



**Rose Lodge,
Hospital Drive,
Hebburn,
Tyne and Wear,
NE31 2TH**

Health and Condition Tree Report

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Revision	1
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1 Introduction

1.1 Instruction and Authority to carry out Inspection

1.1.1.1 Batson Groundcare Ltd were instructed by James Snowdon of NTW Solutions Ltd to carry out a survey of trees within the grounds of Rose Lodge, Hebburn to create a record of the trees on site.

1.1.1.2 Surveyor/s: James Blades, BSc (Hons) Arb, PTI, MArborA.

1.1.1.3 Date of survey: 30/06/2026

1.2 The Client

1.2.1.1 NTW Solutions Ltd.

1.3 Objectives and Scope of the Survey

1.3.1.1 The tree survey was carried out in order to determine the condition of the trees and recommend any works which may aid in the management of them.

1.3.1.2 Appropriate work prescriptions have been provided to remove damaged/diseased and dying limbs/trees and provide proactive management of the trees to maintain their safety along the public access areas.

1.4 Limitations

1.4.1.1 The level of inspection was a visual inspection of the trees from ground level only utilising visual tree assessment (VTA) methods. Comments upon tree condition have been made on the evidence found from visual inspection. Detailed inspection of decay and structural integrity was not carried out and was outside the scope of this survey.

1.4.1.2 Where dense vegetation, ivy colonisation, boundary features, buildings, parked vehicles or other site constraints prevented full access, inspection of tree stems, stem bases, rooting areas and/or structural unions was limited accordingly.

1.4.1.3 This report has been prepared specifically for the intended client. Its intellectual content remains the property of Batson Groundcare Ltd and its other content that of the client. Disclosure of this report to third parties is at the discretion of the client.

1.5 Validity

1.5.1.1 Trees are natural living organisms and are subject to environmental factors and conditions which can affect and change their condition. Therefore, no tree can be assessed as being completely safe. An assessment of the risk posed by the trees at the above stated location has been made on the findings on the day of the survey and remains valid for a period of up to 12 months, or until a major storm is experienced, in which case a new inspection would be required.



2 Methodology

2.1 Survey Methods

- 2.1.1.1 Access to the trees was via the ground only and a visual inspection of the trees using the visual tree assessment (VTA) method was used.
- 2.1.1.2 The following areas were inspected, root plate, base of the stem. The main stem/s, crown break and main structural unions, branch work, and outer crown and foliage cover.
- 2.1.1.3 Stems, stem bases and main structural unions were inspected for visual signs of decay, cavities and damage including fungal fruiting body production. Crown branching was inspected for failed and damaged limbs, deadwood, and growth habit (i.e., long limbs with heavy foliage end loading). Crowns were inspected for level and quality of foliage and leaf/bud production to determine vascular health.
- 2.1.1.4 Visual assessment of the upper crown was aided by the use of a monocular. Measuring of the tree heights and crown spreads was carried out by a calibrated laser rangefinder.
- 2.1.1.5 Physical inspection and measuring of any decay cavities, either suspected or positively identified was limited to the use of a probe, measuring tape and sounding mallet.

2.2 Tree Data Definitions

Age Class

- 2.2.1.1 Age class – young (Y), semi mature (SM), early mature (EM), mature (M), over mature (OM) and veteran (V).
- 2.2.1.2 Young (Y): Trees categorised as young are those still establishing into their environment.
- 2.2.1.3 Semi Mature/ Early mature (SM/EM): Semi Mature- trees that are established and exhibiting signs of reaching maturity, early flowering, showing signs of bark fissuring and decurrent growth forms.
- 2.2.1.4 Mature (M): Trees that have reached maturity and show signs of reproductive activity.

Life Expectancy

- 2.2.1.5 Life expectancy has been determined through age class of specimens and species knowledge. It has been included to aid future management of the tree stock.
- 2.2.1.6 The life expectancy has been determined through the minimum number of years of contribution the tree provides and is represented as follows: <10 (years) 10+, 20+, 30+.



