



ARBORICULTURAL REPORT

Land adjacent to Holly Lodge, Rectory Lane

Reference Number: 0758
Version: One

Date: 30 May 2022

Client:
Holly Lodge
Rectory Lane
Angmering
West Sussex
BN16 4JU

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Qualifications			
Foundation degree in Arboriculture (level 5), Lantra Professional Tree Inspection.			

Arboricultural Condition Assessment

Purpose of the Assessment:

The assessment is designed to highlight the health and structural condition of single Red Horse Chestnut tree and the tree's impact to and from the surrounding buildings. The report will also discuss methods to establish the potential for direct or indirect damage to building and provide recommendations for future management options.

Included within the Contents of this Assessment are:

- Summary of the assessment
- Tree details
- Recommended management actions

Date: 30th May 2020

Report prepared by: Ben Tidey FdSc arb, MArborA.

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Site Details:

Tree location address:

Church Farm House

Rectory Lane

Angmering

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Report Outline Information

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. The Arboricultural Consultancy can provide further information on this matter if required. Where tree surgery works have been identified these should only be undertaken after checks with the relevant authority have been made, it is necessary to ensure that works may lawfully be undertaken. Up to date checks should be made as to the possible protection status of trees/ vegetation or land they are located within, these checks should cover, but are not limited to; Tree Preservation Orders (TPOs), Conservation Area, planning conditions, Areas of Outstanding Natural Beauty (AONBs), Ramsar, Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI). Locations of designation can be found at <http://magic.defra.gov.uk/MagicMap.aspx> and further advice on designations can be found at <http://jncc.defra.gov.uk> Further advice on TPOs, Conservation Areas or planning condition can be found with the local governing organisation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species. Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the site we would advise you to instruct us to contact the third party and undertake further inspection work.

This survey and report has been undertaken and produced by The Arboricultural Consultancy Ltd. All information within this report was correct at time of assessment.



Ben Tidey FdSc
Consultant Arboriculturist
Monday, 30 May 2022

1.0 Introduction:

The single Leyland Cypress tree (T1) sits within the property of Church Farm House on its eastern flank, in proximity to the boundary with Holly Lodge. Historically there has been a major failure of a Leyland Cypress tree that is of similar condition and age as the one within this report, this failure was reportedly from where the tree trunk bifurcated at an included bark union. The failure resulted in a large portion of the tree falling across the land of Holly Lodge. This portion closely missed the dwelling, this tree was subsequently removed to ground level. The tree forming the focus of this report has an included bark union at circa 2.5m up, this tree is large and failure of stems or trunk would very likely strike the dwelling of Holly Lodge, to exacerbate the issue, with the removal of the previously failed tree there is a new exposure to wind.

1.1 Summary:

The Leyland Cypress (T1) is located close to the boundary between Church Farm House and Holly Lodge being located within the land of Church Farm House, the tree is within striking distance of Holly Lodge, this fact has caused concern over the tree's integrity. The tree has similar growth defects of an adjacent tree that failed at a tight included bark union between stems. T1 is of declining health with a decreased level of vigour as is typical for this species, there is broken branching and the included bark union at 2.5 -3.5m. Given the limited merit of this tree and defects it is considered that tree removal is the most suitable management, as any action to prune the tree to lessen stress on the union would result in the likely demise of large portions of the tree if not the entire tree.

1.2 Site Details:

The tree T1 Leyland Cypress sits within the property of Church Farm House on its eastern flank in proximity to the boundary with Holly Lodge. The tree has minimal amenity value and is located set back from the public road within the tree covered portion of the property.

1.3 Key Terms and Abbreviations:

A list of the key terms and abbreviations have been included to help explain some of the terminology, found in appendix 3.0.

1.4 Use of Assessment:

This assessment is designed to be used as guidance as to the tree's health, condition and remedial action. The information within this report was accurate at the time of the site survey.

2.0 Tree Survey:

The trees were surveyed by Ben Tidey FdSc (Arb) MArborA on Tuesday 10th May 2022. The tree was assessed from ground level and from a short step ladder making assessment to a height of 3m possible. There was access around the tree and of the crown however parts of the crown were obstructed by adjacent tree branching. Notes and photographic evidence were taken during the assessment.

