EVOLVE

TREE MANAGEMENT

Tree Risk Report

for

Christian Head Carpark

Prepared for

Kirkby Stephen Town Council

Prepared by

Josh Ledbury

Date:

12/10/2026

Reference:

ETM/RISK/CHCP/11-26

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1. Introduction

1.1 This inspection was undertaken by Josh Ledbury on 8 October 2026.

1.2 The inspection relates to trees located at Christian Head Car Park, Kirkby Stephen.

1.3 The site comprises a public car park with a public footpath along its southern end. School playing fields adjoin the western side of the site, with a residential home to the east. The car park is frequently used by vehicles, with fluctuations in occupancy considered plausible during school travel times.

2. Instructions

2.1 The survey was instructed by Christian Barnes, Clerk to Kirkby Stephen Town Council, via email on 22 July 2026.

2.2 The instruction was to undertake a ground-level visual tree risk inspection of all significant trees and provide an associated report for Christian Head Car Park.

2.3 The purpose of the inspection and report is to:

- Carry out a visual assessment and record all significant trees within the defined survey area, either individually or as groups where appropriate.
- Identify reasonably observable tree-related hazards and assess the associated risk.
- Provide proportionate recommendations to reduce identified risks and support ongoing tree management.

3. Report Limitations

3.1 The inspection was undertaken from ground level. No climbing, aerial inspection, excavation, drilling or other detailed diagnostic investigation was undertaken unless otherwise stated. Where further investigation is considered necessary, this is identified in the recommendations.

3.2 Trees are dynamic biological structures whose condition may change rapidly. Whilst all reasonable care has been taken to identify visible defects, no guarantee can be given that any tree is completely safe, due to the unpredictable nature of natural forces.

3.3 Recommended works are intended to reduce the assessed risk. They do not guarantee against the subsequent failure of the tree or tree part concerned.

3.4 The trees were assessed having regard to the prevailing weather conditions at the time of inspection. It is not possible to predict the effects of extreme or exceptional weather events.

3.5 The findings and assessments within this report relate to the conditions observed on the inspection date. Subject to recommended works and monitoring being undertaken within the stated timescales, and in the absence of any material change, the assessment may reasonably be relied upon until the next scheduled inspection stated in Section 9. It should not be relied upon as representing current tree condition beyond that date without reassessment. Earlier reassessment may be appropriate following significant storms, observable deterioration or damage, changes in site use or occupancy, works affecting the trees or their rooting environment, or another material change. Any tree-specific monitoring or reassessment period stated within the report takes precedence.

3.6 Responsibility for arranging the recommended works and ongoing tree management rests with the person or organisation having control of the trees and site.

3.7 The inspection was undertaken whilst the trees were in leaf. The presence of foliage assists the assessment of physiological condition and vitality but restricts visibility of upper crown structure and may obscure defects such as cavities, deadwood, weak unions, fungal fruiting bodies and other structural abnormalities.

3.8 Dense ivy growth and/or other vegetation may obscure parts of the stem, buttress roots and lower crown. Where present, this may restrict the ability to identify defects and signs of decay. Significant ivy-covered trees have been noted where relevant and may require reassessment following clearance.

4. Method of Survey

4.1 The inspection was carried out from ground level using Visual Tree Assessment (VTA) techniques supported by binoculars, a probe and a sounding mallet.

4.2 Professional arboricultural judgement underpins the assessment, supported where appropriate by the Quantified Tree Risk Assessment (QTRA) method. QTRA considers three components: the likelihood of failure, the size of the tree or tree part concerned, and exposure of people or property. The assessment therefore concerns the overall risk of harm, not simply whether failure is considered likely.

5. Work Categories & Timescales

5.1 Each recorded tree or group is assigned a work category indicating the purpose and recommended timescale of any management action. Categories are colour-coded on the site plan. Unless a tree-specific timescale is stated in the survey table, the following standard timescales apply:

1 (Red): **Safety – Immediate**
Implement any necessary interim controls immediately and complete the recommended work as soon as reasonably practicable.

2 (Orange): **Safety – High**
Work must be completed within 3 months.

3 (Yellow): **Safety – Medium**
Work must be completed within 12 months.

4 (Green): **Safety – Low**
Work is advised to be completed before the next scheduled inspection.

5 (Red): **Damage to Property – Immediate**
Implement any necessary interim controls immediately and complete the recommended work as soon as reasonably practicable.

6 (Orange): **Damage to Property – High**
Work must be completed within 3 months.

7 (Yellow): **Damage to Property – Medium**
Work must be completed within 12 months.

