

Timesheet - Easton on the Hill

	start	finish	total	comments	travel
01/04/2019				1 emails/phone	n
02/04/2019				1.25 emails/phone/meeting prep/year end	n
02/04/2019	5	9.3		4.5 meeting prep	n
03/04/2019	9	11.3		2.5 meeting prep	n
03/04/2019				0.5 emails	n
04/04/2019	8.15	2.3		5.75 year end/letters/filing	n
04/04/2019	9.15	10.3		1.25 year end/emails	n
05/04/2019	4.3	6		1.5 year end	n
05/04/2019	10.3	12.3		2 year end	n
05/04/2019	2	5.3		3.5 IA and tree meeting	y
05/04/2019	6	7		1 year end	n
06/04/2019	3.3	8.3		5 meeting prep	n
08/04/2019	6	9.3		3.3 council meeting	y
10/08/2019	9	1		4 hand over	n
12/08/2019	10	11.3		1.5 minutes & support	n
14/08/2019	7.3	11.3		4 minutes & support	n
15/08/2019				1 clerk support	n
16/04/2019				1 clerk support	n
16/04/2019				1.25 contract of employment & handbook	n
18/04/2019				0.5 clerk support	n
19/04/2019	1	3.45		2.75 Finance & Code matters	n
23/04/2019	7.3	8.3		1 Clerk/Cllr support	n
26/04/2019				1.5 ICO response and Clerk/Cllr support	n
27/04/2019	4	8		3.5 report for council	n
28/04/2019				1 report for council	n
29/04/2019	4	7.3		3.5 report for council	n
30/04/2019	4	6		2 report for council	n
			<u>61.5</u>	Return journey - 33.5miles	<u>67</u>

Easton on the Hill Parish Council

Hibbins Cottage, The Green, Ketton, Stamford, PE9 3RA Tel 07889 669550

Email: clerk@eastononthehill-pc.gov.uk

I am writing to you to explain why the development would be a terrible idea for Easton on the Hill and its residents.

I contacted you back in September with regards to rumours circulating about houses being built behind The Close, now I have received a letter through the post with a detailed plan of the proposed houses. In September, you said that 'as it stands, it is unlikely that the development would go ahead', is this still the case, or have things changed?

My daughter is autistic, very nature orientated and is very concerned about the prospect of houses being built there. Our garden backs up to the field and currently we enjoy seeing over 20 different species of birds, a number of mammals and frogs and newts. If the development were to happen, this would all be destroyed! The hedge appears to be removed on the outline planning, therefore a number of birds would stop visiting us as they require a hedgerow to get around. We moved to Easton on the Hill because of a housing development in Deeping and this is exactly what happened, we didn't see birds in our garden at all for over two years - it was devastating!

Furthermore, the affordable housing attracted undesirable people who had little or no regard for others in the village and the village feel was destroyed. There was a lot of noise, abuse and misery. My daughter needed therapy due to the devastating effects that the people and the environment caused her. She is already feeling distraught by the prospect of the housing development and does not want to relive the misery she endured in Deeping. She also started to suffer from asthma due to the housing development, something that she had never suffered with before, and thankfully, now that we have moved the asthma has not reoccurred, this was due to air pollution. I again mention the removal of the hedge behind the houses and would remind you that the hedge acts as a buffer to reduce air pollution from the A43 and would also reduce the effects of the additional air pollution caused by the extra houses (central heating systems, people (smoking) and cars. If the hedge is removed people would suffer from the addition exposure to carbon dioxide, nitrogen oxide and carbon monoxide. All of these substances are toxic to people and can cause respiratory and heart problems. Added to this, children will need to be taken to school via cars as there are none locally, which would create yet more air pollution and congestion along the A43 during rush hour.

The doctors in Stamford and surrounding areas are already at near collapse due to the extra houses that have already been put up in and around Stamford in recent years, but have had no extra provisions provided. As it is, it takes three weeks to see a doctor! With an extra 115 families to accommodate you will be lucky to see a doctor within a month!

During rush hours the routes into Stamford are already queued back for some considerable distance, causing car fumes to pollute the air - this is particularly bad along the A43, with this new housing development this would only get worse. The proposed new housing does not provide any benefits for the current residents of Easton on the Hill, it only increases air pollution, noise and impacts on services that are already stretched beyond breaking point. The village would have a reduced country feel and the wildlife and the people living here would suffer catastrophically.

Finally, I would like to mention that turtle doves can be seen in this area, they are already a declining species and on the red list, if this new housing development were to go ahead then this would have an adverse impact on a species that is already struggling.

I hope you will take my concerns into consideration when deciding on this matter.

I am emailing to voice my concerns and opposition to your proposal to build up to 115 new homes in the village I live in. Easton on the Hill is a rural location and I have seen minutes from a parish council meeting (September 2918), which discusses another developer who wanted to build 90 new homes in the village. The council did not support this and referenced policy 11 (2) of the Joint Core Strategy which states rural areas should only have small dwellings built where there is a need. The parish council said 90 dwellings was not deemed 'small'. I therefore expect the parish council will reject your proposal too.

My concerns are :

- Easton on the Hill is a small rural community with lots of history. The village is lucky to boast a National Trust property. Your development risks taking away from the character of the village.
- Your proposed site is close to a local nature reserve. Massive building works could have a detrimental affect on wildlife. Locals enjoy the scenic walk on Ketton Drift and I think this would spoil our country side.
- There is a proposal to bring the Red Arrows to a nearby RAF base- with building works air and noise pollution could be a big issue.
- The village primary school closed two years ago . There is therefore no schooling and your development would place unfair demands on other village primary schools who would need to accommodate new children. There is also no doctors surgery in the village and only one small shop. There is no formal bus route other than a local call connect service.

