Tree condition survey of trees

at

Chilworth Old Mill, Blacksmith Lane, Guildford, GU4 8NL
what3words.com/tribes.civic.minute

Surveyed by
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Client
P Wilson
Chilworth Old Mill
Blacksmith Lane
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GU4 8NL

Report date
21st February 2024

Report reference
J1515

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1. Instruction

1.1 I was instructed by P Wilson to carry out a tree condition survey of trees, paying particular attention to any features that may pose a significant hazard to persons or property, and to produce a tree survey report including the provision of management recommendations with priorities. As directed, the tree survey was focused on the southern boundary and was carried out on a negative return basis where only trees requiring works were recorded.

1.2 The tree condition assessment is to be carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. Presumption for tree management will be in favour of retention of the tree(s) where appropriate.

1.3 The client has raised concerns relating to the trees including their condition, proximity to the highway and dwellings.

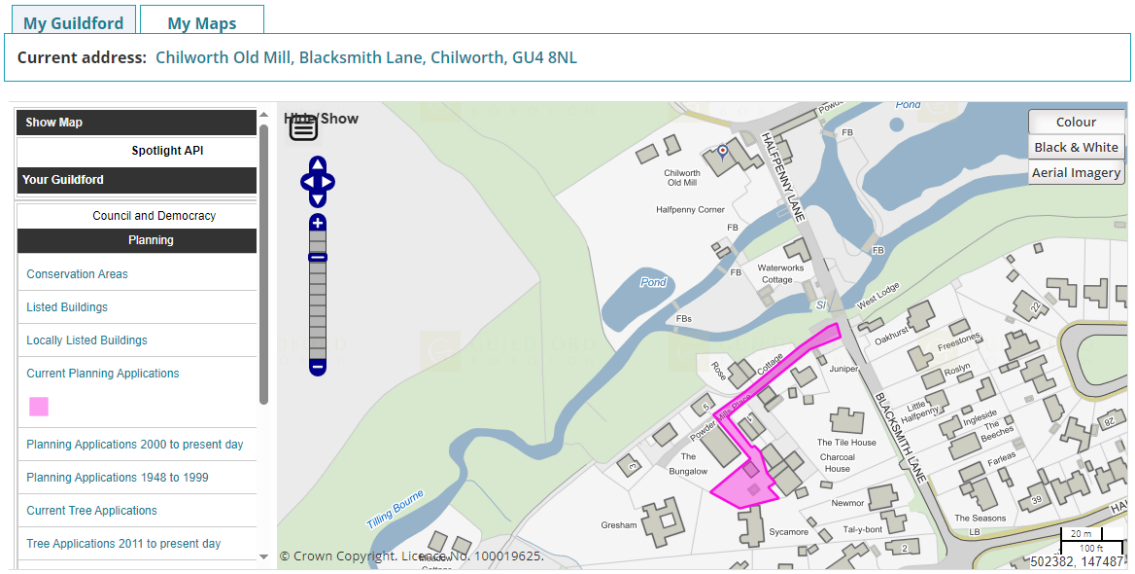
2. Site details

2.1 Chilworth Old Mill is accessed via Halfpenny Lane / Blacksmith Lane to the north and east of the dwelling. The grounds of the property extends either side of the River Tillingbourne with a public footway to the north, Halfpenny Lane to the east, residential properties to the south, woodland and fields to the west.

2.2 The trees subject to the survey are principally to the south adjacent to the residential properties and the outbuildings to the north.

3. Statutory controls

3.1 The online mapping tool provided by Guildford Borough Council, accessed on 21st February 2024, was unable to demonstrate that the site was or was not subject to Conservation Area controls or Tree Preservation Order (TPO). See image SAL1.



SAL1 Image from council website[1].

3.2 Accepting that the site is subject to Conservation Area, prior to tree works being carried out within the site, a Town and Country Planning Act 1990 s211(3) Notice of Intent[2] will need to be issued to the planning authority and 'No objection' received or the expiration of the 6 week notice period. Such tree works identified within the s211 Notice will normally need to be complete before a 2 year period from the date of the Notice. Additional information on the process can be found at the Government website[3]. This tree condition survey can be used to inform such a s211 Notice of Intent.

3.3 Alternatively, works may be exempt from notice as detailed in The Town and Country Planning (Tree Preservation)(England) Regulations 2012 sections 14 and 15 (exceptions).[4] [5] Such exceptions are given as a 'Notice of Intent' and a 5 working day period for the planning authority to consider the matter. In this instance, no tree works recommendations detailed in the tree condition survey for either tree surveyed would fall within these criteria.