2.1 Survey Method:

The tree was inspected from ground level using widely accepted Visual Tree Assessment (VTA) as defined in Research for Amenity Tree Series books. Principles of Tree Hazard Assessment and Management by David Lonsdale research for Amenity Trees No.7. Published 21/07/1999. No climbing inspections were undertaken. No samples of soil, tree tissue or suspected pests, diseases and pathogens were taken. Heights of trees were estimated by eye and crown spreads by physical pacing. Diameters were measured in mm using a diameter tape measure. The trees were measured at 1.5m from ground level if it consisted of a single stem. Trees present with more than one stem below 1.5m are measured in accordance with BS 5837:2012. Any photographs taken on site are done so using a digital camera. Tools used for tree inspection were a metric diameter tape, binoculars, hand lens and where appropriate, metal probe, trowel, and engineers' mallet. See appendix 1.0 for tree survey record.

2.2 Tree Details:

The information gathered during the tree survey is recorded and can be found in appendix 1.0 along with any recommendations and photographic evidence.

3.0 Conclusion:

The tree T1 Leyland Cypress is codominant in that it sits within a group of trees and has developed as such, the local growing environment has recently changed with the loss of adjacent tree from failure in strong wind. T1 has a decreased level of vigour than would be expected of the species. There are broken parts to the lower crown and of major note is the include bark union where the stem bifurcates; this union is between c.2.5 and 3.5m. The union between stems transects between west and east with the eastern side having a 'big ear', this is an indication that the tree's ability to react to stress and loading at this point is compromised as there is little growth over the crack, if any. To the west of the union is a 'smaller ear' indicating that this side has a greater level of reaction growth although it is still evident of an ear and an increased zone of stress.

Due to the proximity of the tree to the dwelling of Holly Lodge, the recent change in the growing environment, the decline of vigour and the compromised union of the stem it is deemed appropriate that action is taken.

3.1 Future Management:

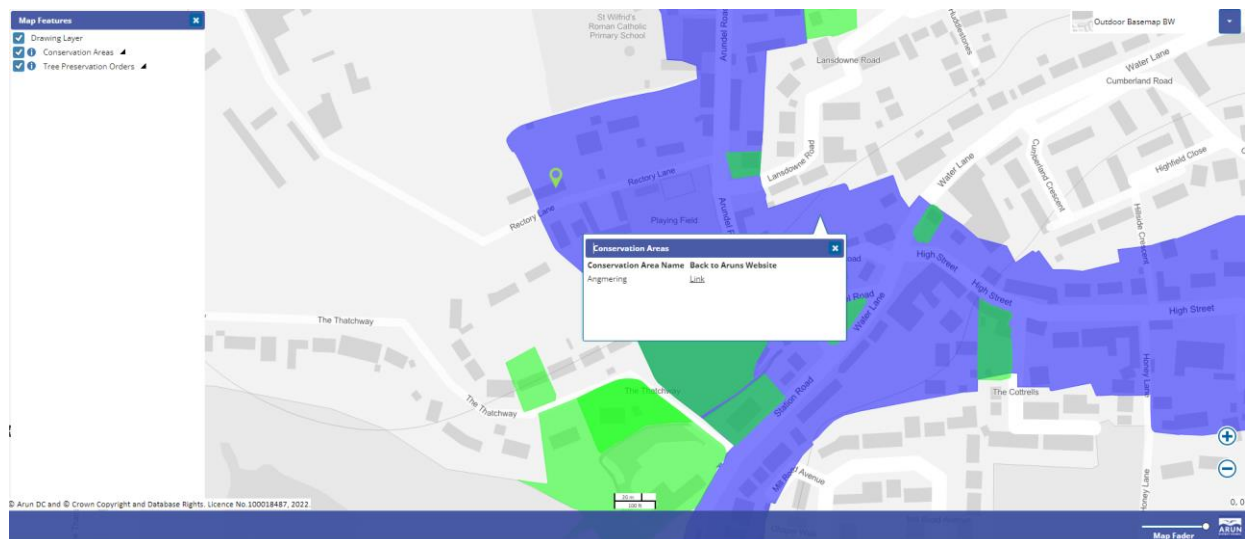
The tree T1 Leyland Cypress shall have action taken to address the hazard it poses to the dwelling of Holly Lodge.
It is recommend given the factors of the tree and location that the tree be felled.

3.2 Protection status:

Checks where made with Arun District Council's online mapping service on 25/05/2022 indicate that:

There is no Tree Preservation Order (TPO) effecting the tree - T1

The area including the Tree T1 falls within the Angmering Conservation Area



Given the tree is within a conservation area, the council shall be informed of any tree works that are to be undertaken this is known as an s211 notification, the council will then have 6 weeks to resist your proposal by way of implementing a Tree Preservation Order.

