WOODSMAN
Arboriculture

Land at Boldon

Tree Inspection and Management Recommendations Report

April 2026

For Evans Property Group

By Woodsman Arboriculture Ltd.

Arboriculture is the science and practice of cultivating, establishing, and managing amenity trees for the benefit of society.

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Arbour House, 12 Carnoustie Close, Newcastle, NE77TQ
Company Registration Number 15722160

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1. Assignment Details

Report Details	
Report Title	Land at Boldon Tree Inspection and Management Recommendations Report April 2026
Report Reference	WArb.ManRep.29042026.A
Report Issue Date	29th April 2026
Revisions	
Consultant	Jim Richardson BSc For HND Arb M. ArborA
Issued By	Jim Richardson BSc For HND Arb M. ArborA

Assignment Details	
Detailed Tree Inspection Report for T10 and T14 Survey and report detailing the psychological and structural condition of the trees surveyed. With appropriate management recommendations based on tree risk, amenity, and wildlife retention values.	
Client	Evans Property Group
Agent	N/A
Reference Documents	A184 Boldon - Topographic Survey

Survey Details			
Surveyor	Jim Richardson BSc For HND Arb M. ArborA (T10/T14 Inspection) Eliot Ramsey FndArb. Tech.ArborA (Whole Site)		
Survey Dates	24th February 2026 (Whole Site) - 2nd April 2026 (T10/T14 Inspection)		
Weather Conditions	High Winds	Poor Visibility	Heavy Rainfall
	No	No	No
Other Survey Restrictions	No		

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2. Site Details

Site Details			
Name	Land at Boldon		
Location	Land at Boldon, West Boldon,		
Adress	Land at Boldon, West Boldon, NE36 0BJ		
Post Code	NE36 0BJ	Grid Reference	NZ347609
Latitude / Longitude	54.942103, -1.4588414	What3Words	printout.breeze.muffin
Description	Greenfield site with road frontage to Boldon Bridge A184. Level site with moderate tree cover.		

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3. Statutory Restrictions

Statutory Restrictions		
Local Planning Authority	South Tyneside Council	
Tree Preservation Orders	Search	TPO Present
	Yes	Yes
Source	Email STC Planning.	
Details	Borough of South Tyneside Tree Preservation Order No 23. 1981 Glebe farm/Rectory Gree/ West Boldon	
Conservation Area Status	Search	CA
	Yes	Yes
Source	https://maps.southtyneside.gov.uk/conservation_areas/	
Details	West Boldon	
Hedgerows Regulations	Search	Relevant
	No	No
Source		
Details		
Ancient Semi-Natural Wood	Search	Relevant
	No	No
Source		
Details		
Priority Woodland Habitat	Search	Relevant
	No	No
Source		
Details		
Other Restrictions	Search	Relevant
	No	Unknown
Source		
Details		

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4. Summary of Findings

4.1. Tree Details

T10 is a 9m tall mature Sycamore. The stem divides just above ground level, and one of the two stems is completely dead. Decay mapping of the base of the tree revealed 87% complete decay just above ground level.

T14 is a 14m tall mature Beech with two large cavities at 4.5m from ground level, clearly visible on the main stem. The tree has multiple wounds on the main stem from historical crown raising. An aerial Inspection of the cavities and probing with a metal probe found that the cavities are linked together by a major decay column that extends at least 60cm below the lower cavity, between the two cavities, and above.

4.2. Recent Management

The trees inspected have had little significant recent management. Some historical pruning has been conducted to keep branches clear of the low-voltage overhead electricity cable, which runs parallel to the site through the trees.

4.3. Amenity and Screening

The trees provide the site with some amenity and screening as part of the larger group of adjacent trees.

4.4. Tree Condition

Structurally, both trees are in very poor condition, with major defects.

4.5. Decay Detection

An ArborSonic 3D Acoustic Tomograph Reading was taken of the base of T10. Decay mapping of the base of the tree revealed 87% complete decay just above ground level.

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4.6. THREATS Assessment.

Using THREATS, we have classified the tree as being a significant risk, with recommended remedial work to reduce the risk within 4 weeks.

4.7. Discussion of Findings

Given the severity of the tree's structural defects and its location, the tree is considered a significant risk. Retention is not a practical option, and removal and replacement of both trees is recommended.