[1] https://maps.guildford.gov.uk/myrdgbc.aspx
[2] https://www.legislation.gov.uk/ukpga/1990/8/section/211
[3] https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#making-applications-tpo
[4] https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made
[5] https://www.legislation.gov.uk/uksi/2012/605/regulation/15/made

3.4 If the trees are subject to TPO, a Town and Country Planning (Tree Preservation) (England) Regulations 2012 s16 Tree Works Application[6] will need to be issued to the planning authority and 'Consent' received prior to tree works commencing relating to these trees. Such tree works identified within any Consent will normally need to be complete before a 2 year period from the date of the Consent. Additional information on the process can be found at the government website[7]. This tree condition survey can be used to inform such a Tree Works Application.

3.5 Alternatively, works may be exempt from notice as detailed in The Town and Country Planning (Tree Preservation)(England) Regulations 2012 sections 14 (exceptions)[8]. Such exceptions are given as a s14 'Notice of Intent' and a 5 working day period for the planning authority to consider the matter and relate to the imminent threat of harm or damage. This tree condition survey can be used to inform such a s14 (5 day) Notice of Intent. On this occasion, imminent threats were found (trees 1240, 1254).

3.6 Works in accordance with the Highways Act 1980, section 154[9], overrides the town and Country Planning Act and can be implemented without reference to the planning authority. However, it is appropriate to inform the planning authority to avoid unnecessary waste of officer time investigating whether the works are exempt.

3.7 Remedial tree works in accordance with the Highways Act 1980, section 154, may be appropriate for trees along the boundary adjacent to the car parking area and residential access if forms part of a public highway.

3.8 The Forestry Act 1967 may not apply if the trees grow within the residential garden curtilage. The Forestry Act may apply if the grounds of the property forms part of a commercial enterprise.

3.9 This document does not consider specific covenants.

[6] https://www.legislation.gov.uk/uksi/2012/605/regulation/16/made
[7] https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#making-applications-tpo
[8] https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made
[9] https://www.legislation.gov.uk/ukpga/1980/66/section/154

4. Limitations

4.1 The tree survey was carried out from ground level, with the aid of binoculars where appropriate, using the Visual Tree Assessment (VTA) process. The VTA process is used to identify significant tree features that may have significant bearing upon the condition (physiological and structural) and management of the tree.

4.2 Typical significant defects that are identified are referred to in Lonsdale, D., “Hazards from Trees, a general guide” (FCPG13) published in 2000 by the Forestry Commission, Lonsdale, D., “Principles of tree hazard assessment and management” published in 1999 and 2001 and reprinted in 2013 by the Forestry Commission, and Mattheck, C., “The body language of trees” published in 1994 by the Department of the Environment and 2015 by Karlsruhe Institute of Technology.

4.3 Reasonable access around the base of the tree is required to carry out a tree survey. Where this is not feasible, these parts of the tree may not be fully assessed. If a view of the entire structure of the tree(s) is limited, for instance by the properties in private ownership or obscured by vegetation, this is a limitation to the tree survey and some parts of the tree may not be able to be fully surveyed. In this instance access was not always fully available and this is a limitation of the survey.

4.4 Trees are dynamic structures and as such their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances, and as such the survey relates only to the visible condition found on the day of the survey. Tree(s) should be re-surveyed on a regular basis so that the change in condition can be identified. An appropriate time period between surveys may be up to 5 years depending upon the species, condition of the trees, their maturity / size and the context within which the tree(s) grow. Recommendations for the period between surveys are given.

4.6 No soil investigations have been carried out.

5. Tree survey findings

5.1 The survey was carried out on 5th February 2024. P Wilson initially accompanied me during the site visit. The weather on the day of the site visit was overcast, light rain occasionally with low wind speeds.

5.2 The table of findings of the tree survey can be found in Appendix 1.

5.3 I have plotted the approximate tree position on Ordnance Survey data, Ordnance Survey data (licence AC0000849896), to correlate between the tree condition survey (Appendix 1), the tree survey plan (Appendix 2), and the specific tree(s) surveyed on site. Position of the tree(s) plotted is approximate on the tree survey plan and the specific tree(s) will need to be identified through their approximate position shown on the tree survey plan, condition notes given in the tree survey text and the sequentially numbered aluminium tag on the tree(s).

6. Discussion

6.1 The trees surveyed have presented a variety of features that affect their condition.

6.2 Bark loss is commensurate with the death of the wood material beneath. This means that water, nutrients, sugars and hormones are unable to move throughout the tree structure and can lead to decay of the affected area. Additionally, if the bark loss extends around the entire girth, then the death of the tree will occur.

