

Tree Condition Survey

The Millstream

97 Cambridge Road, Walsworth, Hitchin
SG4 0JH
ER17195



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1. Introduction

- Laurance Pateman of McMullens commissioned this report and deals with my assessment of the trees at The Millstream, 97 Cambridge Road, Walsworth, Hitchin SG4 0JH. The inspection was carried out on Wednesday 17th September 2025. The weather was damp and overcast.
- The site falls under the jurisdiction of North Herts council. After checking with them directly the site is not within a conservation area. However, there are trees covered by TPO's. Consent will need to be obtained before works can take place. A plan of the can be seen in section 9.0
- Under the Occupiers liability act and negligence within common law the owner of Land and trees have a duty to take reasonable care to protect those who may be affected from potential harm or damage. They must ensure they are aware of tree conditions by ensuring a regular tree survey is carried out by a profession tree surveyor.
- Tree health and condition can change rapidly. All observations and recommendations made and contained within this report are based on the trees at the time of inspection.
- Where trees cannot be inspected fully because of Ivy or other such issues it will be highlighted within the report.
- The inspection was visually and from ground level only, using small hand tools and binoculars. The inspection principles are based on Lonsdale's (1999) Principles of Tree Hazard Assessment and Management and Claus Matthecks The Body Language of Trees (1st edition).
- The position of the trees is shown in a tree location plan in section 8.0 of this report.

2. Risk and Targets



- Trees naturally shed twigs and branches, sometimes they may even uproot and snap. This is part of the natural life cycle and contributes to life cycles of other organisms and ecosystems.
- These natural events can be classed as 'hazards', the potential to cause harm, when they affect people, property or the environment. Even so, trees only really require human intervention when there is a risk of harm to a 'target'. A target is the term used for anyone or anything that may be damaged. While risk combines the likelihood of harm and severity of its consequences.
- Main factors I have considered when assessing for tree risk and management recommendations include the probability of mechanical failure to all parts of the tree, the impact potential, and the probability that someone or something could be harmed or damaged as a consequence. My recommendations also take into the count the many benefits of trees and aim for well-balanced recommendations in helping you fulfil your legal duty of care under common law and statute.
- I assess the target occupancy to be moderate to high (scale being low, moderate, high, and very high) due to trees being close to property, roads and the public space.

3. Caveat

This survey does not guarantee that the trees which have not been recorded for remedial works are safe and will not fail. Extreme climatic conditions can cause serious damage to even health trees. A survey of this kind therefor seeks to lower the overall risk of trees falling and fulfils the landowners responsibility and duty of care in taking reasonable steps to manage their trees. However, regular surveys are recommended to manage the ongoing risk.



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4. References



British Standards (2010); BS3998:2010 Tree work- Recommendations



Mattheck, K. and Breloer, H. (1994); The body language of trees



Lonsdale, D. (2000); Hazards from trees – a general guide



Lonsdale, D. (2013); Principles of tree hazard assessment and management



National Tree Safety Group (2011); Common sense risk management of trees

5. Key for Tree Schedule

Ident No. – denotes each individual tree – T - and groups - G

Species – Latin name or common name

Age class

- **Young** – first 10 years of life
- **Early mature** – first 1/3 of life span
- **Mature** – 2/3 of life span
- **Over mature** – completed expected life span and starting to decline.
- **Veteran** – a tree that has outlived expected lifespan but still has biological and ecological benefits.

Structural condition

- **Good** -few minor defects, typical of species. Showing no adverse risk of failure
- **Fair** – may require work to mitigate a defect, such as Deadwood, broken branch.
- **Poor** - major structural defects such as decay or root damage
- **Dead** – a tree no longer alive that may still have some ecological biological benefits. Also, a tree that is becoming dangerous or has become dangerous.

Physiological condition

- **Good** – generally in good health, typical of species. Showing signs of good vitality. Minimal deadwood.
- **Fair** – showing some signs of stress or die back. Tree may recover given time.
- **Poor** – a tree showing signs of physiological decline, stress and excessive dieback. Unlikely to return to return to good health.
- **Dead** – treat no longer alive, could also apply to trees in decline with no chance of recovery, becoming dangerous

Recommendations – works in order to facilitate retention or recommendation to remove.