8 (Green): **Damage to Property – Low**
Work is advised to be completed before the next scheduled inspection.

9 (Blue): **General Management**
Desirable works which may be undertaken subject to budget and management objectives.

10 (White): **No Work Recommended**
No work has been recommended.

Any tree-specific timescale stated in the survey table takes precedence over the standard timescales above.

6. Findings of the Survey

6.1 The survey table (Appendix 2) contains records for 11 individual trees and 4 groups.

6.2 The numbers and references of recorded trees and groups are summarised by recommended management timescale below:

Recommended management timescale	Number of trees/groups	Reference numbers
Immediate	0	–
Within 3 months	0	–
Within 12 months	3	T002, T005, T007
Before the next scheduled inspection	0	–
General Management	7	G001, G003, G004, T001, T003, T008, T009
No Work Recommended	5	G002, T004, T006, T010, T011

6.3 The locations of individually recorded trees and groups are shown in Appendix 1: Map.

6.4 Individual survey records are provided in Appendix 2: Tree Survey Data Table.

7. Statutory Tree Controls

7.1 Tree Preservation Orders

7.1.1 Tree Preservation Order status has not been confirmed as part of this inspection. The available online mapping information is not considered sufficiently reliable to confirm whether any trees within the site are protected.

7.1.2 Tree Preservation Order status should therefore be confirmed with Westmorland and Furness Council before undertaking the recommended tree works.

7.2 Conservation Areas

7.2.1 The online mapping records of Westmorland and Furness Council were checked on 12 October 2026. The site is not shown as being within a Conservation Area.

7.2.2 No Section 211 notice is required in relation to conservation-area controls.

8. Management Considerations and Discussion

8.1 Overall Tree Population

8.1.1 The site contains a relatively small but established tree population, with the larger-species trees predominantly mature or semi-mature. Several trees are of good arboricultural quality and make a positive contribution to the car park and surrounding area.

8.1.2 The inspection identified relatively limited safety-related work. Much of the recommended work relates instead to general management, including cyclical management of basal growth, clearance from access routes and selective removal of lower-quality or suppressed trees. Specific works and timescales are detailed within the survey table.

8.1.3 Deadwood is present within several of the mature trees and is generally consistent with their species and age. Where the current risk is considered tolerable, deadwood removal has not necessarily been specified as essential safety work. For T008 and T009, removal of deadwood over the adjacent highway may nevertheless represent desirable management given the proximity of the school and potential fluctuations in occupancy.

8.2 Succession Planting

8.2.1 The predominance of mature and semi-mature larger-species trees provides an opportunity to improve age diversity through succession planting. In addition to the replacement planting associated with the removal of T007, two further suitable planting locations were identified.

8.2.2 One additional tree could be established adjacent to the park bench to the left of the car park entrance. A further tree could be established adjacent to the bin within the central area of the car park, where an appropriately selected fastigiate species would be suitable for the available space.

8.2.3 Together with the replacement of T007 with *Cercidiphyllum japonicum*, this provides scope for three new trees. Establishing these trees while the existing mature population remains in good condition would help improve age diversity and provide succession within the car park tree population.

8.3 Boundary with School

8.3.1 Ownership of some trees along the western boundary adjoining the school is unclear. The existing fence line may not represent the true ownership boundary, and trees situated on either side of the fence appear likely to have been planted at a similar time, based on their species and age characteristics.

8.3.2 Ownership should therefore not be assumed from the position of the existing fence. The ownership of any affected trees should be clarified before works are undertaken to them.

9. Summary & Re-inspection

9.1 Summary

9.1.1 The inspection identified a generally established tree population containing several trees of good arboricultural quality. Three trees, T002, T005 and T007, require safety-related works within 12 months, while the remaining recommendations predominantly comprise desirable general management.

9.1.2 Succession planting should form part of the longer-term management of the site. Replacement planting is recommended following removal of T007, with two additional planting opportunities identified to improve age diversity within the tree population.

9.1.3 Ownership of trees along the western boundary should be clarified before undertaking affected works, as the existing fence line may not represent the ownership boundary.

9.2 Re-inspection

9.2.1 Re-inspection should be scheduled for April 2028, allowing the trees to be assessed during a different seasonal phase from the present inspection. This will assist in building a more complete overview of tree health and condition. Subject to tree condition and completion of the recommended works, future inspection intervals may subsequently be extended to a three-year cycle.