6.3 Decay can reduce the amount of support provided by wood material and can lead to the collapse or failure of trees.

6.4 Where trees are showing significant decline (reduced leaf density, sparse canopy, yellowing foliage, small sized foliage, reduced foliage volume) then this is an indication that the physiology of the tree is in decline. Causes for such decline is numerous. Diminished physiology means that there is less energy available for defence of the tree system which means secondary colonisers (for instance insects, decay fungi, etc.) are more able to colonise the tree and have further influence upon tree physiology and structure. Canopy decline is an indicator that the structure of the tree is more likely to be compromised and there is an increase potential for root-plate failure, stem failure, and branch failure.

6.5 An asymmetrical canopy predisposes the tree to fail in the direction of the asymmetrical canopy. The greater the asymmetry, the greater the potential for failure. Remedial works to rebalance and reshape the form of the tree to a more even canopy shape and balance will reduce concerns of an unbalanced canopy. Such rebalancing or crown reduction works may also improve the aesthetic form of the tree and aid the retention of the tree in the landscape for longer.

6.6 Overlong branches or branches standing outside the main canopy edge are more prone to excessive wind loading and therefore have an increased potential for failure. To reduce the potential for such branch failure it is appropriate to reduce these branches. Such branch reductions also reduce the potential wound size aiding the tree to cope with the pruning wound as opposed to a likely larger failure wound which will take more resources for the tree to manage and compensate for.

6.7 Dead branches or stems (deadwood) deteriorates over time. The longer such wood is within the trees, the greater the potential for it to fall from the tree canopy. Additionally, the larger the deadwood, the greater the potential outcome if the failure falls on to a person or property. It is appropriate to remove deadwood where such outcomes are likely and / or foreseeable. It is also appropriate to retain deadwood in the canopy, where there is a low risk of harm or damage, as such deadwood can provide habitat.

6.8 Exudate and bark cracks indicates localised bark death. See 6.2 above.

6.9 Typically branches normally develop strong ‘u’ shaped tensile unions between the branches and the stem. Sometimes, due to circumstances and species, weaker ‘v’ shaped included bark unions are formed between branches and stem or competing stems which have a higher likelihood of failure. To aid consideration of these features I have quantify them as minor, moderate or severe. Minor included unions are less likely to fail compared to severe included bark unions and this is derived from the extent of adaptive growth around the union. Minor included unions rarely merit remedial tree works.

6.10 Recent pests and diseases are having an impact upon the condition of the trees, for instance ash dieback[10] amongst others. Ash dieback disease may lead to the death of the ash trees and their subsequent failure. Therefore, monitoring the condition of the ash trees is appropriate and their removal ought to be carried out prior to their structural condition deteriorating to a point where the failure of the trees increases.

6.11 Decay fungi, for instance *Inonotus hispidus*, can affect the structure of the tree causing branch, stem, or root-plate failure.

6.12 The greater the amount of pruning work carried out, the greater the potential for undesirable physiological and structural impacts upon the retained trees (refer to British Standard 3998:2010 Recommendation for tree works paragraph 7.2.4 extent of pruning works). Therefore, works recommendations given seek to reasonably control the risks identified whilst minimising the potential impact upon retained trees to aid their retention in the landscape for as long as reasonably practicable. Additionally, tree works recommendations are kept to a minimum to minimise the potential aesthetic impacts that can occur through excessive tree works.

6.13 To conclude, in my consideration of the site, its location, use, frequency of occupation, the potential hazards that the trees present, the condition of the trees and potential for failure, and the potential size of the failure parts, I have provided tree works recommendations with priorities to aid the retention of the trees in the landscape where feasible and these works are detailed in section 7 and Appendix 1.

6.14 If it is appropriate for replacement tree and shrub planting, the long-term relationship between the adjacent highway and dwellings ought to be considered relative to the species chosen and the proximity to the adjacent land use and the space available.

[10] https://www.forestresearch.gov.uk/tools-and-resources/fthr/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/

6.15 Replacement tall growing (environmental potential height to be achieved in c50 years of c20m) trees could be 12 no. 3m height / 10 to 12cm girth at 1m root-balled or containerised planted along southern boundary at a typical spacing of 7m allowing for boundary management. Trees to be planted no closer to the boundary than 10m. Species could include:

- *Acer campestre* (Field Maple) 2no.
- *Carpinus betulus* (Hornbeam) 3no.
- *Fagus sylvatica* (Beech) 2no.
- *Pinus sylvestris* (Scots Pine) 3no.
- *Quercus robur* (English oak) 2no.