Glossary of Terms

- 2.2.1.7 Coalesce – Separate decay entry points join to form a larger area of decay.
- 2.2.1.8 Cambium - Live vascular region beneath the bark which supports the life of the tree.
- 2.2.1.9 Compartmentalised - Decay has been sealed off and enclosed by the trees defence mechanism.
- 2.2.1.10 Hazard beam - A lateral split in the fibrous region of the timber without snapping the limb.
- 2.2.1.11 Inclusion – Two or more stems/limbs/branches growing against each other trapping bark between the join and causing an often weaker union than that of an unincluded union. There are several variations to an included union.
- 2.2.1.12 Occlusion/Occluded - Old pruning wounds have been completely sealed with new wood/bark growth.
- 2.2.1.13 Pollard - Management method which removes all branch growth leaving either just the stem of scaffold limb form.
- 2.2.1.14 Reaction/Wound wood - New wood growth stimulated from damage or pruning to seal wounds or strengthen.
- 2.2.1.15 Union – The joint between stems or where branches attach to the main stem.
- 2.2.1.16 Bifurcation – The point at which a stem/limb divides into two separate (often co-dominant) smaller stems/limbs.
- 2.2.1.17 Epicormic growth – Regenerative young growth from previously dormant bud, usually occur following pruning works to which allow light.
- 2.2.1.18 Chlorosis – Discolouration of leaf tissue (often yellowing) caused by any number of stress factors but often associated with an iron deficiency, disease or heavy shading.
- 2.2.1.19 Necrosis – Cellular death caused by external factors, often used to describe a leaf/s or a section of bark/cambium.
- 2.2.1.20 Co-dominant – Two stems which are both in direct competition for light, size and height. Often both stems will account for an even amount of the total tree canopy.
- 2.2.1.21 Branch collar – The region at which the separate growth patterns of the stem and branch meet and overlap. The area acts as a connection point between the branch and stem and provides a protective barrier between infection and decay.
- 2.2.1.22 Branch bark ridge – The external indication point at which the growth patterns of the stem and branch meet.
- 2.2.1.23 Flush-cut – A pruning cut close to the parent stem which removes part of the branch bark ridge and compromises the branch collar.
- 2.2.1.24 Dieback – Used to describe the decline of a given trees canopy in one or more places (often starting at the highest point progressing from the extremities towards the roots).
- 2.2.1.25 Cellulose – A primary structural component of plant cells giving a cell tensile strength and maintaining cell shape.
- 2.2.1.26 Lignin – A primary structural component of (woody) plant cells, lignin gives rigidity to cells and is found within plant cell walls.



3 Results

3.1 *Tree Identification and Numbering*

- 3.1.1.1 Trees have been identified as either individual trees or as tree groups.
- 3.1.1.2 Individual trees are trees which are stand-alone trees or which require specific works only appropriate to the individual tree. These are numbered chronologically with a prefix T (e.g., T1).
- 3.1.1.3 Tree groups are groups of trees that are growing densely together making subsequent location of individuals difficult, or which require similar work recommendations. Tree groups are numbered chronologically with the prefix G (e.g., G1).
- 3.1.1.4 A total of 42 individual trees and 2 tree groups have been listed/identified as part of the survey.

3.2 *Tree Species*

- 3.2.1.1 Trees within the survey have been identified in the survey schedule (See Appendix 2) by common name only.
- 3.2.1.2 Where trees are in mixed groups the genus has been listed for each species identified.
- 3.2.1.3 Species identified on the site primarily consist of Lombardy poplar *Populus nigra* 'Italica', sycamore *Acer pseudoplatanus*, whitebeam *Sorbus* sp., Swedish whitebeam *Sorbus intermedia*, lime *Tilia* sp., beech *Fagus sylvatica*, hawthorn *Crataegus monogyna*, cherry *Prunus* sp., goat willow *Salix caprea*, rowan *Sorbus aucuparia*, oak *Quercus* sp. and pear *Pyrus* sp.

