Tree Condition Survey

Survey Location:	Low Bentham: Philip Harvey Playing Field and The Green High Bentham: Goodenber Play Area and Buriel Ground
Client:	Bentham Town Council
Date:	31/10/26
Ref:	TS_Bentham_TC_V1

Prepared by
Jon Oliver PG Cert Arb, BSc (hons) Env.Sci., RFS Cert Arb
Jon Oliver Arboriculture
65 Ullswater Rd.,
Lancaster.
LA1 3PS
Tel: 01524555889
Mob: 07963 584 873
info@jon-oliver.com

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Summary

Date of survey: 27/10/26

Interim inspections by arborist: July/August 2027 (T16 – Ash)

Date of next full survey: October 2029

Legal status:

- Not within a Conservation Area (CA)
- Tree Preservation Order (TPO) in place W1 on TPO 2256-171 (2008)
  This applies to trees within G2, G3, G4 and G5 on Philip Harvey Playing Field

Detailed inspections: None required

Advanced inspections: None required

Risk: All trees were considered to be of **Acceptable** risk

Where trees are protected by a TPO/CA permission in writing will be required from the relevant local authority before any works are carried out. The removal of deadwood or severing of ivy does not require permission.

Where trees are not located in a formal garden area a felling licence may be required if more than $5m^3$ is to be felled unless an exemption applies.

Tree works summary:

Risk reduction works:

Whilst all trees under the ownership of Bentham town Council are considered to be an acceptable level of risk it is recommended that the cherry tree within G2 (Goodenber Playing Field) is felled/crown removed as soon as practical (permission required under TPO regulations) before the condition worsens and the risk level increases.
See images (appendix 2), tree location plan (page 3) and tree schedule (appendix 1) for further information.

Whilst not under the ownership/responsibility of Bentham Town Council the mature Ash tree overhanging the Goodenber Play Area was identified as having advanced ash dieback (Cat 4) with limited live crown. See images (appendix 2), tree location plan (page 4) and tree schedule (appendix 1) for further information. You are advised to contact the land owner and make them aware of their responsibilities to ensure that trees under their ownership are managed and remedial works are carried out as required. Felling/removal of the crown is recommended.

Works in the interests of best arboricultural practice:

Where offsite trees are overhanging paths and playgrounds pruning of lowest drooping branches can easily be achieved to improve clearance if desired. Whilst no permission is required from the tree owner for any works that take place from beyond

the tree owners boundary it is considered best practice to consult with the tree owner prior to carrying out works. All works should be in accordance with BS3998 (2010) Tree works: Recommendations, to ensure no harm or damage occurs.
See tree location plan (pages 3 and 4) and images (appendix 2) for further information.