6.16 Understory planting at 2m centres within 3m to 10m of the boundary. 3m separation of the boundary to allow for boundary maintenance. Species could include:

- *Ligustrum vulgare* (European privet) 10% of mix / 60-80cm height / Branched BR
- *Viburnum opulus* (Guelder rose) 10% of mix / 40-60cm height / 5 to 7litre pot / Bushy: C
- *Rosa canina* (Dog rose) 10% of mix / 40-60cm height / 5 to 7litre pot / Bushy: C
- *Corylus avellana* (Hazel) 10% of mix / 60-80cm height / Multi-stemmed BR
- *Euonymus europaeus* (European spindle) 10% of mix / 60-80cm height / Multi-stemmed BR
- *Amelanchier lamarkii* (June berry) 10% of mix / 60-80cm height / 5 to 7litre pot / Multi-stemmed: C
- *Ilex aquifolium* (Holly) 5% of mix / 40-60cm height 5 to 7litre pot / Bushy: C
- *Taxus baccata* (Yew) 5% of mix / 40-60cm height 5 to 7litre pot / Bushy: C
- *Crataegus monogyna* (Hawthorn) 30% of mix / 60-80cm height / Bushy: B

6.17 All planting stock should comply with the Horticultural Trade Association National Plant specification. All planting preparation, handling, planting and maintenance should be in accordance with CPSE Code for Handling and Establishing plants. All trees and shrubs to comply with BS 3936 Part 1 1992, planted to BS 4043:1989 and BS 4428:1989. On completion of planting, the trees ought to be mulched with 75mm consolidated thickness of medium textured natural pine bark or woodchip to suppress competing weed growth.

6.18 Planting specification can be detailed:

- Planting to be carried out between November through to March.
- Plants to be set upright and at the same depth as grown with the root collar being at finished soil level.
- Cane and biodegradable spiral to be used to support and protect the tree (excludes bushy plants).
- The soil to be used as backfill must be weed free, aerobic, natural topsoil with good crumb structure.
- Irrigation is not feasible due to the rural location.

6.19 Plant maintenance to provide the replacement planting with the best opportunity to grow could be detailed:

- Area within 0.5m of the planted line to be kept weed free using hand weeding or herbicide (typically Glyphosate) in Spring and Summer (two applications per year) taking precautions to prevent chemical application to the plant(s).
- Area within 0.5m of the planted to be mulch with bark to a settled depth of 75mm. To be topped up twice a year in spring and summer (two visits per year).
- Annual checking for animal predation. If predation is identified, then appropriate spiral with cane / tube / mesh to be applied for all plants. Dead or damaged plants to be replaced like for like.
- Plant maintenance to be carried out for 5 years and signed off by client / forestry authority when all plants established.

7. Recommendations

7.1 I have considered the findings of the tree survey within the context of the health and vitality of the trees and the circumstances within which they are located.

7.2 Recommended works are detailed in Appendix 1 for each tree or group with associated priorities. The priorities mean that the recommended works should be carried out within specified timescales detailed in Appendix 3 key to tree survey data.

7.3 Works are considered a 'High' priority and should be complete within 1 month from the date of this survey. The priority is considered based on the condition of the tree and its position and context. 2 trees were identified as being subject to a high priority.

7.4 Works are considered a 'Moderate' priority and should be complete within 3 months from the date of this survey. The priority is considered based on the condition of the tree and its position and context. 17 trees were identified as being subject to a moderate priority.

7.5 Works are considered a 'Low' priority and should be complete within 12 months from the date of this survey. The priority is considered based on the condition of the tree and its position and context. The remaining trees were identified as being subject to a low priority.

7.6 Tree works should be carried out in accordance with British Standard 3998:2010 Recommendations for Tree Works and in particular biosecurity / avoidance of transmission of disease and pathogens (4.3), extent of pruning works (7.2.4), and natural target pruning (7.2.5). A tree contractor ought to carry out works in accordance with this British Standard and be aware of these specific elements.

7.7 Works recommended are in accordance with BS5837:2010 Recommendations for Tree Works, Table B.1 where the works are "*To protect people or property from*" "*tree failure*" and "s*torm damaged branches*" and *"To maintain health or longevity by means of" "good structural integrity"* and *"disease or pest control".*

7.8 Tree works, except high priority and felling works, ideally to be carried out ideally in the late summer (September) or mid-winter (December to February) to aid the trees to respond to the pruning wounds in the most effective manner. The worst times to implement tree works to retained trees is particularly in spring and secondly around leaf fall and, therefore, these time periods (spring and leaf fall) ought to be avoided where possible to reduce the physiological impact upon retained trees.

7.9 Resurvey of the trees ought to be complete by the 1st of July 2027. Resurvey dates assume implementation of the tree works recommended within the timescales given. Resurvey is important as the condition of trees alters over time. Resurvey assumes the entirety of tree works recommended to be complete within the timescales given.

