Arboricultural Report

on Trees at

Mill Inn,

Harwood Dale

Prepared By Mark Nozedar

HND Arboriculture

ARBORICULTURAL REPORT AND SURVEY FOR MILL INN, HARWOOD DALE, N YORKSHIRE

INTRODUCTION

I am instructed by Hazel Coverdale, owner of Mill Inn Harwood Dale, to provide an arboricultural report on significant trees located on the land close to the property, within the North Yorkshire Moors National Park.

I was provided with site plans of the area in question. I understand the owner would like to submit an application to renovate and improve the property and as part of this application procedure an initial tree survey was required.

As the property is in a state of disrepair, plans submitted are to upgrade areas around the property, maintain the property (and subsequently its trees) within close proximity to the proposed improvements and developments.

The trees in their 'pre development' form were evaluated on 4th April 2023.

All observations by visual tree assessment at ground level, based on the condition and status of the trees at the time of inspection.

SITE VISIT AND DESCRIPTION

The tree survey was done when the weather was clear and still with no visibility constraints, in early spring, at a time when the trees were dormant and not yet in leaf. An assessment of the structural integrity of the trees, rather than during foliage display. This winter dormancy assessment is beneficial, to review structural integrity of the trees, when defects are more evident.

The area of the site subject to improvement / development are around current or former footprints of buildings.

There is a proposal of a small car park, bridge and agricultural building near the former Inn building also. Significant trees within those vicinities will be referred to in the survey. The survey focused on areas around modifications and current structures, but at this stage does not identify potential conflicts with future proposals.

The trees are surveyed and plotted on a site plan. Most of the trees within the relevant survey zone are along the line of a beck from North to South, where they have been growing without intervention, displaying evidence of a lack of maintenance, such as dead and snapped branches.

TREE RELATED STRUCTURAL ISSUES

It was noted that part of the original building where there was a former mill wheel has become overgrown with self seeded, unmaintained trees and these appear to have created tree related subsidence to the property (this can be noted due to the presence of large cracks in that part of the building). Where trees that have been left unmaintained after self seeding close to the property, the recommendation is for those trees to be felled to allow the building to be repaired and that tree related subsidence does not progress further.

It was also noted that there are mature trees within the zone of inspection that had lost large branches, or may have cracks that are likely to lead toward stem or branch failure. Recommendations are made to make those trees safe or improve their form where necessary.

TREE SURVEY AND APPRAISAL

All significant trees have been inspected within the curtilage areas of proposed property improvement / development.

Photos included, where relevant, to demonstrate comments and recommendations.

There are some shrub and tree regeneration amongst the significant trees with very small stem diameters that have not been included within the survey as this they were lower in significance.

Tree numbers correspond with the site plan indicating the approximate location of the trees and estimated crown spread.

T1 Hawthorn (*crataegus monogyna)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
4 metres	Satisfactory	Young	Low – approx. 20 yrs	Low to moderate	Tree is thin and small, within field	Removal would be proposed, if required, to accommodate agricultural shed

T2 Ash *(fraxinus excelsior)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
3 metres	Poor	Young	Medium – approx. 30 yrs	Low to moderate	Self seeded; thin and weak, within field	Removal proposed as this was not considered a viable tree for the future.

T3 Hawthorn (*crataegus monogyna)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
3 metres	Satisfactory	Young	Low	Low to moderate	Multistemmed & self seeded within field	Removal proposed, if required, as tree is suppressed and not especially significant

T4 Chestnut *(aesculus hipposcastanum)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
18 metres	Satisfactory; has large branch crack	Veteran	Approx 30 + yrs.	Good	This is a very large specimen. Has a large cracked branch laying across the floor	Pruning as required, to crown clean the canopy.

T5 Birch (*betula pendula)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
2 metres	Poor	Young	Short : 5 yrs.	Low	Tree weak and suppressed	Removal as tree is not viable. It is suppressed and weak, diseased.

T6 Chestnut *(aesculus hipposcastanum)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
19 metres	Satisfactory	Mature	Approx 50 + yrs.	Good but requires crown cleaning work	A mature specimen but with dead wood throughout crown.	Pruning to crown clean the canopy, has possible chestnut canker disease. Reassess in summer when this tree is in leaf and monitor. Pruning may be required to crown lift and reduce over the field.

T7 Chestnut *(aesculus hipposcastanum) in photograph below*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
14 metres	Dead	n/a	0 – tree appears to be fully dead	Could be retained but is very close to power line	Dead once mature tree	Removal is likely to be required due to proximity of the power line, possibility of failure of branches striking the line.

