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November 2023

## Arboricultural Inspection Report

8 Greenside

Waterbeach

CB25 9HP

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Ben Hudson NPTC

MAA

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## APPENDIX 1 – Photographs

# 1. Introduction

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## 1.1 Scope of report

We are instructed by Theo Gayer-Anderson of 8 Greenside, Waterbeach, to undertake an inspection of a mature eucalyptus, maple and walnut growing in the garden at this property and to make recommendations for any works necessary in the interests of the tree's health, structural integrity, safety or beneficial arboricultural management; and in the interests of the safety of the residents and their property.

## 1.2 Report author

The survey was undertaken by Ben Hudson, an experienced and qualified tree surgeon, member of the Arboricultural Association, and LANTRA trained to undertake tree surveys and inspections.

## 1.2 Site description

The property is a fine nineteenth century house with an established garden with many unique and pleasant features. The three trees are growing less than 1 metre from a party wall and a substantial and attractive outbuilding. They were originally planted as screening but now are malformed and overwhelming in this pleasant narrow garden. There are many other mature trees in the front and back garden of the property along with a number of established shrubs.

## 1.4 Tree inspection

1.4.1 I visited the site and inspected the tree on Thursday 9<sup>th</sup> November 2023. Weather conditions were sunny, and breezy. Deciduous trees (including two of the subject trees) were still in full leaf at the time.

1.4.2 My inspection was an external visual inspection from the ground, as well as an aerial inspection from a ladder assisted where necessary with binoculars, a rake to clear ground vegetation and debris from around the tree's base; and a mallet to test for indications of internal decay by comparative acoustic resonance.

1.4.3 Whilst I have taken care in my observations and in the conclusions and inferences I have drawn from them, the nature of a visual inspection is such that no guarantee can be given as to the structural integrity or safety of a tree, or of its internal condition. Also, trees are dynamic organisms which are subject to growth and change, and are susceptible to disease or damage caused by environmental changes and extreme weather events. The effects of these, by their nature, cannot be predicted. The findings of an inspection as to the structural integrity or safety of any tree should not therefore be relied upon for more than 24 months from the date of survey, or for more than any shorter period specified in this report as a recommended interval between inspections.

## 1.5 Statutory protection

1.5.1 From information on the online mapping facility on South Cambridgeshire District Council's website, these three trees are not the subject of Tree Preservation Orders ('TPO'), but are within the Waterbeach Conservation Area. Any proposed pruning or tree surgery works to the tree involving the removal of live branches, or parts of live branches, would therefore require to be notified six weeks in advance to South Cambridgeshire District Council as the Local Planning Authority before being undertaken.

## 2. Results of inspection

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### 2.1 Reason for inspection

2.1.1 The inspection was prompted by the landowner and neighbour's concerns about the substantial structural impact of the trees' proximity to buildings.

2.1.2 Details of the tree inspected, and recommended works based on my observations, are set out below. Photographs illustrating features noted are presented at Appendix 1. These trees are oversized and of inappropriate species for their location.

### 2.2 Inspection findings

2.2.1 *Dimensions and age.* The eucalyptus stands approximately 20m in height, and the maple and the walnut around 15m.

2.2.2 The three trees are forty years old and were planted as screening by the previous occupant. They are now extremely overcrowded with the trees growing into each other and over the outbuilding roof and that of the neighbouring property.

2.2.3 *Structural conditions and details* The eucalyptus is exhibiting a major lean towards the North East over the neighbouring property. It is mis-shapen with many limbs and the overall tree profile malformed.

2.2.4 The maple is exhibiting uncharacteristic growth patterns due to its proximity to the other trees and the tall building of the neighbouring property. There are many unnaturally elongated lateral branches which overhang the neighbouring annex and the owner's outbuilding.

All three trees are showing visible signs of root associated ground-heave which is affecting both the outbuilding and the party wall.

2.2.5 *Physiological health* The walnut is showing signs of poor health including walnut leaf blotch (*ophiognomonina leptostyla*) in addition to the same poor growth patterns of the maple.

2.2.6 The maple crown shows signs of decline with several significant dead branches and dead wood.

2.2.7 The eucalyptus is showing signs of dieback on the north side with a large percentage of the upper limbs appearing dead and brittle. There are many significant dead branches.

## **3. Summary and recommendations**

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### **3.1 Summary of findings**

Based on my observation, my overall assessment is that the trees have outgrown the limited space in which they were planted 40 years ago and that with the construction of nearby buildings on the neighbouring plot they are now posing a significant structural risk. The trees are in poor health and shape with the constraint put on them by the proximity of the buildings and other trees. There are many other attractive healthy mature trees in the garden.

### **3.2 Recommendations**

3.2.1. On the basis of my findings, I consider it essential that the trees are removed before further costly damage occurs to the owners' property and that of his neighbour. Reducing the size of the trees would have no effect on the roots and therefore our recommendation is that these trees are felled and replaced with smaller native species more appropriate for the size of the garden and the proximity of buildings. These would be more in keeping with the amenity value of the local trees. There are many other mature trees on the property so there will be no loss of vista from either the green or the property itself.

3.2.2 As the tree is located within the Waterbeach Conservation Area, prior notification of these recommended works to the Local Planning Authority (South Cambridgeshire District Council) would be required. The Council has a period of six weeks in which to consider the proposed works, and either confirm that it raises no objection to them, or alternatively to make a Tree Preservation Order on the tree to prevent or regulate them. If the six-week period expires without the Council responding in any way, it may be assumed that the works can lawfully proceed.

3.2.3 Work standards. Assuming that no objection is raised by the Local Planning Authority for the proposed works, it is important that they should be carried out in accordance with the requirements pertaining to the relevant operations set out in British Standard BS 3998: 2010, Page 9 of 9 Tree work – Recommendations, by qualified and competent tree surgery contractors only, with appropriate Public Liability insurance.

3.3 Endnote 3.3.1 This report has been prepared on the basis of the inspection undertaken, and the information available to me at the date of its preparation.

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## **Appendix 1 - Photographs**

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*Photograph 1* General view of three trees (eucalyptus, walnut, maple)



*Photograph 2* Lean on eucalyptus





*Photograph 3* Proximity of eucalyptus to party wall





*Photograph 4* Bark delamination on eucalyptus





*Photograph 5* Proximity of party wall





*Photograph 6* Proximity of trees to outbuilding and lean on walnut





*Photograph 7* Dead branches in maple





*Photograph 8* Limbs overhanging neighbouring property





*Photograph 9* Overhanging limbs