- The only access to the village is via the A43. With most households owning two cars, this puts 200 plus extra cars on that stretch of road. The A43 can become congested when accidents happen on the nearby A1 or during busy rushhour traffic. This would put more toll on our local road network system.
- The village is small and may struggle to keep up with extra demands on sewerage, electricity etc.

I live behind where you propose to build your houses. Many houses have gone up for sale in recent times as it's a popular place to live and housing is already affordable. I think people would be put off moving to the village with a big development plonked on the edge of the village. I am not opposed to building new houses but I do not feel you have chosen your area well and I believe others will feel the same.

Please find my input to Johnson Mowat re the proposed development As our small Cul-de-Sac is next door to the development I'm concerned that site vehicles/staff will use our street as a parking or waiting area. I would like to see a "No Site vehicles" sign erected together with "No through road" signs. Having seen other sites and the parking chaos that ensues caused by workers and contractors vehicles I would like an undertaking that ongoing active steps will be taken to prevent inconsiderate parking and/or obstruction. Our junction has a restricted view onto the main A43 and any verge parking will cause a problem.

I live opposite the proposed development and want to object strongly to your intention to submit a planning application for up to 115 new homes. I have lived there for 52 years and have always enjoyed the lovely landscape and views from my home but if this development goes ahead it will not only affect the landscape but also the wildlife that nest there. It can currently take up to 10 minutes to join the main road from my property and think it would take even more time with the additional volumes of traffic that would be created from the new housing development. I am sure you will hear from them separately but all of my neighbours are very upset with the plans and share my views should the development go ahead.

Thank you for your flyer addressed to the occupier last Friday regarding your intent to build 115 houses and a road, outside my back garden. I have a few concerns, in my not in keeping with the vernacular (as your planning application states), type housing

Taking your points in order:

- 1) *A high quality landscape setting which will be of benefit to both existing and future residents of Easton on the Hill.*

Well actually I fail to see how, as no doubt housing will start at a price point of minimum £250K plus? Shall I tell our daughter it is good news she can return from Peterborough? Housing now lower than £200K is being built? So her family can return to the village? Or shall I tell our son working in the concrete factory for minimum wage, he can finally buy a house? These are just words, it is a peaceful field that the farmer has sold to you, and we have been enjoying the tranquil landscape for years, seeing 115 houses is hardly a high quality landscape?

- 2) *New public open space and footpaths for residents to enjoy*

I was speechless to this one? How is walking through a street enjoyable to anyone local? We already enjoy walking down to Ketton, down to Stamford we walk in peace in a non-built up areas to the playing field, are you suggesting that walking through a housing estate is more enjoyable? I feel these are also just words.

- 3) Fully equipped play spaces equipped to cater for all ages

We already have two parks, one of which is located right outside my back gate, with no road so it's very safe for my grandchildren as it was my children to play in, the park in the playing field and the deeps have seen our children through to social responsible adults, as it did my husband also. We have no need for you to move the park it makes its unsafe due to busy roads and high traffic areas, that makes it worse (much worse) not better.

- 4) 40% affordable housing to help those wanting to get onto the property ladder within your community; and

What do we consider affordable? I am sure as per point 1 (in fact this point repeats itself here), a quarter of million pounds plus is not affordable. I don't know why there is ;and then nothing written after that perhaps you meant to add something further to your piece of A5 informing me that my life is going to massively disrupted and peace spoilt for good? You may want to add clarity there.

- 5) New high quality housing

My point here is "so what" this surely a benefit not a feature? I would not even use that point in your sales literature. Although I am glad to hear they won't come crashing down in my back garden.

So here are a few of my points:

- 1) This devalues the property I live in as one of my selling points is the view, I have supplied a photo of this for you (apologies for the quality but it is dusk and my phone is off poor quality for pictures). But you get the picture a selling point would be "you can sip your morning tea and enjoy the view".
- 2) **Really important** – the nearest town to us is Stamford where houses are popping up all over the place (its actually my home town but my husband is from EOTH), this is because the town is massively popular and it is voted one the best

places to live in the UK. However, have you tried getting in at the doctors recently on a routine appointment? As more and more people move into the town and no more facilities to go with this housing boom it is near on impossible.

- 3) Schools – Easton on the Hill primary was closed just over a year ago and the nearest primary is 3-4 miles away, which means more pollution and traffic on the school runs.
- 4) Dentists – You “may” be able to get a private dentist in Stamford, I have not checked recently but I am sure there is still a waiting list and definitely not an NHS one.
- 5) This is not brown space this is green space, there is nothing behind this proposed estate again just fields.
- 6) I don’t want the park moving it was upgraded with Lottery funding and a handy facility that me and my family enjoy – and it is VERY safe.
- 7) None of my neighbours want this development either, (I’ve checked), why disrupt a peaceful, sleepy village.
- 8) None of what you have said is of any benefit to me or my children or my grandchildren, it just a blot on the landscape for financial gain, you haven’t thought through the resource required for over 300 more people.
- 9) There are plenty of houses coming up in Stamford, we are nearly going to meet Stamford soon if it gets any bigger, we don’t need more expensive houses, we’re having a new development put in the centre of the village.
- 10) Shared equity houses, still require people, with deposits, tax fees, lawyer fees etc., they won’t be from the village.
- 11) The area I currently live in is safe and it safe for the children to play in and learn about nature, right outside the door, why destroy that for profit?

