



Tree condition Survey

Client details: Anna Mercer, Hobdens Property Management Ltd

Site: Parklands Estate, Rustington, West Sussex

Date of inspections: From 20/11/2015 - 22/12/2015

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Introduction

I have been instructed by Anna Mercer of Hobdens Property Management to comment on the condition of the trees within the Parklands Estate. The trees on the estate grow in several separate sites, and for the purposes of this report have been split into four different areas:

1: Hutchinson Close/Summerley Close/Foxes Close. This is a long strip of woodland between residential estates, bordered by footpaths and residential roads.

2: Cowdray Dr. The woodland copse at its entrance, which adjoins a main rd, and trees on an open park space behind Rustington House.

3: Brookenbee Close. Trees on recreational ground adjoining an allotment, and various trees along the roadside.

4 Hamilton Close. Trees adjacent to the railway line.

Objective

To assess the trees condition, primarily to address any safety concerns, and ensure they have an acceptable level of risk. Additionally to ensure the trees are maintained in good health, and continue to provide amenity, and ecological value to the estate.

The survey will examine the safety of each tree, and give it a 'risk rating' by assessing whether a particular tree, or part of a tree, poses a low, medium or high level of risk.

This rating is calculated by considering the potential for all or part of the tree to break or fail; considering the size of this tree, or tree section; and then assessing the potential 'target area' by considering whether it is constantly, frequently, intermittently or occasionally populated by people or property.

From this assessment, the nature and urgency of any recommended tree works is devised, and a recommend re-inspection frequency determined.

As woodland areas are being surveyed, there are a great number of woody stemmed plants and trees which could be included in this report, but owing to their size, pose a low risk. Therefore only trees with a stem diameter at chest height of over 200mm have been recorded.

Where trees were growing within striking distance of a road, all woody stems were assessed, but only those with noteworthy defects, or which required works have been recorded.

Survey categories

The categories which were chosen to be recorded are as follows:

Tree number.	Where tagged, tag number.
Species:	Common name
Height:	Estimated in meters.
Age	Class: Young, Semi Mature, Mature, Over Mature, Veteran
Condition:	As stated
Work Priority:	As stated, within a given time period.
Re-inspection:	As stated, within a given time period.
Cost:	As stated
Risk.	This was assessed by looking at three features of the tree:

- The potential for the tree, or a section of the tree, to fail. This is assessed as either low, medium, high or severe risk.
- The size of the tree or section of tree which has the potential to fail.
- The target area at risk.

The target area refers to the area around the tree into which it could fall should it become unstable. What is assessed is the frequency of occupation which this area below the tree has, i.e. how often are there people or property occupying this space. This is expressed as either occasional, intermittent, frequent or constant.

For the purposes of this survey, assessment of the frequency of occupation of the target area below the tree is an estimate, based on observed usage, the presence of roads, car parks, hard surfaced footpaths and desire lines. A more detailed examination of usage for specific trees can be arranged, where risk reduction requirements dictate.

Mapping

Each of the four sites with the Parklands Estate has an associated map, with the trees plotted and numbered, with an estimation of the trees crown spread and stem diameter represented.

The maps are attached with this document, and numbered as follows:

- 1: Hutchinson Close, Summerley Close, Foxes Close.
- 2: Cowdray Dr, Rustington House.
- 3: Brookenbee Close.
- 4 Hamilton Close

To view the maps without access to CAD software, go to the link below, where the files can be viewed without having to download viewing software.

<https://a360.autodesk.com/viewer>

To see specific trees, the viewer will need to scan across and zoom into the map, to find the relevant tree. These functions are available on the screen when using the 360 autodesk viewer

Recommended works

Generally, these trees are in good order, with few structural faults. Those with structural problems have them specified, with associated remedial works and costs.

There are a large number of trees which are heavily covered in ivy, which needs severing before a sufficiently thorough inspection can be done.

A large Ilex Oak with multiple defects overhangs Brookenbee Close, and has a high frequency of people walking below it. This tree urgently requires a further, detailed survey, and discussion with the managing agent regarding potential remedial works or options to lower risks by fencing off the tree from pedestrians.

Works have been given a priority rating, which will state a time period within which works must be completed. Costs are given per individual tree.

Key to abbreviations within recommended works listings

CI: Cut ivy
 CL: Crown Lift
 CR: crown reduce
 DW: Deadwood
 RB: Remove Branch.
 RBS: Cut epicormic growth from stem
 RH: Reduce Height

References

Mattheck
 National Tree Safety Council Common Sense Risk Management of Trees