TREE RISK ASSESSMENT

Landguard Holiday Park
Whitecross Lane
Shanklin
Isle of Wight
PO37 7PJ

and

Lower Hyde Holiday Park
Shanklin
Isle of Wight
PO37 7LL

Client: Parkdean Resorts

Reference: EV-2571-45 TRA

Site visit Date: 15th & 16th May 2023

Report Date: July 2023

Evolve Tree Consultancy
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1 INSTRUCTION

1.1 Parkdean Resorts instructed Evolve Tree Consultancy to provide a Tree Risk Assessment with recommendations for works as necessary.

2 INTRODUCTION

2.1 The survey and report are intended to advise on an acceptable level of risk of harm occurring to people or property presented by the inspected trees. The management of tree risk in this case relates to above-ground mechanical failure (of tree parts), which could result in harm to people or property and to assess the potential for damage, either direct or indirect, by tree root action.

2.2 We have been asked to provide advice regarding the risk the trees on both sites presents to people and property and to make any recommendations for remedial work that might be required to reduce the risk to tolerable levels.

3 THE BENEFITS OF TREES

3.1 Trees are integral to natural ecosystems, providing a wide range of related benefits to humankind (ecosystem services), including mitigating the harmful effects of climate change. Trees are an important part of the economy, providing timber and non-timber forest products. They also bring communities together, with many cultural, social and historic values.

3.2 Their importance is recognised in national and local government policies, and many non-governmental organisations have policies dedicated to conserving trees and their biodiversity.

4 THE RISKS FROM TREES

4.1 The risk, per tree, of causing fatality is around one in 150 million for all trees in Britain or one in 10 million for those trees in, or adjacent to areas of public use. This is clearly significantly less than the 1 in 1 million threshold that the Health and Safety Executive (HSE) considers 'broadly acceptable', within the Tolerability of Risk Framework.

4.2 The HSE have developed the Tolerability of Risk Framework which has been incorporated into the National Tree Safety Group (NTSG) guidance. Risks above 1/10,000 per annum are generally considered unacceptable when placed on the public. Risks between 1/10,000 and 1/1,000,000 per annum are tolerable, but consideration should be given to managing them 'as low as reasonably practicable' (ALARP), where it is cost effective to do so.

4.3 This risk therefore represents an extremely small proportion of the background risk that we commonly accept in our everyday lives, and the

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ongoing removal and general management of trees is probably the most important factor in keeping this figure at such a low level. However, there can be pressure to remove trees because of a perception of risk, which may be much greater than any actual risk a tree poses.

4.4 Trees are growing dynamic structures. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

4.5 Inspecting and recording every tree in an effort to completely remove the risk from trees is in practice unachievable and would be disproportionate to the risk.

5 LEGAL FRAMEWORK & GUIDANCE

5.1 A landowner has a legal 'Duty of Care' under the Occupiers Liability Act 1957 & 1984, to ensure that users and neighbours of its land are reasonably safe. The Health and Safety at Work Act 1974 also requires that risks to employees and contractors must also be reduced as far as is 'reasonably practicable'.

5.2 The National Tree Safety Group (NTSG) provide a nationally recognised approach to tree safety management and guidance that is proportionate to the actual risks from trees. The NTSG released its latest guidance, 'Common Sense Risk Management of Trees' following extensive industry and government consultation.

5.3 Further guidance for HSE inspectors and Local Authority is provided by the Health and Safety Executive (2007) Management of Risk from Falling Trees, which relates to duties under the Health and Safety at Work Act 1974.

6 METHODOLOGY

6.1 My inspection and report are prepared in a way consistent with national advice on managing the risks posed by trees[1]. I have walked the entirety of both Lower Hyde and Landguard and made a visual assessment of all the trees, groups and woodlands.

6.2 Where I deemed it necessary and appropriate, I have identified trees, groups or woodland that presented a risk or feature that required further comment. Where none was warranted, I have noted the feature but made no comment.

6.3 My survey was a visual one made from ground level. The trees were inspected using the Visual Tree Assessment method as described by Mattheck and Breloer[2]. VTA is a method for tree inspection and hazard

[1] National Tree Safety Group (NTSG). 2011. Common sense risk management of trees.
[2] Mattheck and Breloer. 1994. The body language of trees Research for Amenity Trees No. 4. DoE.

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recognition which gives information about the body language and the mechanics of trees. It advises on failure criteria and instructs on the correct use of invasive testing techniques.

6.4 No climbing or invasive tests form part of this inspection, but they will be recommended, if required.

6.5 I did not have access to trees outside the boundaries or on other private properties. Any observations of these trees are confined to what is visible from within the property.

6.6 We have not addressed the risk associated to subsidence, heave or other forms of disturbance associated with tree root growth or removal.

7 STATUTORY PROTECTION & OTHER CONTROLS

7.1 I have used information supplied by the Isle of Wight Council Interactive map to ascertain whether there any of the trees are protected by Tree Preservation Orders or if any parts of the sites are in a Conservation Area:

7.1.1 **Lower Hyde.** Several of the trees in the neighbouring properties to the east of the car park are protected by TPOs. None of the trees on the site, including the woodland areas, appear to have been afforded such protection.

7.1.2 **Languard.** There are three Tree Preservation Orders on the site, their names are below with links to the full documents giving exact details of their extents.

1. TPO/1988/49 | 17 Languard Manor Road, Shanklin, IW Tree Preservation Order 1988 | 17 Languard Manor Road Shanklin.

This TPO protects the one ash tree at 17 Landguard Road.