Timescale – period in which to complete works before further problems may occur.

Crown Reduction – A form of pruning in which the extent of the crown is decreased without (primarily) decreasing its density, to reduce loading, balance the crown, mitigate a nuisance, etc.

Deadwood Removal – The removal of any deadwood from within the tree canopy from 40mm in diameter

Crown Thinning – A form of pruning in which individual branches are removed from the crown to reduce its density without (primarily) reducing its **extent**.

Crown Lifting – The removal of lower branches of a tree, whether complete branches or those arising from the lower limbs, to increase the headroom to the base of the crown.

Remove – The cutting down of a tree, generally close to ground level, to leave a low stump.

Stump Grinding – To grind stump 150mm below ground level. Unless otherwise stated.

Occluded - A process where a tree's bark or wood grows over a wound, pruning cut, or foreign object

6. Schedule

TreeNo	What3Words	Species	AgeClass	Physiological Condition	Structural condition	Comments	Reccomendations	Time frame
T1	///caring.decreased.decide	Ash (Fraxinus excelsior)	OM	Fair	Fair	Heavily Ivy clad stem, leading into upper canopy. Sparse foliage with deadwood present.	Remove Ivy up to 1.5m to allow inspection of the trunk. Remove deadwood	12 months
G1	///stud.beast.once	Crack willow (Salix fragilis)	M	Fair	Fair	Lower trunks exposed by bramble and shrubbery. Leaning form over parking bays. Minimal deadwood present	No works required	
G2	///played.assume.brands	mixed trees	EM	Good	Good	Group of Elm and Hawthorn. Slight decline in small Elm	No works required	
G3	///went.index.kind	mixed trees	M	Fair	Fair	Tree ownership ambiguous. Mixed trees overhanging car parking area with low branches and deadwood present.	Over extended branches to be reduced back by 2 to 3 m up to a height of 6 m. Remove deadwood extending over the car parking area	18 months
T2	///float.translate.d.minute	Horse-chestnut (Aesculus hippocastanum)	Om	Good	Poor	Decayed basal area with kretzschmaria deusta present in and around the base. Bleeding canker of Horse chestnut present. Decay leading up the trunk to large pruning wounds at 2 & 3m above ground level. Frass present from beetle infestation. Pollarded around 8m above ground level with extensive regrowth.	Reduce to leave a standing stump of just over 2m above ground level	6 months
T3	///gears.spoken.wire	Horse-chestnut (Aesculus hippocastanum)	M	Good	Fair	Occluding wounds with decay along trunk. Pollarded around 8m above ground level. Branches entwined with bunting wire.	Re pollard back to historic pruning points	18 months
T4	///gears.spoken.wire	Horse-chestnut (Aesculus hippocastanum)	M	Good	Fair	Large occluded wound around 2m with swollen appearance. Leaning form over stream. Pollarded at 8m above ground level	Re pollard back to historic pruning points	18 months

TreeNo	What3Words	Species	AgeClass	Physiological Condition	Structural condition	Comments	Reccomendations	Time frame
T5	///jets.rods.stop	Horse-chestnut (Aesculus hippocastanum)	M	Good	Fair	Decayed cavity around 0.5m with good reaction wood present. Rigidiporous ulmeris bracket at base of decay. Lower branches entwined with bunting wire. Pollarded at 8m above ground level	Re pollard back to historic pruning points	6 months
T6	///crush.stream.patch	Horse-chestnut (Aesculus hippocastanum)	M	Good	Poor	Decayed fissure extending on southern side of tree from base up to 4m or more. Decay sits below knuckle union of which decay continues further. Larger stems emanating from around 3m . Pollarded around 8m with extensive regrowth.	Re pollard back to historic pruning points. Inspect canopy for decay and report findings back to Billy Ryan.	12 months

