



# Tree Management & Maintenance Plan

with

## Schedule of Tree Surgery & Related Work

at

Flint Cottage 7 – 8,  
Southend Common  
RG9 6JP.

prepared for:

Veronica Reinhardt,  
47 Lonsdale Road,  
Oxford  
OX2 7ES.

**February 2022**

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*This report has been prepared in association with Benjamin Downing Nd Arboriculture Nch Horticulture.*

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

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## 1. Introduction & Methodology

### 1.1 Introduction & Brief

1.1.1 This report has been prepared in response to an instruction given Veronica Reinhardt (the Client), to prepare a management plan for the trees within garden to Flint Cottage (the site).

The house has been let for a number of years and this has caused the trees to become neglected. This came into focus recently when it was noticed that a Cedar close to the house was causing a retaining wall to fail. This required the tree to be removed with the consent of Wycombe District Council.

1.1.2 The trees covered by this report are illustrated on the Management & Maintenance Plan drawing referenced 21037/100.

1.1.3 A tree inspection was undertaken on Friday 14 January 2022 to assess the condition of trees within the garden to the site, specifically:

- the main bole and central stem;
- the primary and secondary branch system and crown.

1.1.4 It is recommended that this Management & Maintenance Plan is reviewed and updated on a 5-year cycle though, in relation to the Ash, inspections should be more frequent to monitor the spread of Ash dieback and its effects on the condition site trees.

1.1.5 This report has been prepared with reference to the British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (the BS) with tree works to be undertaken to follow BS 3998 : 2010 British Standard Recommendations for Tree Work, current good arboricultural practice and by a qualified and experienced Tree Surgeon.

1.1.6 The report considers arboricultural matters only and it is not an ecological survey.

1.1.7 This report has been prepared to be printed double-sided in colour and should be read with the Management & Maintenance Plan drawing referenced 21037/100.

1.1.8 Contract Administrator (CA) is: to be confirmed.

1.1.9 Project Manager: to be confirmed.

1.1.10 Designated Contractor: to be confirmed.

## 1.2 Tree Condition Survey Methods

- 1.2.1 Individual site trees and groups covered by this report are those specifically noted on the Management & Maintenance Plan drawing with a tree number and are as detailed in Section 3 Schedule of Tree & Related Work.
- 1.2.2 The location of trees, hedges and associated vegetation illustrated on the Management & Maintenance Plan drawing should be the subject of on-site verification.
- 1.2.3 'T' numbers have been used to identify individual trees with 'G' numbers applied to tree groups and 'H' numbers applied to hedges that are identified on the drawing. The tree number tags commence with T932 and run to T955.
- 1.2.4 All trees and groups have been visually inspected from ground level unless otherwise stated with no climbing or boring tests being undertaken. All measurements are metric and are approximate.
- 1.2.5 The comments made on the condition of trees along with the work recommendations are based on observable factors present at the time of inspection.
- 1.2.6 Age / Class or Life Stage of trees has been given: the following classes have been used to codify the age of the trees:

Sapling (s)
Young (y)
Middle Aged (ma)
Mature (m)
Over-mature (om)
Veteran (v)

- 1.2.7 Physiology, Structure & Management Recommendations for each tree has been assessed as to their physiological condition (good, fair, poor or dead) and structural condition (such as evidence of any decay and physical defects) with management recommendations being given as detailed in Section 3.

This includes recommendations regarding any further investigations that may be required and noting any specific wildlife potential.

### 1.3 Statutory Designations

1.3.1 Site trees are not covered by a Tree Preservation Order though the site is in the Southend Common Turville Conservation Area.

1.3.2 No work shall take place to site trees having a diameter of 75mm or above when measured at 1.5 metres above ground level without prior consultation with the Tree Officer and the written consent of Buckinghamshire Council (Wycombe District Council). Their contact details are given below:

1.3.3 Planning Authority & Tree Officer Details

**Address:** Buckinghamshire Council, Council Offices, Queen Victoria Road, High Wycombe HP11 1BB.

**Contact:** Alister Cunningham - Tree Officer.

**Tel:** 01494 461000.

**Email:** [trees.wyc@buckinghamshire.gov.uk](mailto:trees.wyc@buckinghamshire.gov.uk)

## 2. Tree Surgery Works

### 2.1 Arboricultural Contractor

2.1.1 The tree surgery works detailed in this report are proposed on the basis that tree works are undertaken by a qualified arboricultural contractor who must be listed in the Arboricultural Association's Approved Contractors Directory (ref: [www.trees.org.uk](http://www.trees.org.uk)).