END OF MAIN REPORT BODY

APPENDICES FOLLOW

Appendix 1: Map

Christian Head Car Park

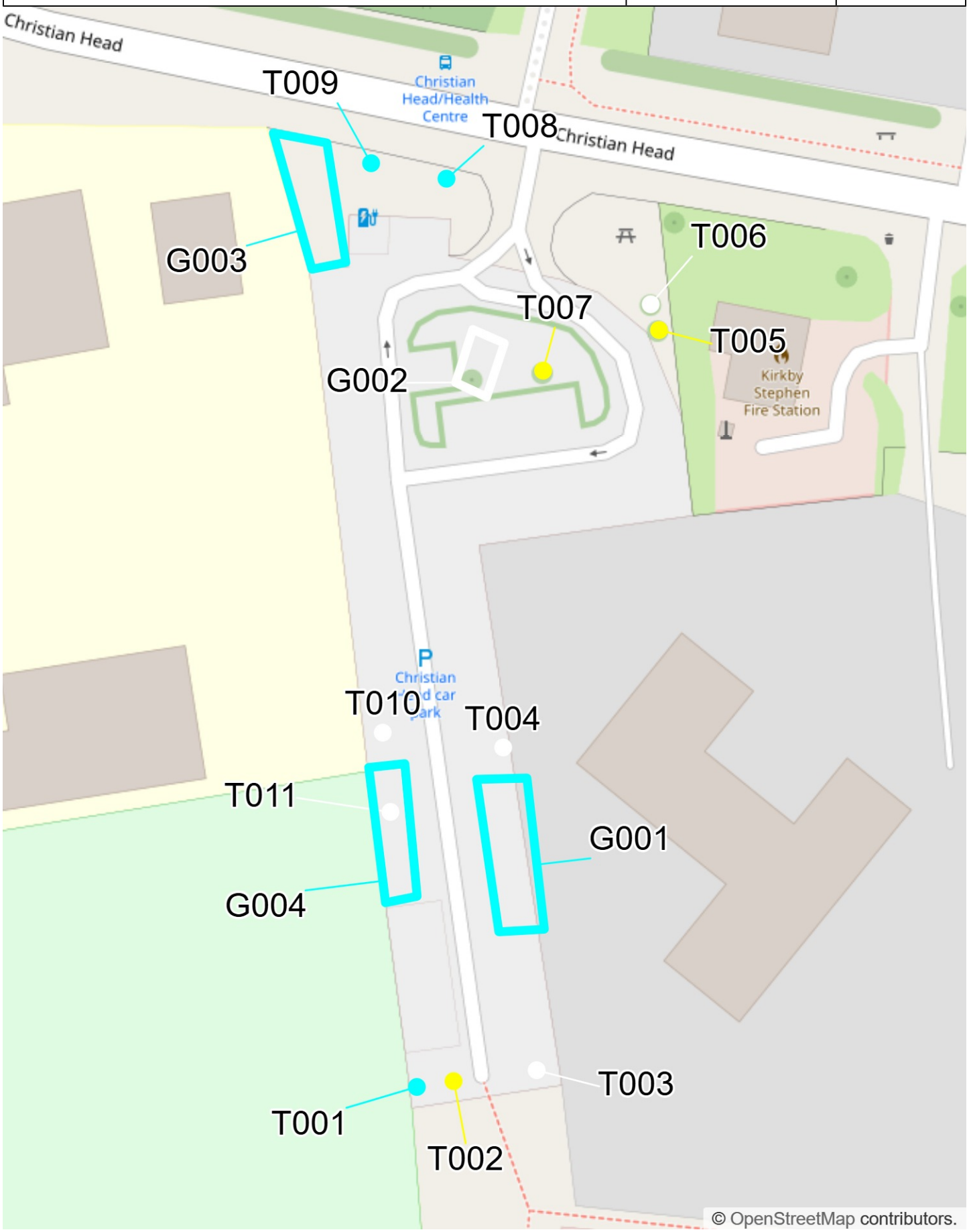
What3words: validated.landmark.crafted

Page size: A4

1 : 605

0 10 m 20 m

N



Appendix 2 : Tree Survey Data Table

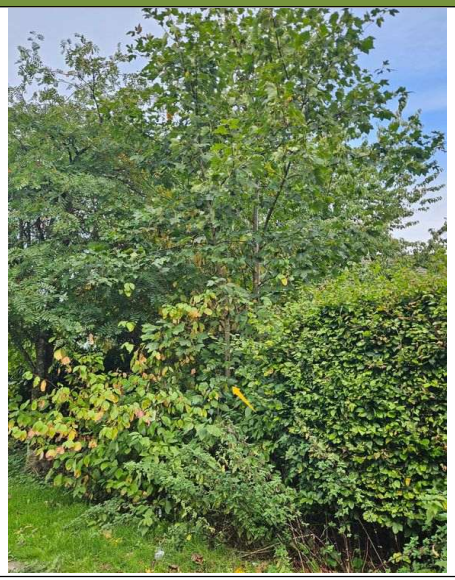
Ref.	Species	Description/Tag number	Measurements	Physiological Condition	Structural Condition	Survey Notes	Recommendations	Category	Comments	Inspect Period
G001	Mixed species *(Mixed species)*	Group of trees and shrubs on the E boundary.	Height (m): 5-10 Life Stage: Early Mature	Normal	Fair	• Group of small trees and shrub vegetation, comprising of sorbus, one ash and some sycamore saplings. • Some vegetation is encroaching onto the parking bays. • The ash is affected by ash dieback, currently assessed as Level 1, with no intervention required at this time. • Two small sycamore saplings are present at the northern end of the group.	• Cut back vegetation encroaching onto the parking bays to approximately 1 m beyond the kerb edge, then manage subsequent regrowth to maintain approximately 0.5 m clearance beyond the kerb line where practicable. • At the northern end of the group, remove the forwardmost and smaller of the two sycamore saplings.	9) GENERAL MANAGEMENT	• Cutting back vegetation from the parking bays by 1m is applicable to the sides of the bays only. • Vegetation to the rear of the bays should be trimmed back as far as practicable to the rear kerb line once or twice annually.	18 Months