I would also like to draw your attention to the literature you supplied to the planners suggesting that another reason to build is that the following streets are not in keeping with the vernacular of the area, these streets would include; The Crescent, Westfields, The Close, Westhaven and some flats on High Street, I would say this accounts to around approx. 148 houses and flats, so to say it is because it is out of keeping is a very weak argument. Because they are also the local language and very much the community of Easton on the Hill.

I am saddened and felt positively insulted that you feel post war 1950’s council housing is not aesthetically pleasing, but can whilst I am here I would like to remind you this is also history, it is modern history. More homes were built to cater for a celebration which created a baby boom and to provide better housing with better sanitation. If you do not consider recent history important and just things that look “oldie worldie”, then perhaps you should all have your Christmas party at Auschwitz for a reminder of how important modern history is and read on the walls and the words of George Santayana - *Those who cannot remember the past are condemned to repeat it.* You see it does not need a “face lift”, we are in keeping in a modern way, when these houses were built it was the heart of the village and it still is today, as it represented a new tomorrow.

I have taken the liberty of copying in my EOTH Parish Council, The Duty Planner at East Northants Council and the MP I elected Tom Pursglove, who I am sure will agree this has not been given any sympathy or thought.

Please find a copy of the comments I have passed on to the builders for the intended build in Easton on the hill.

As a resident of one of the "streets that are not in keeping with the vernacular of the area"!! I was very surprised to see your literature regarding the possible build of 115 houses at the back of my residence. Further surprised to be notified that it was going to the final planning stage as I have not been made aware of any planning regarding this at all. I am disappointed to say the least that the current residents have not been included in anyway in such a huge decision for the people living in the village.

I would have thought that a MINIMUM of 115 people in the village would have a major impact in the community and some thought, consideration and consultation would be given to the residents? Again, disappointed at been given a leaflet at the last minute with an attempt to point out the benefits...one of the benefits claiming that my home is "vernacular". In your plans have you included provisions for the extra cars? Parking in the " Vernacular" area is already struggling...and seeing as this area hosts our very much loved local shop, I can only see this causing further problems!! 115 more people = more cars = more traffic = more pollution. Please help me understand the benefits to me of this. Our school got closed down in 2015, maybe more housing would have been a benefit to the school then but its a little to late for that. Where are these children going to get educated? Stamford schools are already bursting at the seams! Questions which may have been answered had we known sooner to ask!

Finally, Is my house going to be aesthetically improved as a result of your build of 115 houses? Somehow, I do not see that happening and find you comments about my home and the homes of my lovely neighbours insulting

I shall forward my comments on to my local Parish Council and MP

We raise the following objections to the proposed development off Stamford Road, Easton-on-the-Hill.

- The 2017 Village Plan stated that any future development should be selective, sensitive and proportionate. We think that a housing estate of 115 properties tacked on to the side of the village is none of these things. At 2 / 2.5 occupants per house we are talking of an extra 230-280 people in a village whose current (2017) population is 1,050, hardly a proportionate increase.

- The only vehicular access is directly on to the A43, so there will be at least 115 cars (and more probably 150 plus cars) exiting on to this already busy road.
- The hawthorn hedge which currently forms the field and village boundary is maintained by the farmer and is a valuable wild-life refuge. Who would maintain this in the future?
- There is no school in the village and public transport is almost non-existent, so not very appealing to young families or the elderly. From our observation the current housing stock does not sell particularly quickly when it is put on the market.

Consultation comments.

- The scale of the proposed development is too large for the surrounding area.
 - The potential number of residents exceeds 200 which would represent a 20% increase in population of the village.
 - The previous field of equal size to the east (now The Crescent, The Close and West Mill) contains some 70 properties – the density of the proposed development is 65% higher.
 - The development would be the largest in the village for the last 40 years
 - There are no educational facilities in the village.
 - The sole proposed access/egress is via the A43 with a potential increase of 400 vehicle movements per day. As a minimum a right turn lane from the Stamford direction would be required (as at Porters Lane and New Road). As a result eastbound traffic would impinge on the footprint of the development.
 - There will be a degradation in amenity of the residences opposite the junction and development.
 - Installation of new services will cause disruption to the A43 or Westfields.
 - There may be insufficient capacity to deal with the increased foul sewer load.
 - Public open spaces and footpaths will provide no beneficial amenity value for the village.
 - Fully equipped play spaces should be available to all villagers – alternatively the developer should provide facilities on the Recreation Ground.
 - How is the proposed level of affordable housing to be safeguarded?
 - Concept designs and specification are not required at outline planning stage but would be advantageous in efforts to garner support.
-

I am a resident on the row of 19th century stone terraces that will face on to the proposed new development.

My main concerns are:

- The density of the development is too high and the style of house and construction i fear will not be in keeping with the local area and limestone buildings.
- The access/entrance to the development is too close to the current houses facing opposite on the main road and should be moved further East. Otherwise any cars heading out of the development will be shining their lights directly into the existing houses.
- Currently there is a layby used for parking by residents on then main road and i assume this will remain because it is vital for the terraced houses.
- The main road is currently 40mph which is not consistent with Collyweston. Therefore if this could be negotiated down to 30mph then it would make the road safer for children and adults alike.
- There is no village primary school to support the new development.
- The proposed plan shows trees on the front of the development but i don't believe this goes far enough to cover any potential new scheme.

If required i'm happy to discuss any of these points further.

Hello, initial concerns from a resident of 23 years in Easton on the Hill.

Obviously other issues would need addressing and consequently appropriately satisfied before a project of that considerable size is allowed to proceed but I would mention two points in particular;

That each dwelling would have a minimum of two allocated parking spaces per household, to limit parking elsewhere in the village.

That the developers could support the PC in accelerating having the speed restriction limit altered to 30 miles per hour for the village given the considerable increase in traffic with 115 proposed new houses.