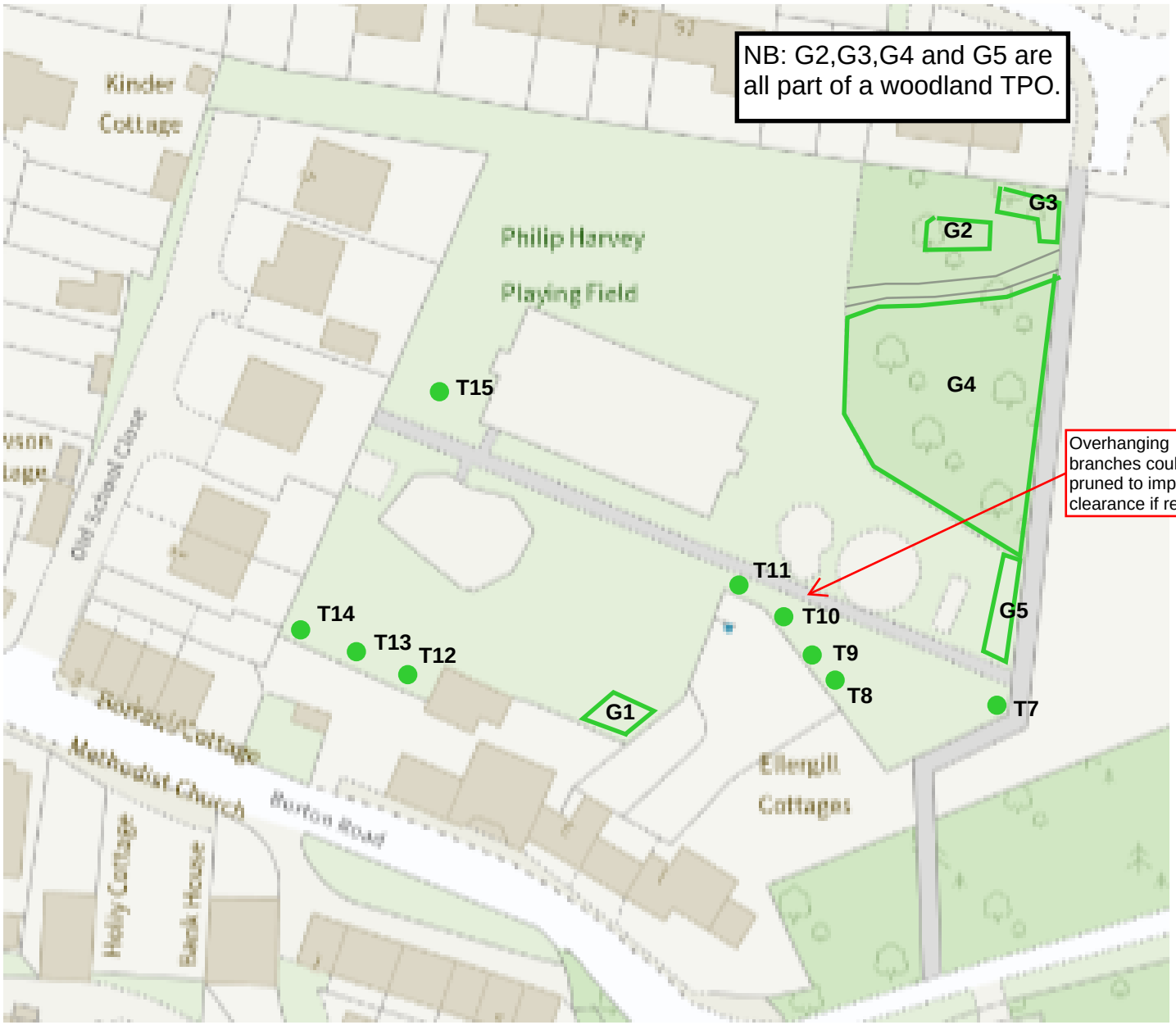
Additional comments:

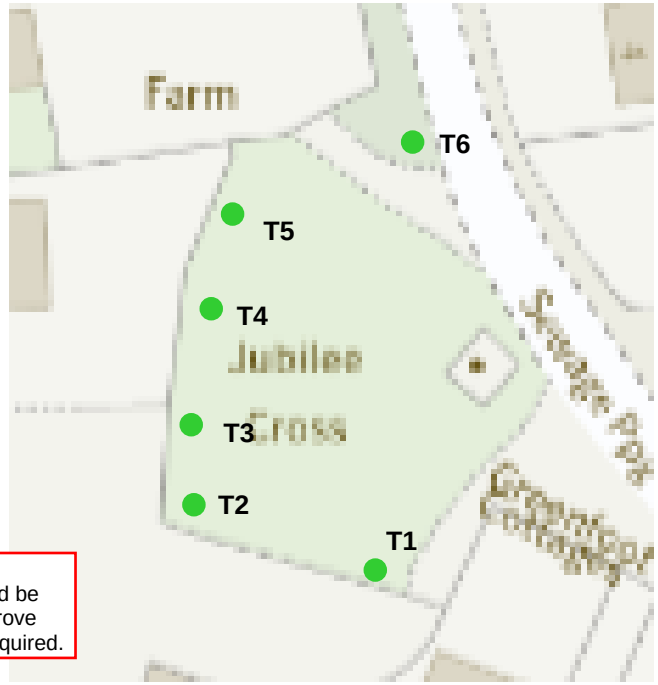
Strimming around the base of trees is not to take place as this results in damage to the cambium layer, exposing sap wood which can lead to decay and disfunction.

Where the control of grasses and weeds around tree stems is required the use of herbicide or a geotextile membrane topped off annually with wood chip mulch is recommended.