G002	Sorbus *(Sorbus sp.)*	Two sorbus trees	Height (m): 0-5 Life Stage: Semi Mature	Fair	Good	• None of significance	• None	10) NO WORK RECOMMENDED	• None	18 Months
G003	Ash *(Fraxinus sp.)* Cherry *(Prunus sp. 'Cherry')*	Two cherry & one ash	Height (m): 5-10	Varying	Varying	• Group of three trees. • The cherry and ash at the northern end of the group are suppressed and outcompeted by the adjacent large lime.	• Remove the cherry and ash at the northern end of the group to reduce competition and favour retention of the higher-quality trees. Indicated by red lines in the accompanying pictures.	9) GENERAL MANAGEMENT	• None	18 Months
G004	Norway maple *(Acer platanoides)* Birch *(Betula sp.)* Sycamore *(Acer pseudoplatanus)* Cherry *(Prunus sp. 'Cherry')*	Group of smaller diameter cherry and birch as well as multi-stemmed Norway maple and sycamore.	Height (m): 5-10	Normal	Varying	• Group of smaller-diameter trees with potentially limited useful lifespan due either to suppression by larger adjacent trees or poor multi-stemmed form. • No immediate requirement for works on safety grounds.	• Remove three trees — one birch, one cherry and one sycamore — as indicated by blue arrows in the accompanying photographs.	9) GENERAL MANAGEMENT	• Future removal of the multi-stemmed Norway maple and sycamore to the left side of the group when viewed should be considered at a later stage, with replacement by trees of better form.	18 Months