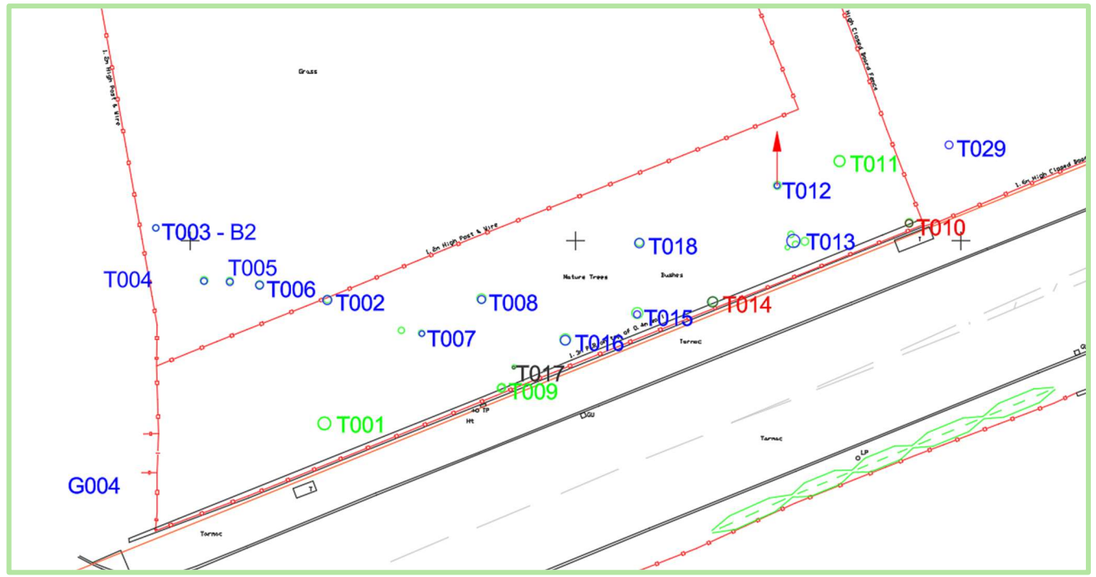
4.8. Management Recommendations

- Remove T10 and T14
- Replacement planting with light standards during the 2026-2027 planting season.
- Suggested replacement planting of x2 English Oaks (Quercus robur) to the southwest corner of the site roadside. Planting in this location, rather than directly adjacent to the felled trees' stumps, would give better establishment, as it is not under the canopy of other trees and would fill out the group.

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5. Tree Locations





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6. Tree Details

Reference TAG	Species	Survey Notes	Measurements	Condition and SULE	Risk Assessment	Recommendations	Other Wildlife
T010 TPO G3	Sycamore *(Acer pseudoplatanus)*	The stem divides below 1.5m; one stem is dead and has extensive decay. The crown is distorted due to group pressure. Decay mapping of the base of the tree revealed 87% complete decay just above ground level.	Height (m): 9 2 stems (mm): 260, 400 Spread (m): 0N, 5E, 6S, 3.5W Crown Clearance (m): 2.5 Lowest Branch (m): 3(S) Life Stage: Early-Mature Rem. Contrib.: 0	Physiological condition: Fair Structural Condition: Poor Overall Condition: U Growth Potential: Moderate Life Expectancy: 10+ Years	Failure Score: Probable Soon Target Score: Very High Impact Score: Moderate Risk Score: 1920 Threat Category: 5: Significant	Tree removal and replacement	None
T014 TPO G3	Beech *(Fagus sp.)*	The tree has two large cavities at approximately 4.5m on the south side. The tree has multiple wounds on the main stem from historical crown raising. An aerial Inspection of the cavities and probing with a metal probe found that the cavities are linked together by a major decay column that extends at least 60cm below the lower cavity, between the two cavities, and above.	Height (m): 14 Stem Diam(mm): 650 Spread (m): 7N, 5E, 5.5S, 5W Crown Clearance (m): 2.5 Lowest Branch (m): 4(W) Life Stage: Early-Mature Rem. Contrib.: 0	Physiological condition: Good Structural Condition: Poor Overall Condition: C Growth Potential: Good Life Expectancy: 10+ Years	Failure Score: Probable Soon Target Score: Very High Impact Score: Moderate Risk Score: 1920 Threat Category: 5: Significant	Tree removal and replacement	Medium

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7. Other Arboricultural Site Factors

7.1. Protected Wildlife

7.1..1. It is an offence under the Wildlife and Countryside Act 1981 (WCA and amendments) and the EU Habitats Directive to disturb or destroy the nests of bats, birds, and other protected wildlife. Birds are protected by the Wildlife and Countryside Act 1981 and the Countryside (or CROW) Act 2000. Bats are protected by The Wildlife & Countryside Act 1981 (WCA and the Conservation of Habitats and Species Regulations 2010.