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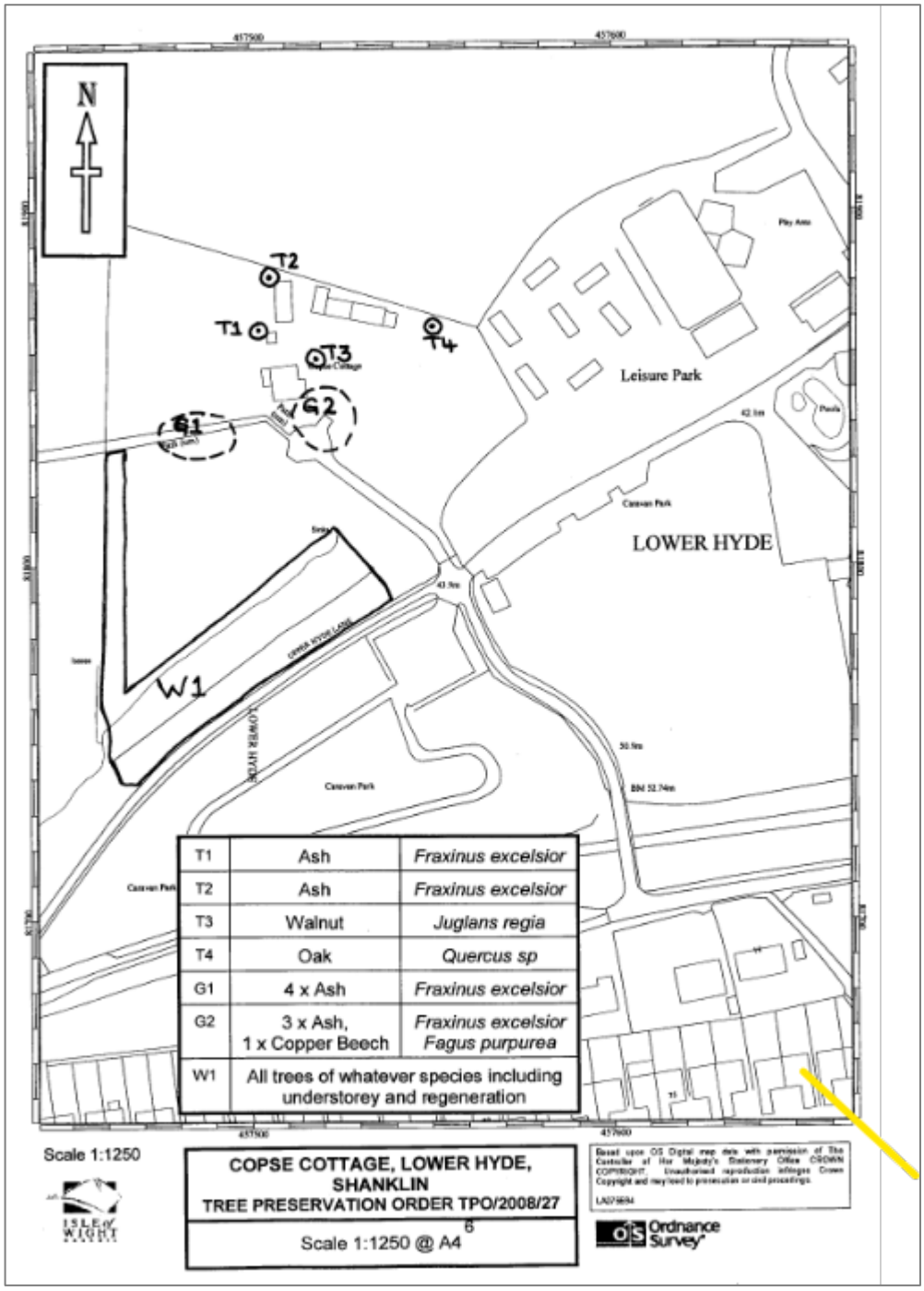
2. TPO/2008/27 | Copse Cottage, Lower Hyde, Shanklin T1 Ash, T2 Ash, T3 Walnut, T4 Oak, G1 4xAsh, G2 3xAsh 1xCopper Beech, W1 All trees. | Copse Cottage Lower Hyde Shanklin.

The plan and schedule are reproduced below.



T1	Ash	*Fraxinus excelsior*
T2	Ash	*Fraxinus excelsior*
T3	Walnut	*Juglans regia*
T4	Oak	*Quercus sp*
G1	4 x Ash	*Fraxinus excelsior*
G2	3 x Ash, 1 x Copper Beech	*Fraxinus excelsior* *Fagus purpurea*
W1	All trees of whatever species including understorey and regeneration	

Image 1. Tree Preservation Order map.

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SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

No. on Map	Description		Situation
	Common name	Botanical name	
T1	Ash	*Fraxinus excelsior*	NNW of Copse Cottage
T2	Ash	*Fraxinus excelsior*	North boundary, north of T1
T3	Walnut	*Juglans regia*	NE of Copse Cottage
T4	Oak	*Quercus sp*	N boundary, eastern side of site

Trees specified by reference to an area
(within a dotted black line on the map)

No. on Map	Description		Situation
	Common name	Botanical name	
NONE			

Groups of trees
(within a broken black line on the map)

No. on Map	Description		Situation
	Common name	Botanical name	
G1	4 x Ash	*Fraxinus excelsior*	On FP SS16
G2	3 x Ash, 1 x Copper Beech	*Fraxinus excelsior* *Fagus purpurea*	SE of Copse Cottage

Woodlands
(within a continuous black line on the map)

No. on Map	Description	Situation
W1	All trees of whatever species including understorey and regeneration	West boundary and south boundary of field adj Byway SS17

7

Image 2. Tree Preservation Order Schedule.

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3. TPO/1993/12 | Land North of Donnington Drive (between no. 27 and Landguard Manor Road), Shanklin, Isle of Wight Tree Preservation Order 1993 | Land North Of Donnington Drive (Between No. 27 And Landguard Manor Road), Shanklin, Isle Of Wight Tree Preservation Order 1993.

This TPO appears to have been amended, please note the trees with a cross. The documents from the IoW Council website do not include a schedule. The protected status of any trees in this area will need to be confirmed in writing by the local planning authority.