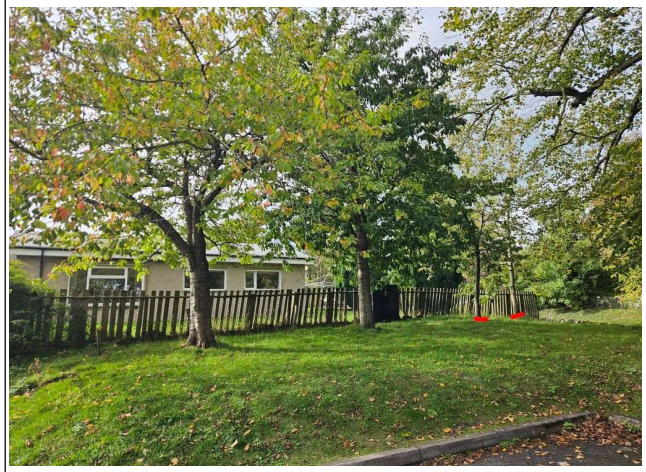
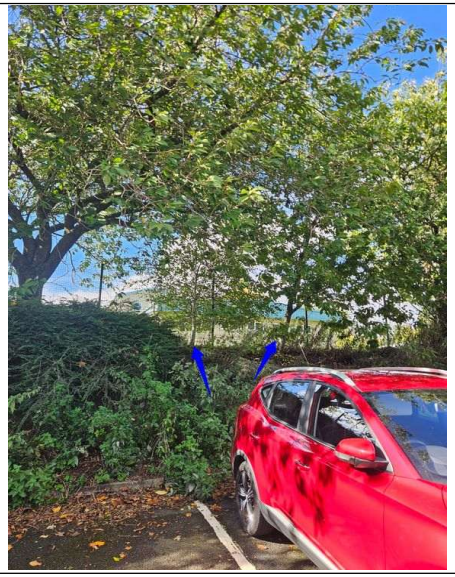
Ref.	Species	Description/Tag number	Measurements	Physiological Condition	Structural Condition	Survey Notes	Recommendations	Category	Comments	Inspect Period
T001	Sycamore *(Acer pseudoplatanus)*	1974	Height (m): 20-25 Life Stage: Mature	Normal	Fair	• Tall, slender sycamore with large trees to either side providing additional shelter. • Areas of historic damage are present around the base of the stem, with substantial adaptive growth. • Sounding mallet testing around the lower stem did not indicate areas of significant decay. • The lower stem has previously been crown raised, with historic pruning wounds developing into localised decay pockets. • Epicormic growth is present around the lower stem, particularly around areas of historic damage and pruning wounds. This growth may be beneficial for energy production in areas where adaptive growth is developing around these features. • No decay fungi were observed.	• Manage basal and lower-stem epicormic growth on a cyclical basis, removing approximately the largest one-third of stems by diameter annually.	9) GENERAL MANAGEMENT	•None	18 Months
T002	Beech *(Fagus sp.)*	1779	Height (m): 20-25 Life Stage: Mature	Normal	Fair	• Exceptionally large, healthy tree of high quality. • Deadwood is present throughout the canopy, up to approximately 150 mm diameter. This is considered normal and expected for the species and age class. • Some deadwood overhangs the public footpath and car park turning area. Risk is considered tolerable given the generally low level of use, although occupancy may increase during school travel times. • Signs of bark inclusion are present within some branch unions; however, there are no indications that these have substantially weakened the unions or indicate imminent failure. • Low branches extend over the car park turning area. • Crossing and rubbing branches are apparent throughout the canopy. These are considered typical for the species and, in isolation, do not warrant intervention. • The surrounding area is generally low use, with the potential for increased occupancy associated with school travel times.	• Remove deadwood exceeding 75 mm diameter and/or 1.5 m in length where it overhangs the car park and public footpath. • Crown raise over the car park turning area to approximately 4 m where appropriate and where pruning cuts can be maintained below 50 mm diameter.	3) SAFETY - MEDIUM	• An exceptional, high-quality tree worthy of particular note, exhibiting apparently very good physiological and structural condition.	18 Months