- The Contractor shall hold NPTC (National Proficiency Training Council) Certification.
- The Contractor shall have Chapter 8 Traffic Management Certification.
- The Contractor shall demonstrate at the time of tendering an understanding of Health & Safety Site Specific Risk Assessments & Method Statements for Tree Work. This assessment shall be completed prior to appointment to undertake the works.
- The tree surgeon shall provide proof to the Contract Administrator (CA) that he complies with the above

2.1.2 All tree surgery works shall be undertaken in accordance with the requirements of BS 3998 : 2010 British Standard Recommendations for Tree Work (not reproduced here) and follow the separate Schedule of Tree Surgery and Related Work document detailed in Section 3.

### 2.2 Tree Surgeons Qualifications

The tree surgery works detailed below are to be undertaken by a qualified Arboricultural Contractor who must be listed in the Arboricultural Association's Approved Contractors Directory (ref: [www.trees.org.uk](http://www.trees.org.uk)).

- The Contractor shall hold NPTC (National Proficiency Training Council) Certification.
- The Contractor shall have Chapter 8 Traffic Management Certification.
- The Contractor shall demonstrate at the time of tendering an understanding of Health & Safety Site Specific Risk Assessments & Method Statements for Tree Work. This assessment shall be completed prior to appointment to undertake the works.



## 2.3 Phasing of the Work

Tree works shall be undertaken in one phase unless otherwise instructed by the CA.

Two days shall be allowed for the completion of the tree surgery works using a minimum of a two-to-three-person team. Should the Contractor require more time than this he shall state this at the time of his Tender.

Estimated days required to complete tree surgery works:	2 day(s) using a 2-3-person team.
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### **3. Schedule of Tree Surgery & Related Work:**

#### **3.1 Introduction**

3.1.1 The schedule of tree and related work detailed below refers only to those trees illustrated on the Management & Maintenance Plan drawing referenced 21037/100.

3.1.2 The tree work detailed in this document shall be undertaken under the supervision of the Arboricultural Clerk of Works (ACOW).

#### **3.2. Schedule of Tree & Related Work**

3.2.1 Pricing the Work - the Contractor is to price all the work scheduled below giving a price for each item of work.

continued:

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

## 3.2.2 Schedule of Tree Work.

Tree No.	Species	Work Required	£p
T932	Native Cherry ( <i>Prunus avium</i> )  over mature	<p><b>Condition:</b> physiologically &amp; structurally good. Evidence of historic branch removal, most likely to keep the tree clear of the house, some callused, some with decay evident. Canker facing west at about 4 metres. Crown significantly reduced in the past. Surface roots that show evidence of being hit by mowing equipment with decay evident. Growing about 4 metres from a retaining wall with steps &amp; a planter that runs along the eastern side of the house.</p> <p>There is evidence of:</p> <ul style="list-style-type: none"> <li>• cracks in the planter brickwork adjacent to the tree;</li> <li>• cracks present to the eastern wall of the building on both sides of the ground floor window closest to the tree;</li> <li>• cracks run up the building elevation &amp; can be seen from ground level up to the first-floor window;</li> <li>• the damage to the property is constant with foundation movement.</li> </ul> <p><b>Remove:</b> grind out stump. Suggest planting a replacement native Cherry away from the house.</p>	£
T933	T933 Silver Birch ( <i>Betula pendula</i> )  mature	<p><b>Condition:</b> physiologically &amp; structurally good. Growing in the lawn.</p> <p><b>Retain:</b> no work.</p>	£ na
G1 not tagged	Line of mainly Ash  mature	<p><b>Condition:</b> physiologically &amp; structurally fair to poor. Ivy developing on main stems into canopies. Evidence of Ash dieback. Holly &amp; bramble at base.</p> <p><b>Retain:</b> girdle ivy at base &amp; cut bramble to ground level. Cut Holly into a hedge form. Monitor effects of ash dieback annually.</p> <p>Ash saplings adjacent to garden outbuilding should be removed, cut back to ground level &amp; treat stump to inhibit re-growth.</p>	£  £
T934	Acer – ornamental variety  mature	<p><b>Condition:</b> physiologically poor with dieback in canopy &amp; structurally fair. Twin stemmed.</p> <p><b>Retain:</b> remove dead wood. Consider removing grass around the tree to a radius of 1.5m &amp; cover with well composted wood chip mulch to a depth of 100mm.</p>	£