7.1..2. No visual signs were found to indicate the presence of bats in the surveyed trees. However, several trees within the study area display characteristics found favourable to bats, and caution must be exercised.

7.1..3. For birds, as with bats, there is an obligation to carry out visual checks before works commence. Where possible, tree works should be carried out to avoid the bird nesting season from August to the end of February.

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Appendixes

I. Decay Detection

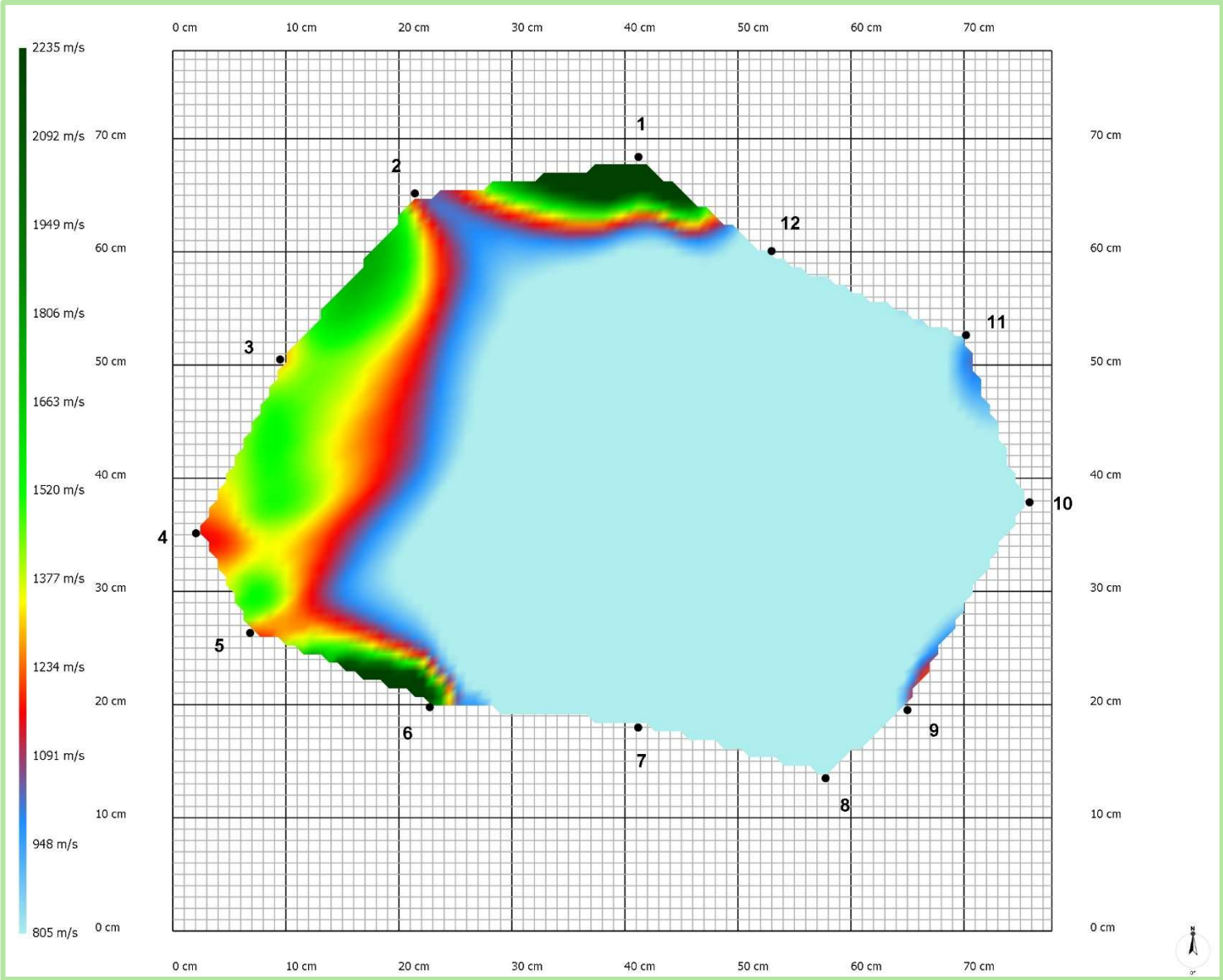
The ArborSonic 3D Acoustic Tomograph is used for detailed safety examinations on trees to assess the inner condition of trunks with hollows, cracks, or fungi. Sonic tomographic measurements are particularly common near the base of trees. The Tomograph utilises a non-destructive technique based on sound-wave measurements between sensors placed around a trunk or branch. A 2D image is calculated from the measured speeds between the sensors and geometrical information on the measuring level. Measurements taken at various heights can be assembled into a 3D model of the trunk. The graphic representation displays areas with different transit times in different colours. In this way, a distinction can be made between intact and defective wood, and gradations in the degree of decomposition can also be recognised. This detailed information can help assess a tree's safety and suitability for retention. Customizable wind load modelling using tree canopy and trunk data can further assist in assessing a tree's safety and the possible effects of crown retrenchment to reduce wind-sail area, where appropriate.