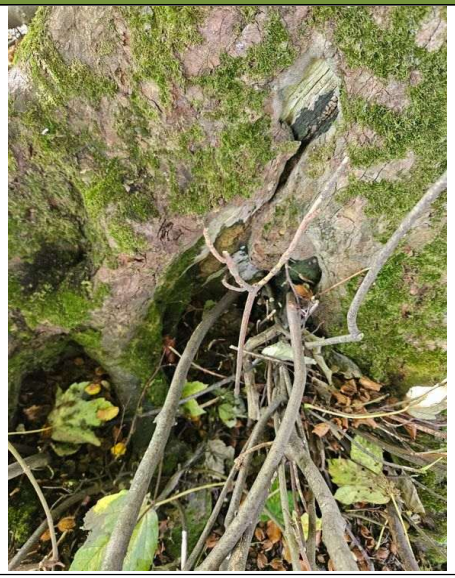
Ref.	Species	Description/Tag number	Measurements	Physiological Condition	Structural Condition	Survey Notes	Recommendations	Category	Comments	Inspect Period
T003	Sycamore *(Acer pseudoplatanus)*	1798	Height (m): 20-25 Life Stage: Mature	Normal	Fair	• Large mature sycamore. • Minor deadwood is present throughout the canopy, considered normal and expected for the species and age class. • Basal epicormic growth is present around the lower stem. • Sounding mallet testing around areas of basal growth did not indicate decay. • No indications of decay or physiological decline were observed. • Basal epicormic growth is encroaching onto the public footpath.	• Manage basal epicormic growth on a cyclical basis, removing approximately the largest one-third of stems by diameter annually to maintain clearance from the public footpath.	9) GENERAL MANAGEMENT	•None	18 Months
T004	Sorbus *(Sorbus sp.)*	1757	Height (m): 5-10 Life Stage: Early Mature	Normal	Good	• None of significance	• None	10) NO WORK RECOMMENDED	• None	18 Months
T005	Norway maple *(Acer platanoides)*	1760	Height (m): 15-20 Life Stage: Semi Mature	Normal	Fair	• Low branches extend over the access road. • The lowest western branch has a poorly attached union with indications of internal cracking and potential for subsequent failure.	• Prune and subsequently maintain approximately 4 m clearance over the access road. Pruning cuts should not exceed 50 mm diameter and should ideally be made back to suitable parent branches to limit regrowth. • Remove the lowest western branch with the poorly attached union and indications of internal cracking, as shown in the accompanying photographs. Cut location is indicated by a yellow line.	3) SAFETY - MEDIUM	•None	18 Months
T006	Norway maple *(Acer platanoides)*	1734	Height (m): 15-20 Life Stage: Semi Mature	Normal	Fair	• Crossing branches are present within the lower canopy. • No intervention is considered necessary.	• None	10) NO WORK RECOMMENDED	• None	18 Months
T007	Norway maple *(Acer platanoides)*	1772	Height (m): 10-15 Life Stage: Semi Mature	Fair	Poor	• A bark inclusion with evidence of internal cracking is present within the upper canopy on the southern side, above the parking bay. • A significant limb has previously been removed from the western side of the crown. The reason for its removal is unknown. • The western canopy is consequently sparse, with the remaining crown biased towards the east. Crown bias alone is not considered significant. • Small amounts of deadwood are present, predominantly over the shrub bed, with no intervention required. • Ivy is beginning to encroach onto the stem.	• Remove the tree and replant. • Replant with Cercidiphyllum japonicum, planted as a standard with appropriate support and mulching in line with BS 8545. • Woodchip arising from removal may be spread within the planting bed, with sufficient material retained for mulching the replacement tree.	3) SAFETY - MEDIUM	• Addressing the included and internally cracked union through pruning would require removal of another significant part of the existing canopy. Given the previous loss of a significant western limb and the further pruning that would be required, complete removal provides an opportunity for succession planting and increased age diversity within the car park tree population. • Replacement planting is considered an essential component of this recommendation, and the work should not be considered complete until replacement planting has been carried out.	18 Months

Ref.	Species	Description/Tag number	Measurements	Physiological Condition	Structural Condition	Survey Notes	Recommendations	Category	Comments	Inspect Period
T008	Sycamore *(Acer pseudoplatanus)*	1005	Height (m): 15-20 Life Stage: Mature	Fair	Fair	• Large sycamore with historic wounds to the lower stem arising from previous pruning of large-diameter branches. • No externally evident decay or signs of structural stress associated with the historic pruning wounds. • Long lateral branches extend over the adjacent road, with no external signs of excessive structural stress. • Crown bias is present as a result of suppressed growth adjacent to the large lime, but is not considered significant. • Basal growth and root suckers are present around the base of the tree. • Deadwood is present within the canopy, consistent with normal ageing and not requiring intervention at this time.	• Manage basal growth and root suckers on a cyclical basis, removing approximately the largest one-third of stems by diameter annually. • Deadwood removal over the adjacent highway may be undertaken as a desirable management operation. The current risk is considered tolerable; however, removal may represent good management given the proximity to the school and potential fluctuations in occupancy.	9) GENERAL MANAGEMENT	• None	18 Months
T009	Broad-leaved lime *(Tilia platyphyllos)*	1783	Height (m): 20-25 Life Stage: Mature	Normal	Fair	• Large mature lime of high quality. • Deadwood is present throughout the canopy, typical for the species, including deadwood up to approximately 100 mm diameter over the adjacent highway. • Deadwood is typically very soft and lightweight by the time of failure. A residual risk remains from falling deadwood, although this is considered generally low. • Basal growth is present but is not excessively dense.	• Manage basal growth on a cyclical basis, removing approximately the largest one-third of stems by diameter annually. • Deadwood removal over the adjacent highway may be undertaken as a desirable management operation. The current risk is considered tolerable; however, removal may represent good management given the proximity to the school and potential fluctuations in occupancy.	9) GENERAL MANAGEMENT	• None	18 Months
T010	Cherry *(Prunus sp. 'Cherry')*	1759	Height (m): 5-10 Life Stage: Early Mature	Normal	Good	• The existing fence line may not represent the ownership boundary for this tree, and the tree may be under the ownership of the school. • No other significant features noted.	• None	10) NO WORK RECOMMENDED	• None	18 Months
T011	Cherry *(Prunus sp. 'Cherry')*	1759	Height (m): 5-10 Life Stage: Early Mature	Normal	Good	• The existing fence line may not represent the ownership boundary for this tree, and the tree may be under the ownership of the school. • No other significant features noted.	• None	10) NO WORK RECOMMENDED	• None	18 Months

