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TREE SAFETY SURVEY & REPORT

SINGLE SITES FOR KIRKBYMOORSIDE TOWN COUNCIL

Tree Safety Report with recommendations for trees with potential to impact 17 Kirkdale Court, Kirkbymoorside - 2023

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1. INTRODUCTION

- 1.1. Acting upon the request of Lisa Bolland, Town Clerk, in behalf of Kirkbymoorside town Council, a survey was carried out on all trees with potential to impact 17 Kirkdale Court, Kirkbymoorside.
- 1.2. A site visit was undertaken on the 01/12/2023 and the trees were surveyed and the pertinent trees were mapped. This report is the result of a survey using Visual Tree Assessment (VTA) and appraising general condition, tree health and structural condition from ground level. The report relates only to the conditions prevailing on the dates that the site was surveyed.
- 1.3. Tree owners or managers have a 'common law' duty of care to 'take reasonable care to avoid acts or omissions which they can reasonably foresee would be likely to injure their neighbour'. The Occupiers Liability Acts also requires that land owners 'take reasonable steps to ensure visitors or trespassers on their land are safe.' This could also apply to trees under ownership of a neighbour but that have potential to impact their own site and therefore due diligence is required. With this in mind this report was commissioned as part of that due diligence.
- 1.4. Most trees offer a Broadly Acceptable Risk, and the risks are deemed by the surveyor to be 'As Low as Reasonably Practicable' (ALARP) when considered over the coming year. Therefore only trees outside of that are noted and mapped.
- 1.5. Where an unacceptable level of risk or potential future problems is reasonably foreseen, this is mitigated either by tree pruning works or tree felling. This report recommends any such actions alongside proposed timescales. Proposed timescales are there to aid with management of risk, the sooner the proposed timescale the more urgent the works are.
- 1.6. Factors taken into account include wildlife value and amenity value, along with the relevant arboricultural factors.
- 1.7. This document has been prepared by Mr. Joseph Waite *TechArborA*, BTEC National Diploma Forestry & Arboriculture, holding a LANTRA Professional Tree Inspectors certificate, with over 17 years arboricultural consultancy and practical experience.

2. GENERAL SITE INFORMATION

- 2.1. The site subject to survey is 17 Kirkdale Court, which is a privately owned bungalow serving as a permanent residence. The local council own the neighbouring trees in the neighbouring property as part of Manor Vale Woodland, which the bungalow backs on to.
- 2.2. According to the Cranfield University Soilscales data, the Manor Vale Woodland site sits on; "Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils" with moderate fertility and impeded drainage. It relatively fits the common habitat which is that of 'Seasonally wet pastures and woodlands'.

2.3. There are currently no planning conditions that the trees in question are subject to

2.4. The general elevation of the site is at 90m. The bungalow and garden are at the top of a slope, where the trees surveyed are lower down, the slope running W to E at a steady gradient.

3. TREE INSPECTION DETAILS

3.1. Conditions at time of survey were cloudy, with moderate to good visibility.

3.2. Tree locations are shown in Appendix 1 and 2 along with other site information.

3.3. The following data was recorded on the site visit. Some measurements are approximate or estimated due to lack of access, visibility, thick undergrowth or vines.

Ref.	What 3 Words	Species	Description	Measurements	Risk Category	Physio' Condition	Structural Condition	Overall Condition	Public Amenity Value	Wildlife Value	Survey Notes	Recommendations
T001	/// tides.thin. ballooned	Pedunculate oak (Quercus robur)	Set back from boundary. Bottom of neighbouring garden.	Height (m): 18.0 Crown Radius (m): 7.0 DBH (cm): 110 Life Stage: Mature Life Exp.: 30+ Years	Low	Fair	Fair	Fair	High	Good	Holly growing at base. Unusual twisted form higher in canopy. Historic snap out and branch failure over neighbouring property, wounds sealing well. Central upper branch has died and failed at buckle point, is hung up in upper canopy. One other large dead branch in upper canopy noted. All with potential to impact property below.	Remove dead main stem and dead branch Timescale: 01-Dec-2024 (1 Year)