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

Tree No.	Species	Work Required	£p
T935	Common Beech ( <i>Fagus sylvatica</i> )  mature	<b>Condition:</b> physiologically & structurally good. Evidence of historic pruning with pruning points callused. Swing hanging from one limb to the south-east. This is causing constriction damage & a weak point. Surface roots present typical of species. Below ground septic tank within root zone.  <b>Retain:</b> remove the swing, no other work.	£
T936	Ornamental Cherry  over mature	<b>Condition:</b> physiologically good & structurally fair. Grafting point at about 2 metres is pronounced. Minor exudations on the western side. Reactive growth in canopy. Surface roots evident.  <b>Recommendations:</b> retain, remove reactive growth.	£
T937	Liquidambar variety  mature	<b>Condition:</b> physiologically good & structurally fair. Part of northern canopy is over a wendy house.  <b>Retain:</b> reduce codominant stem by 3 metres.	£
T938	Ornamental Thorn  mature	<b>Condition:</b> physiologically good & structurally fair. Growing adjacent to post & rail garden boundary with tree stake present. Weak unions.  <b>Retain:</b> crown lift to allow for ease of mowing.	£
T939	Ornamental Thorn  mature	<b>Condition:</b> physiologically good & structural condition fair. Growing adjacent to post & rail garden boundary fence. Crossing branches typical of species.  <b>Retain:</b> remove lower branches up to about 1 metre to facilitate ease of mowing.	£
T940	Ornamental Thorn  mature	<b>Condition:</b> physiologically good & structurally fair. Ash sapling growing through the trees canopy. Growing adjacent to post & rail garden boundary with ivy developing into canopy.  <b>Retain:</b> remove ivy.	£
T941	Ornamental Thorn  mature	<b>Condition:</b> physiologically good & structurally fair. Growing adjacent to post & rail garden boundary with tree stake present. Stem leans to the north.  <b>Retain:</b> no work.	£ na

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

Tree No.	Species	Work Required	£p
T942	Oak ( <i>Quercus robur</i> )  young/mature	<b>Condition:</b> physiologically good & structurally fair. Canopy slightly suppressed by adjacent trees.  <b>Retain:</b> formative prune & crown lift to 3 metres.	£
T943	Common Ash ( <i>Fraxinus excelsior</i> )  over mature	<b>Condition:</b> physiologically & structurally poor. Showing evidence of Ash Dieback. Evidence of historic storm damage to canopy with dead wood. Bifurcates at about 2.5 metres with northern stem containing a dilapidated bird box. Ivy developing on main stems obscuring branch union. Likely to require removal in the next few years.  <b>Retain:</b> sever ivy at base & when died off inspect branch union for evidence of decay, reporting findings to the Client with recommendations. Monitor annually.	£
T943A	Common Ash ( <i>Fraxinus excelsior</i> )  over mature  not tagged	<b>Condition:</b> physiologically & structurally poor. Showing evidence of Ash Dieback. Evidence of historic storm damage to canopy with dead wood. Ivy developing on main stem. Likely to require removal in the next few years.  <b>Retain:</b> sever ivy at base. Monitor annually.	£
T944	Oak ( <i>Quercus robur</i> )  young/mature	<b>Condition:</b> physiologically & structurally fair. Canopy slightly suppressed by adjacent trees.  <b>Retain:</b> formative prune & crown lift to 3 metres.	£
G2 945	Seven trees comprising Sycamore, Beech, Cherry, Elder, Holly, Oak, Thorn  tree closest to drive tagged  mature to over mature	<b>Condition:</b> physiologically & structurally fair. Shared canopy. .  <b>Retain:</b> no work.	£ na

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

Tree No.	Species	Work Required	£p
T946	Ornamental Cherry over mature	<b>Condition:</b> physiologically & structurally poor. Evidence of canker at about 1metre on southern side.  <b>Retain:</b> monitor.	£
T947	Common Beech ( <i>Fagus sylvatica</i> ) over mature	<b>Condition:</b> physiologically & structurally fair. Leaning towards the east with surface roots evident around base typical of species. Located close to a garage. Minor dead wood in canopy.  <b>Retain:</b> no work.	£ na
T948	Apple over mature	<b>Condition:</b> physiologically & structurally fair. Three stems that are ivy clad into canopy. Evidence of historic pruning with significant reactive growth.  <b>Retain:</b> girdle ivy at base to 1 metre.	£
T949	Maidenhair Tree ( <i>Ginkgo biloba</i> ) semi mature	<b>Condition:</b> physiologically good & structurally fair. Some crossing branches typical of species.  <b>Retain:</b> no work.	£ na
T950	Ornamental Weeping Cherry over mature	<b>Condition:</b> physiologically & structurally fair. Slightly suppressed by adjacent vegetation.  <b>Retain:</b> no work.	£ na
T951	Weeping Willow ( <i>Salix babylonica</i> ) over mature	<b>Condition:</b> physiologically fair & structurally poor. Evidence of historic branch removal or failure at 5 metres facing east with decay evident into the main stem. Poor form with one sided canopy being suppressed by adjacent trees. Adjacent to a possible heating oil tank.  <b>Retain:</b> monitor or consider removal & replacement.	£
T952	Common Beech ( <i>Fagus sylvatica</i> ) over mature	<b>Condition:</b> physiologically fair & structurally good. Lower canopy slightly suppressed by adjacent trees with a low branch over road. Cables running through canopy.  <b>Retain:</b> crown lift to remove lower lateral over road.	£

