Tree Generation

Independent Forestry Advisor.

Tree report

42 Holme Lane,
Bottesford,
North Lincolnshire.

Prepared by: Tree Generation on the 25th of August 2025

Date of Inspection: 21st of August 2025

Prepared by:

Tree Generation
Lincolnshire.
[redacted]

A report on a single Horse chestnut growing within the grounds of the above property

1 Introduction

Upon the consideration of their duty of care under the Occupiers Liability Act 1985, I have been asked by Mr D Charlton to inspect a single Horse chestnut growing within the grounds of the property and provide recommendations for any remedial action I deemed necessary.

2 Conclusions and Summary

The tree has undergone historical management, though requires remedial works to enable it to remain and contribute to the local area.

Reduce the lateral spread to the east and northeast by 3m to leave a finished length of 8.6m - measured from the main stem.
Reduce the lateral spread to the north by 2m to leave a finished length of 6.2m - measured from the main stem.
Reduce the lateral spread to the south by 2m to leave a finished height of 6.5m - measured from the main stem.
In all works, prune to keep flowing lines with no internodal cuts.
Reduce the height by 4m to leave a finished height of 15.4m at the same time to maintain flowing lines and reduce sail in strong winds.
These works are to prevent failure onto the road and property due to the noted defects and enable the tree to be retained long term.
Timescale: 20-Aug-2026 (1 Year)

It should be noted that all trees have a natural failure rate. This failure has long been classed as Act of God.

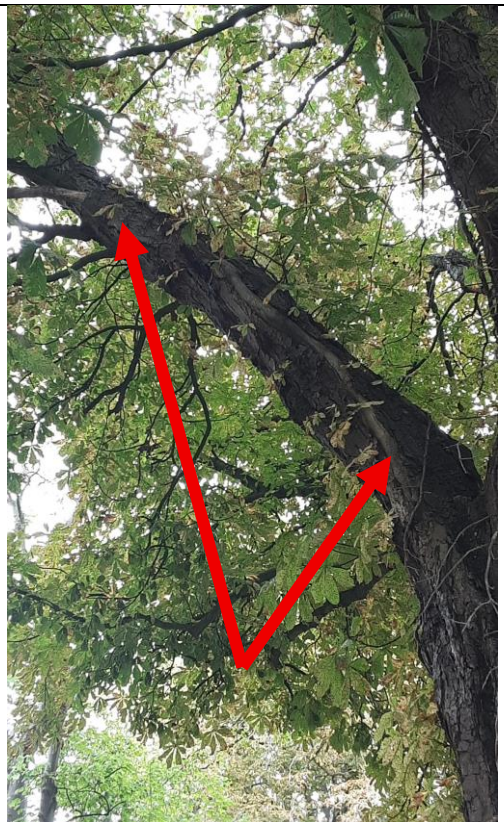
It should also be noted that the tree I have commented on as needing work is on land owned the client. The targets include the homeowners & neighbouring properties, road, private drives & BT lines and as such are classed as moderate to high targets.

Weather conditions throughout the survey:

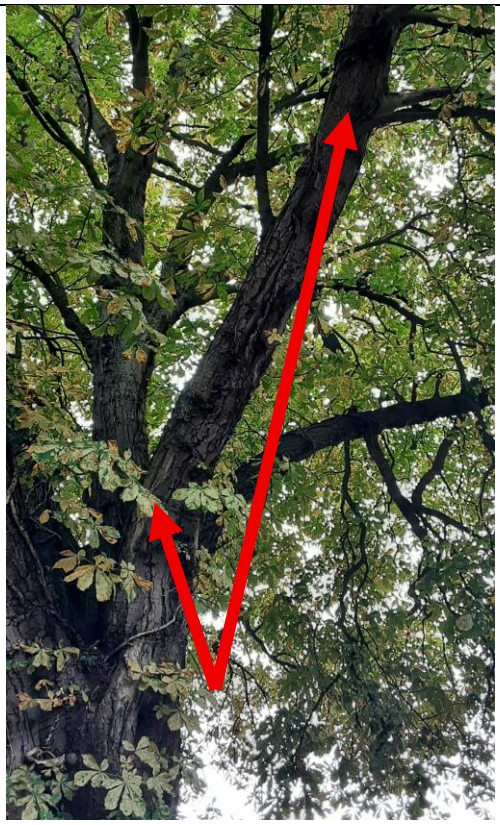
Slight breeze, clear skies, and a temperature of 21°C.

Root heave shown by the blue arrow west, and sunken ground yellow arrow east.

Cavity
visible above the long lateral to the southeast and weak union.



Rib and helical grain on the large lateral to the north over the road.