It was noted in the Goodenber Play Area that strimming had previously caused damage to the base of trees. This practice seems to have stopped and there was evidence that herbicide is now used to maintain a weed free area. This approach should continue to avoid further damage. Alternatively, leaving longer grass around the base of mature trees is appropriate as weed competition is only a concern for young trees during establishment. Leaving a “no mow” area around the stem of mature trees supports invertebrate habitat potential.

Tree Location Plan - Bentham Town Council
Philip Harvey Playing Field and The Green





Key

	Risk:
T33	Acceptable
T33	Tolerable
T33	Not Tolerable
T33	Not Acceptable

Tree positions are approximate and are for indicative purposes only.

Do not scale from this plan

N

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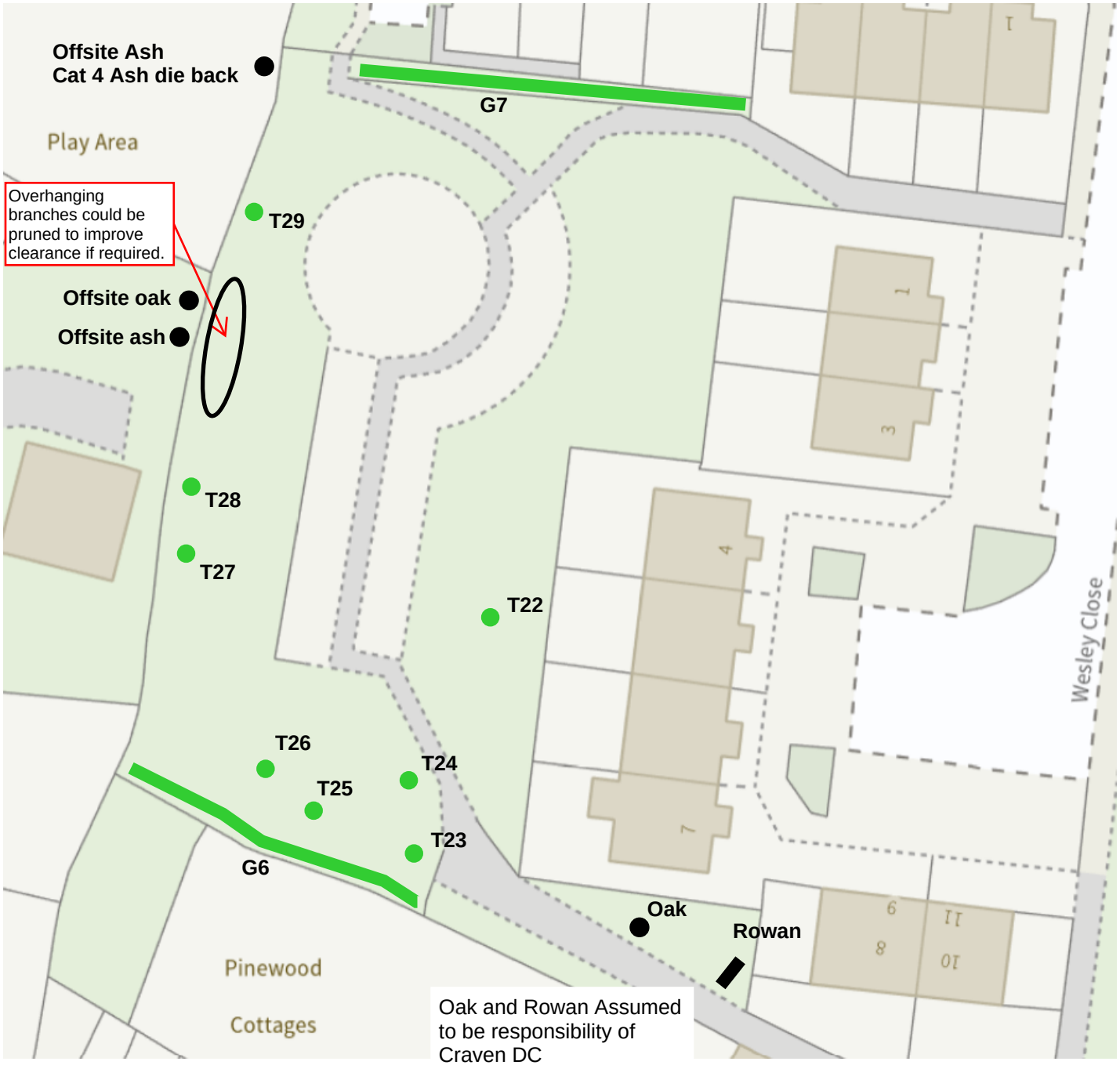
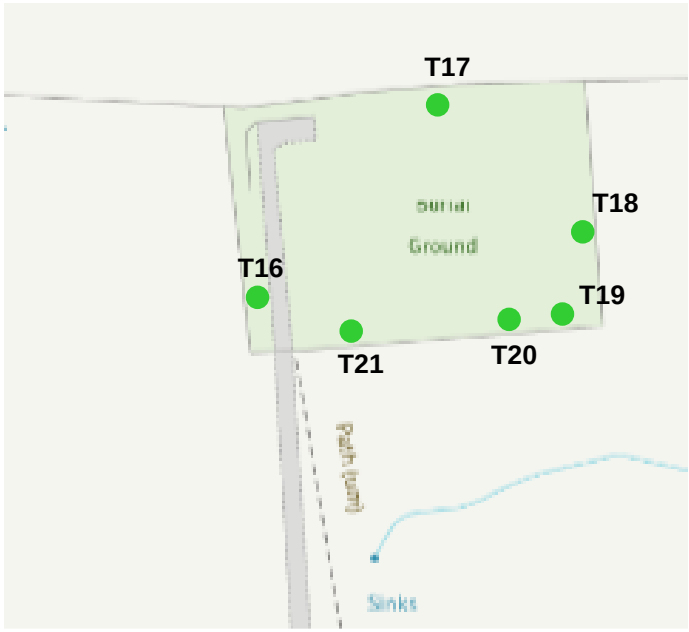
Tree Location Plan - Bentham Town Council
Goodenber Play Area and Burial Ground





