ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/0427/15
DATE VALID	23 MAR 2015

ARBORICULTURAL REPORT

PREPARED BY:

Phillip J. Ellis Tech Cert Arb (AA) MI Hort

25th June 2012

On behalf of: Dr & Mrs D. Mortimer

Site:
The Gables,
41 & 41A Mill Road,
Lancing,
West Sussex,
BN15 0QD.

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1.0 Scope of Survey

1.0 The arboricultural report is concerned with the condition of 6 Holm Oaks in the front garden to 41 & 41A Mill Road that all are all subject to Tree Preservation Order TPO162/2/77/L that prevents tree owners carrying out tree surgery works without obtaining permission from the local planning authority in this case Adur District Council. The owners have recently applied to fell all six trees, application number AWDM/0358/12 and the planning department have asked for an arboricultural report on the condition of the trees. Dr & Mrs Mortimer are concerned that the trees are now too large and taking light from their property and may also be damaging property together with health, safety and management issues.

1.1 Instructions to provide report has been given by Dr D. Mortimer following discussions with client and consultant architect Mr. P. Wilson. I have had sight of reports from Terratec Services Ltd, Mr D. Sankey pest control and a site plan showing location of the six subject trees.

1.2 Recommended tree works will be required to be in accord with British Standard 3998: 2010 Tree Work [BS3998].

1.3 Any observations made with regard to the condition of built structures are from a layperson's view.

2.0 Survey Method

2.1 The survey was conducted from ground level with the aid of binoculars.

2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

2.3 No soil samples were taken.

2.4 The height of each tree was estimated using a laser device and given in metres.

2.5 Stem diameters [SD] were measured in millimetres at 1.5m above ground level.

2.6 Crown Spreads were estimated by pacing and are given as an averaged overall figure in metres.

2.7 The dimensions of groups of trees are given as an averaged figure.

2.8 The estimated life expectancy has also been stated, however, as with the potential spread and height this is highly dependent on site and environmental conditions and can only be taken as a guideline.

2.9 Where ivy smothers the trunk or crown, it was not possible to fully survey the tree. Where it exists in abundance, it has been noted within the tree survey schedule.

3.0 The survey is not a subsidence risk assessment and no consideration has been given to any influence the root system of the trees inspected may be having on built structures and the subsoil when making conclusions.

3.1 The survey report acts as an indication of the trees overall health and safety offering recommendations on future management for individual trees or groups. Comments are given in order to provide a brief explanation of the condition of the tree. They include shape and form along with any obvious external defects. The condition of the ground area, stem, branches and leaves is assessed whilst surveying and comments only made where there is a defect.

4.0 The Site

4.1 Located to the north of the A27 at Lancing, West Sussex a residential area on sloping ground to towards the South Downs.

4.2 The trees are all mature located within the front garden of the two properties between a detached house, annex and the road. They are on the whole visual from the road except T11 and T15 that are behind a large hedge. On entering the front garden from the road it is immediately apparent that the garden and house is heavily shaded giving a clear impression of far too many trees in the garden. Ground vegetation is sparse due to the all year shade from the tree canopies giving little opportunity to grow shrubs and herbaceous plants. Also excrement from roosting birds can be seen on the ground presenting health risks such as *Salmonellosis, Psittacosis* and *Pseudo tuberculosis* mentioned in a report by D Sankey Pest Control Services.

4.3 Looking at the site from outside in the road to give an idea of visual amenity it is clear that the trees are out of scale to any other trees in the road and block a clear view along the road to other properties. The photograph below taken opposite the property gives an idea of the size of the trees.

4.5 The topography of the site is sloping to the north and the soil type is shallow freely lime rich founded on head deposit over upper middle chalk and likely to support a wide range of tree and shrub species.

Subject Trees

5.1 Six trees were inspected and recorded as detailed in the survey schedule with this report. No other trees were considered for this report. All six are Holm Oak an evergreen species that generally sheds some of it's leaves in early summer compared with deciduous species that shed leafs in the autumn and then offering little shade during the winter. The species forms a large tree and not generally associated with domestic property as there is usually not enough space to accommodate the species. They are renowned for having long spreading limbs that in time can break away from the main stem due to increasing weight with the consequence of causing damage. Roosting birds i.e. pigeons are frequently found either nesting or just roosting at night that is often a nuisance to householders.