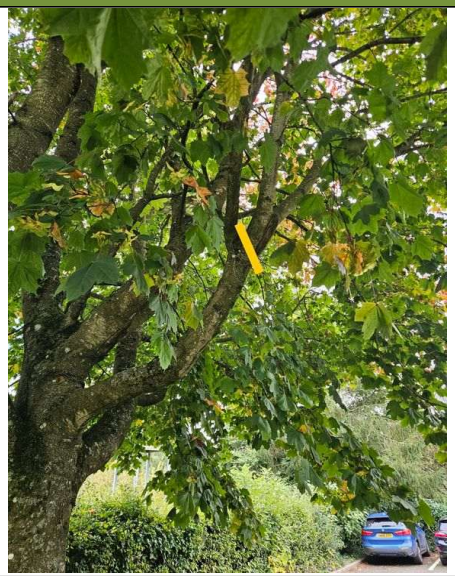
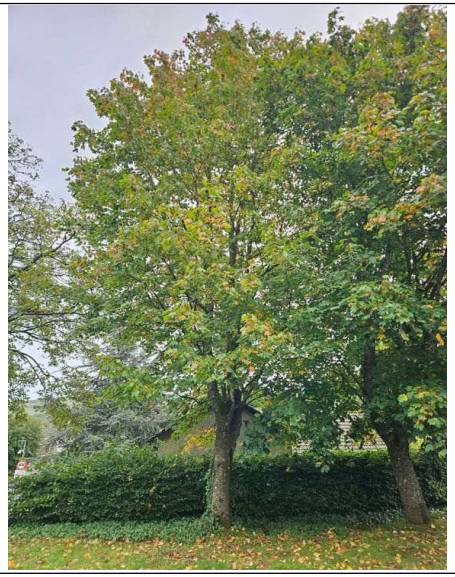
Appendix 3: Pictures

Ref.	Photo	Photo	Photo
G001			
G002			

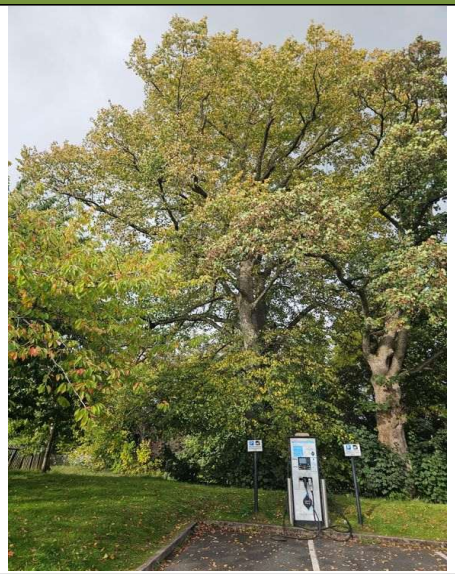
Ref.	Photo	Photo	Photo
G003			
G004			

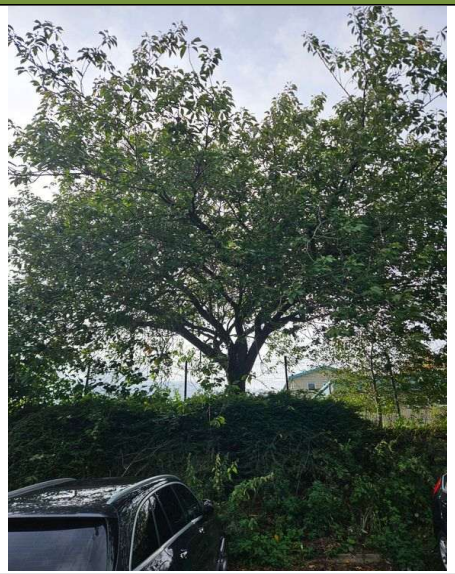
Ref.	Photo	Photo	Photo
T001			
T002			

Ref.	Photo	Photo	Photo
T003			
T004			

Ref.	Photo	Photo	Photo
T005			
T006			

Ref.	Photo	Photo	Photo
T007			
T008			

Ref.	Photo	Photo	Photo
T009			
T010			

Ref.	Photo	Photo	Photo
T011			

Appendix 4: Tree Survey Data Table Key

Ref

The unique reference used to identify the tree or group in the data table, map and report.

Species

The species of the tree or group. Common names, botanical names or both may be used.

Description / Tag number

A description of the tree's location, tag number, or any other information helpful in identifying the tree.