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Tree condition and safety survey

1.0 Survey Methodology

1.1 Further to my site visit I am pleased to submit the following report with respect to the tree condition and safety survey of the trees under the responsibility of Bentham Town Council.

1.2 Limits of this report: Trees within the areas previously discussed.

1.3 The survey was carried out as outlined in the Bentham TC VALID Tree Risk-Benefit Management (TRBM) Strategy. Risk is based on a combination of factors in relation to people and property. This takes account of the likelihood of failure, potential severity of injury, target value and frequency of use and occupancy of area. Further details regarding likelihood of failure and risk are detailed in the TRBM Strategy.

1.4 The surveyed trees were inspected using standard VTA (Visual Tree Assessment) techniques. If a detailed inspection was required the VALID app may have been used to evaluate risk. A copy of the report will be included in the appendices.

1.5 An advanced assessment may be required to examine the suitability for retention of a tree where a significant risk feature is identified. TreeCalc and/or a Microsecond timer may be used to aid risk evaluation. A copy of the results will be included in the appendices. If further investigations are required, this will be discussed and arrangements made if the tree is considered of sufficient value to justify the potential cost.

1.6 Trees were inspected on foot from the ground only. Where dense ivy cover was present, detailed visual inspection of crown, scaffold branches and stems was limited. Where access was restricted or there was dense undergrowth close inspection of the base was not always possible.

1.7 The condition of the trees and any work recommendations are recorded on the tree schedule (appendix 1). Work recommendations are summarised

above. For ongoing observation and identification purposes photographs may be included in the appendices.

1.8 For identification purposes each tree or group is allocated a number associated with a position on the tree location plan. If trees are located in groups all trees are surveyed but not individually numbered. Trees may be tagged with a metal tree tag if necessary to aid identification.

1.9 Trees are dynamic living organisms, whose health and condition can be subject to rapid changes depending upon a number of internal and external factors. The observations and recommendations contained in this report are based on the trees at the time of inspection.
It should be noted that even apparently sound, healthy trees can fail given sufficiently severe weather conditions.
If any changes, of any kind, take place or are observed, this may have a bearing on the level of potential risk posed by any tree or group of trees. This may initiate the requirement for an early re-inspection.