5.2 Overall condition of trees is good to fair with three having been heavily pollarded in the past. There is little evidence of recent tree works. T12, T13 & 14 certainly present deep shade to the house and the crowns are spreading and require some crown reduction within the next year. Pruning work has occurred in the past and now overdue to reduce size and make safe.

5.3 I understand there are problems with receiving television signals to the property that would undoubtedly be improved if removal and crown reduction took place as detailed below.

5.4 T10, T11 and 15 have all been heavily pollarded in the past with the intention of reducing size. They have little potential making little contribution to the street scene and in the long term and would be best to remove them as a first stage in reducing shading. Removal of three trees and reducing the crown spread of the remaining trees will have an impact on light and also have considerable impact on the feral pigeon problem.

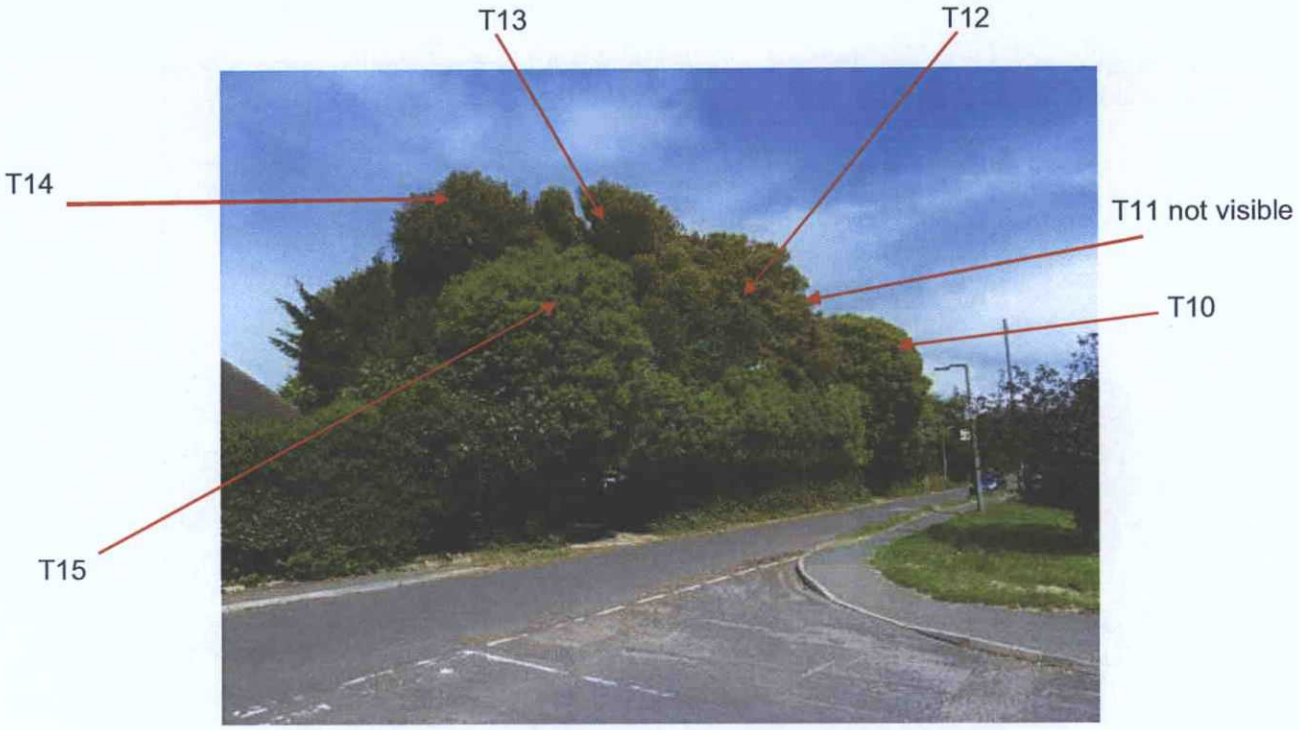
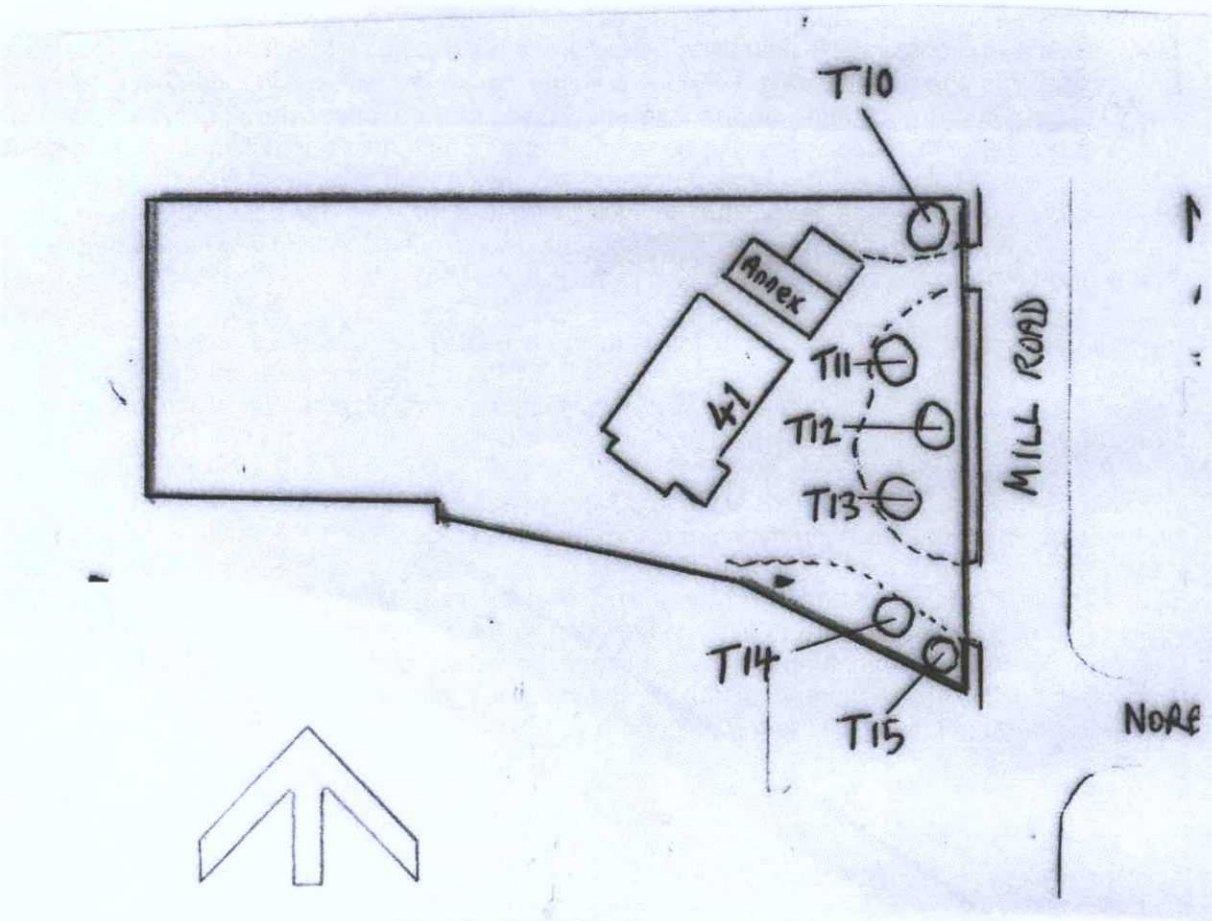


Photo showing trees and also visibility from the road



Sketch plan showing tree positions

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Worthing,
West Sussex,
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Telephone 01903 5043170 Mobile 07969 104421
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Tree Inspection Report:

Inspected: 14th June 2012

Location: 41 Mill Hill Road, Lancing, West Sussex, BN15 0QD.