Ref.	What 3 Words	Species	Description	Measurements	Risk Category	Physio' Condition	Structural Condition	Overall Condition	Public Amenity Value	Wildlife Value	Survey Notes	Recommendations
T002	/// downs.sle eps.debit	Pedunculate oak (Quercus robur)	Below garden area lower on bank. Proximity to building-12m	Height (m): 20.0 Crown Radius (m): 5.0 DBH (cm): 75 Life Stage: Mature Life Exp.: 30+ Years	Medium	Good	Good	Good	High	Good	Some epicormic growth on main stem. Tall upright form, even canopy. Exposed with only small trees to E, down bank side. Squirrel drey noted. Little internal foliage. From bud formation canopy appears to be weakening in top but currently showing moderate vitality.	Monitor canopy vitality, and assess upper canopy dieback. Timescale: 01-Dec-2026 (3 Year)
T003	/// stage.affor ds.tint	Pedunculate oak (Quercus robur)	Set down bank from neighbouring property.	Height (m): 19.0 Crown Radius (m): 6.0 DBH (cm): 70 Life Stage: Mature Life Exp.: 30+ Years	Medium	Good	Good	Good	High	Good	Strong upright form. Mild buttress roots, no cavities evident. Late to drop leaf. Full and even canopy. Exposed to E due to lack of tall trees. Lower limb with hazard beam failure in valley side, no potential impact to neighbouring property.	

4. DISCUSSION

- 4.1. The timescales mentioned in the recommendations reflect the urgency of the works required.
- 4.2. Where no works are mentioned, from an arboricultural standpoint there appears to be an acceptable level of risk as outlined in section 1.4, and no works are deemed necessary from a safety standpoint.
- 4.3. It is recommended that **the next survey** be carried out using this survey for reference **after 3 years**, preferably in spring or summer to assess in different seasonal conditions.