3.3 *Statutory Designations*

- 3.3.1.1 It should be noted that trees may be subject to a Tree Preservation Order or may be located within a Conservation Area. Where trees are protected by a Tree Preservation Order, or are located within a Conservation Area, written consent or the required notice must be obtained from the Local Planning Authority prior to undertaking works.

3.4 *Summary of Findings*

- 3.4.1.1 The site consists of a single NHS care facility with associated access roads, parking areas, verges and landscaped green space.
- 3.4.1.2 Tree cover is moderate given the urban setting and primarily consists of mature sycamore, whitebeam and willow around grassed areas and boundaries, with smaller planted trees and two small tree groups also present.
- 3.4.1.3 No high priority work recommendations were identified on site.
- 3.4.1.4 No medium priority work recommendations were identified on site.
- 3.4.1.5 Seventeen low priority work recommendations were identified on site.
- 3.4.1.6 Low priority recommendations primarily relate to deadwood removal, ivy severance to allow inspection, crown raising for access, removal of one failed rowan and targeted pruning/management of the goat willow T29 and Lombardy poplar group G1.
- 3.4.1.7 T29 is a mature goat willow adjacent to the boundary fence that heavily overhangs the main roadway and footpath beyond the site boundary. Given the species, growth form and extent of overhang, long-term management is likely to favour a cyclical pollarding/reduction regime.



- 3.4.1.8 T17, T18 and T37 are sycamore trees showing signs of physiological stress with sparse upper crowns and moderate deadwood formation. Deadwood removal and annual re-survey of physiological condition are recommended.
- 3.4.1.9 Low priority ivy management recommendations relate to T7, T9 and T40 where dense ivy colonisation prevents inspection of the lower stems, bases and/or principal junctions.
- 3.4.1.10 Refer to Appendix 2 Data Schedule for specific recommendations.

3.5 Work Priorities

- 3.5.1.1 Trees and the work prescriptions required have been prioritised according to the severity of the tree's condition and potential for failure. Work priorities have been given to enable appropriate management of the work required. Where N/A is listed within the priority column, no work recommendation was considered necessary at the time of inspection.

High

- 3.5.1.2 (H) High priority trees are those which have significant damage or decay evident and are at high risk of failure over public access areas such as roads and footpaths. Works with a high priority will require work within 3 months (indicated as red in the tree survey schedule).

Medium

- 3.5.1.3 (M) Medium priority trees are those with signs of damage or large amounts of deadwood over the public areas. Works with a medium priority will require work within 6 months (indicated as yellow in the tree survey schedule).

Low

- 3.5.1.4 Low priority trees are those which do not yet show signs of failure or damage and do not exhibit poor health; or have been assessed to be at low risk of failure over public access areas where defects have been identified. These trees include those with dense ivy colonisation or tree parts in contact with services and trees with minor deadwood within the crowns. Works with a low priority will require work within 12 months.

3.6 Mapping

- 3.6.1.1 All trees and tree group locations have been identified in the plan at Appendix 3.



Appendix 1. Photos

Image 1: Looking east to T17 and T18 showing some dieback and physiological stress.



Image 2: Looking north to G1 with a single dead poplar tree and poplar tree with dead wooding recommendations behind.