TPO tag no	Species	Ht M	Stem Diam mm	Crown radius M	Age	PC	Life Expectancy	Targets	Comments	Recommendations
T10	Holm Oak (Quercus ilex)	13	760	12	Over Mature	Poor	<10	Road Building Drive	Old pollard with pruning wounds multistem tree, Decay at buttress. One stem leans over road. Blocking TV signal to 41A 5 m distance from house	Fell to ground level and replace with one Mountain Ash.
T11	Holm Oak (Quercus ilex)	8	840	7	Over mature	Poor	<10	Road Building Drive	Line wires through crown. Old pollard. Pruning wounds in buttress. Ivy growing on stem. Blocking TV signal to 41A 6.2 m from house	Fell to ground level and replace with Autumn Flowering Cherry.
T12	Holm Oak (Quercus ilex)	16	660	12	Mature	Good	40>	Road Building Drive	Ivy on stem, old pruning wounds. Minor wound on stem. Crown structure spreading and liable to fail. 12.5 m distance from house.	Reduce height by 4 m to 12m for management and safety reasons.

Recommendations

6.0 Recommend that the pollarded Holm Oaks T10, T11 and T15 are removed and the remaining three Holm Oaks are crown reduced as detailed in schedules and indicated in the photograph below. I would strongly recommend that the hedge alongside Mill Road be cut back and height reduced as contributes to shade in the garden and is starting to impact on traffic using the road.

6.1 Recommendations for work are given within the survey sheets for each tree. Works should be carried out to a minimum standard and is "Tree Work" BSI 3998: 2010 and only contractors capable of working to that standard should be employed. Contractor's staff should also have appropriate craft certificates of competency.

6.2 In exercise of your duty of care in terms of tree safety, it is recommended that the subject trees should be re-inspected every five years and after extremely strong winds or a change in site circumstances.

6.3 In recommending replacement planting I have selected garden species that will not make such large trees at maturity and should be standards 2.7 – 3m high, obtained from a reputable nursery.

