospective status of the trees contained in this report. Nevertheless, your attention is drawn to Appendix 3 to this report.

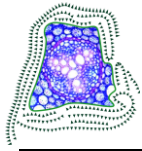
4.2 All British Birds and their nesting sites are protected under the Wildlife and countryside Act 1981 (amended by the Countryside and rights of Way Act 2000) and the Conservation (Natural Habitats) Regulations 1994. The implications of which are that thorough inspection of trees prior to any works on trees must be undertaken to establish the presence or not of any nesting bird

4.3 All British bats are similarly protected. Although I saw no evidence of the presence of bats during my inspection, all bats use trees for shelter and protection. Therefore adequate surveying for the presence of bats or their roosts must be undertaken immediately prior to carrying out any tree works.

5.0 LIMITATIONS

5.1 All significant trees on site were surveyed, however only those trees requiring remedial works are numbered on the sketch plan at appendix 2 and referenced in the schedule at appendix 1.

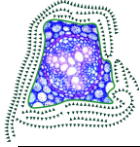
5.2 The survey was undertaken from ground level, from the subject property, adjacent public roads and footpaths only. Further defects may be present



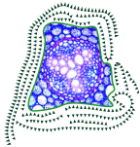
within the trees' crowns that are not visible from these vantage points. It is recommended that the brief for any arboricultural contractors engaged to undertake the recommended works should include for undertaking an aerial inspection, to check for additional defects that are not visible from the ground.

- 5.3 Whilst every effort has been made to identify potentially hazardous specimens, trees are functioning biological systems subject to the unpredictable influences of the climate, and no specimen can ever be declared categorically safe. It is recommended that the condition of the trees in areas of regular usage be professionally reviewed on an annual basis or earlier in the event of a significant deterioration of their condition. In the intervening periods, regular visual checks of the trees overhanging the site boundaries, buildings, roads and paths should be undertaken by responsible persons, particularly after periods of windy weather.
- 5.4 This report in no way comments upon or discusses tree related subsidence or heave, nor does it infer or attempt a subsidence or heave risk assessment.

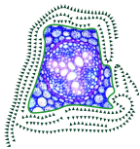
Appendix 1 (*Tree survey*)



Tree No.	SPECIES	AGE CLASS	CONDITION P: Physiological S: Structural	RECOMMENDATIONS	PRIORITY
T1	Contorted willow (<i>Salix tortuosa</i>)	Mat	Scattered deadwood throughout the crown Crown extends below 3m over driveway	1. Remove major deadwood where over the driveway 2. Raise crown to 4.5m over driveway	Mod Mod
T2	London Plane (<i>Platanus x hispanica</i>)	EM	Encroaching over neighbouring building (northeast)	Prune low branch (northeast) to clear the neighbours building by 2m. See para 3.7 above.	Mod
G1	Swamp cypress (<i>Taxodium disticum</i>)	EM	Moderate deadwood throughout the crown. Telephone service wires run through the crown	1. Prune to clear telephone service wires by 0.5m 2. Remove moderate deadwood	Mod Low
G2	Hazel (<i>Corylus avellana</i>)	Mat	Outgrown coppice encroaching over garage and shed	Re-coppice to approximately 0.5m above ground level	Mod



Appendix 2 (Sketch plan)



SITE The Vicarage 1 Church Lane Old Dalby Leics, LE14 3LB	CLIENT Leicester Diocese	REFERENCE DIO/025
SCALE Not to Scale	DRAWN BY M Ashman	DATE 05/10/2021

Appendix 3 (Tree Protection)

Tree preservation Orders

A Tree Preservation Order (TPO) is an order made by the 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 consent from the LPA may result in prosecution. In some cases exceptions may apply, you should contact your LPA for more details

Conservation Areas

The Law relating to conservation areas is in *Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990*. Conservation areas are areas of special architectural or historical interest the character or appearance of which it is desirable to enhance or preserve. **Anyone proposing to undertake work to trees within a Conservation Area is required to give the Local Planning Authority 6 weeks prior notice** to enable the tree to be considered for protection by a Tree Preservation Order. Failure to give the LPA 6 weeks notice may result in prosecution. In some cases exceptions may apply, you should contact your LPA for more details.