1.10 Weather conditions were overcast with heavy showers and light winds. The survey was carried out by Jon Oliver and sue Elliott of Jon Oliver Arboriculture on 27/10/26

1.11 Jon Oliver is a professional member of the Arboriculture Association and a registered VALIDATOR. In addition, he holds a postgraduate qualification in arboriculture and has been awarded the LANTRA certificate of competence for Professional Tree Inspection.

2.0 Survey overview

2.1 The trees surveyed are indicated on the above tree location plans (pages 3 and 4).

2.2 The aim of the inspection was to identify any risks to all users of the area.

2.3 Works should be prioritised in order of risk. Risk reduction work will be given the highest priority where it's an emergency. Outside of that, the highest risks should be dealt with first and work carried out in a sensible order.

Where the level of risk is considered acceptable or tolerable, work recommendations may still have been made. These are in the interests of best arboricultural practice. This may be to reduce current and future nuisance and/or risk and should be completed if budgetary constraints allow.

3.0 General management

3.1 Smaller diameter deadwood (10cm diameter or less) is considered an **Acceptable** or **Tolerable** risk. This may also apply to larger diameter deadwood, depending on occupancy levels/targets. Retaining deadwood, where appropriate to do so, is of ecological benefit, helps trees mass damp winds and saves the cost of unnecessary works. So far, VALID Tree Risk is yet to find a case where deadwood with a diameter of less than 10cm has caused a death, serious injury or significant damage.

3.2 It is of ecological benefit to retain ivy and dense undergrowth, where possible, for the biodiversity it supports. However, where it is especially dense and resulting in increased likelihood of failure or obscuring closer inspection, severing of ivy or removing undergrowth may have been recommended to allow for closer inspection at any future inspection.

3.3 Where a tree has been identified for felling it can be beneficial to retain a section of the stem as standing deadwood in the interests of biodiversity. This should only be done where safe to do so. The retained section should be no higher than the distance to any target such as, for example, property or a footpath in the event of failure as the roots plate dies. Where the tree is directly next to a target a section can be retained but should not exceed 3m above ground level.

4.0 Future inspections

4.1 A number of factors can influence the reinspection frequency; after ivy has been severed to allow for inspection of stem or scaffold branches, checking vitality when in full leaf, checking scaffold branches/unions during dormancy,

monitoring advancement of decay, checking seasonal variations with respect to fungus and annual fruiting bodies.
The active inspection period by an arborist (when the VALID TRBM strategy provided is adopted) is 36 months but may be sooner to allow for reinspection in the opposite season to current inspection (growing or dormant), if there are concerns an identified risk feature may worsen or if inspection is required in the immediately opposite season.
In accordance with The National Tree Safety Group (ntsgroup.org.uk) recommendations, the survey interval is a judgement made by the assessor applying sensible, reasonable considerations, taking into account the site circumstances.

Following the NTSG recommendations, zones of high confluence (high occupancy areas with a high consequence in the event of a failure) are to be inspected by a suitably experienced, qualified and insured arboriculturist every 36 months (or sooner if identified within the tree schedule, appendix 1).

Though all areas may not be considered zones of high confluence for the determination of risk in the context of the survey, all areas will be inspected at the date of the next full reinspection.

4.2 Passive assessment for obvious tree risk features (TRBM Strategy, 2 – Passive Assessment) is expected to take place by regular site users. Additionally, passive assessment is expected after extreme weather events as detailed within the TRBM Strategy. Any concerns should be brought to our attention and an inspection will be arranged if required.