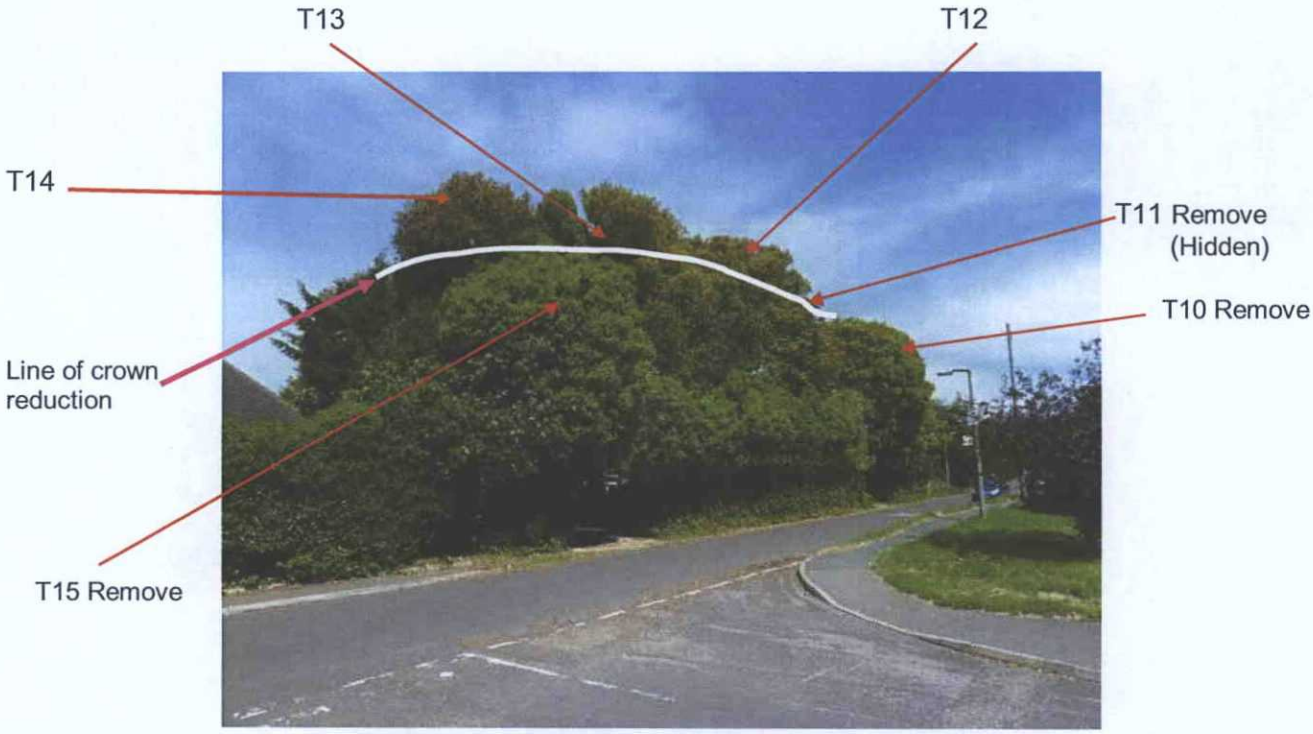

Photo indicating recommended work and tree removals

Conclusions

By removing the three pollarded trees and crown reduction of the three remaining Holm Oak trees remaining and cutting back top and side of hedge will reduce shading and have some impact on the Roosting pigeons. More importantly the works would bring the visual scene in scale with the entire road and improve the quality of wellbeing for the owners.

[redacted]

Phillip Ellis MI Hort, Tech Arbor A
Date: 25th June 2012

	Species	Ht M	Stem Diam mm	Crown radius M	Age	PC	Life Expectancy	Targets	Comments	Recommendations
T13	Holm Oak (Quercus ilex)	13	640	12	Mature	Good	<40>	Road Building Drive	Ivy on stem, old pruning wounds with minor deadwood in crown. Evidence of previous pollarding. 16.3m distance from house.	Reduce height and crown spread by 3m.
T14	Holm Oak (Quercus ilex)	16	700	12	Mature	Good	<40>	Road Building Drive	Old pruning wounds Long scar on north limb possibly from high sided branches on south side. Minor deadwood in crown17.1m distance from house	Reduce height and crown spread by 4 metes to 12 m. Lift crown on south side to 3m.
T15	Holm Oak (Quercus ilex)	8	1000	5	Mature	Poor	<10	Road Drive	Twin stem tree previously pollarded with old pruning wounds, ivy on stem and crown, close to road distance from house.	Remove tree as it has little value in quality and close to road edge.

Recommended tree works will be required to be in accord with British Standard 3998:2010 Tree Work – Recommendations. Only contractor's standard should be employed together with appropriate insurance. Contractor's staff should also have appropriate craft certificates of competency.

Key

1. **Tree No:** Relates to individual tree numbers on a plan or, where used, tags on trees or groups of trees. The prefix indicates whether the tree or trees are an individual, a group, a woodland or a hedge (T, G, W or H)

2. **Species:** The name given is the 'common name'. Where Latin names are given they are shown in *italics*

3. **SD:**Trunk diameter at 1.5 metres ('breast height') above ground level, given in millimetres. In the case of multi-stemmed trees (ms) the stem diameter is taken just above the root flare

4. **H** (Height) The height measured in metres with the aid of a clinometer

5. **R (Crown radius)** the average crown spread taken from the centre of the trunk to the tips of the live lateral branches given in metres. May be given as separate measurements following the compass points N-E-S-W.

6. **Age:**
7.

Y	Young
MA	Middle aged - 1/3 to 2/3 life expectancy
M	Mature - over 2/3 life expectancy
OM	Over-mature - fully mature, past peak condition and beginning to decline
V	Veteran - trees of interest biologically, aesthetically or culturally because of significant age.

8. **PC:** Physiological Condition – An assessment of the health and vigour of the tree compared with what would normally be expected of the species:

G	Good
F	Fair
P	Poor
D	Dead

9. **Target:** Part or all of tree could harm/damage if it failed

10. **Comments:** Comments have been made in relation to the following:

- Health or condition
- Structural defects/safety
- Aesthetics
- Future potential
- Relationship to other trees or features
- Extent of ivy growth, if present
- Any other relevant details

11. **Recommendations:** Preliminary management recommendations in relation to the proposed development are made where appropriate. These may include remedial tree works that are deemed necessary to improve the quality of the tree or for safety reasons. Recommended tree works will be required to be in accord with British Standard 3998:1989 Tree Work [BS3998].

12. **Life Expectancy**: an estimate of the future life expectancy of the tree(s) in the present setting given normal circumstances, given in years.

Please note that trees are living organisms and their condition is subject to change over time. Assessments are based on their condition on the day of inspection and cannot cover unforeseen circumstances.