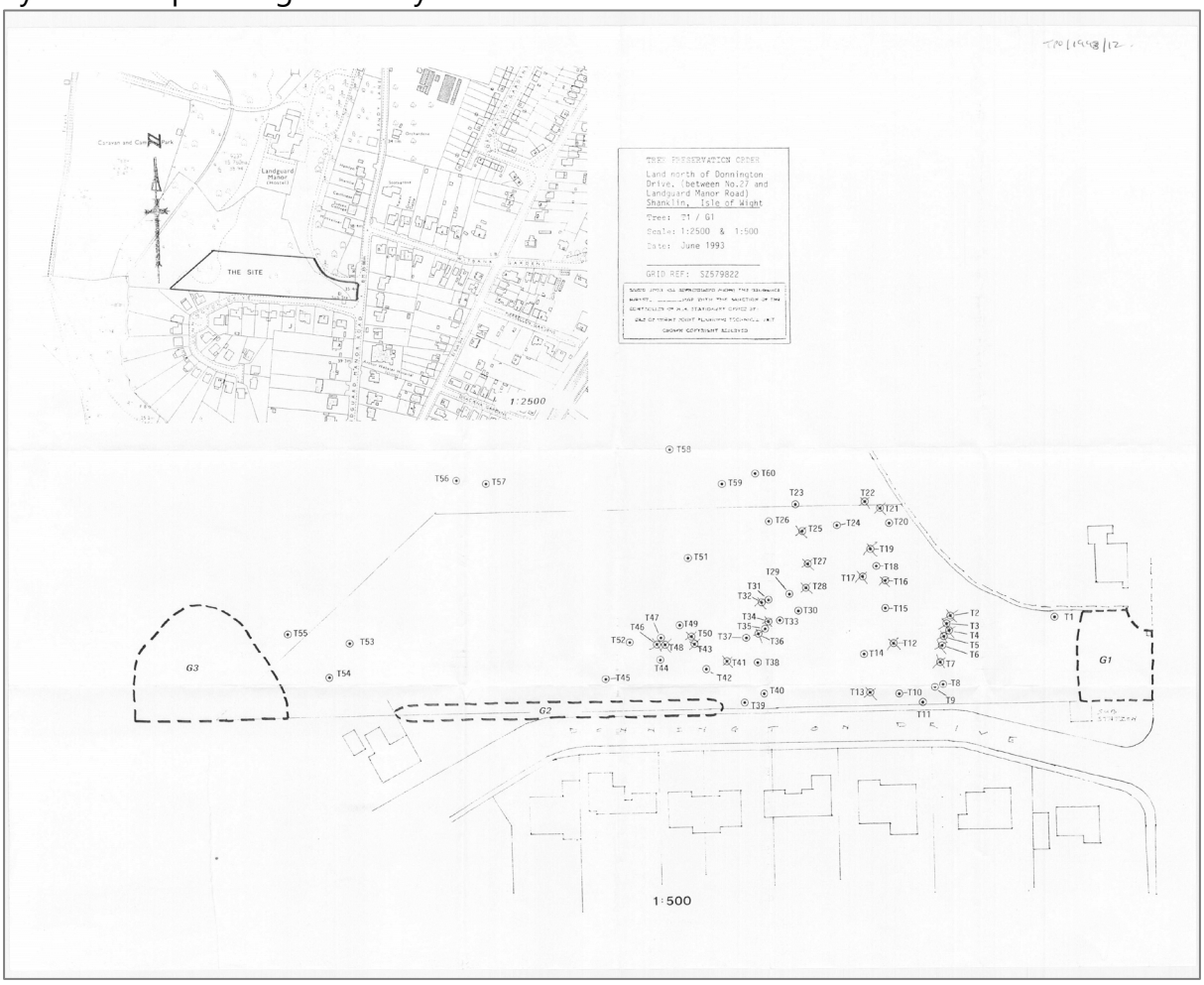

Image 3. Tree Preservation Order Map 2.

7.1.3 Conservation Area: The sites are not within a designated Conservation Area.

7.2 Forestry Commission Felling Licences: Felling licenses are generally required for felling living trees unless they are fruit trees, or trees growing in a garden, orchard, churchyard or designated open spaces.

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7.2.1 Forestry Commission Felling Licence Summary

1. Assume that a felling licence will be required unless work falls within one of the defined exemptions.
2. Where trees requiring a licence are covered by a TPO the application is still made to the FC. An erroneous TPO consent does not override the requirement for a felling licence.
3. A valid felling licence will not override TPO if the TPO was created after the felling licence was granted.

7.3 The Hedgerow Regulations 1997: The hedgerow regulations do not apply to the boundary of a domestic curtilage but will affect those hedgerows that border land used for keeping horses or agriculture. The Hedgerows Regulations 1997 make it an offence to remove most countryside hedges without first giving the local planning authority 42 days' notice.

7.4 Planning Conditions/Covenants: I did not investigate whether any planning conditions or legal covenants relevant to the trees are in place.

7.5 Further advice on Legal Constraints is presented as Appendix C.

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8 RISK ASSESSMENT

8.1 A hazard is something that can cause harm, in this case a tree. Risk is the likelihood that a negative effect will occur. It is often expressed as a combination of an event's consequences and the likelihood of it occurring. In this case, a potential consequence is death, serious injury or damage to property. The key parts of the assessment are the magnitude of the consequence and the likelihood of it occurring.

8.2 When assessing a tree, owners and managers need to judge whether the measures they adopt will fulfil society's reasonable expectations. "Reasonableness" is a key legal concept when considering the risks of trees and a tree owners' obligations. Deciding what is reasonable is influenced by the trees' place within the wider management context and how that context influences local decisions. The Health and Safety Executive presented this expectation in its risk philosophy. Please see image.

8.3 Where the risk falls within the 'tolerable' region, risk reduction measures may be recommended to ensure that they remain as low as reasonably practicable (ALARP). The benefits of risk reduction will be measured against the sacrifice (cost, amenity value etc). Control measures will be recommended if the risk is unacceptable.

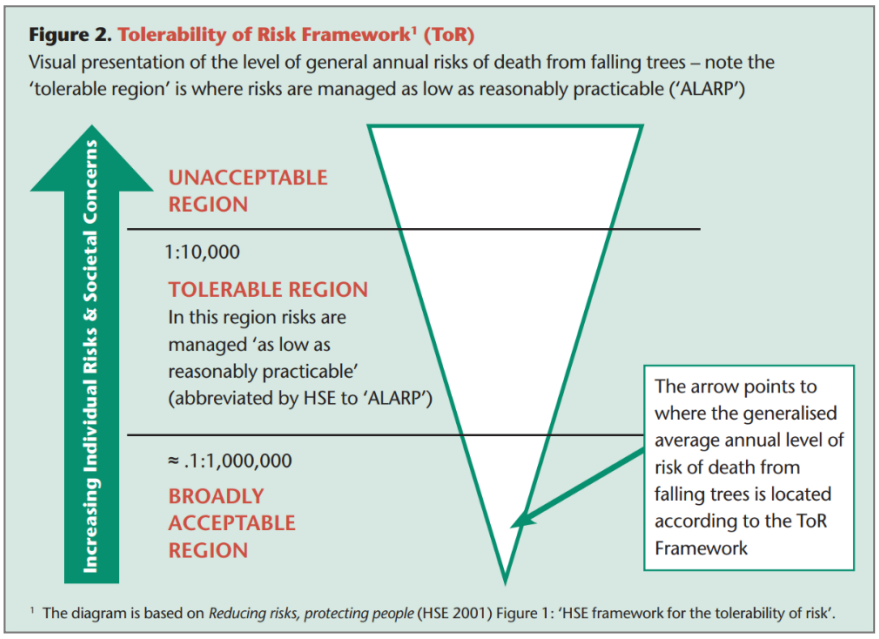

Image 4. Tolerability of Risk Framework illustration.

