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Project: 23_VTA_11_37
Site: Tinwell House, Main Street, Tinwell, Stamford, Rutland, PE9 3UD
Client: Rockleigh Ltd

Document Title:	Tree Safety Survey
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Project Title:	Tinwell House, Main Street, Tinwell, Stamford, Rutland, PE9 3UD

Revision History.

Date:	Version number:	Summary of changes:
13/12/2023	1.0	First Draft
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Distribution.

Approved by:	Signature	Date:	Version:
Peter Haine	PH	13/12/2023	1.0
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Re-Survey Date.

SurveyType:	Lifecycle:	Re-surveyDate:
TreeSafetySurvey	3-Years	November2026

Summary:

The tree survey for Tinwell House contains the details of a single mature Beech tree located near the southern boundary of the plot.

Our brief has been to obtain details of the tree with a view to assessing its suitability and safety in a residential environment.

The tree has recently lost a major limb due to a bark included union failure.

Several other bark included unions are present on the tree, although a visual assessment of these unions suggests that they are structurally stronger in form than the failed union.

We recommend a combination of pruning works to reduce the end weight and loading on the lower parts of the stem, and the installation of a dynamic cable bracing system.

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1. Scope

1.1 We were instructed in November 2023 to assess the site at Tinwell House, Main Street, Tinwell, Stamford, Rutland, PE9 3UD following instruction from Renee Watters of Rockleight Ltd.

12 This survey is to be considered a time mark for all future inspections. The data within the report will allow us to monitor decline (or improvement) of stems.

13 To undertake this assessment we have used the visual tree assessment methodology developed by Claus Mattheck. This technique is widely recognised as the benchmark and is the most widely used approach.

It consists of the following stages:

- Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems the assessment is concluded.
- If a defect is suspected on the basis of the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
- If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated.

14 It should be noted that a visual tree assessment is visual only (although it is often undertaken with the aid of a probe, a sounding mallet and a pair of binoculars). The quantification and evaluation (stage 3) may be beyond the scope of a visual inspection and require the use of diagnostic decay equipment and/or a separate climbing assessment.

15 The trees within the scope were inspected on the 30th November 2023 by Peter Haine who holds a foundation degree in Arboriculture and Professional membership of the Arboricultural Association. Peter has several decades of experience in the arboriculture industry, focusing solely on consultancy work since 2021

16 The weather was clear, bright and dry allowing for a full and thorough inspection to take place.

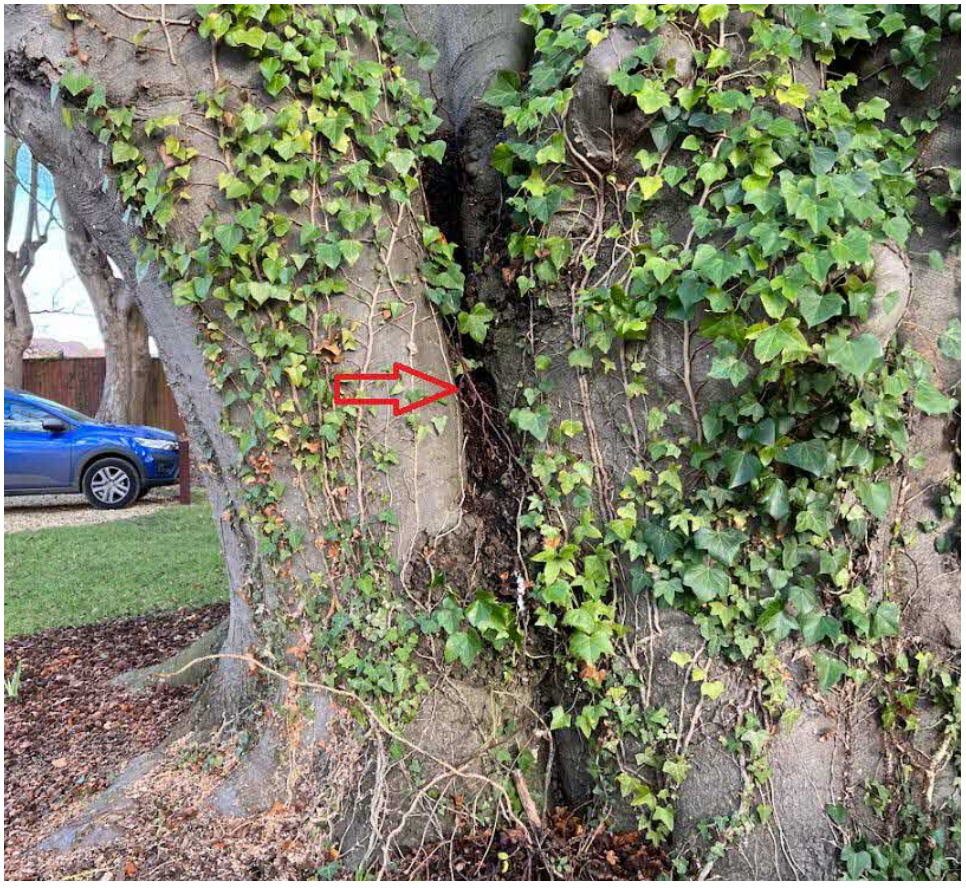
18 The site is residential, and the tree canopy oversails the parking area and a busy public road. As such a risk based approach has been adopted, if a tree was to fall in this environment, the chances of it striking people or property are high.

