

Tree Policy

JVL seeks to preserve the rural character of Jordans and the many trees present in the village, particularly the native deciduous species, contribute greatly to that character. As such JVL seeks to maintain the village tree stock and generally discourages the cutting down of trees.

JVL retains complete discretion in the implementation of this policy.

1. Jordans Village Estate (“The Estate”)

1.1. The Estate is all the land owned by Jordans Village Ltd (“JVL”), land which is covered by the terms of the JVL Management Scheme. This policy is supplemental to the Management Scheme. The Estate can be categorised by type of property for the purpose of describing the responsibility for and type of maintenance to trees within each area:

1.1.1. JVL Tenanted Properties

- 1.1.1.1. Tenanted Cottages
- 1.1.1.2. Tenanted Flats with shared gardens
- 1.1.1.3. Allotments

1.1.2. JVL Amenities

- 1.1.2.1. Village Hall
- 1.1.2.2. The Village Green
- 1.1.2.3. Crutches Wood
- 1.1.2.4. Footpaths and Verges

1.1.3. JVL Leased and Freehold Properties

- 1.1.3.1. Private Properties Enfranchised within the Management Scheme
- 1.1.3.2. Manor Farm Fields
- 1.1.3.3. Tennis Court
- 1.1.3.4. The Orchard

2. Responsibility for Maintenance

2.1. JVL Tenanted Cottages

- 2.1.1. JVL is responsible for carrying out necessary pruning works and felling of mature woodland trees in the grounds of the Society’s rented properties.
- 2.1.2. Care and pruning of hedges, fruit trees, or other smaller trees in the grounds of the Society’s rented cottages, in accordance with the terms of the tenancy agreements, remains the responsibility of tenants.
- 2.1.3. Tenants must obtain permission in writing from JVL to plant large woodland trees within the gardens of JVL cottages.
- 2.1.4. No trees exceeding 24 inches girth measured at a height of 4 feet from the ground on any Enfranchised Property shall be felled, except with the prior written consent of the Society. (Point 4, JVL Management Scheme). Severe pruning or pollarding to the extent that will inevitably cause the tree to die is deemed to be the same as felling a tree, and requires JVL prior written consent.

2.2. JVL Tenanted Flats with shared gardens

- 2.2.1. JVL is responsible for maintaining the grounds of these properties, including pruning and felling of all types of trees; hedge trimming; and grass cutting.
- 2.2.2. Tenants must obtain permission in writing from JVL to plant any type of tree within the shared gardens of JVL flats.

2.3. JVL Allotments

- 2.3.1. JVL is responsible for carrying out necessary pruning and felling of mature woodland trees in the grounds of the Allotments.
- 2.3.2. Care of fruit trees, or other smaller trees within the demise of each Allotment, in accordance with the terms of the tenancy agreements, remains the responsibility of tenants.
- 2.3.3. Tenants must obtain permission in writing from JVL to plant any type of tree within the demise of any JVL Allotment, other than fruit bearing trees and shrubs.
- 2.3.4. No trees exceeding 24 inches girth measured at a height of 4 feet from the ground on any Enfranchised Property shall be felled, except with the prior written consent of the Society. (Point 4, JVL Management Scheme). Severe pruning or pollarding to the extent that will inevitably cause the tree to die is deemed to be the same as felling a tree, and requires JVL's prior written consent.

2.4. JVL Amenities

- 2.4.1. JVL is responsible for maintaining and felling of any trees on these properties, as well as hedge trimming, grass cutting, and any other maintenance.

2.5. JVL Leased Properties

- 2.5.1. No trees exceeding 24 inches girth measured at a height of 4 feet from the ground on any Enfranchised Property shall be felled, except with the prior written consent of the Society. (Point 4, JVL Management Scheme). Severe pruning or pollarding to the extent that will inevitably cause the tree to die is deemed to be the same as felling a tree, and requires JVL prior written consent.
- 2.5.2. JVL divulges responsibility for maintenance of trees on its leased properties to the tenant. The responsibilities of the tenant are to be stated within their lease.

3. Management of Trees

3.1. Tree Survey

- 3.1.1. A Survey should be carried out on a tri-annual basis to assess the condition of the Trees on The Estate. The Survey should include information as to the timescale within which any recommended works should be carried out to ensure safety of residents and visitors to the village, and to maximise the longevity of the trees themselves. The Survey should mark on a map the trees requiring attention and be easily cross-referenced with a list of required works.

3.1.2. Quotation Process

- 3.1.2.1. Three quotes should be obtained from reputable local Arboriculturalist firms prior to the Survey being carried out. Emphasis should be placed on experience and familiarity with the Village and its trees, as well as cost.
- 3.1.2.2. The Arboriculturalist who is awarded the contract to carry out the Survey must possess insurance to cover risk of accident, where JVL has followed their advice provided in the Survey.

3.1.3. Works resulting from Survey

- 3.1.3.1. Quotes to carry out works recommended in the Survey should be obtained from our usual tree surgeon contractors. Attention should be paid to the method by which they would approach the works concerned, and to whether the contractor is able to complete the works within the time frame recommended by the Survey.
- 3.1.3.2. In the event that large woodland trees on the estate require felling, a team of tree surgeons is most efficient to complete the works. Smaller

garden trees that require felling are most efficiently dealt with by a smaller tree surgery contractors.

- 3.1.3.3. Trees should be felled in small pieces and lowered to the ground; the remains may be left in place for residents to use, and to save on the cost of disposal.

3.2. Felling of Trees in Gardens of Jordans Village Residents

- 3.2.1. No trees exceeding 24 inches girth measured at a height of 4 feet from the ground on any Enfranchised Property shall be felled, except with the prior written consent of the Society. (Point 4, JVL Management Scheme). Severe pruning or pollarding to the extent that will inevitably cause the tree to die is deemed to be the same as felling a tree, and requires JVL prior written consent.
- 3.2.2. Permission will generally be given to fell a diseased tree as certified by a properly qualified arboricultural consultant (for example an Arboricultural Association Registered Consultant (AARC)) JVL Estate Office can provide the name of the village tree consultant.
- 3.2.3. Except as otherwise mentioned in this policy, trees in good health should not be felled unless, in the opinion of the Committee, they present a clear danger to life or the structure of a building. This applies to any property within the Village (such danger should be certified by a properly qualified arboricultural consultant (for example an Arboricultural Association Registered Consultant (AARC))). Alternative actions, such as pruning (other than the severe pruning mentioned in 3.2.1 above) should also be considered.
- 3.2.4. JVL will also consider the felling of an otherwise healthy tree where it adversely affects the health of another tree or trees.
- 3.2.5. JVL will also consider permitting the felling of fast growing tall evergreen trees (including eucalyptus) which have outgrown the plot in which they are situated where otherwise pruning would result in an unsatisfactory visual result.
- 3.2.6. In such cases where a tree is removed for reasons other than ill-health or danger (ie 3.2.4 & 3.2.5) the visual impact will be taken into consideration and neighbours may be consulted if their outlook would be impacted.
- 3.2.7. In such cases as a tree is felled for reasons as 3.2.2, 3.2.3, 3.2.4 and 3.2.5, then another tree of a native species should be planted elsewhere on the property in replacement.