Measurements

Height - approximate height recorded in 5 m increments.

Life stage - The developmental stage of each tree is recorded as follows:

Newly planted:	Not fully established and capable of being transplanted or easily replaced.
Young:	Establishing, typically with good vigour.
Semi-mature:	Established, typically vigorous and growing taller.
Early-Mature:	An established tree approaching mature dimensions, typically showing continued height and crown development with good vigour.
Mature:	A tree that has attained, or is close to, its typical mature dimensions, with extension growth generally slowing.
Over-mature:	A tree beyond its mature phase, typically showing greatly reduced extension growth and increasing features associated with ageing.
Veteran:	A mature tree with significant, long-standing decay features, such as substantial heart rot or hollowing, or an accumulation of other advanced decay habitats. A veteran tree need not be ancient.
Ancient	A tree that is in the ancient stage of life and/or is exceptionally old relative to others of the same species. Characteristics may include crown retrenchment, development of semi-independent functional units and exceptional relative age. Ancient trees are also veteran trees.
Dead:	The tree is no longer physiologically active.

Physiological and Structural Condition

Physiological condition and structural condition in context are assessed separately using the categories defined below.

An assessment of the tree's physiological condition is defined as:

Normal:	Fully functioning physiological system showing expected vitality for the species and life stage, i.e. normal bud growth, leaf size, crown density and wound closure.

Moderate:	A functioning physiological system showing below average vitality for the species and life stage, i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.
Early Decline:	A physiological system with reduced functionality showing a physiological decline, disease or significantly below average vitality, i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure; some branch tips may be declining.
Mid Decline:	Apparent decline affecting most of the crown, with branch tips declining and limited or no extension growth.
Late Decline:	Significant decline over the majority of the canopy with a large proportion of the branches dead or severely declining. The tree is moribund.
Dead:	The tree shows no signs of physiological activity.
Varying:	Groups with individuals being categorised according to a number of the above definitions.

An assessment of a tree's structural condition in context is defined as follows:

This is a contextual management rating rather than a standalone description of mechanical condition. It considers observed structural features, site use, potential consequences of failure and the benefits of retaining the tree, including habitat value.

Good:	No significant structural defects requiring remedial action were observed.
Fair:	Structural defects or abnormalities are present. Having regard to site use, potential consequences of failure and the benefits of retaining the tree, continued retention is considered appropriate. The assessed risk may be tolerable in its current condition or may require proportionate arboricultural works to reduce it to a tolerable level. Monitoring or further investigation may also be appropriate.
Poor:	Significant structural defects are present which result in, or may reasonably be expected to result in, an unacceptable level of risk. The defects are of a nature or extent whereby proportionate arboricultural works are unlikely to provide satisfactory longer-term risk management while retaining the tree in its current form. Removal or substantial intervention may therefore be appropriate.
Unknown:	Structural condition could not be assessed with confidence because of limitations such as Ivy, dense vegetation or restricted access.
Varying:	The group contains individuals falling within more than one of the above definitions.

Survey notes

Relevant observations concerning the tree, its condition, surrounding targets and site context, including any limitations affecting the assessment.

Recommendations

Recommended actions arising from the assessment, including tree work, further investigation, monitoring or other management measures.

Category

Each recorded tree or group is assigned a work category indicating the purpose and recommended timescale of any management action. Categories are colour-coded on the site plan. Unless a tree-specific timescale is stated in the survey table, the following standard timescales apply:

1 (Red): Safety – Immediate
Implement any necessary interim controls immediately and complete the recommended work as soon as reasonably practicable.

2 (Orange): Safety – High
Work must be completed within 3 months.

3 (Yellow): Safety – Medium
Work must be completed within 12 months.

4 (Green): Safety – Low
Work is advised to be completed before the next scheduled inspection.

5 (Red): Damage to Property – Immediate
Implement any necessary interim controls immediately and complete the recommended work as soon as reasonably practicable.

6 (Orange): Damage to Property – High
Work must be completed within 3 months.

7 (Yellow): Damage to Property – Medium
Work must be completed within 12 months.

8 (Green): Damage to Property – Low
Work is advised to be completed before the next scheduled inspection.

9 (Blue): General Management
Desirable works which may be undertaken subject to budget and management objectives.

10 (White): No Work Recommended
No work has been recommended.

Any tree-specific timescale stated in the survey table takes precedence over the standard timescales above.

Comments

Any further comments that do not fit within other headings.

Re-inspection

The recommended interval before the tree should be re-inspected. This may be shortened where particular defects, investigations, monitoring or management requirements are identified.