Health & Safety Report relating to trees under the ownership of Easton on the Hill Parish Council.

**Prepared by: John Wilcockson
Arboricultural Consultant.**

Tech Cert (Arbor A), NDF

Date: 3/5/19

Ref: JW_H&S_Easton on the Hill PC, Racecourse Rd.



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1. Instructions

This report was commissioned by Alison Benfield Locum Clerk to Easton on the Hill Parish Council with instruction to carry out an inspection of trees under the responsibility of Easton on the Hill PC at Racecourse Rd. The objectives of this report are as follows:

- To make an assessment of the trees' condition and identify any faults.
- To provide management recommendations based on the data gathered.

2. Report Limitations

Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of the trees therefore should be checked on a regular basis, preferably once a year; this is the responsibility of the tree owner. The conclusions and recommendations in this report are only valid in line with the recommendations provided commencing from the date of the survey. The period of validity maybe reduced in the case of any change in condition or to proximity to the tree. Only those features that are apparent at the time of inspection could be assessed.

No soil samples were taken in preparation of this report and therefore no comments have been made in relation to any soil conditions.

All trees were tagged apart from those that were so heavy in Ivy that access to part of the trees was not possible.

An assessment was made of the trees' condition visually from ground level using Mattheck's Visual Tree Assessment methodology. No climbed inspection or detailed investigation of decay was made, however this was not considered necessary as enough information was gained about the trees from a ground level inspection. If any faults or potential failings were identified on the tree these have been picked up in the tree survey notes. It should be noted that trees can change significantly over a relatively short period of time, and therefore trees should be monitored on a regular basis for sign of deterioration.

3. Background

The majority of tree roots, even for a mature tree, are found in the top 60cm of the soil and are vulnerable to sudden changes in the rooting environment. These roots absorb moisture and nutrients needed for growth and contrary to popular belief, mature trees do not have a large deep taproot that obtains moisture from great depth.

Any damage to the rooting environment can upset the balance between the crown and roots established by a tree over many years, and this may be detrimental to the health status or may compromise the stability and structural integrity of the tree. It should be noted that healthy trees will usually withstand a loss of a proportion of their root system.

The storage of materials, plant machinery etc can cause compaction to the upper soil horizons which may result in damage to feeder roots. These feeder roots absorb oxygen, water & nutrients that are then transported around various parts of the tree to fulfil their part in the growth processes of the tree.

Particular care needs to be addressed in dealing with legally protected species such as nesting birds and roosting bats which are protected under the Wildlife and Countryside Act 1981 (as amended) from intentional harm and killing and applies to roosting and hibernating bats and active bird nests. The bird nesting season generally runs from March 1st to 31st August, ideally, any works should be avoided within this period. If the presence of bats is suspected, it is recommended that the Local Bat group is contacted for advice.

4. Site Information

The trees are located on the grass verges either side of Racecourse Rd from the A43 to the first bend towards the A1.

5. Tree Protection

The Town and Country Planning Act 1990 protects trees within Conservation Areas that are not already subject to Tree Preservation Order protection. Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Although Conservation Areas are primarily designated due to the built environment, trees also contribute to the character of these areas. Trees with a diameter in excess of 7.5cm (3 inches) measured 1.5 metres (5 feet) above ground level are protected by law, and 6 weeks’ written notice must be given before any tree work, not just felling, is undertaken. For trees being felled to aid the growth of others (i.e. thinning operations), the threshold diameter is 10cm (4 inches).

Within a conservation area there are restrictions to the work that may be carried out on trees. The Local Planning Authority must be given at least six weeks’ notice in writing before works are carried out to most trees within conservation areas. The notice must describe:

- which trees require work
- the nature of the work

Work must not be carried out during that period without permission. (If it is, a heavy fine could be imposed, and replacement planting will generally be required). After six weeks the Planning Authority has to make a decision, either negotiate to a favourable position for both parties, approve the works or serve a Tree Preservation Order. Works must be completed within two years of the date of serving the notice. Notification is not needed if the tree intended to be worked on is:

- less than 7.5 cm (3 inches) in diameter *
- less than 10 cm (4 inches) in diameter *if removal is to improve the growth of other trees.
- Dead.
- in a commercial orchard or pruning fruit trees in accordance with good horticultural practice.
- directly in the way of development that is about to start, and for which detailed planning permission has been granted. The diameter is to be measured over the bark of the tree at 1.5m (5ft) above ground level and can be taken to be roughly equal to a third of the girth at that height divided by 3.

Work may also be undertaken without notice:

- to prevent or control a nuisance (in the legal sense, in which case it may be helpful to consult a solicitor).
- to comply with an obligation under an Act of Parliament.
- at the request of certain government departments and other specified organisations.
- For pruning fruit trees for the production of fruit, so long as it is in line with best horticultural practice.

Tree Preservation Orders (TPO)

These are made by Local Planning Authorities to prohibit the cutting down, uprooting, topping, lopping, wilful damage or destruction of trees without the authority's consent. They can be placed on trees deemed to be of high amenity value within the local landscape, ranging in location from public open spaces, to roadsides and private residential gardens.

Once a TPO is made it usually takes immediate effect but can be confirmed or terminated at any time up to six months' time, with or without modifications. Modifications can be a change in description or map details, or a removal of certain trees from the order, but cannot include extra trees to be protected - if the Authority wants to add trees to the order as originally made it is usually necessary to make a new Order. The landowner is still responsible for the trees, their condition and any damage they might cause at all times.

Details of Orders, applications for work and decisions are kept by the local authority and should be available for public inspection. A landowner is also served notice if a new order is made on their land. It is normal, but not required, for other interested parties (for example neighbours, parish councils etc) to be sent copies of new orders too. There is no requirement for applications to do work to protected trees to be advertised, although many authorities choose to do so.