Rib on the north limb

3 Instructions

As requested, I have now inspected all the trees as directed and am pleased to report on the following:

(i) The condition, health, and safety of the inspected trees.

(ii) Recommendations for the future management.

4 Qualifications and experience.

I have been working professionally with trees since 1989, and so because of this I have always had to visually inspect trees.

I hold the LANTRA Professional tree inspectors award, and if required will request further investigation from other professionals within various fields.

5 Report limitations

My inspection of the tree was conducted from ground level with aid of a sounding hammer, probe, and binoculars: should a further inspection be required it will be highlighted in my recommendations.

Height & distance measurements are conducted using a Nikon™ Forest Pro Clinometer.

During the survey, a Samsung Galaxy™ tablet which has OTISS tree survey software installed was used to capture all the information including photographs if required. The device accuracy is stated as ≤2m. Whilst not as accurate as a topographical survey, this method is considered to provide a fair representation of the positions of the trees surveyed. Tree positions should, however, be considered indicative only.

Where Ivy, sucker or shrub growth are present, I was only able to view those areas visible to me.

Trees and shrubs are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked by a competent person on a regular basis and would recommend downloading a copy of the latest NTSG (National Tree Safety Group) factsheets.

My conclusions and recommendations within this report are true to the best of my knowledge on the dates of inspection. The period of validity of one year may be reduced in the case of any change in conditions above or below ground close to the tree.

6 Findings

Field	Description
Survey & Site	Each inspection is conducted within a Survey. The Survey dictates the site for this tree.
Location	The location – stored as longitude/latitude in the GIS database. Also displayed as national grid references.
Reference	A reference name or number. e.g. T01, G14.
Other Reference	A TPO number, other reference(s), or tag number.
Species *	The Common Species and botanical name are presented as a single list. If the Tree Structure is a Group, Hedge, Shrubs or Woodland, then these are recorded as multiple species.
Variety	A variety or cultivar (text).
Description	A detailed description of the tree. For example: its general structure, its location, potential targets at risk, etc. This information tends to be unchanging between inspections.
Tree Structure	One of: Tree, Multi-stemmed tree, Group, Hedge, Stump, etc. This field determines whether the icon is a point or a polygon.
Age Class	One of: Newly Planted, Young, Semi mature, Early Mature, Mature, Over Mature, Veteran.
Life Expectancy	Estimate life expectancy or "remaining contribution" in years, e.g. 10+, 20+, etc.
Number of Stems	Number of stems in a multi-stemmed tree. If the Structure is a Group, Hedge, Shrubs or Woodland, then the Number of Trees for each species are automatically added up and the total stored in the this field for the group.
Inspection Cycle	How long before this tree should be inspected again, e.g. 1 Year, 2 Years, 5 Years, etc.
Condition	A summary of the overall condition: good, fair, poor, dead
Height	A measurement or estimate of the height in metres.
DBH	A measurement or estimate of the DBH in centi-metres. DBH means the diameter at breast height 1.5m.
Crown Radius	A measurement or estimate of the average crown radius in metres.
Survey Notes	Detailed notes of what was seen during this inspection.
Risk Assessment	*Matrix1.* Likelihood matrix. This is based on TRAQ the rating quantified by The International Society of Arboriculture and is based on the following principles.

Matrix1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Recommendation 1 Timescale 1	A set of recommendations for maintenance work or further inspections required. A timescale for these recommendations, e.g. No Action, Urgent, 6 Months, 1 Year, 2 Years, etc.
Recommendation 2 Timescale 2	Another set of recommendations for maintenance work or further inspections required. *As above…*
Recommendation 3 Timescale 3	Long term set of recommendations for maintenance work or further inspections required. *As above…*

- **Photos –** If required pictures are taken to show the defect, current condition and remedial action required.

The above priorities recognise the practicalities of organising remedial works, e.g., an element of risk exists if any tree has a defect and it is located near a person's property, the Law states that landowners should do what is "reasonably practical" to reduce that risk.

Other considerations when prioritising works are the impact on wildlife; **it is an offence under the *Wildlife and Countryside Act*** to intentionally or recklessly disturb bats or nesting birds. This would not preclude the conducting of urgent safety works (although prior liaison with the relevant bodies would be a requirement).

It will be essential that operators conducting works observe the requirements of the act if encountering protected wildlife. This may include temporary postponement or seeking of a licence from Natural England.

7 Comment

The following are mentioned within the tree schedule, and are worthy of explanation:

A Crown Dieback/deadwood

The crown of most trees contains small quantities of deadwood which may warrant immediate remedial works. However, as a tree declines significant dieback can cause an indication of dysfunction. Occasionally trees will dieback in response to stress (e.g., drought, water logging, or compaction) and show recovery when the soil conditions are improved.