T8 Ash *(fraxinus excelsior)* shown in photograph below

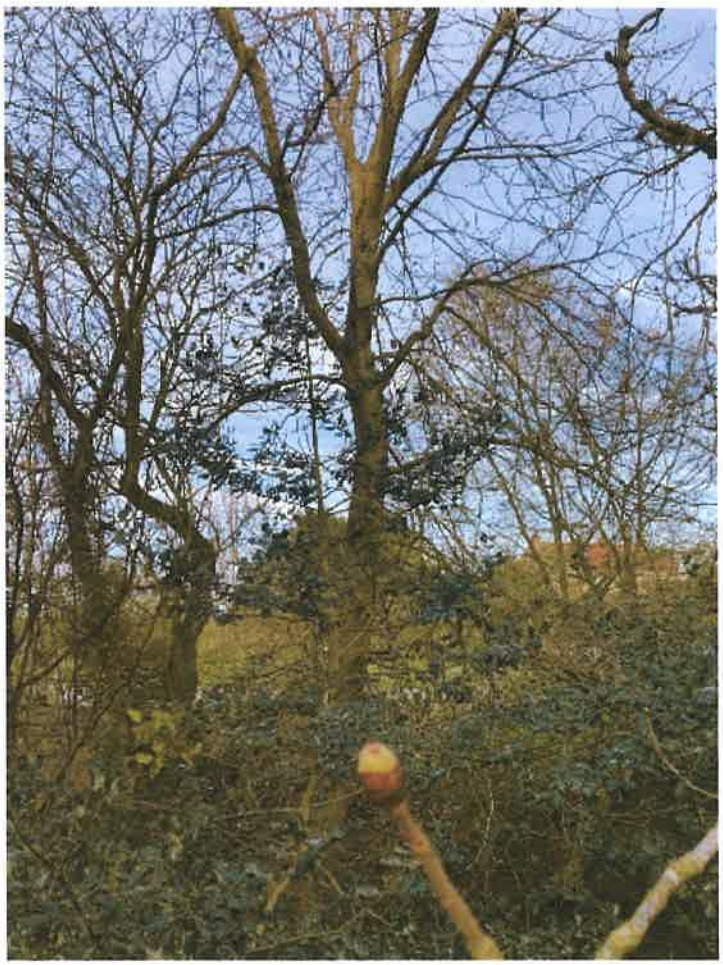
HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
14 metres	Satisfactory		30 + years	Good for retention	Self seeded tree within tree group, dead wood present.	Possible branch pruning to clear beck area / for access - removal of significant dead wood and crown cleaning recommended

T9 + 10 Hawthorn (*crataegus monogyna) & Birch (betula pendula)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
4 metres	Poor	Young	Low – approx. 20 yrs	Low: Self-seeded not particularly significant	Suppressed beneath larger trees	Removal would be proposed if required to clear the beck area / accommodate access and agricultural shed

T11 Ash *(fraxinus excelsior)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
12 metres	Poor – structural defect	Semi mature	n/a	Low due to structural fault in tree	Tree has a vertical crack in the stem at the top	Fell tree due to structural fault central crack in stem / lack of long term viability



T12 Ash *(fraxinus excelsior)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
4 metres	diseased	young	Low	Low due to possible disease	Tree has a lesion at base indicative of ash dieback	Small tree, not significant. Fell tree due to potential disease

T13 Ash *(fraxinus excelsior)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
14 metres	Good / dead wood present	Mature	Average	Low due to structural fault in tree	Low co dominant branch overhanging beck, but this is mostly dead. Significant dead wood, reshoots and suckers forming at base.	Crown clean recommended. This would involved removal of large dead branch across the beck. No further work required unless pruning to clear the beck.

T14 Elder (*sambucus nigra)*

HEIGHT	SIZE	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
4 metres	Poor	diseased	5 + years	Low	Low due to possible disease	Tree has a lesion at base indicative of ash dieback	Small shrub, not significant. Fell as this is poor form / diseased / suppressed.

T15 Ash *(fraxinus excelsior)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
19 metres	Satisfactory – dead wood present	Mature	Average	Good	Low branch overhanging beck, with reshoots and suckers at base	No work required unless pruning to clear the beck. Dead branches to remove.

T16 Sycamore *(acer pseudoplatanus)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
4 metres	diseased	Semi mature	Low	Low	Growing centrally in beck.	Fell tree as it is suppressed by larger T15

T17 Chestnut *(aesculus hipposcastanum)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
19 metres	Satisfactory	Mature	Approx 30 + yrs.	Good but requires crown cleaning work	A mature specimen but with dead wood	Retain tree but pruning to crown clean the canopy, Low branch crossing the beck, possibly to remove

T18 Ash *(fraxinus excelsior)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
19 metres	Satisfactory but damaging the building	Mature	Low	None	Close to the original wheel / mill area. Damaging building	Fell tree as it is creating conditions of structural damage to the property, not suitable for retention.

T19, 20, 21, 23 Sycamore *(acer pseudoplatanus)* shown in photograph below

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
12 metres	Satisfactory	Mature	Average	None	Close to the small wooden access bridge and outhouse area designated as Tea Room in future proposals.	Fell trees – these are self seeded / close to bridge and building, causing structural damage – unsustainable and not suitable for retention in this location

T24 + 25 Ash *(fraxinus excelsior)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
3 metres	Poor	Young	Low	Low to moderate	Self-seeded; thin and weak	Removal proposed – trees appear to have Ash dieback due to signs of upper crown dieback, propose to fell both trees.

T26 Willow *(salix)*

HEIGHT	CONDITION	AGE	SAFE USEFUL LIFE EXPECTANCY	LANDSCAPE RETENTION VALUE	COMMENTS	RECOMMENDATION
7 metres	Good	Young to semi mature	Good	Low to moderate	Self-seeded; tree, not particularly significant.	Removal proposed – as this tree appears to be within the area of proposed car park.

CONCLUSIONS

The findings above were for a zone of trees around the area of development, the overall site contains many other trees in a diversity of landscape habitats, however the trees close to the development areas were focused on at this stage as these are the ones implicated with the development proposal.

The trees surveyed are a good composition of species and different age classes, but lack of maintenance would require arboricultural attention to make issues safe and improve the condition of the trees. Further prescriptive works could follow according to the review of the development and permissions of the components on the development to proceed.

Generally it is encouraged to allow trees to be in a natural state for biodiversity and wildlife habitat, which includes elements of retention of dead wood and fallen wood on the floor, however for the extent of dieback, cracked and dropped branches surveyed, maintenance is recommended to allow the trees to continue to grow as a sustainable group and if public access is encouraged around those areas, such work would be required for safety purposes.

signed date

06/04/23

SITE SURVEY PLAN