3.3 Management Considerations:

At the time of assessment, the trees have characteristics that are associated with nesting birds or bats; such as decay cavities and splits. It is recommended that a more in-depth inspection of the tree crown is undertaken before any work is started as this type of assessment is beyond the scope of this report.

3.4 Notes from the Author:

There are many things trees give to us, these can be obvious such as shade and aesthetics but some less obvious such as pollution reduction and ecological factors such as wildlife.

A holistic view that covers many generations of people and trees needs to be applied with respect to the trees location, being in an area of regular use also with the potential for the trees in question to cause damage and harm.

We must remember that trees are living growing organisms and they will grow and will at some point decline in health and finally die we should offer them the dignity to do this, but in a safe and manageable way.

To maintain the best possible treescape we need trees of differing ages but these trees need to be safe to live with, and often it is not possible to make the tree safe or keep people out of the way of dangerous specimens so the tree inevitably must go. We have a responsibility to the future generations to give them trees that they can enjoy as our forefathers have done. Good tree management is to be sensible and realistic with the consideration to the time scale trees grow in and not reckless and short sighted.

Appendix

Appendix 1.0 Tree information

Tree Number	T1	Height	12m	DBH	700mm	Crown spread	3m
Species	Leyland Cypress - <i>Cupressus × leylandii</i>						
Physiological condition	Declining	Physical condition		Poor	Age class		Mature
Comments: Mature tree located in striking distance of the dwelling of Holly Lodge c.5m. Tree located within a tree covered area of mixed species including; Maple, Macrocarpa and Cypress. This group is of similar ages creating a group of codominant trees. To the trees south is a dilapidated garden shed, at the tree base and on the west of the trunk is major lvy that inhibited full inspection. The tree has broken lower branching over the shed, there has also been pruning to lower branching. The tree has a decreased vigour with smaller dead parts from the trunk. The lower trunk becomes twin stem with an included bark union at a height of c.2.5 - 3.5m. The inclusion between stems transects between west and east with the eastern side having a 'big ear' with little growth over the crack/union if any. To the west of the union is a 'smaller ear' with a less abrupt ridge is evident of an increased zone of stress, where stems separate the trunks become concave and crescented on the inner faces this is in reaction to the bark inclusion this has created a cavity that is filled with decayed vegetation, the location of this means it was not possible to investigate further. The tree has limited individual merit and although is visible from the public realm this tree adds little value as it forms a small part of a larger group.							
Recommended remedial action: Given the location and condition of the tree it is recommended that: • The tree be felled to grown level							



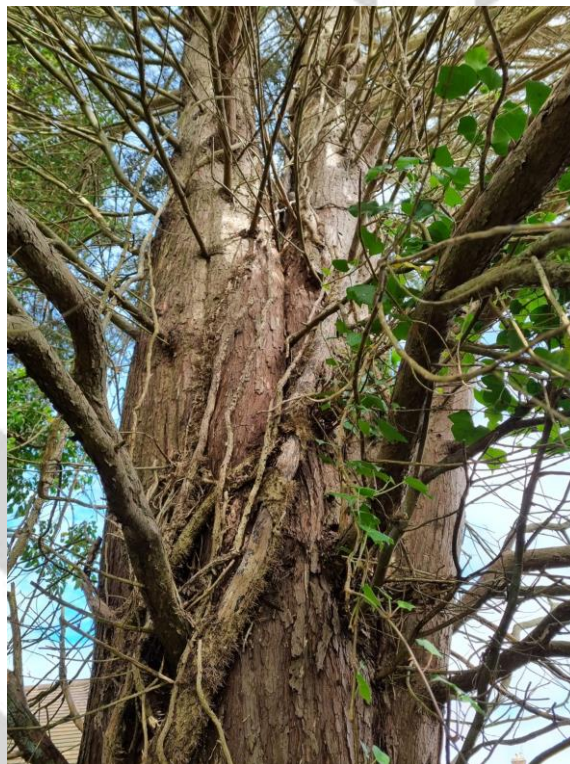
Picture 1. Overview of T1 from east with trunk shown



Picture 2. T2 at closer view from east showing east side of included bark union and broken branches



Picture 3. T1 from south east showing swelling at area of tight included bark union