A check of the current status of the trees on site has not been made with the Local Planning Authority and it is advised that this is carried out before any tree works commence on site.

If trees protected by a TPO are cut-down, topped, lopped, uprooted or wilfully damaged or destroyed, the owner of the tree(s) and the contractor responsible for the work can both be legally prosecuted. The current maximum fine is £20,000 per tree at the Magistrates Court or unlimited fine at the Crown Court.

Trees that are dead or dangerous are exempt from legislation. It is common good practice to notify the LPA of intention to carry out work to trees that fall into these categories, preferably with some notice (e.g. one working week).

Any works prescriptions for protected trees can be dealt with by way of inclusion into a Planning Application for development purposes; this avoids the need to make a separate tree application.

A leaflet produced by the DCLG (Protected Trees), covers the issues raised by this legislation and can be found on the

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/14956/tposguide.pdf

Statutory wildlife obligations: The Wildlife and Countryside Act 1981 as amended by the Countryside and The Habitat Regulations 2012 provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist should be obtained before undertaking any works that might constitute an offence.

6. Aspirations of the survey

The aim of this survey is to determine the current health and condition of the trees and to thereafter, identify and highlight hazardous defects and assess potential risks in relation to the owner's Duty of Care.

7. Duty of care relating to trees

In broad terms, a tree owner, and/or whoever has control over it (the duty holder), has a duty of care in both civil and criminal law to take reasonable management measures to avoid foreseeable injury or harm. Duty holders are expected to consider the risks posed by their trees and manage those risks in a reasonable and proportionate way. There is well established case law upholding the principle that the standard of the duty of care varies according to the resources available to the duty holder, i.e. a large land owner such as an estate or a highway authority would be expected to apply a higher standard of management than smaller land owners such as residential householders. In short, the law expects duty holders to act in a practical and sensible way, according to the size of their properties.

However, in the event that a duty holder is found neglectful of their duty of care in terms of checking, i.e. they did not have their trees checked where a significant potential for harm existed, it does not automatically follow that they will be liable for any harm that arises.

Liability will only flow from that negligence if it can be established that a competent check would have identified an unacceptable risk of harm and resulted in remedial works that would have prevented that harm occurring. If a defect that resulted in failure would not have been found in a competent check then, irrespective of any negligence from not carrying out a check, the duty holder is unlikely to be held liable for the consequences of the failure.

8. Negligence, liability and Acts of God

More specifically, negligence, liability and Acts of God are commonly used terms when discussing duty of care and how blame will be apportioned in the event of harm arising. Although they are the subject of detailed legal definitions, their everyday meaning during normal use is more helpful. Negligence occurs when someone fails to do something that a reasonable person would have done. Liability is where the responsibility lies when something happens, i.e. who is to blame, with an implication that this is where compensation may be due for any harm that arises. An Act of God means an event that is beyond human control, i.e. there were no obvious indications that it was going to happen before the event.

Case histories suggest that act of god is only a means of defence if the tree(s) have been inspected by a competently trained person and any advice acted upon.



9. Criteria For Risk Assessment

The Risk Assessment system used is based on the *Tree Hazard: Risk Evaluation and Treatment System* (THREATS) and has been used to record the facts of the inspection as per:-

- Lists any observed defects
- Assessment of the three components of tree risk (defect, target and impact – after Matheny & Clark (1994)¹)
- The system contains an algorithm that provides for a relatively subtle interaction between these three components
- Arrives at a conclusion which was in tune with what can be termed ‘unassisted arboricultural decision making’ (aka gut instinct)
- Establishes a defensible hierarchy of response that includes delayed intervention and phased re-inspection

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



10. Findings/comments

126 individual trees were surveyed along with 1 Group.

The scores for all trees come out at 0 - This places all the trees within the category "insignificant risk"

The individual trees are all early mature, and roughly a 50/50 split of Field Maple & Horse Chestnut with 2 single Ash specimens.

The faults identified at Appendix 1 are typical for the age & species and in main consist of multi-stems with weak unions. There are early signs of bleeding canker which will be monitored and a few trees with early decay pockets at the main unions. At present, these faults are not significant.

G1 consists of mixed broadleaves, I was unable to assess these effectively due to ivy growth and restricted access.

There are a number of dead trees which need to be removed, these are not considered to be a risk as they are not within falling distance of the road.

There were several individual Ash trees on the north side of Racecourse Rd towards the A43 which were not assessed as these do not appear to be under the ownership of the Parish Council. If these are on PC land, I will survey them in due course.

The hedge components were not assessed, but these are low level due to historic management.

Tree tag numbers 92-98 are duplicated but are on opposite sides of the road and have been identified in the table as north & south, the plan whilst not to scale follows the report table.

11. Recommendations

No tree works have been identified at present; however, it is recommended that the ivy is severed on G1 and the group is inspected within 6 months once the ivy has died off.



12. Inspection frequency

A recent court case whereby an individual was left with life changing injuries ruled that a 3-year tree inspection program was inadequate and should have been carried out at least every 2 years.

It is considered that a summer and autumn survey is best carried out to assess the trees in different seasons. Pathogens are typically found in Autumn and summer assessments allow for an appraisal of vigour and deadwood levels.

With this in mind, I strongly advise that a full resurvey is undertaken 18-months from the date of this survey, this would allow for a summer inspection to assess vigour and deadwood levels and thereafter, 14 months later, an Autumn inspection to check for fungal pathogens.

An inspection should also be carried out following any significant storm event.