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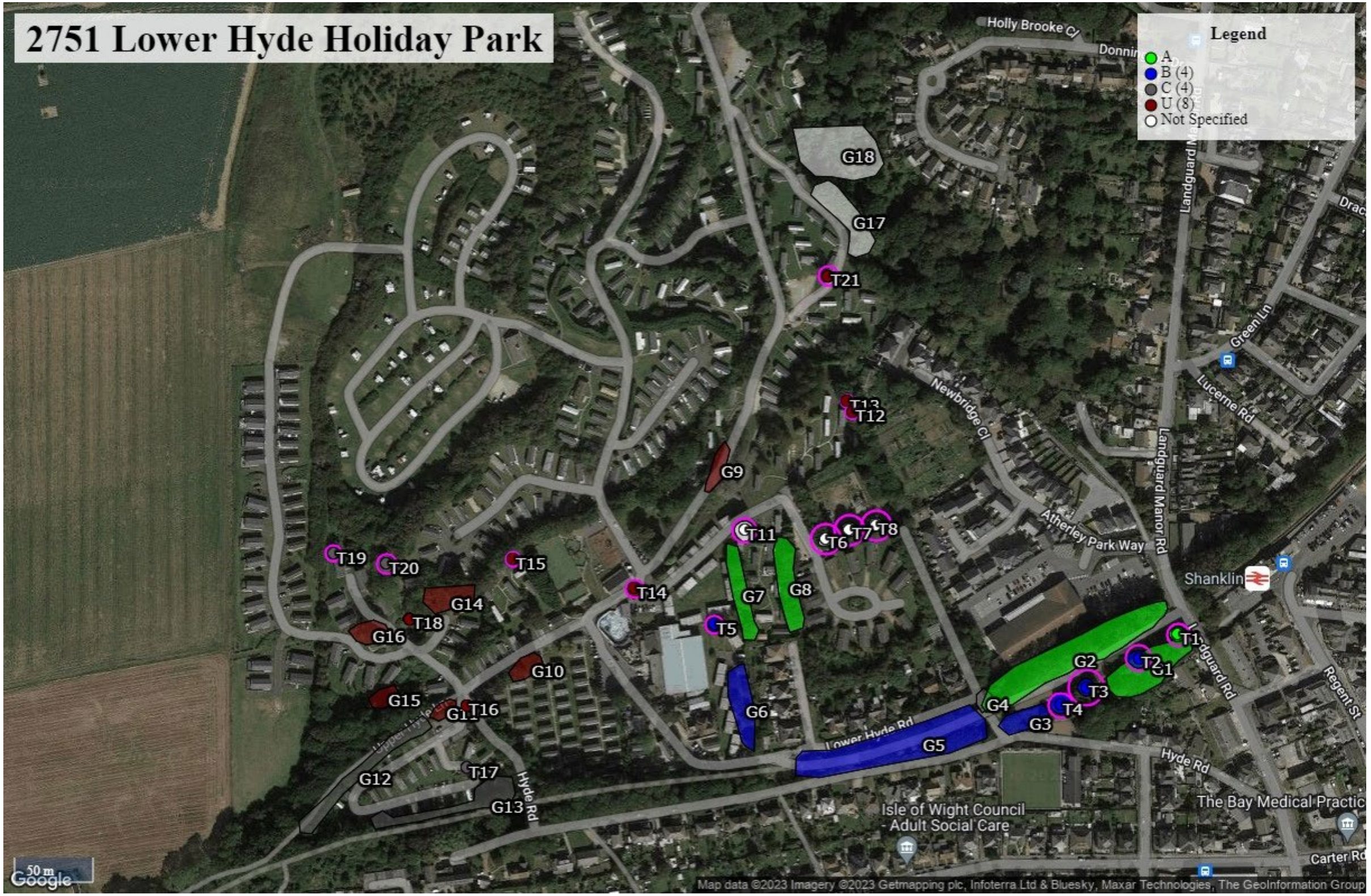
9 LANDGUARD HOLIDAY PARK

9.1 Landguard Holiday Park and Lower Hyde Holiday Park comprise static caravans, lodges and sites for tented and caravan/mobile home camping.

Image 5. Landguard and Lower Hyde Holiday Parks Aerial view. © Google Map Data 2023.

2751 Lower Hyde Holiday Park



10 LANDGUARD TREE SCHEDULE

Landguard Individual Trees

Tree ID	Common Name	Phys Cond	Tree Ht [m]	Stem Dia. [mm]	N	E	S	W	Ht of Canopy agl [m]	Life Stage	Struct Cond	Est Rem Cont	Comments	Recommendations
1	Number not used.													
2	Ash	Poor	20	610.33	6	5	4	5		Mature	Poor	Very Short (<10 years)	Stage 1 ADB. Behind Elm field 15.	Monitor advance of disease over the next 6 months.
3	Common Oak	Good	18	500	6	8	6	4			Poor	Very Short (<10 years)	Behind Caravan 17. Tree leaning over caravan. Gap in crowns indicating recent & progressing movement.	Remove tree.
4	Eucalyptus	Good	20	1500	12	12	12	10		Mature	Good	Long (>40 years)	Crown lifted over play area under crown. Cavity on stem, good occlusion around wound. Slabs around base lifted.	No work required.
5	Common Oak	Good	16	900	5		5	5			Fair	Long (>40 years)	Pollarded tree adjacent car park.	Maintain current management.