4.3 As your appointed VALIDATOR I am your first point of contact regarding any queries or concerns.

4.4 Any report updates or further identified works arising from interim inspections will be detailed in section 5.0.

4.5 The next recommend full survey by an arboriculturist is October 2029.

5.0 Report Updates

5.1 Results of any interim inspections will be added below.

Tag	Species	Age class	Height (metres)	Spread (metres)	Physiological Condition	Structural Condition	Comments	Works Recommended	Basic or detailed survey	Risk	Reinspect (months)	Status (CA/TPO)
					The Green - Low Bentham							
T1	Fraxinus excelsior (Ash)	EM	15	10	Good	Good	Cat 1 ash dieback. Longstanding lean to north east.		Basic	Acceptable	36	
T2	Tilia platyphyllos (Large-leaved	M	25	20	Good	Good			Basic	Acceptable	36	
T3	Acer campestre (Field Maple)	M	20	15	Good	Good	Form influenced by surrounding trees.		Basic	Acceptable	36	
T4	Acer platanoides (Norway Maple)	M	20	20	Good	Good	Stem divides at 3m. Compression fork with suspected included bark. Longstanding lean to north east.		Basic	Acceptable	36	
T5	Betula pendula (Silver Birch)	M	20	10	Good	Good			Basic	Acceptable	36	
T6	Acer platanoides (Norway Maple)	M	20	20	Good	Good	Longstanding lean to north east.		Basic	Acceptable	36	
					Philip Harvey Plaing Field- Low Bentham							
T7	Quercus robur (Common Oak)	EM	15	15	Good	Good	Minor deadwood.		Basic	Acceptable	36	
T8	Cherry	EM	15	10	Good	Good	Dense ivy extending into crown. Unable to inspect base due to dense undergrowth.		Basic	Acceptable	36	
T9	Crataegus monogyna (Hawthorn)	EM	5	5	Fair	Good	Dense ivy extending into crown. Unable to inspect base due to dense undergrowth.		Basic	Acceptable	36	
T10	Acer pseudoplatanus (Sycamore)	EM	15	10	Good	Good	Dense ivy extending into crown. Unable to inspect base due to dense ivy. Longstanding lean.		Basic	Acceptable	36	
T11	Crataegus monogyna (Hawthorn)	EM	5	5	Good	Good	Ivy.		Basic	Acceptable	36	
G1	Taxus baccata (Yew),Aesculus hippocastanum (Horse Chestnut)	EM	<10	<5	Good	Good	Small group within fenced off area.		Basic	Acceptable	36	
T12	Betula pendula (Silver Birch)	M	15	5	Good	Good	Dense ivy extending into crown. Unable to inspect base due to dense ivy.		Basic	Acceptable	36	
T13	Castanea sativa (Sweet Chestnut)	EM	15	20	Good	Good	Ivy.		Basic	Acceptable	36	
T14	Fraxinus excelsior (Ash)	EM	15	5	Good	Good			Basic	Acceptable	36	
T15	Fagus sylvatica (Beech)	EM	15	15	Good	Good	Recent formative pruning including crown reduction works.		Basic	Acceptable	36	
G2	Fagus sylvatica (Beech),Cherry	EM	<20	<20	Poor to Good	Poor to Good	2x cherry and 2x beech. 1 x cherry in decline. Reduced vitality and decay fungi - Laetiporus sulphureus (chicken of the woods). See images app 2.	Felling of 1 x cherry recommended due to location and potential for brittle failure of main stem. Consider retention of a section of stem (2m above ground level) for habitat. Permission required for this work.	Basic	Acceptable	36	TW1 on TPO 2256-171(2008)
G3	Quercus robur (Common Oak)	EM	<20	<20	Good	Good	4 x oak. 1 x dense ivy extending into crown.		Basic	Acceptable	36	W1 on TPO 2256-171(2008)