7. Gallery

T1 - Ash



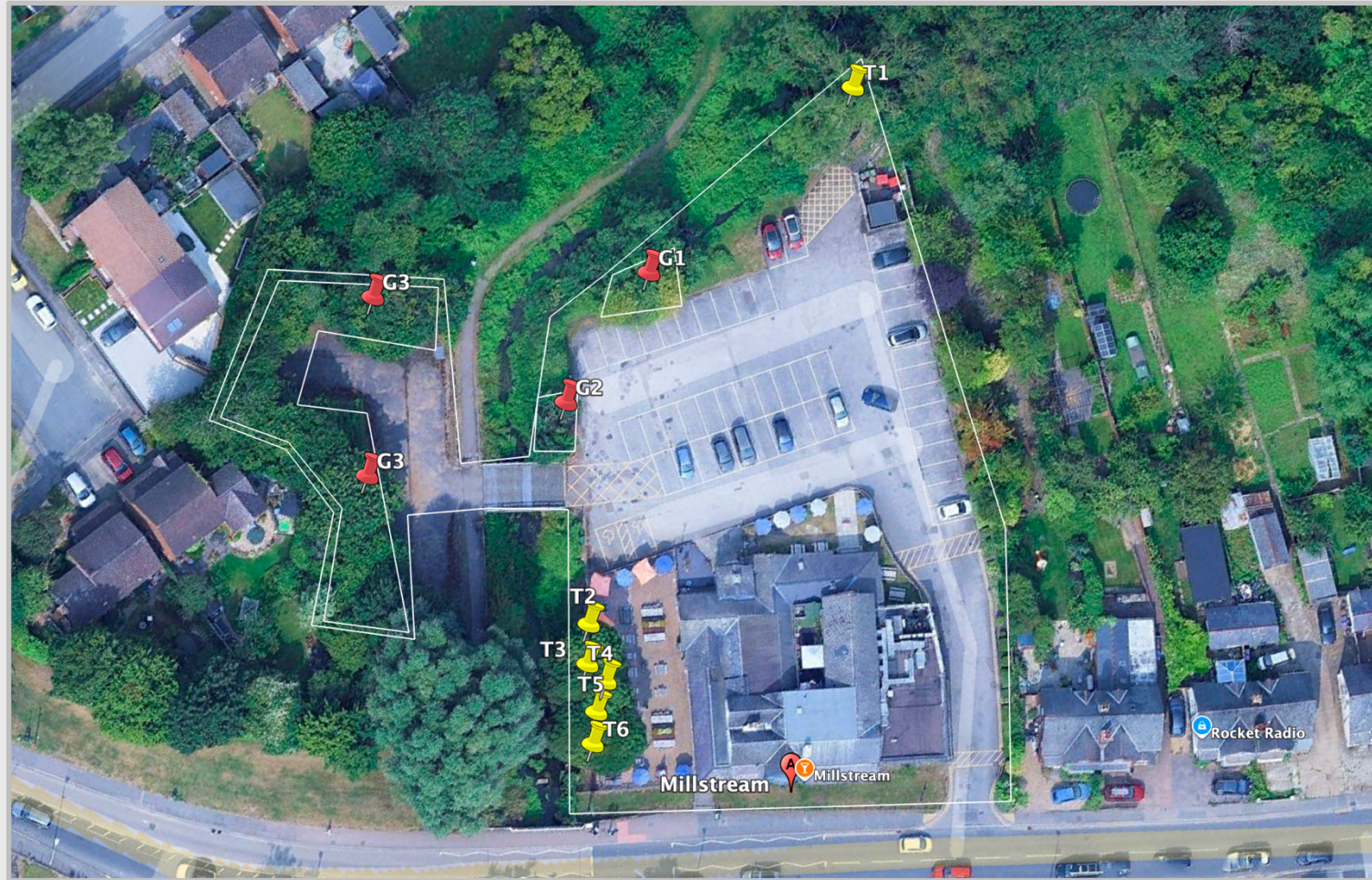
T2 – Horse chestnut



T5 – Horse chestnut



8. Site plan



The Millstream 97 Cambridge Road, Walsworth, Hitchin SG4 0JH

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9. Council Plan

North Herts Council website shows that the site is not within a conservation area. However there are trees covered by TPO's.



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