Landguard Tree Groups

Group ID	Common Name	Lwr Ht Range [m]	Upper Height Range [m]	No. of Stems	Lower Stem Dia. [mm]	Upper Stem Dia. [mm]	Ht of Canopy AGL[m]	Life Stage	Phys Cond	Structl Cond	Est Rem Cont.	Comments	Recommendations
1	Silver Birch	10	12	2	250	350		Early-mature	Good	Good	Long (>40 years)	No obvious or significant features associated with dysfunction.	Re-inspect in 5 years. No work required.
2	Norway Maple, Western Balsam Poplar, Ornamental Cherry	7	12	8	200	3350	3	Early-mature	Fair	Fair	Long (>40 years)	Cherry at northern end of group canker & tight union. Monitor.	No work required.
3	Norway Maple, Sycamore, Silver Birch, Hawthorn, Rowan	5	14	12	250	500	3	Early-mature	Good	Good	Long (>40 years)	Dominant sycamores in group, lapsed coppice.	Maintain clearance over vans. Re-inspect in 5 years.
4	Leyland Cypress	15	17	2	600	700			Poor	Fair	Very Short (<10 years)	Cypress aphid present. Ivy obscuring stems. Considerable die-back throughout crown.	Remove trees due to presence over vans.
5	Sycamore, Hawthorn, Ash, Wild Cherry, Common Oak	8	20	100	200	600	3	Mature	Mixed	Fair	Long (>40 years)	Unmanaged woodland.	No work required

Group ID	Common Name	Lwr Ht Range [m]	Upper Height Range [m]	No. of Stems	Lower Stem Dia [mm]	Upper Stem Dia [mm]	Ht of Canopy AGL[m]	Life Stage	Phys Cond	Structl Cond	Est Rem Cont	Comments	Recommendations
6	Silver Birch, Lawson Cypress, Hybrid Larch, Austrian Pine, Whitebeam	10	18	6	200	3550	2	Early-mature	Good	Good	Long (>40 years)	No obvious or significant features associated with dysfunction.	No work required
7	Sycamore, Hazel, Ash, Goat Willow	5	18	30	200	500		Early-mature	Mixed	Fair	Long (>40 years)	Ash trees within the group showing Stage 2/3 ADB.	Remove diseased Ash in accordance with policy where they are within falling distance of a target.

11 DISCUSSION

11.1 The trees in and at Landguard are in a reasonable condition overall. I have been asked to look at three issues in particular.

11.2 First, the oak tree T3 adjacent to caravan Calbourne 17 is structurally compromised and appears to be slowly failing. This tree should be removed as soon as can be reasonably achieved.

11.3 The second is the large eucalyptus tree situated adjacent to the play area identified as T4 (Landguard Individual Trees Schedule). This tree is in good health and condition. It is displacing part of the wall and steps, but this can be readily managed without disturbing the tree, including any damage to its roots.

11.3.1 The risk it presents is very low and does not warrant any remedial action at this time.

11.4 The third is the remaining trees on and adjacent to the site are in reasonable condition and do not present a risk that currently warrants further work.

11.5 The site should be re-inspected in three years.

12 LANDGUARD WOODLAND MANAGEMENT RECOMMENDATIONS

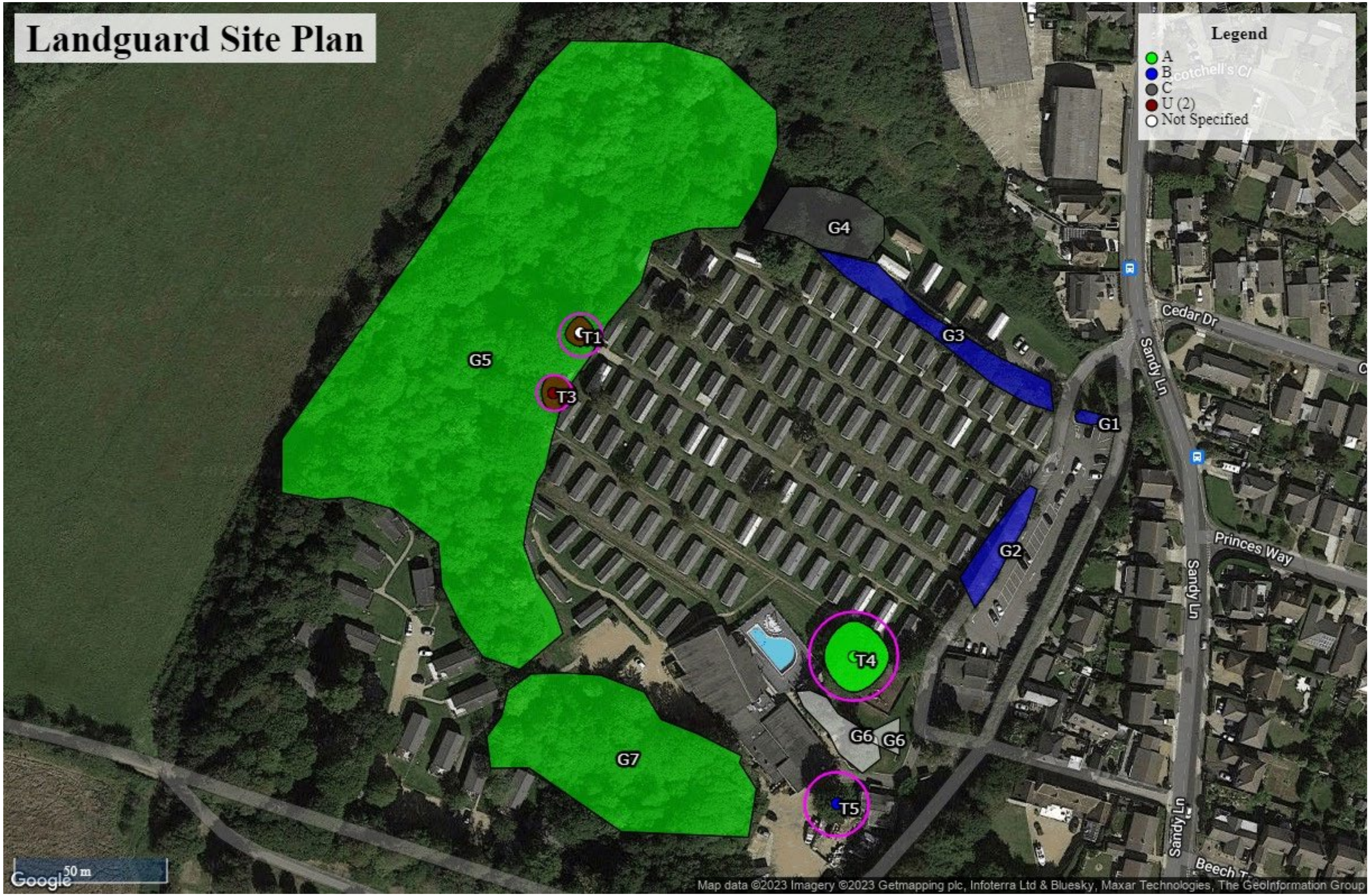
12.1 The woodland groups G5 and G7 provide a significant benefit to the site in terms of nature conservation and visual enhancement. There is always work that can be undertaken to improve a woodland and some of it would also reduce any risk developing. However, given the urgency of the ash die-back situation in Lower Hyde, I suspect resources would be more usefully targeted there.