An ArborSonic 3D Acoustic Tomograph Reading was taken of the base of T10, with Decay mapping of the base of the tree revealed 87% complete decay just above ground level.

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II. Tomogram Readings

T10 Layer 1 2D Map



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III. Photographic Record

T10 Completely Decayed Stem and Severe Bow in Trunk at 3m.



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T14 Major Cavities at 4.5m, With Linking Decay Column Above and Below



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IV. THREATS Risk Evaluation

Failure Score

Score	✓	Likelihood of failure	Example indicators
50		Imminent/Immediate	Uprooting; Extreme root loss; Collapsing structure (i.e. primary failure has already occurred)
8		Probable/Soon	Altered exposure; Primary decay fungus; Severe inclusive bark/root loss; Fragile dead wood
2		Likely, foreseeable	Lapsed pollard; Overweight/subsiding limbs; Poor stem taper; Dieback
.8		Potentially with time	Early development of inclusive bark; Robust dead wood
0		None apparent	No significant defects observed

Target Score

Score		Value	Static target examples	Target occupancy examples
40		Very high	Building a 24-hour use	Constant vehicular traffic/busy playground
25		High	Building 12-hour use, ≥11Kv power lines	Frequent vehicular traffic/constant pedestrian use
20		Medium	Building/structure occasional use, <11Kv lines	Peak times traffic/intermittent use, PFV, e.g. commuter run
15		Low	Garage, Summer house, Listed wall	Occasional traffic/sporadic use, GFV e.g. quiet rural road
7		Very low	Unlisted wall, paving, garden features	Infrequently used access/public right of way/bridleway
0		None	Grass	Hardly ever used, e.g. remote path

Impact Score

Score		Degree of harm and consequences (examples)	Agent: trees, mm, or branches, kg (NB size/weight for guidance only)		
10		Severe structural damage, vehicles crushed – passenger fatalities very probable	VL	> 750mm	> 500kg
6		Moderate structural/ severe vehicle damage – fatal/disabling injuries likely	L	350-750mm	50-500kg
4		Minor damage/probable disabling/hospitalising injury to pedestrians	M	100-350mm	10-50kg
1		Fragile objects destroyed, superficial/recoverable injury to pedestrians	S	< 100mm	< 10kg

IMPLEMENTATION OF CONTROL MEASURES - Appropriate Response

Score range	✓	Threat Category	Recommended action & Completion deadline	Code
4000+		7- Extreme	Evacuate/prevent access to impact site, emergency call-out of contractors	E
2001-3999		6- Serious	Close the site if practical; arrange for work to be completed within 7 days	7D
1000-2000		5- Significant	Arrange for work to be completed within four weeks maximum	4W
330-999		4- Moderate	Remediate within 13 weeks, reinspect after SWE meantime (inc. gales to Force 7+)	13W
160-329		3- Slight	Reinspect annually /after storms (Force 10+), expect to schedule work within 2 yrs	A
50-159		2- Minimal	Reinspect within 3 yrs if public access, schedule work as required	3Y
0-49		1- Insignificant	Reinspect within 5 yrs if general public access or 3 yrs if child-specific access & TS ≥20	3/5Y

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V. Scope of Report

This report has been produced to assess the physiological and structural condition of the lime tree and make appropriate management recommendations. This report does not comment on any tree's ability to cause direct or indirect damage to buildings, walkways, or other utilities other than where direct pressure damage is immediately and obviously foreseeable. Trees are dynamic and changing structures, and this report comments on tree condition as assessed on the day of surveying. It is worth noting that when trees in close groups are selectively removed, the remaining adjacent specimens are initially more prone to failure due to increased wind loads. Given time, healthy trees can adapt to this increased wind stress. Further to this report, it is recommended that all trees in areas where failure may result in a significant risk of damage to people or property be assessed for hazard annually to fulfil the owner's duty of care.

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