Appendices

Appendix 1: tree survey data

Tree Condition Survey

Site Chilworth Old Mill
Date of survey 5th February 2024
Job reference J1515
Surveyor Ben Abbatt
Resurvey To be complete by the 1st July 2027

Designation	Reference number	Species	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1224	Sycamore *Acer pseudoplatanus*	Middle aged	Good	Poor	Bark loss from base to c6m. Decay fungal fruiting body at base, bracket with white pores. Immediately adjacent to the watercourse.	Remove. Treat stump to prevent regrowth.	Moderate
T	1225	Horse chestnut *Aesculus hippocastanum*	Mature	Fair	Fair	Sparse upper canopy to the east. Asymmetrical canopy of each stem outwards from the centre. Occasional branch loss / removal. Overlong branches particularly over the adjacent structure. Black exudate and bark cracks on the lower stems. Five stems from the base with narrow minor 'v' shaped included bark unions (weaker than the normal 'u' shaped tensile unions. Ivy growth into the mid canopy impeding survey. On edge of watercourse.	Remove OR Tip reduction of lateral branches to a horizontal radial canopy spread of 8m. Crown lift over the adjacent structure to clear the structure by 3m retaining overhanging branches outside this distance. Sever ivy at the base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath.	Moderate
T	1226	Hazel *Corylus avellana*	Mature	Good	Good	Overmature hazel encroaching on highway and watercourse structures. **Hidden fall and water hazard immediately at base.**	Coppice.	Low
T	1227	Ash *Fraxinus excelsior*	Middle aged	Fair	Fair	Sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the east and highway.	Remove.	Moderate

Designation	Reference number	Species	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1228	Ash	Middle aged	Fair	Fair	Sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the south and car parking area.	Remove.	Moderate
T	1229	Ash	Middle aged	Good	Fair	Suppressed canopy. Anticipated adjacent tree works.	Remove.	Moderate
T	1230	Ash	Middle aged	Fair	Poor	Sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the south and car parking area.	Remove.	Moderate
T	1231	Ash	Middle aged	Fair	Poor	Sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the south and car parking area.	Remove.	Moderate
T	1232	Ash	Middle aged	Poor	Poor	Sparse canopy commensurate with ash dieback. Ivy obscures survey. Dry space cavity (potential habitat) with decay at 1m.	Remove.	Moderate
T	1233	Ash	Middle aged	Fair	Poor	Sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the south and car parking area. Dry space cavity (potential habitat) with decay at 1m. Unidentified fungal fruiting bodies between the two stems at the base.	Remove.	Moderate