13 LOWER HYDE HOLIDAY PARK

13.1 Lower Hyde Holiday Park is the larger of the two sites and contains caravans, lodges and recreational facilities. The extensive area comprises many individual trees, groups and small woodland copses.

Image 6. Landguard and Lower Hyde Holiday Parks Aerial view. © Google Map Data 2023.

Landguard Site Plan



14 LOWER HYDE TREE SCHEDULE

Lower Hyde Individual Trees

Tree ID	Common Name	Phys Cond	Tree Ht [m]	Stem Dia. [mm]	N	E	S	W	Ht of Canopy agl [m]	Life Stage	Struct Cond	Est Rem Cont.	Comments	Recommendations
1	Common Oak	Good	10	630	5	6	5	6	1.5	Early-mature	Good	Long (>40 years)	Crown lifted to current dimensions. No significant features associated with dysfunction.	Maintain highways clearances.
2	Common Oak	Good	20	730	5	6	7	8	3	Mature	Good	Long (>40 years)	Good condition, some deadwood throughout the crown.	No work required
3	Small-leaved Lime	Good	15	1000	6	6	6	6	2	Mature	Fair	Long (>40 years)	Lapsed pollard. Significant adaptive growth around crown break. Good occlusion on wounds from crown-lifting. Exposed roots around base/path.	
4	Common Oak	Good	8	690	9	8	6	7	2	Mature	Good	Long (>40 years)	No obvious defects.	No work required.
5	Ornamental Cherry	Fair	9	500	5	5	5	5	3	Mature	Fair	Medium (20 to 40 years)	No obvious or significant features associated with dysfunction.	No work required
7	Leyland Cypress	Poor	18	850						Mature	Fair		Pruned for clearance over electricity sub-station.	No work required
8	Leyland Cypress	Poor	18	850						Mature	Fair		Pruned for clearance over electricity sub-station.	No work required
11	Common Oak	Good	15	680	6	7	8	7		Mature	Fair		Crown lifted to current dimensions. Good occlusion on stem.	Maintain current management

Tree ID	Common Name	Phys Cond	Tree Ht [m]	Stem Dia. [mm]	N	E	S	W	Ht of Canopy agl [m]	Life Stage	Struct Cond	Est Rem Cont	Comments	Recommendations
14	Ash	Poor	14	500	4	6	7	5		Mature	Fair	Very Short (<10 years)	Stage 1 ADB	Remove tree and replace.
15	Ash	Poor	15	410.37	4	4	4	4		Mature	Fair	Very Short (<10 years)	Stage 1 ADB	Remove tree and replace.
6	Leyland Cypress	Poor	18	850						Mature	Fair		Pruned for clearance over electricity sub-station.	Remove tree and replace.
12	Ash	Poor	12	390.51	3	5	4	3		Early-mature	Poor	Very Short (<10 years)	ADB tree tag 0872	Remove tree and replace.
13	Ash	Poor	12	350	4	4	4	4		Early-mature	Poor	Very Short (<10 years)	ADB phase 2	Remove tree and replace.
16	Ash	Poor	11	200	2	3	2	2		Semi-mature	Poor	Very Short (<10 years)	Stage 3 ADB.	Remove tree and replace.
17	Silver Birch	Poor	11	240	4	34	3			Semi-mature	Poor	Very Short (<10 years)	Significant deadwood throughout crown.	Monitor tree to assess development of any new growth, recovery or adaptation.
18	Ash	Poor	15		4	3	3	5		Early-mature	Poor	Very Short (<10 years)	Stage 3 ADB.	Remove and replace.

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Tree ID	Common Name	Phys Cond	Tree Ht [m]	Stem Dia. [mm]	N	E	S	W	Ht of Canopy agl [m]	Life Stage	Struct Cond	Est Rem Cont	Comments	Recommendations
19	Italian Alder	Poor	9	450	6	5	3	4		Late-mature	Poor	Short (10 to 20 years)	Low vigour. Epicormics.	Monitor condition annually.
20	Ash	Poor	17	550	6	6	7	6		Early-mature	Fair	Very Short (<10 years)	Stage 2 ADB	Remove & replace.
21	Ash	Poor	14	550	3	3	3	3		Mature	Poor	Very Short (<10 years)	Lapsed coppice. Stage 2 ADB	Remove tree and replace
22	Ash	Poor	25	500	6	6	6	6		Mature	Poor	Very Short (<10 years)	Stage 1 ADB on northern side of tree.	Monitor advance of decay over next 6 months.
23	Ash	Poor	25	600	12	6	5	6		Mature	Poor	Very Short (<10 years)	Stage 3 ADB. Remove tree.	Remove trees and replace.

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Lower Hyde Tree Groups

Group ID	Common Name	Lwr Ht Range [m]	Upper Height Range [m]	No. of Stems	Lower Stem Dia. [mm]	Upper Stem Dia. [mm]	Ht of Canopy AGL[m]	Life Stage	Phys Cond	Structl Cond	Est Rem Cont	Comments	Recommendations
1	Sycamore	12	17	30	200	450	2	Semi-mature	Fair	Fair	Long (>40 years)	On steep bank down to south.	Would benefit from thinning.
2	Sycamore, Hawthorn, Grey Poplar, Common Oak	10	20	80	200	400	3	Early-mature	Mixed	Fair	Long (>40 years)	Some lapsed coppice sycamore trees within group. Ivy on stems. On steep, north-facing bank adjacent to neighbouring car-park. Exposed roots on upper bank. Trees adjacent to entrance have been Crown-lifted.	Sever ivy. Remove dead tree within group.
3	Hawthorn, Common Oak, Elder	5	12	12	150	500	1	Early-mature	Mixed	Fair	Long (>40 years)	On steep bank down to south.	No work required
4	Common Alder, Ash, Holly, Grey Poplar	13	17	5	180	400	2	Semi-mature	Poor	Poor	Very Short (<10 years)	Crown die-back, deadwood throughout tree, cavity on stem of alder by road. Ash to rear of group with symptoms of Ash die-back (ADB).	Remove alder trees.
5	Sycamore, Common Alder, Hawthorn, Ash, Holly, Common Oak	5	19	30	150	500	2	Early-mature	Mixed	Fair	Long (>40 years)	Alders in poor condition. Ash requires monitoring for ADB.	Monitor Ash and alder.