The inspected tree contains small to medium quantities of deadwood. Deadwood makes an important contribution to the wildlife food chain and need only to be removed where it poses a perceived risk to persons or property.

B Internal Decay

Trees may contain varying degrees of internal decay, normally following damage, and colonisation by decay pathogens. This can be and often is compartmentalised and need not immediately create a critical weakness, plus it is also a major benefit to wildlife.

Occasionally “Slime Flux” will be seen to weep from wounds/cavities. This is often the product of an organism known as *Bacterial Wetwood.* The alkaline substance produced is potentially toxic to the tree, but rarely enters the trees’ transport systems, and in the meantime serves to exclude more harmful pathogens.

Large wounds remain as a potential entry point for decay Pathogens for many years. When considering tree surgery work, every effort should be made to minimise wound size, e.g., by reducing the size of branch rather than removing the whole branch.

C Ivy

It is often thought that ivy kills trees – this is not strictly accurate ivy is a climber, which grows up the side of the tree, but can eventually smother the tree. It also increases the “sail area” of the crown and resistance to wind, potentially causing trees to fail earlier than they would otherwise have done.

Finally, of course heavy growth of ivy can obstruct more serious stem defects.

Where there is a low or negligible perceived risk, ivy can remain as it is a valuable wildlife habitat in its own right.

D Hangers

Loose hanging branches are often present in the crowns of maturing trees. It is important to periodically check for and remove any loose branches in the crowns. These are more easily identified when trees are without leaves.

E Common Fungal fruiting bodies

There are several specific fungi which are associated with trees which commonly include:

***Hymenoscyphus fraxineus* (ASH DIEBACK) –** A disease, which was first discovered within East Anglia in 2012, and since that time has worked its way across the country. This is of a critical concern to landowners with large numbers of trees within striking distance of targets. Signs of the disease are.

- Spots on the leaves
- Wilted leaves
- Branches losing their leaves (dying back)
- Dark patches sometimes diamond shaped called lesions, on the branches/unions and or trunk.

A four -part system has been developed to help assess the health of ash trees by gauging the amount of dieback within the crown. Other problems such as drought stress or root issues cause crowns to look sparse though general crown health is a quick and useful gauge of the tree's overall health.

Class 1. 100% - 76% of crown remains.

Class 2. 75% - 51% of crown remains.

Class 3. 50% - 26% of crown remains.

Class 4. 25% - 0% of crown remains.

Once it is clear what stage the crown is at, a management strategy can be put in place. Trees can be "dead wooded" or reduced to allow them to be retained in the landscape for a longer period. Though if dieback is more severe or a budget does not allow for continued management/maintenance then felling and replacing with alternative species may be the only option left.

***Inonotus hispidus* (Shaggy bracket)** – An annual bracket fungus often associated with ash. Fruiting bodies are a yellow orange colour which then turns to black – This is what is most likely to be visible and can be quite large.
Causes a white rot which can be decayed rapidly with stem failure as a result.

***Kretzschmaria deusta* (Brittle cinder)** – A species easily missed as it tends to appear in small pockets resembling charcoal in the buttress roots of most broadleaved species, especially beech.
Causes a white rot which degrades the tensile strength of the roots and lower stem with ceramic type failures occurring.

***Ganoderma applanatum & australe* (Artist's fungi & Southern bracket)** – Perennial fungi which can be difficult to tell apart hence why in the report it states *spp* for species. These can grow for many years and as a result can get quite large. They tend to be quite slow in decaying living wood and as a result the tree if reasonably healthy can grow reactive growth to compensate.
Causes a white rot which can lead to failure though usually in association of another pathogen.

***Armillaria mellea* (Honey fungus)** – A large group of species which are annual and appear for a brief time in clusters around the base of many species of tree. More commonly seen are the black "Boot lace" *rhizomorphs* in the ground and under the bark of affected trees.
Causes a white rot and in some cases can kill a healthy tree relatively quickly.

In all cases, where there is a perceived risk to road users or property, I have suggested further investigation or remedial works.

8 General

Before authorising any tree works, you should confirm (via your Local Planning Authority) if the trees are the subjects of a Tree Preservation Order (TPO), or if they are within a Building Conservation Area.

If the TPO is in place, then statutory approval is required **before** any works can take place. If located in a Building Conservation Area, then the local Authority must be given six weeks advance notice of intent.

When engaging the services of a tree surgeon, please, use only properly qualified and experienced companies and always check that they carry Public and Products Liability Insurance, and the relevant Employers Liability Insurance.

All tree works should be conducted in accordance with "current industry best practice."