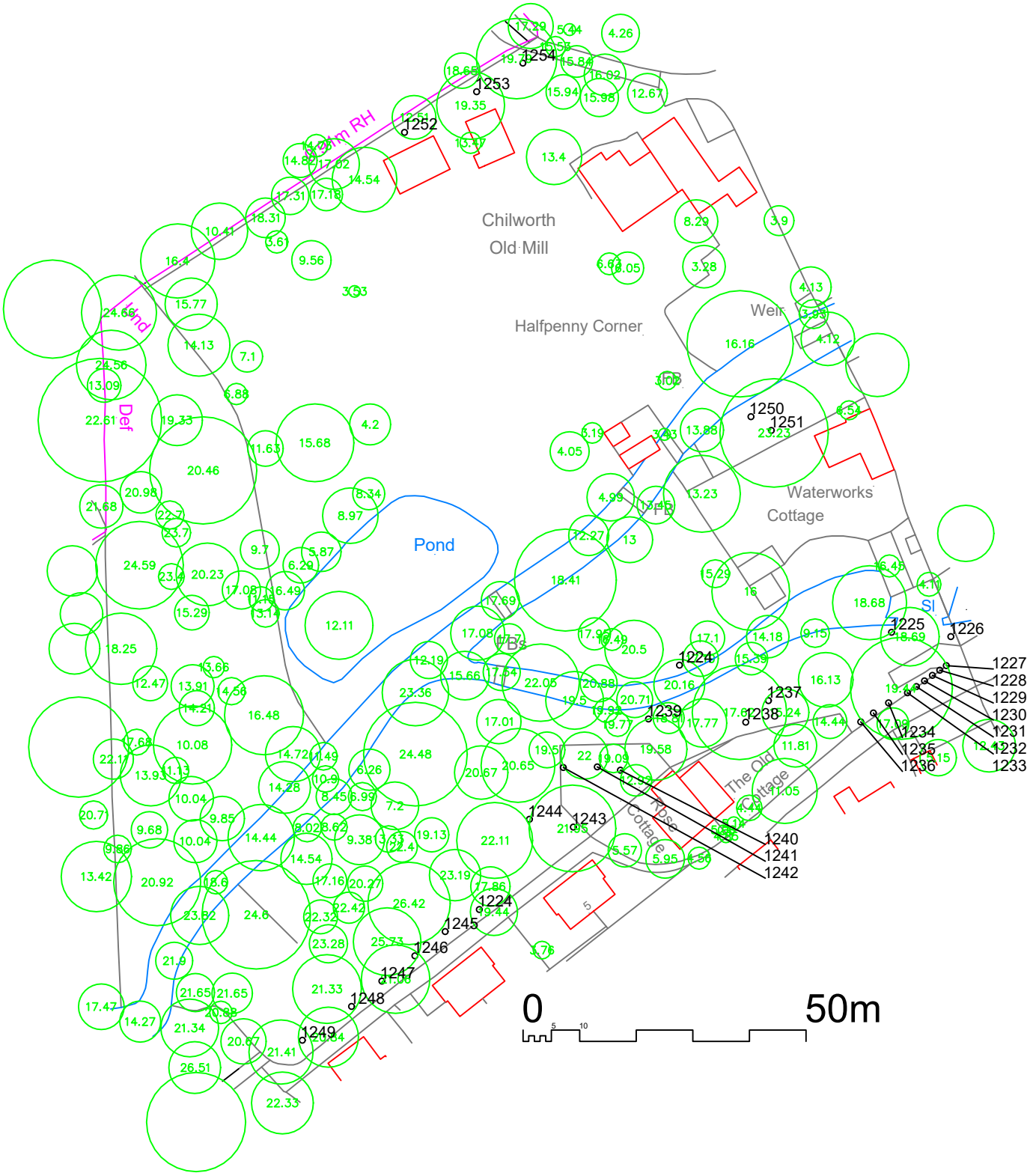
Designation	Reference number	Species	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1234	Ash	Mature	Good	Fair	Asymmetrical canopy towards the north. Western minor stem dead. Ivy impedes survey. Anticipated adjacent tree works.	Remove OR Crown reduction to a final height of 15m with a horizontal radial canopy spread of 7m. Remove dead stem. Sever ivy at base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath.	Moderate
T	1235	Ash	Mature	Fair	Fair	Slightly sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the west. Ivy impedes survey. Anticipated adjacent tree works.	Remove. OR Crown reduction to a final height of 15m with a horizontal radial canopy spread of 7m. Sever ivy at base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath.	Moderate
T	1236	Ash	Mature	Fair	Fair	Slightly sparse canopy commensurate with ash dieback. Asymmetrical canopy towards the west. Ivy impedes survey. Anticipated adjacent tree works.	Remove. OR Crown reduction to a final height of 15m with a horizontal radial canopy spread of 7m. Sever ivy at base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath.	Moderate
T	1237	Sycamore	Mature	Good	Fair	Asymmetrical canopy towards the south / adjacent garden. Ivy impedes survey.	Tip reduction of lateral branches to a horizontal radial canopy spread of 6m. Sever ivy at base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath.	Low
T	1238	Sycamore	Mature	Good	Fair	Asymmetrical canopy towards the south / adjacent dwelling and garden. Ivy impedes survey.	Tip reduction of lateral branches to a horizontal radial canopy spread of 6m. Sever ivy at base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath.	Low

Designation	Reference number	Species	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1239	Beech *Fagus sylvatica*	Mature	Good	Fair	Asymmetrical canopy towards the the south. Overlong branches to the south / garden. Occasional broken branches caught within the canopy. Moderate included bark union at 2.5m on embankment above water course.	Tip reduction of lateral branches to a horizontal radial canopy spread of 8m.	Moderate
T	1240	Ash	Mature	Good	Poor	Asymmetrical canopy towards the south / dwelling. Water / spring immediately at the base leading to loose soil cohesion / low friction.	Remove. Treat stump to prevent regrowth.	High
T	1241	Sycamore	Middle aged	Good	Poor	Suppressed canopy. Asymmetrical canopy towards the west. Ivy impedes survey.	Remove. Treat stump to prevent regrowth.	Low
T	1242	Ash	Middle aged	Poor		Declining canopy commensurate with ash dieback. Bark loss on the east side on the lower stem.	Remove. Treat stump to prevent regrowth.	Moderate
T	1243	Lime *Tilia x europaea*	Mature	Good	Fair	Typical occasional overlong branch standing outside the canopy. Typical moderate deadwood throughout. Ivy impedes survey. Epicormic growth on the lower stem impedes survey. Dwelling immediately to the south.	Tip reduction of lateral branches to a horizontal radial canopy spread of 6m. Clear branches within 3m of the adjacent dwelling retaining overhanging branches outside this distance. Sever ivy at base and remove to 2m using hand tools only and taking care to avoid damage to the bark beneath. Remove epicormic growth from the lower stem pruning to within 1cm of the parent wood and taking care to avoid damage to the adjacent bark.	Moderate