Tag	Species	Age class	Height (metres)	Spread (metres)	Physiological Condition	Structural Condition	Comments	Works Recommended	Basic or detailed survey	Risk	Reinspect (months)	Status (CA/TPO)
G4	Fagus sylvatica (Beech),Quercus robur (Common Oak),Betula pendula (Silver Birch),Tilia X europaea (Common Lime),Acer campestre (Field Maple),Cherry,Fraxinus excelsior (Ash),Sorbus aucuparia (Rowan),Picea abies (Norway Spruce),Castanea sativa (Sweet Chestnut),Alnus glutinosa (Common Alder)	EM to M	<5	<20	Dead to Good	Fair to Good	Informally maintained wooded area with minor deadwood and other features typical of such an area. Dense undergrowth. Ivy, some dense. 1 x dead stem - acceptable risk due to size and location.		Basic	Acceptable	36	W1 on TPO 2256-171(2008)
G5	Alnus glutinosa (Common Alder),Sorbus intermedia (Swedish Whitebeam), Plane tree.	EM to M	<20	<15	Good	Good	Ivy.		Basic	Acceptable	36	W1 on TPO 2256-171(2008)
					Buriel Ground - High Bentham							
T16	Fraxinus excelsior (Ash)	M	20	20	Fair	Good	Cat 1/2 ash dieback. Some small diameter deadwood.	Check vitality in full leaf.	Basic	Acceptable	6	
T17	Pinus nigra (Austrian Pine)	EM	15	10	Good	Good			Basic	Acceptable	36	
T18	Sorbus intermedia (Swedish Whitebeam)	M	10	5	Good	Good	Longstanding lean to the north east.		Basic	Acceptable	36	
T19	Malus (Apple)	M	10	10	Good	Good	Longstanding lean to north east				36	
T20	Quercus robur (Common Oak)	EM	15	15	Good	Good			Basic	Acceptable	36	
T21	Cherry	EM	10	10	Good	Good			Basic	Acceptable	36	
					Goodenber Play Area - High Bentham							
T22	Alnus glutinosa (Common Alder)	EM	10	10	Good	Good	Exposed sapwood on main stem at 0.5 - 1m. Historical strimmer damage at base of stem. Control of grass now appears to be managed by use of herbicide which will avoid further damage.		Basic	Acceptable	36	
Craven DC tree	Quercus robur (Common Oak)	M	25	20	Good	Good	Assumed to be the responsibility of Craven District Council		Basic	Acceptable	36	
Craven DC tree	Sorbus aucuparia (Rowan)	EM	<10	<5	Good	Good	2 x rowan. Assumed to be the responsibility of Craven District Council.		Basic	Acceptable	36	
T23	Acer campestre (Field Maple)	M	20	20	Good	Good			Basic	Acceptable	36	
T24	Alnus glutinosa (Common Alder)	EM	15	5	Good	Good			Basic	Acceptable	36	
G6	Fagus sylvatica (Beech)	Y to EM	<20	<10	Good	Good	Ivy. Beech hedge - some of the more established plants have now become part of a line of trees.		Basic	Acceptable	36	
T25	Alnus glutinosa (Common Alder)	EM	20	10	Good	Good			Basic	Acceptable	36	
T26	Alnus glutinosa (Common Alder)	EM	20	10	Good	Good	Longstanding lean to the north east.		Basic	Acceptable	36	

Tag	Species	Age class	Height (metres)	Spread (metres)	Physiological Condition	Structural Condition	Comments	Works Recommended	Basic or detailed survey	Risk	Reinspect (months)	Status (CA/TPO)
T27	Alnus glutinosa (Common Alder)	EM	10	5	Good	Good			Basic	Acceptable	36	
T28	Tilia platyphyllos (Large-leaved Lime)	M	20	15	Good	Good			Basic	Acceptable	36	
T29	Tilia cordata (Small-leaved Lime)	M	15	15	Good	Good			Basic	Acceptable	36	
G7	Crataegus monogyna (Hawthorn),Acer campestre (Field Maple),Fraxinus excelsior (Ash)	Y to EM	<15	<10	Good	Good	Overstood hedge now becoming a line of informally maintained trees.		Basic	Acceptable	36	

Item:
- **T** Tree number e.g. T3, T465
- **G** Group entry e.g. G4
- **H** Hedge e.g. H2

Reinspect: Reinspection frequency as indicated

Survey level:
- Basic
- Detailed
- Advanced

Further details in report and TRBMS

Risk Level:
- Acceptable
- Tolerable
- Not Tolerable
- Not Acceptable

Further details in report and TRBMS

Status:
- **CA** Conservation Area
- **TPO** Tree Preservation Order

Abreviations:
- **m** Meters
- **mm** Millimeters
- **DBH** Diameter at breast height (1.5m above ground level)
- **TRBMS** Tree Risk-Benefit Management Strategy

Species: Usually common name but may also include botanical name.

Height: Estimated height range in metres from base of stem to highest twig branches.

Spread: Estimated diameter range in metres for an indication of maximum crown spread.

For group entries this is an estimate for the tallest trees/greatest spread in the group.