Appendix 2. Tree Survey Schedule

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T1	Sycamore	1	10	50	6	M	10+	G	Mature sycamore on large green; appears in good health but has some large instances of deadwood; no significant concerns	Remove deadwood in excess of 2.5 cm diameter	L
T2	Sycamore	3	15	90 basal	6	M	30+	G	Sycamore with three primary stems growing at 1 m; junctions sound; minor deadwood; in good health with no concerns	No action required	N/A
T3	Sycamore	1	10	50	6	M	10+	G	Mature sycamore on large green; appears in good health but has some large instances of deadwood; no significant concerns	Remove deadwood in excess of 2.5 cm diameter	L
T4	Sycamore	1	10	35	5	M	20+	G	Maturing sycamore on green; stem bifurcates at 2 m with sound junction; minor deadwood; in good health with no concerns	No action required	N/A
T5	Sycamore	1	10	35	5	M	20+	G	Maturing sycamore on green; single stem with no co-dominance; minor deadwood; in good health with no concerns	No action required	N/A

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T6	Sycamore	1	10	35	5	M	20+	G	Maturing sycamore on green; stem bifurcates at 2 m with sound junction; minor deadwood; in good health with no concerns	No action required	N/A
T7	Whitebeam	2	10	70 basal	5	M	20+	G	Mature whitebeam along boundary fence; dense ivy colonisation on base, main stems and junctions, preventing inspection; appears physiologically to be in good health	Sever ivy up to 1 m on the base of the tree	L
T8	Sycamore	2	12	50 basal	5	M	20+	G	Maturing sycamore on boundary fence; co-dominant at 0.5 m with excellent junction formation; in good health with no concerns	No action required	N/A
T9	Whitebeam	2	8	70 basal	5	M	20+	G	Mature whitebeam along boundary fence; dense ivy colonisation on base, main stems and junctions, preventing inspection; appears physiologically to be in good health	Sever ivy up to 1 m on the base of the tree	L
T10	Sycamore	1	15	35	5	M	20+	G	Slender maturing sycamore in small group of trees; somewhat suppressed with an asymmetrical crown; moderately sized pruning wound at 3 m on the western side with some localised decay but showing good occlusion; otherwise appears in good health with no concerns	No action required	N/A



Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T11	Lime	1	15	50	8	M	20+	G	Mature spreading lime in small group of trees; asymmetrical crown biased to the east; in excellent health; no concerns	No action required	N/A
T12	Sycamore	2	20	80 basal	8	M	30+	G	Mature sycamore in small group of trees; co-dominant at 1 m with a partially included union, but showing good occlusion and reactive tissue; spreading mature crown with some minor deadwood; in good health with no concerns	Remove deadwood in excess of 2.5 cm diameter	L
T13	Sycamore	1	15	40	5	M	20+	G	Slender maturing sycamore in excellent health with no concerns	No action required	N/A
T14	Sycamore	1	15	50	5	M	20+	G	Slender maturing sycamore; old pruning wound with localised decay showing excellent occlusion at 0.5 m on northern side; in good health with no concerns	No action required	N/A
T15	Sycamore	1	15	50	5	M	20+	G	Slender maturing sycamore in excellent health with no concerns; minor deadwood within crown	Remove deadwood in excess of 2.5 cm diameter	L



Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T16	Swedish whitebeam	1	8	40	6	M	20+	G	Mature squat whitebeam; some suppression by T15; asymmetrical crown biased to the south; one large instance of deadwood on the southern side of the lower crown; otherwise in good health with no significant concerns	Remove deadwood in excess of 2.5 cm diameter	L
T17	Sycamore	1	15	40	6	M	10+	F	Mature sycamore with signs of dieback and a sparse upper crown; moderate deadwood formation throughout crown	Remove deadwood in excess of 2.5 cm diameter; re-survey physiological condition annually	L
T18	Sycamore	1	15	35	6	M	10+	F	Mature sycamore with signs of dieback and a sparse upper crown; moderate deadwood formation throughout crown	Remove deadwood in excess of 2.5 cm diameter; re-survey physiological condition annually	L
T19	Swedish whitebeam	2	10	70 basal	5	M	20+	G	Mature Swedish whitebeam along boundary fence; two stems growing from base with heavy inclusion; however, several natural braces have formed throughout the crown; otherwise in good health with no concerns	No action required	N/A
T20	Hawthorn	1	6	25	4	M	20+	G	Small but mature hawthorn adjacent to boundary fence; in good health with no concerns	No action required	N/A
T21	Cherry	1	6	15	4	EM	10+	G	Small but established cherry; in good health with no concerns	Crown raise to 3 m for pedestrian access	L

