

Mr Andrew Deen
24 Winthorpe Grove
Lincoln
LN6 3PL

1st December 2023

Arboricultural Report - 231129 24WinthorpeGrvLN63PL

Dear Andrew,

Please find enclosed my findings following the survey of three Scots Pine trees, at the address above, on 28th November 2023. As agreed, the scope of this report is to comment on the relationship between these trees, and adjacent hard-surfacing/visible underground services.

A status investigation was made on 30th November 2023 with the City of Lincoln Council via their online planning portal. We are informed that there is a Tree Preservation Order (ref; Doddington Road No. 2 Tree Preservation Order 1981) in force on this site. Given the age of the trees in question, it is highly likely they are protected by the order. As such, prior to any works being carried out on these trees, permission must first be sought from the local authority. Conducting work without permission to a tree subject to a TPO is a criminal offence. The removal of dead branches from a living tree is permitted without prior notice or consent.

Tree T1 and T2 both stand within 0.6m of a neighbouring driveway to the north (see images 1-3). The driveway appears to have been resurfaced in the relatively recent past, and is now showing notable signs of deformation adjacent to the trees (see images 2 & 3). Aside from the trees themselves, no other potential causes for the damage were observed.

Tree T1 is also causing deformation to adjacent surfacing to the SW (see image 4), and is likely associated with a crack system extending 4m to the SW towards a surface water drain (see image 5).

Tree T3 stands approximately 1m from the driveway of 24 Winthorpe Grove, and is currently having no effect on this surfacing. The tree is the subordinate in the group, suppressed to the N, with a slender, asymmetrical in form (see images 2 & 5).

The current arrangement of the trees and surfacing will become increasingly untenable over time, with ever increasing cost burdens and inconvenience for adjacent land owners. Current clearance distances from the trees to surfacing ranges from 0.55m to 1.0m. BS 5837:2012 states the minimum clearance for trees of 300-600mm stem diameter should be at least 1.5m. The trees in question are nearly all in this range already, and may even grow to the >600mm range, where the minimum distance is 3m.

Regarding the cracks extending towards the drain to the SW of T1, it is highly likely the tree is the causal factor. If the tree is the causal factor, damage to drainage infrastructure will become almost a certainty in the long-term.

To maintain the current arrangement of surfacing and drainage, the removal of T1 and T2 would be the most cost effective solution. The removal of T3 would also likely be necessary as it has very poor form aesthetically, and will likely cause issue with adjacent surfacing in the long-term.

In the event the trees are removed they should be replanted with more appropriate species, with adequate clearance from adjacent surfacing. Such species should include one medium sized species (e.g. Upright Hornbeam, Silver Birch, Himalayan Birch), and two small species (e.g. Midland Hawthorne, Upright Field Maple, European Holly 'Alaska' or 'Nellie R. Stevens'). Medium sized species should be planted at least 1.5m from hard-surfacing. Smaller species should be planted at least 1m from hard-surfacing.

We hope you find this report clear and easily understood. If there are any points that require clarification please don't hesitate to contact me.

Your faithfully,

Daniel Kendall, TechArborA

Director, Watson Lindsey Arboriculture Ltd

Survey Schedule - 231129 24WinthorpeGrvLN63PL

Tree ID	Common Name	Height (m)	Stem Diameter (mm)	Maturity	Physiological Condition	Structural Condition	Comment
T1	Scots Pine	10.5	390	Early-mature	Good	Good	Standing 0.55m from hard surfacing to N, and 0.5m from hard surfacing to SW. Deformation to surfacing in both directions, likely resulting in historical resurfacing works to N, with likely related crack system extending 4m to SW toward drain. Historically topped at 6.5m, now with well-established regrowth. Dominant tree in group.
T2	Scots Pine	9.5	350	Semi-mature	Fair / Good	Fair / Good	Standing 0.6m from hard surfacing to N. Deformation to surfacing likely resulting in historical resurfacing works. Current levels of damage significant and almost certainly tree related. Historically topped at 6.5m, now with well-established regrowth. Crown suppressed to SW by neighbouring trees.
T3	Scots Pine	9.5	260	Semi-mature	Fair / Good	Fair / Good	Standing 1m from hard surfacing to S. Currently no effect on adjacent surfacing. Historically topped at 6.5m, now with well-established regrowth. Crown heavily suppressed to N by neighbouring trees with slender form and stable stem lean to S.



Site Images - 231129 24WinthorpeGrvLN63PL



Image 1 – T1 in foreground with T3 in background



Image 2 – T3 & T2 (left to right) with T1 in background



Image 3 – Deformation of neighbouring driveway to N



Image 4 – Cracks in pavement to SW of T1



Image 5 – Crack in pavement adjacent to drain to SW of T1



Image 5 – T3 & T2 (left to right) with T1 in background