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

Tree No.	Species	Work Required	£p
T953	Common Ash ( <i>Fraxinus excelsior</i> )  over mature	<b>Condition:</b> physiologically good & structurally fair. Evidence of a branch tearout due to possible storm damage with reactive growth on some limbs. Suppressed Cypress at base.  <b>Retain:</b> monitor effects of ash dieback annually, remove Cypress.	£
T954	Persian ironwood ( <i>Parrotia persica</i> )  mature	<b>Condition:</b> physiologically & structurally good being multi-stemmed from base, typical of species. Just about to come into flower. Holly growing at base.  <b>Retain:</b> no work but prune Holly to contain.	£ na
T955	Variety of Common Pear ( <i>Pyrus communis</i> )  over mature	<b>Condition:</b> physiologically fair & structurally poor. Limb has been lost on its northern side. Dense canopy that contains a broken branch & dead wood.  <b>Retain:</b> thin canopy by 10 percent. Cut back dead branch to branch collar.	£ na
Total to Summary			£

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

continued:

**3.2.3 Schedule of Hedge Work.**

Tree No.	Species	Work Required	£p
H1	Common Beech young	<b>Condition:</b> separates garden from a young orchard. Physiologically & structurally good. Evidence of historic trimming but has not been cut for a couple of years.  <b>Retain:</b> cut back to a height of 2 metres to give a tapered profile. Then trim annually in mid-August.	£
H2	Common Beech young adjacent to G2	<b>Condition:</b> located along part of the eastern side of the drive. Physiologically & structurally good though slightly suppressed. Evidence of historic trimming but have not been cut for a couple of years.  <b>Retain:</b> cut back to a height of 2 metres to give a tapered profile. Then trim annually in mid-August.	£
H3	Comprises mainly Beech with Holly middle aged	<b>Condition:</b> located along the western boundary side of the drive. Physiologically & structurally good. Evidence of historic trimming but have not been cut for a couple of years.  <b>Retain:</b> cut back to a height of 2 metres to give a tapered profile. Then trim annually in mid-August.	£
H4	Yew with some Holly middle aged	<b>Condition:</b> located along the northern front garden boundary. Physiologically & structurally good. Evidence of regular trimming.  <b>Retain:</b> no work, continue pruning regime.	£
H5	Yew young	<b>Condition:</b> located along the southern front garden boundary. Physiologically & structurally good. Evidence of regular trimming.  <b>Retain:</b> no work, continue pruning regime, weed base.	£
Total to Summary			£



### 3.3. Mulching & Treatment of Arisings

TREATMENT OF ARISINGS	WORK REQUIRED	£p
Mulching: to the trees noted above.	Apply well composted hard-wood wood chip mulch to give a depth of 100mm after settlement. <ul style="list-style-type: none"> <li>• T934 Acer – ornamental variety remove grass around the tree to a radius of 1.5m &amp; cover with well composted wood chip mulch to a depth of 100mm.</li> </ul>	£
Organic Arisings	Price both options – subject to Client requirements: <ul style="list-style-type: none"> <li>• Remove all arisings to the Contractors disposal site.</li> <li>• Retain on site for future use in a location outside of tree root zones locations to be agreed with the Client.</li> </ul>	£ £
Litter/Rubbish Removal	<ul style="list-style-type: none"> <li>• Remove from all working areas to the Contractors disposal site.</li> </ul>	£
Total to Summary		£

continued:

## Management &amp; Maintenance Plan with Schedule of Tree Surgery &amp; Related Work

**4. Schedule of Work Summary:**

1	Introduction & Methodology	£
2	Tree Surgery Works	£
3	Schedule of Tree Surgery & Related Work	£
	3.2.2 Schedule of Tree Work	£
	3.2.3 Schedule of Hedge Work	£
	3.3 Mulching & Treatment of Arisings	£

**Grand Total + VAT**

£