Age class:
- **Y** Young tree in its first 1/3rd of life expectancy
- **EM** Early mature tree in its 1/3rd to 2/3rd of life expectancy
- **M** Mature tree in its final 1/3rd of life expectancy
- **OM** Over mature tree which is beyond its life expectancy and is declining naturally
- **V** Veteran tree which may be of great age for its species and of high conservation value

P-cond: **Physiological condition**
- **Good** Good health and vitality (full crown, no indication of significant health problems)
- **Fair** Fair health and vitality (reduced vitality of crown, possible indications of health problems such as decay fungi or disease)
- **Poor** Significant health problems (significantly reduced vitality of crown, leaf size, discolouration with advanced indication of health problems such as fungi or disease)
- **Dead** Dead tree or in such a stage of decline that any recovery is not expected

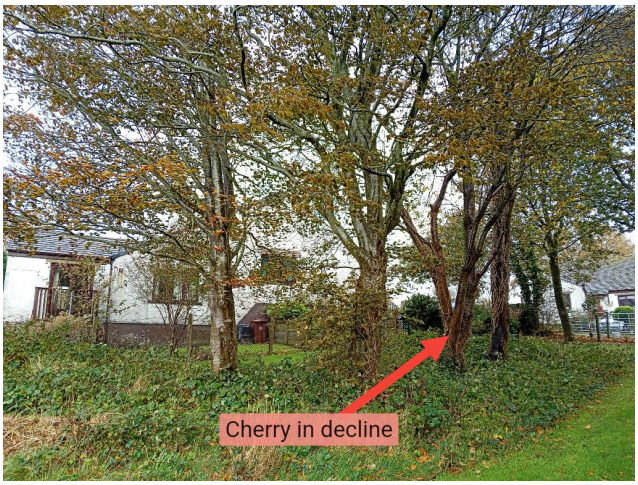
S-cond: **Structural condition**
- **Good** No significant defects
- **Fair** Defects that may not be considered significant or can be remediated
- **Poor** Significant defect with no remedy

Dead wood:
- **Minor** <50mm. Estimated diameter at largest part
- **Moderate** 50mm - 100mm. Estimated diameter at largest part
- **Major** >100mm. Estimated diameter at largest part

Crown:
- **Upper crown** Top third of foliage part of crown
- **Mid crown** Middle third of foliage part of crown
- **Lower crown** Bottom third of foliage part of crown

Ash Dieback:
- **Cat 1** 100% - 75% of crown remaining
- **Cat 2** 75% - 50% of crown remaining
- **Cat 3** 50% - 25% of crown remaining
- **Cat 4** 25% - 0% of crown remaining

(1)



G2 Beech and Cherry

1 x cherry in decline.

Reduced vitality and decay fungi (Laetiporus sulphureous - chicken of the woods).

(2)



G2 Cherry

Chicken of the woods decay fungi (not toxic).

Felling recommended due to location and potential for brittle failure of mainstem.

Consider retention of a section of stem (2m above ground level) for habitat.

(3)



G4 Wooded area

(4)

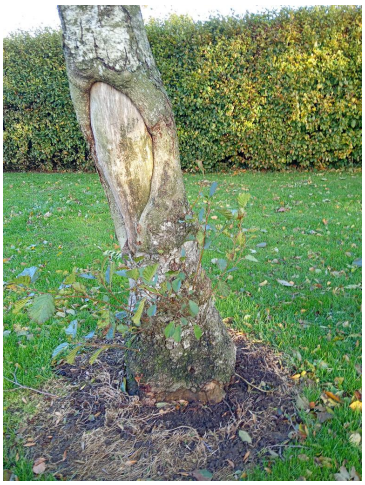


Offsite Wych elm

Overhanging path.

If desired, cleanace over path could be improved by pruning of lowest drooping branches.

(5)



T22 Alder

Exposed sapwood on mainstem.

Historical strimmer damage at base of stem. Control of grass now appears to be managed by use of herbicide which will avoid further damage.

(6)



Norhern section of eastern boundary.

Photo to aid location.

Mature ash in NE corner has Cat 4 ash dieback.

(7)



Off site ash with Cat. 4 ash die back

Landowner is to be informed that this tree presents a not tolerable risk and requires removal.