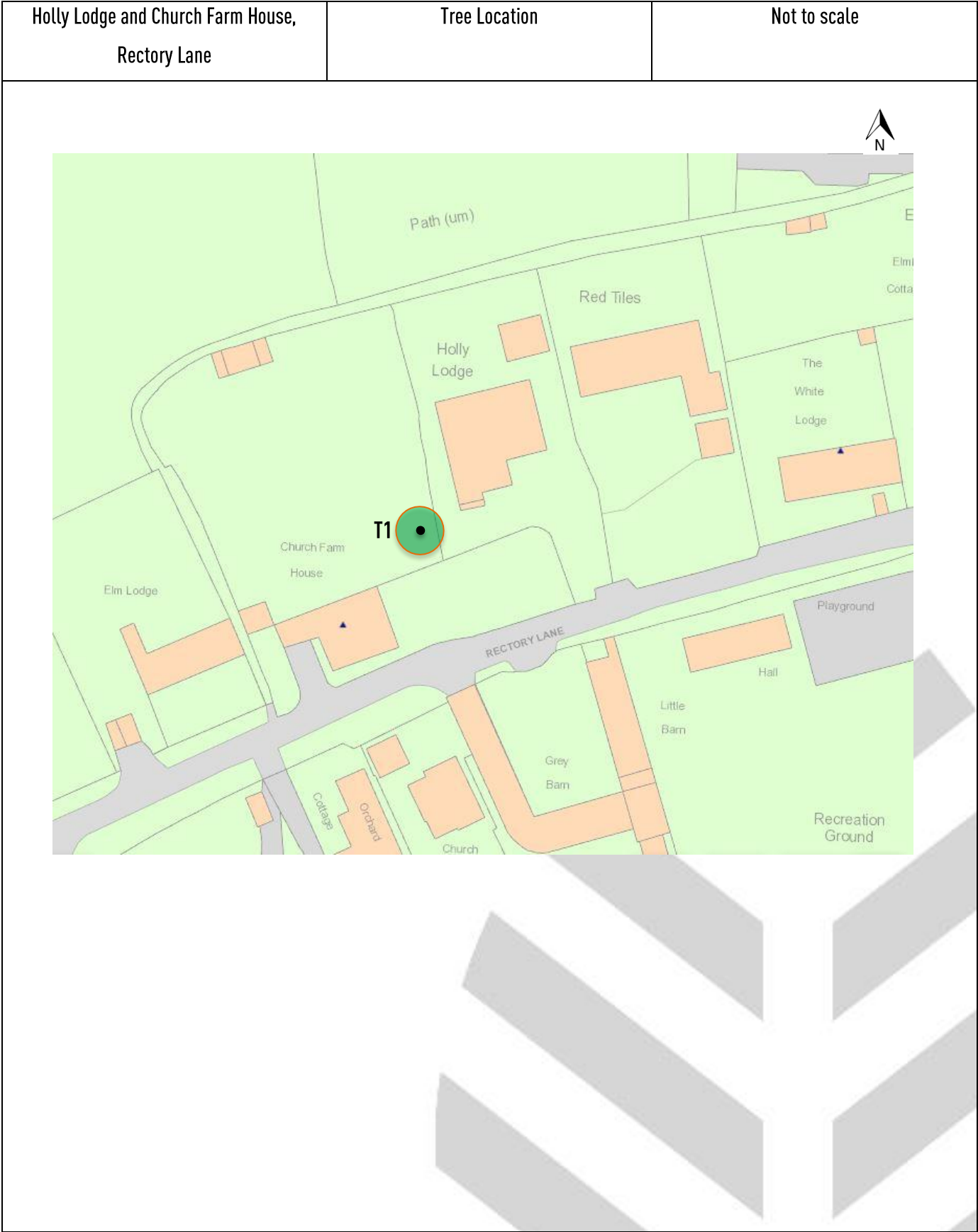


Picture 4. T1 from west side showing west side of included bark union with swelling 'ridge' or 'ear'



Picture 5. T1 from east side showing west side of included bark union with swelling 'ridge' or 'ear'

Appendix 2.0 Tree location:



Appendix 3.0 Key Terms and Abbreviations

Arboriculturalist:

Person who has relevant education and training, gained expertise in the field of trees.

British Standard 5837: 2012 Trees in Relation to Design, Demolition, and Construction - Recommendations (BS 5837):

British Standard document outlining best practice and guidelines for the impact of arboriculture on the construction industry.

British Standard 3998 2012 Tree Work Recommendations (BS 3998):

British Standard document outlining best practice for Tree Works.

Competent Person:

Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

Stem:

Principle above ground structural component(s) of a tree that supports the branches/crown.

Pathogen:

A micro-organism which causes disease in another organism.