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**BEN GILLETT TREE SURGERY &  
MECHANICAL SERVICES**

OAKLANDS FARM, ST. MARTINS, ISLES OF SCILLY. TR25 0QN.

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**Client:** Hanover Housing Association

**Title:** Tree condition survey at Hanover Court, St. Mary's Isles of Scilly

**Date:** 1<sup>st</sup> April 2016

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## 1. Instruction

The details below cover information regarding the inspection of trees growing in the grounds of Hanover Court. The inspection was carried out on the 25<sup>th</sup> February 2016. The inspection undertook the following:

- i. Walkover visual inspection of all trees to identify any obvious structural defects or signs of poor physiological health.
  - ii. Individual inspection of each tree to identify past management and so to propose a long term maintenance program for future management.
  - iii. Detail a prioritised list of recommended works.
  - iv. Indicate the position of each tree on a plan of Hanover Court.
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## 2. Report Limitations

- i. The inspection included a 'Visual Tree Assessment' (as developed by Mattheck & Breloer, 1994 & Lonsdale, 1999) from ground level.
  - ii. The inspection consisted of a formal walkover visual inspection to identify clear and present signs of any immediate instability within the tree. Where any obvious problems with the trees structural or physiological health are identified then a detailed inspection of the tree was undertaken.
  - iii. A girth tape, sounding hammer, pocket knife, pruning saw and binoculars were used where necessary to facilitate with the inspection.
  - iv. The trees are measured in meters. Where many trees are inspected, one tree in the area is measured and the remainder are estimated against the measured tree. Stem diameter is measured in mm at (DBH) 1.3m above ground level.
  - v. No invasive techniques were used as part of the inspection and the estimated risk of harm posed by the trees remains relevant for 12 months in the absence of any environmental change, including but not limited to major storms, unapproved pruning, trenching works and physical damage.
  - vi. Please note that the visual inspection and risk assessments are made with the over-arching goal of assessing a tree's ability to withstand a range of *normal* weather events that might be expected to occur.
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### 3. Site and tree details

- i. Hanover Court is a development of 7 apartments on Old Town Lane, St. Mary's, Isles of Scilly.
  - ii. There are a total of 18 trees growing throughout the development.
  - iii. The trees are a variety of mixed broadleaves and agave spp. With an age range of juvenile to over mature.
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### 4. General findings

- i. The survey contains details on the trees identified individually during the course of the inspection.
- ii. Where recommendations have been made for pruning or removal a timescale has been allocated. This timescale indicates when the recommended work should be carried out by.
- iii. The trees on site all have good vitality for their age and species. (Therefore having fully functioning biological system showing average expected vitality i.e. normal bud growth, leaf size, crown density and wound closure)
- iv. Past management of a number of the trees has seen them pollarded at different stages of their lives. (Pollarding is the process of cutting a tree so as to encourage formation of numerous branches arising from the same height on a main stem or principal branches, in doing so it retains the tree to a manageable size.)

The row of 8 elms on the boundary to Bordeaux Pottery and the 2 elms on the High Cross Lane boundary are very mature trees that are remnants of old field boundary trees. They have been pollarded numerous times to varying heights and to varying standards of tree husbandry. They almost all show signs of decay and cavities but apart from trees No.17 & 18 which requires major reduction or removal, the others with regular maintenance will continue to show good vitality. \*

- v. The two *Aesculus hippocastanum* (chestnuts) Nos.9&11 situated in the lawns within the garden area have been regularly (most recently within in last 2 years) pollarded to a good manageable shape and show good vitality.
- vi. There are two recently planted trees within the site a *Trachycarpus fortunei* (chusan palm) No. 14 planted on the corner (road side) by the pedestrian

- entrance between property 3 and 4. The other is a newly planted ornamental tree No. 12 in the lawn within the garden area. Both of these trees are included in the survey although at present are of such a small size they should cause minimal risk, but worth noting their presence for future surveys.
- vii. There are 3 Cordyline australis (cabbage tree) Nos. 10,13 & 15 within the site of varying maturity and size ranging from approx. 2meters to 12meters. They all show good vitality.
- viii. A small 1.25 meter high stump of a cut down Crataegus monogyna (hawthorn) No. 16 in the front garden of property 4 has grown a good display of epicormic growth (epicormic shoots are the means by which trees regrow after coppicing where the tree's trunk or branches are cut back, the multiple shoots allow the trunk/branch to continue photosynthesis) and shows good vitality.
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## 5. Conclusion

- i. Past management of the majority of the trees has seen them pollarded to retain them at a small and manageable size considering the tree species and the size and position in their location.
- ii. The past pruning of the trees (apart from elms No.17 & 18) has made for a beneficial long term management technique (pollarding) which will maintain the trees at a small and manageable size so reducing the likelihood of any significant conflict with people and or adjacent properties. \*
- iii. Elm Tree No.17 & 18 on the hedge boundary along High Cross Lane should be reduced in height to no more than 3 metres, and allowed to grow away to form new pollarding points, or when the contractor reduces the height, if there is significant internal decay remove the trees to ground level. (in this case hedge level) Both trees are leaning towards the property, are within possible reach of the property and tree No.18 is also in close proximity to both the low voltage power lines and the Telecom line. \*
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## 6. Recommendations

- i. Refer to survey schedule for individual trees but in general continue regular (5yearly max) pollarding of trees to retain a manageable size and branch frame work.
  - ii. Reduce in height or remove Elm No.17& 18.
  - iii. Water young tree No. 12 & 14 during times of drought. Formative pruning of No.12 as necessary.
  - iv. Trim as desired regrowth of tree No.16.
  - v. The trees onsite should be re inspected within 5 years from the date of this report.
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## 7. Other Considerations

- i. All tree works should be carried out to BS 3998 Tree Work by an approved contractor.
  - ii. All trees on the Isles of Scilly are located in a conservation area; therefor it is necessary to consult the council before any pruning works other than certain exceptions can be carried out.
  - iii. The wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides stator protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained, by the tree owner or person responsible, before undertaking any work that might constitute an offence.
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# Hanover Court Tree Survey

## Key to Headings and abbreviations:

- Tree No.** Tree reference number as per plan.
- Species** Botanical and common name where applicable
- Age** Y= Young tree, under one third life expectancy  
SM= Semi Mature tree, between one and two thirds life expectancy  
M= Mature tree, two thirds life expectancy  
OM= Over mature tree, over two thirds life expectancy
- Height** Measured in meters from ground level. One in ten trees are measured with the remainder estimated against this tree.
- DBH** Stem diameter in mm measured at 1.3m above ground level
- Crown Spread** Measured in meters, the broadest diameter of the crown
- Vitality** G= Good, fully functioning biological system showing average vitality for that species.  
F= Fair, fully functioning biological system showing below average vitality for that species.  
P= Poor, a biological system with limited functionality showing significantly below average vitality.  
D= Dead.
- Priority** 1= Emergency, undertake within 48hrs of notification.  
2= Urgent, undertake within 30 days of notification.  
3= Normal, undertake within 6 months of notification  
4= Under take within 3 years of notification.