

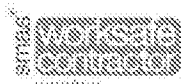
Commercial and Domestic Tree Work Contractors



Tree Condition Report for

Bellway Homes
New Barn Lane
North Berstead
PO21 5DB

Date: 4th October 2021



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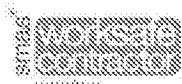
ARUN DISTRICT COUNCIL BR 154/21/T



Pilmore, Whitesheet, Holt, Wimborne, Dorset BH21 7DA
Registered in England: 7425707

Contents

1.0 Executive Summary	Page 3
2.0 Terms of Reference	Page 3
3.0 Survey Procedure	Page 4
4.0 Findings on site	Page 4
4.a Survey Limitations	Page 4
5.0 Legislation	Page 5
6.0 Recommendations	Page 5
7.0 Conclusion	Page 5
Appendix 1 Explanation of recommendations	Page 6
Appendix 2 Tree Survey Schedule	Page 7
Appendix 3 Site Plan	Page 11



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1.0 Executive Summary

1.1 Trees are a renewable resource and preservation, and conservation are not always easy bedfellows. Large amounts of time and resources committed to the retention of an old, dilapidated tree simply to avoid change may preserve a landscape, but it does so by robbing the future. That is not conservation. On the other hand, large amounts of indiscriminate tree planting under the label of conservation can totally destroy the character of a historic landscape. All the time a balance needs to be found between not exposing people to unacceptable risk, preserving the character of an area, and ensuring that said character can also be enjoyed by future generations. In a rural landscape, wildlife conservation and habitat management are also a major consideration. Unfortunately, with trees, as a rule, the more dilapidated a tree becomes the more wildlife conservation value it holds. Again, a balance needs to be struck between not exposing people to unacceptable risk, preserving the character of an area, and not unnecessarily destroying wildlife habitat.

2.0 Terms of Reference

2.1 As arboriculturalists instructed to undertake liability surveys on behalf of you as our client, we seek to provide best advice on a professional basis to enable clients to take action to avoid what could result in a claim for negligence because of a tree (or part of) falling and causing injury.

2.2 When carrying out surveys, the risk factor is assessed, that is the probability of a tree (or part of) falling and causing injury. The consequence of such failure in terms of proximity to places where property or people may be harmed is assessed; this enables a priority of the required works to be concluded.

2.3 This is a tree condition report for x1 Oak located within the grounds of the **Bellway homes Site, Rookery Park, New Barn Lane, North Berstead, PO21 5DB**

as marked on the enclosed site plan. This is a full ground-based assessment of the tree condition for those trees, paying particular attention to the risk they may pose. It includes any remedial action that should be undertaken to manage that risk at an acceptable level to enable their retention, whilst maintaining a safe surrounding environment. A management priority action plan for any remedial works required has also been set.

2.4 **Inspected by:** Mr O Buck

2.5 **Date of survey:** 4th October 2021



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3.0 Survey Procedure

3.1 The trees were visually assessed from ground level as far as access allowed. No climbing inspections or invasive examination techniques were carried out. Access to some trees may have been restricted, and in such cases, the descriptions of the trees given in the survey schedule are based on those parts of the trees that were clearly visible. It must be noted that trees are self-regulating organisms and as such can fail or drop limbs without any outward signs of being about to do so.

3.2 The trees were surveyed on a Level One basis, whereby they were generally inspected for any signs of distress or for any threat they may pose to their surroundings. If the trees were thought to be a danger to their surroundings or were showing signs of stress, the level of survey was increased on those said trees. This then involved the tree in question being inspected on a more intensive scale (Level Two) and recorded on the survey schedule with any recommendations recorded. The enclosed plan can be used as a guide, though the trees have not been accurately plotted.

3.3 The findings within this report are valid for a period of 18 months from the date of the survey (**4th October 2021**). This period of validity may be reduced in the event of:

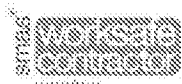
- Any tree works being carried out, that are not recommendations of this report (which may alter the circumstances of trees covered by this report), without there being prior consultation with this company.
- Any change in condition in close proximity to trees such as level changes or soil excavation.
- Extreme weather.

4.0 Findings on site

4.1 The tree is in good condition with some works to be recommended to facilitate the new build.

4.a Survey Limitations

- No internal decay devices, or other invasive tools to assess tree condition, were used.
- No soil excavation or root inspection was carried out.
- This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- The inspection of all trees was of a preliminary nature and only defects visible from ground level have been identified. Each individual tree may not have been inspected closely because of access difficulties and only defects from the inspection point have been identified. In addition to possible tree removal for good management reasons, further works may be listed to establish acceptable levels of risk. The following points should also be noted before carrying out any works:
- In context of the preliminary nature of the tree inspection, any defects that may affect tree safety discovered by the contractor during the work will be reported to the client. The contractor should be specifically instructed on this point.
- All work should be carried out to BS 3998 *Recommendations for tree work*.



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5.0 Legislation

5.1 Work with trees can be subject to legal constraints. These are due to various Acts of Parliament, their regulations and Codes of Practice. They are put in place to protect the environment and organisms living within it, including man. The main legislation to look at before undertaking work include:

- Forestry Act 1967 in particular Felling licences
- Wildlife and Countryside Act (WCA) 1981
- Countryside and Rights of Way Act (CROW) 2000
- The Occupiers Liability Act (1957 and 1984) and Duty of Care
- Tree Preservation Orders (TPO's)
- Land Designations in particular Conservation Areas
- The Health and Safety at Work Act 1974 (HASAWA)

6.0 Recommendations

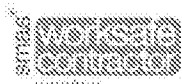
The survey schedule (appendix 2) contains the details of the trees surveyed and the recommendations for those trees to ensure their safe retention or the safety of third parties.