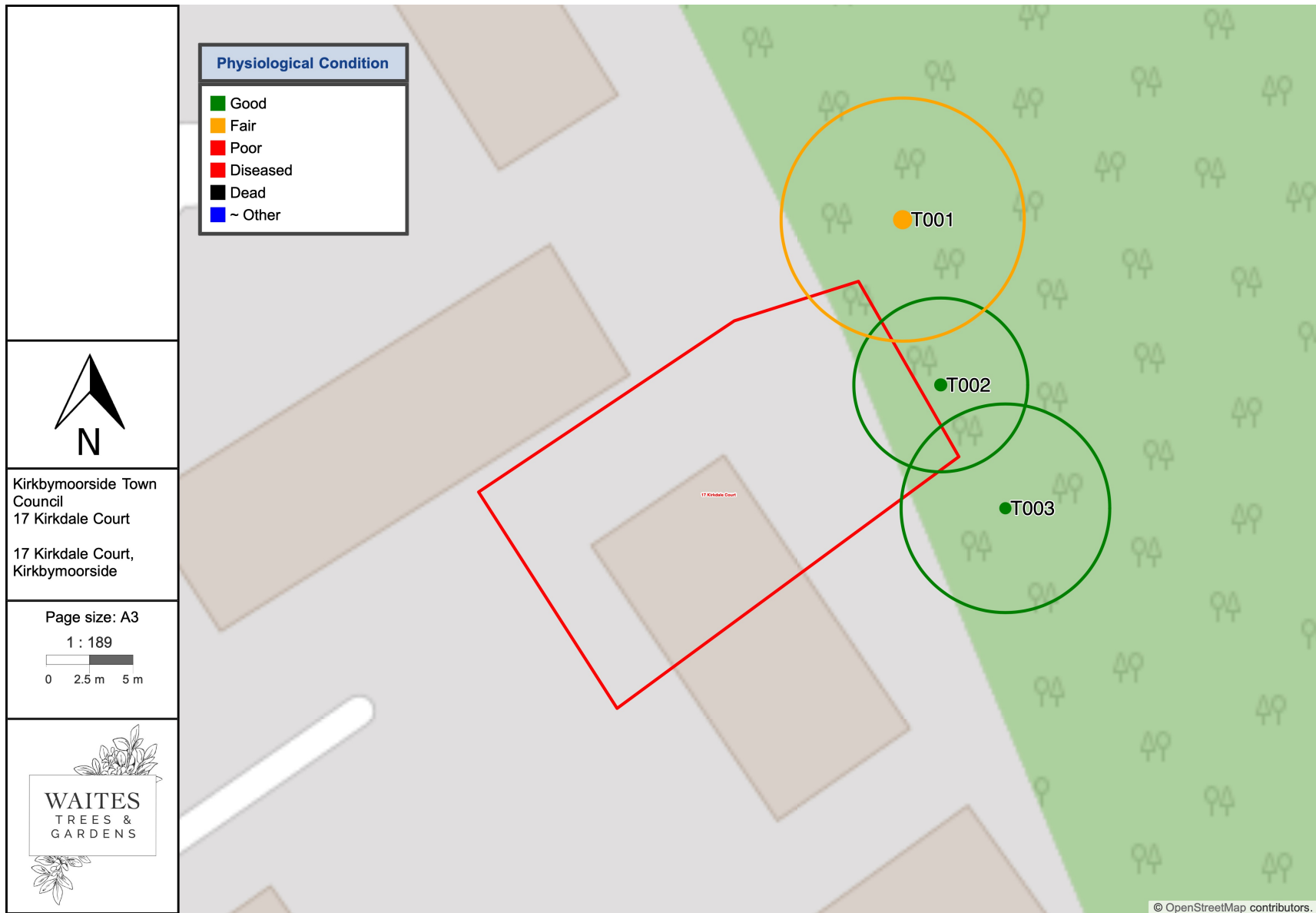
5. ADDITIONAL COMMENTS

- 5.1. Potentially trees covered in this report may also be habitat for species of bird and bat. It is therefore recommended that appropriate advice should be sought with regard these matters and any other environmental concerns if works beyond those described are undertaken
- 5.2. All works should be performed by trained arborists and work done in accord with BS:3998 2012
- 5.3. Climate and other factors can cause damage and failure in apparently healthy trees. All trees potentially pose a hazard, however they should be managed based on their level of risk and no guarantee can be given as to their safety.
- 5.4. Neighbouring properties may desire further works than outlined due to other factors such as light, perceived safety risk, lead management etc. These works would be additional to any works under safety recommendations and would be at the discretion of the owner, namely Kirkbymoorside Town Council. Any works should still be in line with BS:3998 2012
- 5.5. The assessment was made using the Visual Tree Assessment method. There are always factors that are beyond the observation and control of the writer; however this report is finalised with all the information required to reasonably make analysis and formulate professional opinion.

Prepared by:	Mr. Joseph Waite
Date:	28/12/2023



APPENDIX 1 - MAP - TREE LOCATIONS AND CONDITION



APPENDIX 2 - MAP - SATELLITE



APPENDIX 3 - GLOSSARY OF TERMS

This glossary should help provide some clarity on commonly used terms in Arboricultural reports.

- **Arboriculture:** The study of the care and management of trees, including their health, cultivation, and management.
- **Crown:** The branches and leaves of a tree, usually located at the top of the trunk.
- **Canopy:** The outermost layer of the tree's branches and leaves, which is formed by the crown.
- **Pruning:** The removal of specific branches or parts of a tree to improve its health, structure, and appearance.
- **Crown Lifting:** A pruning method that involves removing the lower branches of a tree to increase the space beneath the tree's canopy.
- **Pollarding:** A pruning method that involves removing all of a tree's branches back to its main trunk or framework branches, usually done to keep a tree at a specific height or to promote new growth.
- **Coppicing:** A pruning method that involves cutting a tree's trunk or stems down to ground level to promote new growth and maintain a desired height or shape.
- **Decay:** The decomposition of wood within a tree, caused by fungi or other organisms.
- **Cavity:** A void or hollow space within a tree caused by decay or damage to the wood.
- **Codominant stems:** Two or more stems that emerge from a common point on a tree, often leading to structural weaknesses.
- **Tree preservation order (TPO):** A legal designation that protects trees from being cut down or pruned without permission from the local council or authority.
- **Soil compaction:** The compression of soil, which can lead to reduced water and air flow to a tree's roots, causing stress and potential health issues.
- **Epicormic:** Refers to the growth of shoots or buds on a tree's trunk or branches, usually caused by stress or damage to the tree.
- **RPA:** Root Protection Area, refers to a designated area around a tree's base which should be protected during construction or other activities. The RPA is calculated based on the tree's size and the type of soil it is growing in, and is designed to ensure that the tree's roots are not damaged, which can lead to stress, decline or death.
- **DBH:** Diameter at Breast Height, is a measurement taken of the diameter of a tree's trunk at a standard height of 1.3 meters above the ground. DBH is often used as a standard measure for tree size and is used to estimate the age, growth rate, and other characteristics of a tree.