Please do not hesitate to contact me if you require any further assistance.

Yours sincerely,

Steve Vessey

Report completed 25th of August 2025.

References:

The Body Language of Trees – Mattheck & Breloer

Updated Field Book – C. Mattheck.

NTSG, Common Sense Risk Assessment of Trees.

Principles of Tree Hazard Assessment and Management – D. Lonsdale.

Ash dieback disease: a guide for tree owners (June 2020) – The Tree Council

Tree Survey Report

Client: Mr D Charlton

Site: 42 Holme lane Bottesford

Condition	No. trees
Fair	1
Total	1

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Ref.	Species	Description	Measurements	Survey Notes	Structure	Risk Rating	Physiological Condition	Structural Condition	Inspect Period	Recommendations	Grid ref	what3words
T001	Horse chestnut *(Aesculus hippocastanum)*	Owned by the homeowner. Roadside tree near house no.42 Target # - dwelling. Target # - overhead wires. Target # - road. Target # - garden. - Within drip line. - Occupancy - Frequent(3). - Not practical to move the target. - Not practical to restrict access to the target zone.	Height (m): 19.4 Crown Radius (m): 8.2N, 11.6E, 8.5S, 9.8W DBH (cm): 113 Life Stage: Mature Life Exp.: 20+ Years	Vigour: Good Foliage: Good * Load Factors Wind Exposure: Partial. Crown Size: Large. Crown Density: Normal. Interior Branches: Normal. Tree leans to the east by 15 degrees. The homeowner believes that the tree is learning slightly more year by noting a fixed point from his property. There is evidence of heave to the west. Bleeding canker is evident on the lower stem all round. Main crown union at 3.7m with x5 main scaffold branches. There appears to be a crack to the west below the main union circa 70cm long. The affected limb extends toward the property, which is 11.7m away to the south. Large diameter lateral to the northeast at 4.9m extends by 11.6m over the road, footpath, and entrance to a neighbouring drive. The limb has a weak attachment with a cavity visible above the union. The scaffold branch to the north extends over the road by 8.2m. There's helical rib visible here to the west side circa 3.7m long and a rib to the east side circa 60cm long suggesting a crack beneath. The scaffold branch to the east also has a long helical rib visible from the south and circa 1.6m long. Pests and Diseases: Bacterial Canker of Horse Chestnut (Pseudomonas syringae pv aesculi) Horse Chestnut Leaf Miner (Cameraria ohridella)	Tree	Moderate	Good	Physical Defect	3 Years	Reduce the lateral spread to the east and northeast by 3m to leave a finished length of 8.6m - measured from the main stem. Reduce the lateral spread to the north by 2m to leave a finished length of 6.2m - measured from the main stem. Reduce the lateral spread to the south by 2m to leave a finished height of 6.5m - measured from the main stem. In all works, prune to keep flowing lines with no internodal cuts. Reduce the height by 4m to leave a finished height of 15.4m at the same time to maintain flowing lines and reduce sail in strong winds. These works are to prevent failure onto the road and property due to the noted defects and enable the tree to be retained long term. Timescale: 20-Aug-2026 (1 Year)	SE 90202 07196	///into.meals.guess

Tree Survey Recommendations

Client: Mr D Charlton

Site: 42 Holme lane Bottesford

Timescale	No. Recommendations
1 Year	1
Total	1

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Ref.	Species	Description	Measurements	Recommendation	Work Timescale	Photo	Photo
T001	Horse chestnut *(Aesculus hippocastanum)*	Owned by the homeowner. Roadside tree near house no.42 Target # - dwelling. Target # - overhead wires. Target # - road. Target # - garden. - Within drip line. - Occupancy - Frequent(3). - Not practical to move the target. - Not practical to restrict access to the target zone.	Height (m): 19.4 Crown Radius (m): 8.2N, 11.6E, 8.5S, 9.8W DBH (cm): 113 Life Stage: Mature Life Exp.: 20+ Years	Reduce the lateral spread to the east and northeast by 3m to leave a finished length of 8.6m - measured from the main stem. Reduce the lateral spread to the north by 2m to leave a finished length of 6.2m - measured from the main stem. Reduce the lateral spread to the south by 2m to leave a finished height of 6.5m - measured from the main stem. In all works, prune to keep flowing lines with no internodal cuts. Reduce the height by 4m to leave a finished height of 15.4m at the same time to maintain flowing lines and reduce sail in strong winds. These works are to prevent failure onto the road and property due to the noted defects and enable the tree to be retained long term.	20-Aug-2026 (1 Year)	 Lateral spread to the south	 Lateral spread to the east

						 Lateral spread to the north	 Picture taken from the west at 22m

Tree Generation 2024
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