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T22	Cherry	1	6	15	4	EM	10+	G	Small but established cherry; in good health with no concerns	Crown raise to 3 m for pedestrian access	L
T23	Sycamore	2	12	50 basal	5	M	20+	G	Maturing sycamore; co-dominant at 0.5 m with excellent junction formation; in good health with no concerns	No action required	N/A
T24	Beech	1	15	60	6	M	20+	G	Mature beech tree adjacent to boundary fence; co-dominant at 1.5 m with a partially included cup-shaped union; in good health with no concerns	No action required	N/A
T25	Beech	1	7	20	4	EM	10+	G	Small established beech adjacent to boundary fence; in good health with no concerns	No action required	N/A
T26	Sycamore	1	7	20	4	EM	10+	G	Small established sycamore adjacent to boundary fence; in good health with no concerns	No action required	N/A
T27	Beech	1	7	20	4	EM	10+	G	Small established beech adjacent to boundary fence; in good health with no concerns	No action required	N/A

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T28	Beech	1	3	10	3	EM	10+	G	Small established beech adjacent to boundary fence; in good health with no concerns	No action required	N/A
T29	Goat willow	4	12	100 basal	7	M	20+	G	Mature goat willow adjacent to boundary fence; multi-stemmed from the base with a large spreading crown formed by several limbs. The crown heavily overhangs the main roadway and footpath beyond the site boundary. The tree appears to be in good physiological condition, however, given the species, growth form and extent of overhang, long-term management is likely to favour a cyclical pollarding/reduction regime. A pollarding/reduction regime would also allow nearby trees T28 and T30 to flourish.	Pollard/reduce to approximately 3-5 m above ground level, retaining a suitable framework where possible. Stems growing directly over the boundary fence towards the road should be reduced back to within site boundary. Manage on a cyclical basis thereafter.	L
T30	Beech	1	7	20	4	EM	10+	G	Small established beech adjacent to boundary fence; in good health with no concerns	No action required	N/A
T31	Rowan	1	3	10	2	Y	0	P	Small rowan; main stem has died completely, with some basal growth remaining	Remove	L

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T32	Fastigate oak	1	8	15	1	EM	10+	G	Attractive established fastigate oak; in good health with no concerns	No action required	N/A
T33	Rowan	1	3	7	1	Y	10+	F	Small planted rowan; appears to have failed to establish secure rooting, but is still growing and may establish in time; no significant concerns at present	No action required	N/A
T34	Sycamore	1	15	50	7	M	30+	G	Mature sycamore along site boundary; heavy basal epicormic growth prevents inspection of base; tree appears to be in excellent health with no concerns at present	No action required	N/A
T35	Sycamore	1	13	40	5	M	20+	G	Mature sycamore adjacent to site structure; in excellent health with no concerns	No action required	N/A
T36	Sycamore	1	13	40	5	M	20+	G	Mature sycamore adjacent to site structure; in excellent health with no concerns; one instance of large deadwood on northern side	Remove deadwood in excess of 2.5 cm diameter	L
T37	Sycamore	1	11	40	6	M	10+	F	Mature sycamore with signs of dieback and a sparse upper crown; moderate deadwood formation throughout crown	Remove deadwood in excess of 2.5 cm diameter; re-survey physiological condition annually	L

