

N J PACEY LANDSCAPING

Tree Safety Survey Report

**17 Dam Gate
Holbeach**

28 September 2026



TABLE OF CONTENTS

	Page
1 INTRODUCTION	2
2 SITE INFORMATION	2
3 TREE SURVEY	2
4 OBSERVATIONS – RECOMMENDATION OAK	3,4
5 OBSERVATIONS – RECOMMENDATION LIME	5,6
6 OTHER CONSIDERATIONS	7

APPENDICES

1 QUALIFICATIONS AND EXPERIENCE	8
2 PHOTOS	4, 6

1 INTRODUCTION

- 1.1 **Instruction** – N J Pacey Landscaping has been instructed by Indie Arkan of 17 Dam Gate, Holbeach, to undertake a tree safety survey of an Oak tree and a Lime in the front garden of the property and provide recommendations for any action necessary to reduce risk to an acceptable level. This report has been requested as part of their Duty of Care responsibilities.
- 1.2 **Qualifications and experience:** The survey was conducted by Adam Quant. I have based this report and recommendations on my site observations, experience and technical knowledge. Details of my qualifications and experience are listed in [Appendix 1](#).
- 1.3 **Documents and information provided:** No documents were provided.
- 1.4 **Scope of this report:** This report is only concerned with the condition of trees in the front of the property, no other trees on site were included in the survey.

2 SITE INFORMATION

- 2.1 **Site visit:** The tree was inspected by Adam Quant on the basis of a ground level VTA on the 28th of September 2026.
- 2.2 **Identification and location of the trees**
The trees are the only trees of this species in the front garden of 17 Dam Gate Road.

3 THE TREE SURVEY

The survey was conducted from ground level with the aid of binoculars where necessary.

The trees were surveyed on the basis of the Visual Tree Assessment (VTA) method expounded by Mattheck and Breloer in 'The Body Language of Trees', Department for Transport, Local government and the Regions book Research for Amenity Trees No. 4, 1994).

Where trees have ivy cover, judgements have been made within the constraints imposed by this. In some cases, where ivy is particularly dense, recommendations have been made for ivy cutting and re-inspection.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

No soil samples were taken.

All dimensions were estimated and are for guidance only.

Work recommended is that which is considered the minimum necessary to reduce risk to an acceptable level.

Trees are living organisms, readily affected by environmental changes, therefore, observations can only be considered as correct at the time of inspection. In the light of

this, the report can only be considered valid for a maximum period of 18 months provided all factors remain unchanged.

It is recommended that, unless otherwise stated, the trees are re-inspected after 18 months or after high winds or other extreme weather conditions.

The trees were surveyed in early autumn and only defects that were significant and visible at the time were recorded.

Oak OBSERVATIONS

Species – Oak

Diameter at 1.5m – Estimated at 95cm due to dense ivy

Height - 22m Estimated

Crown Spread – N 6m- E 12.5m- S3.6m- W 1m

There is a large compost heap on west side increasing the soil level over the rooting area and potentially increasing soil temperatures and damaging the root system in this area. Within the area there is a large old beech stump with *Meripilus giganteus* FFB growing on stump.

No FFB of *Meripilus* is evident around the base of the Oak tree however areas of the root system are covered by the compost heap and the raised soil area. This white rot fungus can grow on oak.

Ivy on main stem and main structural branch unions preventing detailed inspection of the stem. Ivy is stretching to 18m up main stem and restricting visibility on main scaffold branches.

The stem leans stem eastwards towards the properties. Good vigour and good extension growth are visible. There is minor deadwood through the crown.

Oak RECOMMENDATIONS

Carefully remove compost heap and if any remaining stumps are still present grind them out to reduce the risk of stump harbouring decay fungi such as, but not limited to *Meripilus giganteus*.

Cut the ivy at base without cutting into the cambium of the tree. This will allow the ivy to die and then a further visual inspection of the stem will be possible in likely 3-6months.

Crown reduce east side by 3m @ base tapering in to nothing at the leader to reduce the weight on the east side towards the properties and allow the tree to naturally develop a better balanced crown. All cuts to suitable growth points. See photo for illustration.

Remove any major deadwood.

All works should be undertaken within 6 months.



Lime - OBSERVATIONS

Species – Lime

Diameter at 1.5m – 73cm

Height - 17m

Crown Spread – N 3m- E 3.5 m- S4.5m- W 5m

Good vigor in crown, basal growth has been recently cut allowing for inspection of buttress. Large limb previously lost at 6m with stub still present and young regrowth from the stub end.

Large crossing limb above drive to property and touching telecom cable. Low branches interfering with high sided vehicles entering property as reported by the home owner. Minor deadwood over drive. Interfering with telecoms cables along roadside edge.

There is the start of a dominant limb over road in the upper crown which could become an issue in the future.

Lime – RECOMMENDATIONS

Crown lift over drive by removing crossing and rubbing branches. Prune back from cables to insure a 1m minimum clearance. Crown lift northern side to balance.

Consider reducing the limb in the upper crown which is heading towards the road by approximately 2m to a suitable growth point to allow the vertical leader at the rear to continue to dominate thus avoiding a heavy limb over the road in the future.

All works should be undertaken within 2 years.

N J Pacey Landscaping: 17 September 2026 – 17 Dam Gate, Holbeach



6 OTHER CONSIDERATIONS

- 6.1 **Trees subject to statutory controls.** Trees may be subject to constraints such as Tree Preservation Orders and Conservation Areas. Their status should be checked with the Local Authority before undertaking all but emergency work.
- 6.2 **Protected Species:** It is advised to check for protected species (most notably bats and nesting birds) before carrying out work on trees with likely habitats such as cavities and loose bark.

Appendix 1

Brief qualifications and experience of Mr. A. Quant

I have been involved in practical arboriculture since 2001. This has included working with amenity trees on a golf course. Between 2006 and 2011, I worked for Nicholson's in Oxfordshire. This role involved amongst other tasks, undertaking the management of trees for clients from the surveying of trees to recommending appropriate works to current best practice. I continued my professional development whilst in this role to develop my knowledge of trees including tree safety.

Autumn 2011, I joined N J Pacey Landscaping and am still actively progressing my Arboriculture skills by keeping up to date with current literature and best practice.

My qualifications include:-

Bachelors of Science with Honours in Forestry (from the University of Wales, Bangor)
National Diploma in Forestry and Arboriculture (from the University of Lincoln)
Attended a course on Basic Tree Survey run by the Arboriculture Association in 2007
Lantra Level 2, Professional Tree Inspection Award in 2008
Professional Tree inspection Refresher Course 2014

Appendix 3

Tree schedule and explanatory notes

- **Mathematical abbreviations:** > = Greater than; < = Less than.
- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated.
- **Species:** Common names are given for species identified on site.
- **Height:** Height is an estimate height in metres as an aid to identification only.
- **Stem Diameter:** The diameters at 1.5m above ground level are estimated and recorded in centimetres.
- **Estimated Age:** Age is estimated from visual indicators and is shown in classes. Age estimates often need to be modified based on further information such as historical records. The age classes used are:-
 - Young - a tree normally less than 15 years old
 - Semi Mature – a tree normally 15 – 30 years old
 - Mature – A tree which has reached the full growth potential of its species
 - Late Mature – A tree which is beginning to decline
 - Veteran – A tree in decline with special habitat or landscape significance.

These age classes will vary according to species.