Designation	Reference number	Species	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1244	Cherry *Prunus avium*	Mature	Good	Poor	Historic branch failure at c9.5m, southeast side with cavity (dry space habitat) and decay.	Remove.	Low
T	1245	Norway maple *Acer platanoides*	Young	Good	Fair	Suppressed and asymmetrical canopy towards the south adjacent dwelling. Poor long term growing position.	Remove. Treat stump to prevent regrowth.	Low
T	1246	Norway maple	Young	Good	Fair	Suppressed and asymmetrical canopy towards the south adjacent dwelling. Poor long term growing position.	Remove. Treat stump to prevent regrowth.	Low
T	1247	Norway maple	Young	Good	Fair	Suppressed and asymmetrical canopy towards the south adjacent dwelling. Poor long term growing position.	Remove. Treat stump to prevent regrowth.	Low
T	1248	Norway maple	Mature	Good	Fair	Asymmetrical canopy towards the south/ garden.	Tip reduction of lateral branches to a horizontal radial canopy spread of 6m.	Low
T	1249	Norway maple	Mature	Good	Fair	Previously suppressed canopy. Poor form. Branches close to adjacent dwelling.	Clear structure by 3m retaining overhanging branches outside this distance.	Low
T	1250	Cypress	Mature	Poor	Good	Significant decline.	Remove.	Low

Designation	Reference number	Species	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1251	Cypress	Mature	Poor	Poor	Significant decline. Collapsed stem with two stems from 1m over adjacent water course.	Remove.	Low
T	1252	Oak	Mature	Good	Poor	Asymmetrical canopy towards the south. Overlong branches to the south c10m. On embankment above outbuildings. Vegetation impedes survey of the base of the tree.	Tip reduction of lateral branches to a horizontal radial canopy spread of 8m. Remove deadwood more than 25mm diameter. Clear vegetation at base of the tree to allow future surveys.	Moderate
T	1253	Oak	Mature	Good	Good	Anticipated tree work adjacent.	Tip reduction of lateral branches to a horizontal radial canopy spread of 8m. Remove deadwood more than 25mm diameter. Clear vegetation at base of the tree to allow future surveys.	Moderate
T	1254	Ash	Mature	Fair	Poor	Sparse canopy commensurate with ash dieback. Top lost with regrowth attached to the top rotting part of the original stem with regrowth over the car parking area. Numerous deteriorated *Inonotus hispidus* on the ground at the base of the stem.	Remove.	High

Appendix 2: tree survey plan



General / Key:

Bluesky National Tree Map

Indicative tree position

Site: Chilworth Old Mill

Data: Ordnance survey data provided under licence ©Crown Copyright and database rights 2022 OS Licence no. AC0000849896.

This drawing is produced in colour. Please ensure that you use a colour printing to ensure that the drawing is correctly interpreted.

Drawing title:

Tree survey plan

Drawing reference: J1515

Revision: -

Date: 16th February 2024

Scale: 1 to 1000 on A4

Sheet: 1 of 1

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Appendix 3: photographs

SAL2 Inonotus hispidus at the base of T1254

Appendix 4: general notes

The tree survey can only be an assessment of the tree at the time of the survey and the tree(s) should be re-surveyed on a regular basis. An appropriate time period between surveys may be up to 5 years depending upon the condition of the trees, their maturity and the target(s). Recommendations for the period between surveys will be given.

As trees are dynamic structures their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances. Therefore, the survey is an assessment of the trees at the time of the survey only. If there is a significant change in the immediate environment and circumstances, then this should be brought to the attention of the arboriculturalist so that they may advise accordingly.

I have not specifically checked with the planning authority whether the site is within a Conservation Area or whether the trees are under Tree Preservation Order (TPO), but I have relied upon their published map information. Prior to any tree works confirmation of whether these legal restrictions apply to the site or trees ought to be sought from the planning authority. If the trees stand within a Conservation Area designated under the Town and Country Planning Act the LPA will normally require 6 weeks notice of intention to carry out any tree works as detailed in the survey. If the trees are under TPO then the planning authority will normally require an application for any tree works. Some tree works are exempt, for instance if the trees are dead or dangerous, and certain works can be carried out without application. It is necessary to give the planning authority at least five days notice prior to carrying out any of these tree works under these exemptions. This survey, with recommendations, can be used to support any such application or notice.