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
T38	Sycamore	1	10	30	5	M	20+	G	Maturing sycamore on boundary fence; in good health with no concerns	No action required	N/A
T39	Sycamore	1	10	45	6	M	20+	G	Maturing sycamore on boundary fence; in good health with no concerns	No action required	N/A
T40	Sycamore	1	15	60	6	M	20+	G	Mature sycamore on grass verge; dense ivy colonisation on base, lower stem and primary junctions, preventing inspection; appears to be in good health with no concerns	Sever/remove ivy up to 1 m	L
T41	Sycamore	1	13	50	6	M	20+	G	Mature sycamore on verge adjacent to access road; minor deadwood; in good health with no concerns	No action required	N/A
T42	Sycamore	2	14	45	6	M	20+	G	Mature sycamore, may actually be two separate trees, within garden area of unused building; inaccessible and within dense vegetation, preventing inspection of base; tree appears to be in good health with no concerns	No action required	N/A
G1	Lombardy poplar	6	18	22-60	4	M	20+	G	Small line of Lombardy poplars along boundary fence; generally in good health; 1 x dead tree and 1 x tree with some dieback and a partially dead central stem, but the tree is still	Remove dead tree and remove deadwood over 2.5 cm diameter	L

Ref	Species	Num. Stems	Height (m)	DBH (cm)	Crown Radius (m)	Life Stage	Life Expectancy	Condition	Survey Notes	Recommendation	Priority
									alive and has good subsidiary growth; no significant concerns at present		
G2	Pear	7	6	15	2	SM	10+	G	Several pear trees growing adjacent to car parking area within dense cotoneaster hedging; lower stems and bases unable to inspect; trees appear to be in good health with no concerns	No action required	N/A



Key:

Tree/Group Ref No. - tree or group number, to be recorded on the tree location plan where necessary.

Species - common name used within the survey schedule.

Num. Stems - number of stems recorded for individual trees or approximate number of stems/trees within a group.

Height - estimated overall height of the tree/tree group in metres.

DBH - stem diameter in centimetres, measured or estimated at approximately 1.5 m above adjacent ground level where practicable. For multi-stemmed trees, a basal or combined measurement may be recorded where appropriate.

Crown Radius - estimated general crown radius/spread in metres.

Life Stage - young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) or veteran (V), where applicable.

Life Expectancy - estimated remaining contribution in years, e.g. 0, <10, 10+, 20+, 30+ or 40+.

Condition - physiological and/or structural condition recorded as good (G), fair (F), poor (P) or dead (D).

Survey Notes - relevant observations relating to tree condition, defects, access limitations, physiological condition and/or site context.

Recommendation - recommended arboricultural works or management action.

Priority - work priority. High (H) works should normally be undertaken within 3 months; Medium (M) works within 6 months; Low (L) works within 12 months.

N/A indicates that no works were recommended at the time of inspection.

AGL - Above ground level.

ADB - Ash dieback.