7.0 Conclusion

7.1 The recommendations in this report are to ensure the safe and healthy retention of the trees on the site, ensuring their longevity and the safe usage of the sites by visitors and third parties and should be carried out in the given time frames by a suitably qualified arboriculturalist.

7.2 The purpose of this report is not to remove all risk associated with trees as it is recognised that such a course of action would lead to an amount of environmental damage and expense that would be excessive in the face of the level of risk actually posed by most trees. Even the general removal of dead wood could represent an environmental disaster and likely, in some cases, to be contrary to habitat protection legislation.

7.3 Risk factor 1 items must be actioned and treated as a matter of priority. A suitably qualified arboriculturalist should carry out further approximate 18-month surveys, alternating between spring and autumn to fully mitigate your liability. Please note that if any outward signs of distress, such as defoliation, occur on the trees, or fungal brackets or fungal fruiting bodies appear, it would be prudent to contact us.



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7.4 The removal of all risk from trees would require the removal of all trees. The purpose of this report is therefore to seek to guide you in managing that risk at a reasonable level. Accidents and events may still occur. However, we would hope that our advice will aid you in keeping them to a minimum.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely
Oliver Buck

Appendix 1 - Explanation of recommendations:

Branch Removal – removal of branch back to the source.

Climbing Inspection – the defect cannot be efficiently assessed from ground level. Therefore, a more thorough inspection is recommended by accessing the canopy.

Crown Clean – removal and pruning out of all damaged limbs and branches, stubs, spurs, windblown material, redundant cable bracing and other debris from the crown of the tree.

Crown Lift – removal of the lowest branches or sub lateral branches to a specified height above ground level. Normally statutory heights over footpaths (min clearance of 2.5m) and highways (min clearance of 6m)

Crown Spread Reduction – reduction in the spread of the tree's crown only. Usually, to give adequate clearance from buildings, overhead cables etc. to the poles of a compass, eg. crown reduction N3 = reduce crown by 3m on northern side.

Crown Reduction – reduction in the spread and height of a tree's crown by a specified measurement of the branch structure at the extremities (usually expresses in metres).

Crown Thin – evenly distributed removal of small diameter branches throughout the whole crown, again represented as a percentage.

Deadwood – remove all deadwood within the trees crown over 4cm in diameter.

Fell – dismantle in sections or straight fell tree to ground level.

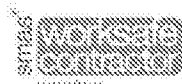
Monitor – tree is in a condition where removal is not desired. However, the condition needs to be monitored to ensure it does not worsen. Requires re-inspection as specified.

Re-coppice – removal of all material to base and allow to re-grow.

Re-pollard – removal of all regrowth material on an established pollard to specific pollard points and allow to re-grow.

Re-stake/adjust tie – on recently planted trees post maintenance is essential for good establishment rates. Often ties and stakes are forgotten and need to be removed or adjusted.

All work is to be carried out in accordance with BS3998: 2010 *Recommendations for Tree work*.



Appendix 2 – Tree Survey Schedule

Column 1 = No. - Number given to tree for reference purposes.

Column 2 = Tree species common name and Latin binomial.

Column 3 = estimated diameter at breast height in mm. Nominally 1.5m – taken at the base above the root flare for trees with multiple stems, forks or abnormalities below 1.5m in the subject tree. This is for identification purposes.

Column 4 = Number of stems.

Column 5 = Additional notes / Comments re. condition or aids to identification on site

Column 6-9 = Crown spread to cardinal compass points.

Column 10 = Tree height, may be estimated.

Column 11 = Life stage of tree.

Column 12-13 = Tree condition, both Physiological & Structural – categorised as Good, Fair or Poor.

Column 14 = Survey observations with recommended action to be taken to reduce the risk of an incident or any management practices that need to be undertaken.

Column 15 = Site Risk Rating. Assessed on a score rating:

1 – High risk in a prominent area regularly frequented.

2 – Medium-high risk in a less busy area.

3 – Medium risk in an area of lower volume visitors such as minor roads.

4 – Low risk infrequent visitors, such as a low use footpath.

Column 16 = Tree Risk. Assessed on a score rating:

1 – Presents a clear and present danger to its surroundings that if occurred would carry severe consequences.

2 – Presents a danger to its surroundings though not so imminent or carrying such severe consequences.

3 – Presents a danger to its surroundings though not as severe as above.

4 – Presents a danger to its surroundings but more on the basis that trees are self-regulating and will always present a danger.

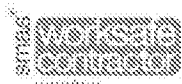
Column 17 = Priority – the timespan in which the recommended work should be carried out. Assessed on a score rating:

1 – Work to be dealt with as a matter of priority and carried out immediately.

2 – Work to be carried out within 6 weeks.

3 – Work to be carried out within 6 months.

4 – Work to be carried out within 18 months.



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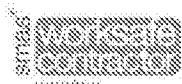
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Appendix 2: Tree Survey Schedule

Tree no.	Species	Stem diameters (mm)			Canopy spread (m)				Height (m)	Life stage	Condition		Observations & recommendations	Site Risk	Tree Risk	Priority
		(cm)	No of stems	Note	N	E	S	W			Phys.	Struct.				
T1	English Oak <i>Quercus robur</i>	~80	1	-	5	4	7	5	~12	Medium - Mature	Good	Good	Good levels of twig extension & bud formation. reasonable % of dead wood. Unions: good with no observable inclusions. Stem sound good with sounding hammer. Very low hanging canopy which will have an impact on the proposed development. No works recommended at present. Crown lift over the site side to a height of 4.2m to facilitate the new build and access roads. Remove all major deadwood exceeding 25mm in diameter or 1m in length.	3	4	3



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Appendix 3: Site Plan



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