John Wilcockson
3/5/2019

Appendix 1 – tree details

Tag Number	Species	Comments	Recommendations	Threats score
92 south	Horse Chestnut	Crown - codominant stems, Crown - branch wounds, Crown - weak unions.	nil	0
93 south	Horse Chestnut	Crown - codominant stems, Crown - weak unions.	nil	0
94 south	Horse Chestnut	Trunk - surface bark wound, Crown - weak unions, Crown - codominant stems, Disease - Bleeding canker. Bark stripped on trunk, SE up to 1.5m. Part occluded	nil	0
95 south	Sycamore	Trunk - leaning 15° to 30°, Crown - codominant stems. kink in main stem at ground level	nil	0
96 south	Horse Chestnut	Crown - codominant stems.	nil	0
97 south	Horse Chestnut	Crown - codominant stems, Crown - weak unions, Disease - Bleeding canker, Crown - pruning wounds.	nil	0
98 south	Horse Chestnut	Crown - codominant stems, Crown - weak unions, Crown - pruning wounds, Disease - Bleeding canker, Crown - Included unions.	nil	0
1	Horse Chestnut	Crown - codominant stems, Crown - pruning wounds.	nil	0
2	Horse Chestnut	Crown - codominant stems, Crown - weak unions, Crown - pruning wounds.	nil	0
3	Small-Leafed Lime	Crown - codominant stems.	nil	0
4	Ash	Crown - codominant stems, Trunk - surface bark wound, Crown - pruning wounds.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
5	Horse Chestnut	Crown - codominant stems, Crown - pruning wounds, Trunk - surface bark wound, Crown - asymmetric. Co dominant, one half of main trunk failed	nil	0
6	Horse Chestnut	Crown - codominant stems.	nil	0
7	Horse Chestnut	Crown - codominant stems.	nil	0
8	Horse Chestnut	Crown - codominant stems, Disease - Bleeding canker, Trunk - historic pruning wounds /stubs.	nil	0
9	Horse Chestnut	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
10	Horse Chestnut	Crown - codominant stems, Disease - Bleeding canker, Trunk - historic pruning wounds /stubs.	nil	0
11	Horse Chestnut	Trunk - historic pruning wounds /stubs, Crown - thin foliage.	nil	0
12	Horse Chestnut	Trunk - dead bark, Trunk - multi stemmed. Co dominant, main trunks have failed regrowth in evidence	nil	0
13	Horse Chestnut	Trunk - historic pruning wounds /stubs, Disease - Bleeding canker, Crown - codominant stems, Trunk - weak unions.	nil	0
14	Horse Chestnut	Trunk - historic pruning wounds /stubs, Crown - codominant stems.	nil	0
15	Horse Chestnut	Trunk - historic pruning wounds /stubs, Crown - codominant stems, Crown - pruning wounds.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
16	Horse Chestnut	Crown - codominant stems, Crown - pruning wounds, Disease - Bleeding canker.	nil	0
17	Sycamore	kink in main stem at ground level then ascends	nil	0
18	Horse Chestnut	Crown - codominant stems, Crown - pruning wounds.	nil	0
19	Horse Chestnut	Crown - codominant stems.	nil	0
20	Horse Chestnut	Trunk - historic pruning wounds /stubs, Crown - codominant stems.	nil	0
21	Horse Chestnut	Crown - codominant stems.	nil	0
22	Horse Chestnut	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
23	Horse Chestnut	Crown - codominant stems.	nil	0
24	Horse Chestnut	Crown - codominant stems.	nil	0
25	Horse Chestnut	Trunk - Ivy/climber.	nil	0
26	Horse Chestnut	Trunk - historic pruning wounds /stubs, Crown - codominant stems.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
27	Horse Chestnut	Trunk - multi stemmed, Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
28	Horse Chestnut	Crown - codominant stems, Crown - pruning wounds.	nil	0
29	Horse Chestnut	Trunk - historic pruning wounds /stubs, Crown - codominant stems, Disease - Bleeding canker.	nil	0
30	Horse Chestnut	Trunk - multi stemmed, Crown - codominant stems, Crown - pruning wounds.	nil	0
31	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber, Trunk - surface bark wound.	nil	0
32	Horse Chestnut	Crown - codominant stems, Disease - Bleeding canker, Crown - weak unions.	nil	0
33	Field Maple	Crown - codominant stems.	nil	0
34	Field Maple	Crown - codominant stems, Trunk - multi stemmed.	nil	0
35	Field Maple	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
36	Field Maple	Crown - codominant stems.	nil	0
37	Field Maple	Crown - codominant stems.	nil	0
38	Field Maple	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
39	Field Maple	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
40	Field Maple	Crown - codominant stems.	nil	0
41	Field Maple	Crown - codominant stems.	nil	0
42	Field Maple	Crown - codominant stems.	nil	0
43	Field Maple	Crown - codominant stems.	nil	0
44	Field Maple	Crown - codominant stems.	nil	0
45	Field Maple	Crown - codominant stems.	nil	0
46	Field Maple	Crown - codominant stems.	nil	0
47	Field Maple	Crown - codominant stems.	nil	0
48	Field Maple	Crown - codominant stems.	nil	0
49	Field Maple	Crown - codominant stems.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
50	Field Maple	Crown - codominant stems.	nil	0
51	Field Maple	Crown - codominant stems.	nil	0
52	Field Maple	Crown - codominant stems.	nil	0
53	Field Maple	Crown - codominant stems.	nil	0
54	Field Maple	Crown - codominant stems.	nil	0
55	Walnut	Trunk - multi stemmed, Trunk - Ivy/climber, Trunk - weak unions.	nil	0
G1	Mixed broadleaves	Trunk - multi stemmed, Trunk - Ivy/climber, Crown - codominant stems, Trunk - weak unions. unable to survey effectively	sever ivy	0
56	Ash	Crown - codominant stems.	nil	0
57	Field Maple	Crown - codominant stems.	nil	0
58	Field Maple	Crown - codominant stems.	nil	0
59	Field Maple	Crown - codominant stems.	nil	0
60	Field Maple	Crown - codominant stems.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
61	Field Maple	Crown - codominant stems.	nil	0
62	Field Maple	Trunk - multi stemmed.	nil	0
63	Field Maple	Crown - codominant stems.	nil	0
64	Field Maple	Crown - codominant stems.	nil	0
65	Field Maple	Crown - codominant stems.	nil	0
66	Field Maple	Crown - codominant stems.	nil	0
67	Field Maple	Crown - codominant stems.	nil	0
68	Field Maple	Crown - codominant stems.	nil	0
69	Field Maple	Crown - codominant stems.	nil	0
70	Field Maple	Crown - codominant stems.	nil	0
71	Field Maple	Crown - codominant stems.	nil	0
72	Field Maple	Crown - codominant stems.	nil	0
73	Field Maple	Crown - codominant stems.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
74	Field Maple	Crown - codominant stems.	nil	0
75	Field Maple	Crown - codominant stems.	nil	0
76	Field Maple	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
77	Field Maple	Crown - codominant stems.	nil	0
78	Field Maple	Trunk - multi stemmed.	nil	0
79	Field Maple	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
80	Horse Chestnut	Crown - codominant stems, Roots - surface root damage, Crown - weak unions, Crown - pruning wounds.	nil	0
81	Horse Chestnut	Crown - codominant stems.	nil	0
82	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
83	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
84	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
85	Horse Chestnut	Crown - codominant stems.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
86	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
87	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
88	Horse Chestnut	Crown - codominant stems, Trunk - weak unions.	nil	0
89	Horse Chestnut	Crown - codominant stems, Crown - branch wounds.	nil	0
90	Horse Chestnut	Crown - codominant stems, Trunk - Ivy/climber.	nil	0
91	Horse Chestnut	Crown - codominant stems.	nil	0
92 north	Horse Chestnut	Crown - codominant stems, Crown - broken hanging branches, Crown - branch wounds.	nil	0
93 north	Horse Chestnut	Crown - codominant stems.	nil	0
94 north	Horse Chestnut	Crown - codominant stems.	nil	0
95 north	Horse Chestnut	Crown - codominant stems, Trunk - weak unions.	nil	0
96 north	Horse Chestnut	Crown - codominant stems.	nil	0
97 north	Horse Chestnut	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
98 north	Horse Chestnut	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
99	Horse Chestnut	Crown - codominant stems, Trunk - historic pruning wounds /stubs.	nil	0
100	Horse Chestnut	Crown - codominant stems.	nil	0
115	Horse Chestnut	Crown - codominant stems.	nil	0
116	Horse Chestnut	Crown - codominant stems.	nil	0
117	Horse Chestnut	Crown - codominant stems. Small tree.	nil	0
118	Horse Chestnut	Crown - codominant stems. Small tree	nil	0
119	Horse Chestnut	Crown - codominant stems.	nil	0
120	Horse Chestnut	Crown - codominant stems.	nil	0
121	Horse Chestnut	Crown - codominant stems.	nil	0
122	Horse Chestnut	Crown - codominant stems, Trunk - weak unions.	nil	0
123	Horse Chestnut	Crown - codominant stems, Trunk - surface bark wound. Early decay pocket at multi-stem point.	nil	0
124	Horse Chestnut	Crown - codominant stems.	nil	0