Wildlife issues are of significant concern to the general public. A balance has to be found between the protection of wildlife and the need for safety when managing trees. The Wildlife and Countryside Act (1980) and Countryside Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrates and plants. It is important to ensure that this legislation is properly considered when carrying out any works to trees.

Bird nests were not identified whilst on site. However, any Arborist carrying out the tree works should ensure that there is no disturbance to nesting birds prior to the works being carried out. Further guidance upon the appropriate timing of the works can be sought from DEFRA, if necessary. Where nesting birds are found, further information should be sought from DEFRA 08459 33 55 77 or helpline@defra.gsi.gov.uk. Prior to any works being implemented the tree contractor must identify whether there are any bats or birds using the tree as roost or nest. If such habitation is identified, then the tree contractor must obtain the necessary licence from Natural England (0845 601 4523 www.naturalengland.org.uk) to carry out the works.

A bat survey prior to tree works is not recommended, except where there is a high potential for habitat. During the tree works, the contractor should carry out the tree works with bats as an active consideration and follow the current industry best practice, e.g. Arboricultural Association Guidance Note 1 Bats in the context of tree work operations 2011, BS8596 Micro guide to surveying for bats in trees and woodland https://shop.bsigroup.com/upload/273444/BSI-Bat-Microguide-UK-EN.pdf which a competent tree contractor should be familiar with.

Biosecurity measures: To minimise to potential for contamination of the tree from other tree works it is appropriate to sterilise tools to be used before and after the works are implemented. Appropriate disinfectant includes Propellar or Cleankill Sanitizing spray. Loose debris is to be brushed off prior to treating with disinfectant to ensure appropriate application. See http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/$file/FCMS028-guidance.pdf for further information on Biosecurity and http://www.forestry.gov.uk/forestry/infd-9fjd2d for disinfectant information.

Appendix 5: key to tree survey data

Desig	Designation (T is Tree, G is Group, H is Hedge, W is woodland, S is Stump)	
No	Tree number.	
Species	Species of tree.	
Height	Height measured in metres.	
Canopy spread	Canopy spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.	
Height of crown	Height in metres of crown clearance above adjacent ground level.	
Age Class	**Young**	A tree considered to be less than approximately 20 years old.
	Middle aged	A tree in approximately the first 1/5th of its normal life span with apical dominance (rapidly growing with a clear main leader) and not yet fully at its environmental potential full height.
	Mature	A tree in its 2/5ths to 5/5ths of its normal life span with apical dominance lost and at its environmental potential full height.
Condition (Physiological and Structural)	**Good**	A tree of typical physiological and structural condition that requires only general tree works to facilitate its retention in the landscape.
	Fair	A tree of impaired physiological and / or structural condition that may require remedial and general tree works to facilitate its retention in the landscape.
	Poor	A tree of significantly impaired physiological and / or structural condition that will require remedial and general tree works to facilitate its retention in the landscape if feasible.
Recommendations	As per BS3998: 2010 Recommendations for Tree Works.	
Priority	**Immediate**	Works should be carried out immediately as the probability of harm or damage occurring is likely.
	High	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the moderate and low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur. Ideally works in this category are anticipated to be carried out within 1 month.
	Moderate	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur and for the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 3 months.
	Low	Works in this category usually will relate to the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 12 months.
Re-survey	This is the time period in which it is recommended that the tree is surveyed again. This is based upon the condition of the tree, its location, previous, current and future management. It is normally expressed at a time period from the date of the report / survey, whichever is the sooner. If no time period is noted then the default period is one year.	

Appendix 6: surveyor qualifications and experience

Ben Abbatt has been involved in the arboricultural industry since the mid 1990s and has worked in a variety of roles within the industry, starting as a forestry contractor, progressing to the surveying and management of forestry and arboricultural contracts for a national forestry company and running the arboricultural section of a horticultural business overseas. Additionally, Ben has worked in local Government at Borough and County levels, providing planning related advice and managing Tree Preservation Orders and Conservation Areas, as well as managing highways trees and contracts.

Since 2006, Ben has been the Director and Principal Consultant of Sapling Arboriculture Ltd.

Ben is a qualified member of the Institute of Chartered Foresters (ICF), Royal Institute of Chartered Surveyors (RICS), Society for the Environment (SocEnv) and the Arboricultural Association (AA), having been an Arboricultural Association Registered Consultant since 2006. He is also a member of the International Society of Arboriculture and the Royal Forestry Society.

He holds many arboricultural and forestry qualifications including the Professional Diploma in Arboriculture awarded by the Royal Forestry Society, the Technicians' Certificate awarded by the Arboricultural Association and an HNC in Forestry.

Ben is also a freelance trainer for LANTRA, delivering courses in Basic Tree Survey and Inspection and Professional Tree Inspection.