Photographic Plates.

Photographic plate showing the lower section of the stem (ROAVR, 2023)

Photographic plate showing the extent of the canopy. (ROAVR, 2023)

Photographic plate showing the damage from the recently lost limb. (ROAVR, 2023)



Photographic plate showing dark vertical bark included union (red arrow indicating position). (ROAVR, 2023)

Photographic plate showing vertical bark included union (red arrow indicating position).
(ROAVR, 2023)

Photographic plate showing dark vertical bark included union (red arrow indicating position).
(ROAVR, 2023)

Photographic plate proposed locations of dynamic cable braces (ROAVR, 2023)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Tinwell in the Rutland Council control area.

2.2 The site is home to a detached residential dwelling with associated hard and soft landscape.

2.3 The wider locality is predominantly rural. The site is accessed via a private entrance driveway.

2.4 A desktop assessment has highlighted that site is within the Tinwell Conservation Area but it was not possible to check for TPO protected trees using the council online mapping system.

2.5 All desktop assessment data was cross checked and validated on the 08/12/2023 using the web portal provided by the local planning authority.

https://rutland.opus4.co.uk/planning/localplan/maps/dc#/center/52.64688,-0.50897/zoom/19/baselayer/b:31/layers/rasters:0,annotations:0,o:8673,o:8675,o:8676

Image plate showing the desktop analysis results of the surveyed plot. (Rutland, 2023)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of dead wood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

3. The Tree

3.1 The scope of survey was limited to a single large mature Beech tree in a prominent position near the southern boundary of the property. The stem diameter is estimated at around 2m etres, although this is measured at 1 metre rather than the usual 1.5m etres due to the very large spreading stems from around 12m etres. The multistemmed habit suggests that the tree may have been a low pollard or high coppice at some point, however it now has a full sized mature canopy, with a height of around 16m etres and a crown spread of around 12m etres to all four cardinal points.

3.2 The tree is in good physiological condition, with a dense canopy and good coverage of buds. No assessment of leaf condition was made due to the season.

3.3 The survey was instructed following the recent failure of a limb, with a view to assessing the condition of the remaining parts of the tree, and to make recommendations for its future management.

3.4 The recent limb failure leaves a wound on the adjacent stem, with a very clear bark inclusion and adventitious roots visible in the open wound. This type of fork is prone to failure as the fibres of the tree stem are separated by the included bark, creating a weak point. When sufficient force is exerted on this fork by high winds or heavy snow loading the included union will fail, causing the loss of the limb or stem, but the remaining parts of the tree survive.

3.5 Several other included unions are identified around the stem, these are shown in the photographic plates above.

3.6 Wide, cup shaped unions, or those with extensive natural grafting above, are generally a strong structure and at no greater risk of failure than any other limb or stem.

3.7 Narrow unions and those with fully included bark are weaker and more prone to failure.

3.8 The other forks and unions were inspected, and were found to generally be in better condition than the failed stem, with multiple natural graft features and wider cup shapes.

3.9 Unions to the south and south west of the stem do appear to have a degree of bark inclusion, with a narrower form, and are therefore at a higher risk of failure.

4. Recommendations

4.1 Recommendations for the management of the tree have been made with the obligations of "duty of care" incumbent on the owner, balanced against the undoubted value and significance of the tree, and the protection afforded by the Conservation Area status.

4.2 The risk of injury to people and the risk of damage to property must be reduced to an acceptable level, without recommending remedial works such as heavy pruning or removal without proper justification.

4.3 It is therefore recommended that a combination of pruning work to reduce the overall spread of the tree, and the installation of dynamic cable bracing, is carried out.

4.4 The pruning work should consist of:

Crown reduction to the canopy spread all round by a maximum of 2 metres, to leave a natural flowing outline. No height reduction is recommended.

Removal of stubs to the lower part of the canopy over the parking area.

4.5 Bracing:

It is recommended that three dynamic cable braces are installed as shown in the photographic plate above. Cobra 4T, installed to the manufacturer's specifications, or similar proprietary system should be used.

4.6 The pruning work will require a tree works notification to be made to the Local Planning Authority. The bracing works do not require a notification, however it is recommended that the LPA is made aware of the proposals for bracing in conjunction with pruning work.

4.7 Dynamic braces should be inspected every three years, in line with the norm al tree safety survey lifecycle.

5. Contractors

5.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

6. Limitations

6.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.

6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

Should you require any further information, please do not hesitate to contact us at any time.

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Appendix 1– Site Location