Tag Number	Species	Comments	Recommendations	Threats score
125	Horse Chestnut	Crown - codominant stems.	nil	0
126	Horse Chestnut	Crown - codominant stems, Trunk - weak unions.	nil	0
127	Horse Chestnut	Crown - codominant stems.	nil	0
128	Horse Chestnut	Crown - codominant stems.	nil	0
129	Horse Chestnut	Crown - codominant stems.	nil	0
130	Horse Chestnut	Crown - codominant stems.	nil	0
131	Horse Chestnut	Crown - codominant stems.	nil	0
132	Horse Chestnut	Crown - codominant stems, Trunk - weak unions.	nil	0
133	Horse Chestnut	Crown - codominant stems.	nil	0



Appendix 2 – plan



Appendix 3 weak unions

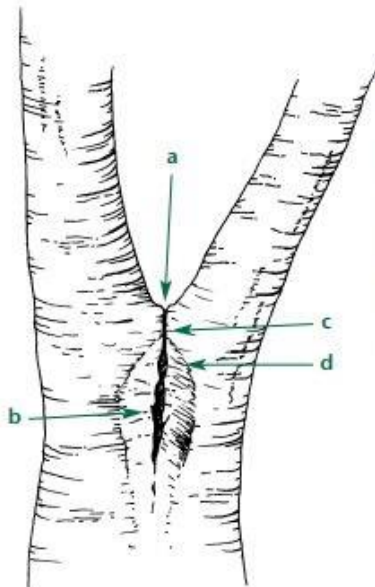


Included bark or "ingrown" bark tissues often develop where two or more stems grow closely together causing weak, under-supported branch angles. Bark often grows around the branching stem attachment and into the union between the two stems. Bark has no strong supportive fibre strength as wood does so the connection is much weaker than a union without included bark.