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Group ID	Common Name	Lwr Ht Range [m]	Upper Height Range [m]	No. of Stems	Lower Stem Dia [mm]	Upper Stem Dia [mm]	Ht of Canopy AGL[m]	Life Stage	Phys Cond	Structl Cond	Est Rem Cont	Comments	Recommendations
6	Ornamental Cherry	12	14	5	250	800	2.5	Late-mature	Mixed	Fair	Short (10 to 20 years)	Group of cherries in car park. Some canker evident in stem of southern tree.	No work required.
7	Common Lime	14	18	9	400	850	2	Early-mature	Good	Good	Long (>40 years)	Crown-lifted to current dimensions. Good occlusion on wounds.	Maintain current management.
8	Turkey Oak, Common Oak	16	20	12	400	650	4	Early-mature	Good	Good	Long (>40 years)	Crown lifted over caravans.	No work required
9	Common Alder, Ash	14	18	5	300	500	3	Early-mature	Poor	Poor	Very Short (<10 years)	Ash with Stage 1 ADB. Alders in decline, likely Phytophthora.	Remove group & replace.
10	Ash	15	16	2	800	900		Mature	Poor	Fair	Very Short (<10 years)	Tag 849. ADB Stage 1	Remove & replace both trees. Medium priority - Within 1 year.
11	Ash	14	15	7	150	250		Semi-mature	Poor	Poor	Very Short (<10 years)	Stage 2/3 ADB	Remove and replace within one year - Medium priority.
12	Ash	14	18	40	150	450		Semi-mature	Poor	Poor	Very Short (<10 years)	Stage 1/2 ADB	Monitor development of ADB in accordance with guidance. Medium priority.

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Group ID	Common Name	Lwr Ht Range [m]	Upper Height Range [m]	No. of Stems	Lower Stem Dia [mm]	Upper Stem Dia [mm]	Ht of Canopy AGL[m]	Life Stage	Phys Cond	Structl Cond	Est Rem Cont	Comments	Recommendations
13	Ash, Common Oak	14	18	40	150	450		Semi-mature	Poor	Poor	Very Short (<10 years)	Stage 2/3 ADB	Monitor development of ADB in accordance with guidance. Medium priority. Remove Ash trees at Stage 3 (Appley van 21).
14	Ash	12	16	4	280	420	2	Early-mature	Poor	Poor	Very Short (<10 years)	Stage 2/3 ADB.	Remove and replace. As soon as resources allow & in line with guidance in ADB policy.
15	Ash	7	10	2	200	300		Early-mature	Poor	Poor	Very Short (<10 years)	ADB Stage 4	Remove trees, leave dead wood in edge of woodland. Allow for natural regeneration. Low risk as low targets. As & when resources allow.
16	Ash	14	20	3	200	500		Early-mature	Poor	Poor	Very Short (<10 years)	ADB Stage 2/3. Two trees to north-west affected, largest tree to South-East not yet showing significant decline.	Remove & replace two smaller trees. Monitor retained tree annually.
17	Western Balsam Poplar	20	25	12	600	800		Mature	Good	Fair	Medium (20 to 40 years)	Crown lifted to current dimensions.	No work required. Reinspect in 5 years.

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Group ID	Common Name	Lwr Ht Range [m]	Upper Height Range [m]	No. of Stems	Lower Stem Dia [mm]	Upper Stem Dia [mm]	Ht of Canopy AGL[m]	Life Stage	Phys Cond	Structl Cond	Est Rem Cont	Comments	Recommendations
18	Sycamore, Hawthorn, Ash, Blackthorn, Common Oak	5	20	20	200	500		Mature	Mixed	Poor	Long (>40 years)	Ash & oak within group in decline. Ash at Stage 4 ADB. Oak presents low risk, no action required.	Reduce ash if feasible. Access is difficult & I cannot access tree to assess target.

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15 DISCUSSION

15.1 I have been asked to look specifically at the trees along the entrance drive. I understand that these are outside the ownership of the park but there is an agreement to manage them.

15.2 These trees are in reasonable condition though, as is the case throughout the site, ash die-back is becoming the critical issue.

15.3 Where these trees are starting to encroach onto the neighbouring buildings, pruning should be undertaken as and when necessary or required. None of this is needed for the management of risk but is reasonable in terms of preventing a nuisance.

15.4 A reasonable specification for pruning back from a dwelling will be:

- Crown reduce back from building to achieve a separation of between two to three metres.
- No branches with a diameter greater than five centimetres to be removed.
- All pruning to natural branch unions.
- All work undertaken in accordance with the European pruning Standards (2021) and BS 399*:2010 Recommendations for Tree work.

15.5 The primary issue is that of ash die-back. There is a large number of trees with varying states of decline related to the disease. I have included as Appendix A, a tree risk matrix based on crown die-back with images. The risk of branch and tree failure is more significant here as the caravans are more vulnerable than traditionally built structures.

15.6 Trees with ash die-back reportedly become more brittle as the disease advances. This can make them more difficult to fell, especially if climbing is required. Consequently, we need to consider more carefully when the trees are removed. I recommend that any tree with greater than 50% crown die-back (Stages 3 and 4) be removed as soon as resources can be allocated.

15.7 The removal of all these trees will have a considerable effect on the character of the park and will have a significant cost.

15.8 Ideally, trees should be replaced on the basis of three for a large tree, two for a medium sized tree and a one for one basis for the smaller trees. Replacement trees should include oak, beech, birch, rowan, sycamore, hazel, field maple and lime.