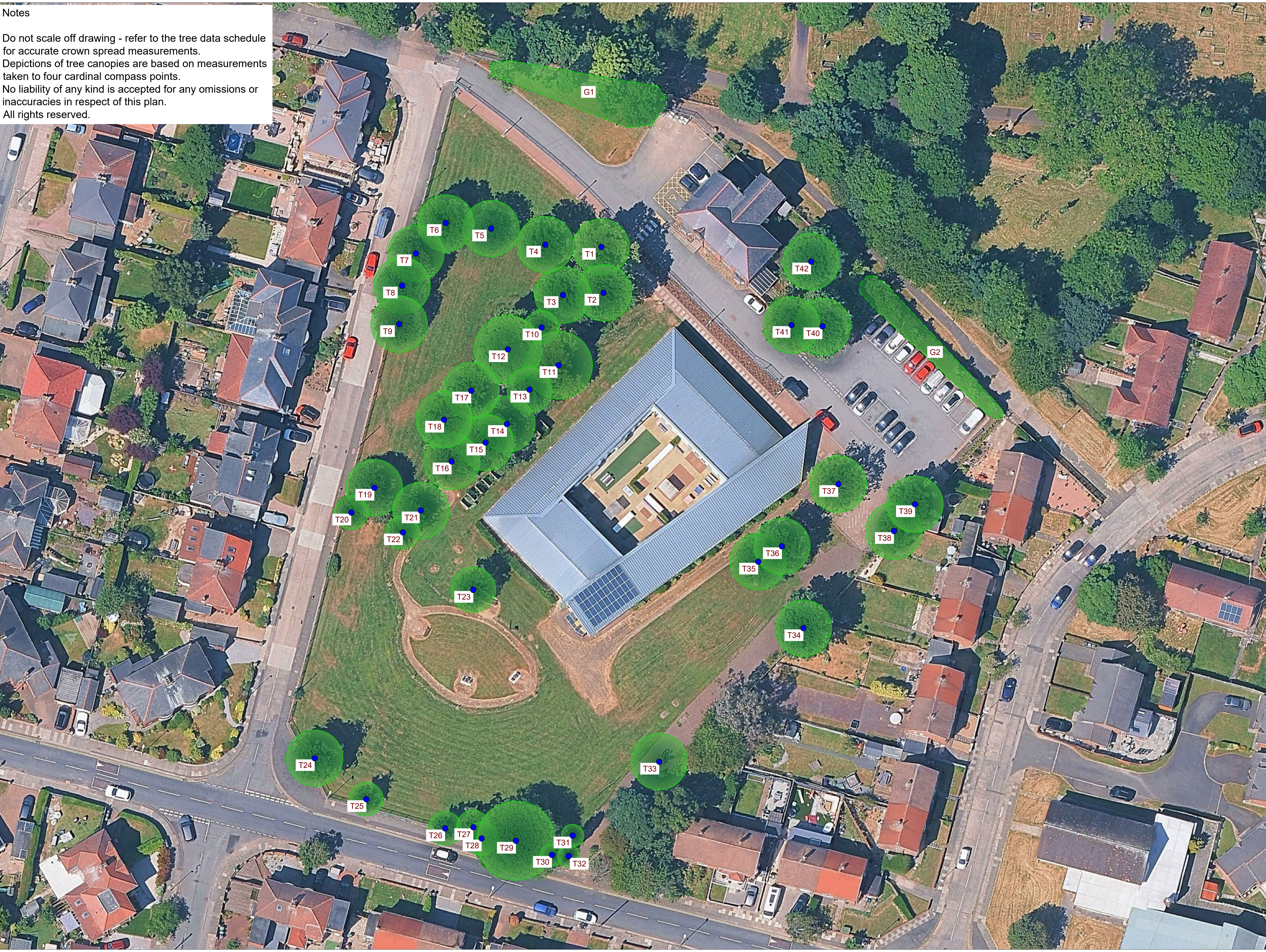


Appendix 3. Tree Location Plan



Notes

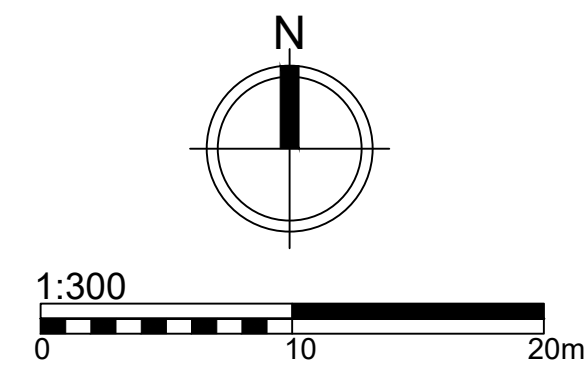
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
All rights reserved.



Key

Tree
Showing approximate location and
designation (T1, G1 etc)

Tree no. T1-T42, G1-G2



Drawing Title			
Tree Location Plan			
Client			
NTW Solutions Ltd			
Site/Project			
Rose Lodge, Hospital Drive, Hebburn, Tyne and Wear, NE31 2TH			
Scale/Sheet		Date	
A1 1-300		30/06/2026	
Drawing No	Rev	Drawn By	Checked By
0016408	1	JB	SU