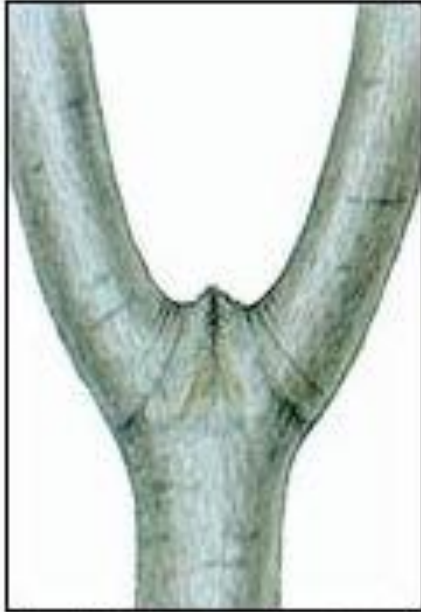


Forks and other unions with included bark

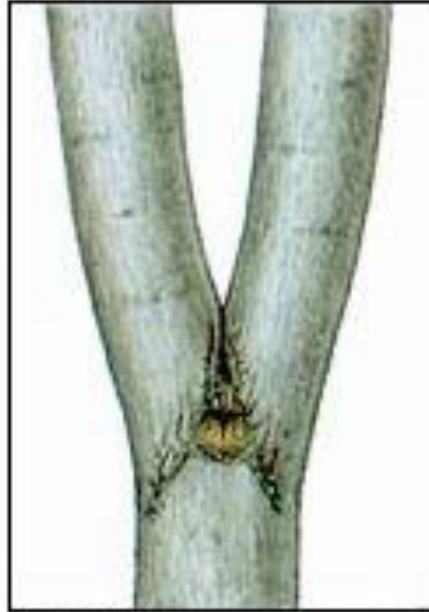


A union with a very acute crotch angle is likely to contain a region of bark-to-bark contact, which contributes nothing to its strength. Such unions often occur at forks (i.e. between co-dominant stems). Even if there is no included bark between such stems, their internal structure usually allows them to be pulled apart rather more easily than a branch from a main stem. In many tree species, weak forks appear to be the most frequent contributory factor to major failure above ground level. They are thus probably more important than decay as a cause of hazard, although decay can be very dangerous when combined with a weak fork.





A. U-shaped strong union



B. V-shaped weak union

The Cypress unions are similar to the right-hand image.



Playing Field

Minutes of the meeting of the Playing Field Working Party
Held on Thursday 27 April 2019 in Easton on the Hill Village Hall

Working Party

Present

Councillors Will Davis, Jerry Rawlinson,
Residents Ian Coupe, Kevin Cox, Debbie Greaves, Emily Hutchinson, Louise Stokes.
Pam Palfreyman arrived later.

19/10 APOLOGIES FOR ABSENCE

Apologies for absence were received from Richard Baker, Mark Baldwin, Ian Foreman and Pam Palfreyman is going to be late.

19/12 MEMBERS INTRODUCTIONS

Louise Stokes introduced herself to the group.

19/13 MINUTES

RESOLVED Minutes from the meeting held 26 March were agreed to be a true record and were signed. There were no matters arising from the minutes

19/14 TERMS OF REFERENCE

One slight alteration was made to the number of village residents that are part of the PFWP.

RESOLVED The Terms of Reference were then adopted and signed.

19/15 POINTS TO CONSIDER

Following a brief discussion, it was agreed to allocate tasks or responsibilities to smaller groups or individuals who would report progress at our next meeting.

15.1, 15.2, 15.9, 15.10, 15.12 Emily, Louise, Mark and Pam would look into a variety of ways of gauging public opinion about who is currently using the field?, who is the field for? What play or sports equipment would be popular and used by the residents of the village? This would include using social media

15.3 Jerry updated us on the possible land swap that had been mentioned at our previous meeting, this was not going to be possible as Burghley were not in agreement with the plans. **Richard** would look into alternative locations for whole or part of the Playing field.

15.4 Jerry will look into possibilities of using section 106 in respect of the proposed development.

15.5 Jerry advised that he had received confirmation from Mike that the land registration application has been sent off. He also informed the PFWP that the application to convert the bridleway into a BOAT has also been sent.

15.6 Ian F to look into what work will be needed to bring the changing rooms block into a useful condition.

15.11 Will will look into possible grant and fund raising sources.

15.13, 15.14 Ian C will speak to both the CC and SCOBRFC to find out what they need from the playing field.

19/12 MEMBERS INTRODUCTIONS

Pam Palfreyman then introduced herself to the group.

19/16 ANY OTHER BUSINESS

Concerns were raised about the number of professional dog walkers using the playing field, and even if we should ban dogs completely from the playing field? It was felt that this was not in our remit, so it was decided to ask the PC if this could be discussed at the next PC meeting.

RESOLVED To ask the Clerk of the PC if this could be added as an agenda item

19/17 DATE OF NEXT MEETINGS

The next meetings will be held in the Village hall at 8pm on the following dates:

Thursday 30 May 2019

Thursday 27 June 2019

Thursday 25 July 2019



Playing Field

Working Party

27th April 2019

To the Clerk of EOTH Parish Council

At our last meeting of the PFWP, we decided that we need to gauge public opinion on a variety of topics to allow us to recommend to the PC a playing field that will meet the needs of as many residents of the village as possible.

Obviously it is vital that we seek the opinion of the whole community, and we have created a sub group to look into a wide variety of methods to gain a full and comprehensive view of the needs and wants of the village.

To do this, one option is a questionnaire, but in order to do this, there are obvious financial implications. So we were wondering what budget is there in place to help us facilitate our objective? Please can you include our request on the Agenda at the next PC meeting for £30 (3 reams of paper and a printer cartridge) towards these costs, could you also let us know when would we be able to access the funds we need?

Debbie Greaves