16 ASH DIE-BACK

16.1 In relation to managing the trees, ash dieback disease *(Hymenoscyphus fraxineus)* is the key factor because of the high proportion of ash on site. Its introduction to Europe about 30 years ago has devastated the European ash (Fraxinus excelsior). Our native species did not evolve with the fungus which means that it has no natural defence against it. It is estimated that it will kill around 80% of ash trees across the UK. It can kill young trees and recently coppiced trees quickly. Older trees can resist it for some time, but prolonged exposure, or another pest or pathogen, such as honey fungus (*Armillaria* spp) can cause them to succumb.

16.2 There is also a presence of *Phytophthora alni* amongst the alder trees present, especially along the streams. This is a root disease that is typically spread along water courses.

17 CONCLUSION

17.1 The primary issue here is ash die-back and many trees will need to be removed over the next few years. This will have a significant effect on both landscape and budgets.

17.2 The issue of Phytophthora in alders is less important as the trees are generally along the streams and present less risk of harm should they fall. However, these dead trees should be removed as and when resources allow.

17.3 Should you have any queries I am happy to provide further advice and opinion.

17.4 The trees should be inspected annually to assess the advance of ash die-back. This is due to the large number of ash trees with sings of incipient ash die-back.

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I am a Fellow of the Arboricultural Association, a Chartered Arboriculturist and a Chartered Surveyor. I hold an honours degree in Forestry and the Royal Forestry Society Professional Diploma in Arboriculture. I have been working as a full-time, professional arboriculturist since 1999.

The authority of this report ceases when any site conditions change or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s). The statements made in this report do not consider the effects of extremes of climate, vandalism, or accident, whether physical, chemical or fire. Evolve Tree Consultancy cannot accept any liability about these factors, nowhere prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

The recommendations within this report remain valid for the period stated for re-inspection or twelve months from the date of survey.

The limit of Evolve Tree Consultancy's indemnity over any matter arising out of this report extends only to the instructing client; Evolve Tree Consultancy cannot be held liable for any third-party claim that arises following or out of this report. This report remains the intellectual property of Evolve Tree Consultancy.

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APPENDIX A ASH DIE-BACK RISK MATRIX

This assessment is used to assign a tree to a category below. This informs the subsequent action.

This is to be used where trees have the potential to fail onto a significant target, i.e. main roads, busy parks and where people are working.

	Stage 1 100%-75% remaining canopy	**Stage 2** 75%-50% remaining canopy	**Stage 3** 50%-25% remaining canopy	**Stage 4** >25% remaining canopy
				
High Risk Zone	Monitor condition as part of passive assessment	Consider crown management of large trees	Fell and replace with suitable species.	Fell and replace with suitable species.
Medium Risk Zone	Monitor condition as part of passive assessment	Monitor condition as part of passive assessment	Consider crown management of large trees	Fell and replace with suitable species.
Low Risk Zone	Monitor condition as part of passive assessment	Monitor condition as part of passive assessment	Monitor condition as part of passive assessment	Consider crown management of large trees

APPENDIX B LEGAL CONSTRAINTS

Trees outside the site or property

Landowners and managers have a duty of care not to damage trees on the neighbouring land. The common causes of damage (root damage, compaction, physical damage and inexpert pruning) must be avoided through good planning and site management. However, branches and roots from trees on adjacent properties that extend over boundaries can be pruned back to the boundary line without the permission of the owners. However, the branch material belongs to the tree owner and should be retuned where appropriate

Statutory Wildlife Obligations

The Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 200 provides statutory protection to birds, bats and other species that inhabit trees. All wild birds are protected by law under the Wildlife and Countryside Act 1981, and it is an offence to disturb, injure or kill a nesting bird intentionally or to take, damage or destroy an occupied nest or egg. If nesting birds are discovered, works on the trees should be deferred until the nests are abandoned. Care should be taken during any felling operation, or surgery works to trees to avoid damage or disturbance to birds during the nesting season.

Tree Preservation Orders and Conservation Areas

Important: Exceptions for tree work relating to planning permission and permitted development from the Planning Practice Guidance 15 April 2012 paragraph 36-083-20150415

Under the heading "Is there an exception for the tree work relating to planning permission and permitted development?", the PPG states:
"The authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a full planning permission. For example, the Order is overridden if a tree has to be removed to make way for a new building for which planning permission has been granted.
However, the authority's consent is required for works on trees subject to an Order if:

Development under a planning permission has not been commenced within the relevant time limit (i.e. the permission has 'expired'):

Only outline planning permission has been granted; and

It is not necessary to carry out works on protect trees in order to implement a full planning permission

Felling Licence

In any quarter (1 January to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October to 31 December), you may fell up to 5 cubic metres on your property without a licence if no more than two cubic metres are sold. Contact your local Forestry Commission office if you are not certain whether these exemptions apply.
Exemptions: Certain types of felling do not need permission from the Forestry Commission. The Forestry Act 1967, as amended, and related regulations give these exceptions in full. The main categories are listed below:

Lopping and topping (which usually includes tree surgery, pruning and pollarding).

Felling included in an approved dedication plan.

Felling fruit trees, or trees growing in a garden, orchard, churchyard or designated public open space(e.g. under the Commons Act 1899).

Felling trees which, when measured at the height of 1.3 metres from the ground:
have a diameter of 8 centimetres or less; or if thinnings have a diameter of 10 centimetres or less; or if coppice (i.e. managed by cutting to promote multi-stemmed growth arising at or near ground level) or underwood, have a diameter of 15 centimetres or less.

Felling trees immediately required for carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) or for work carried out by certain providers of gas, electricity and water services and which is essential for the provision of these services.

Felling necessary for the prevention of danger or the prevention or abatement of a nuisance (e.g. which may involve the threat of danger to a third party). This exemption will only apply if there is a real rather than perceived danger. We may be able to give you advice that would minimise the danger without felling the trees in these circumstances. You may be prosecuted for illegal felling if it is shown that the tree did not present and real or immediate danger.

Felling necessary to prevent the spread of a quarantine pest or disease and done in accordance with a notice served by a Forest Commission Plant Health Officer (under the Plant Health (Forestry) (Greta Britain) Order 1993, as amended.

The felling is done in compliance with any obligation imposed by or under an Act of Parliament.

APPENDIX C INDIVIDUAL TREE & GROUP REPORTS