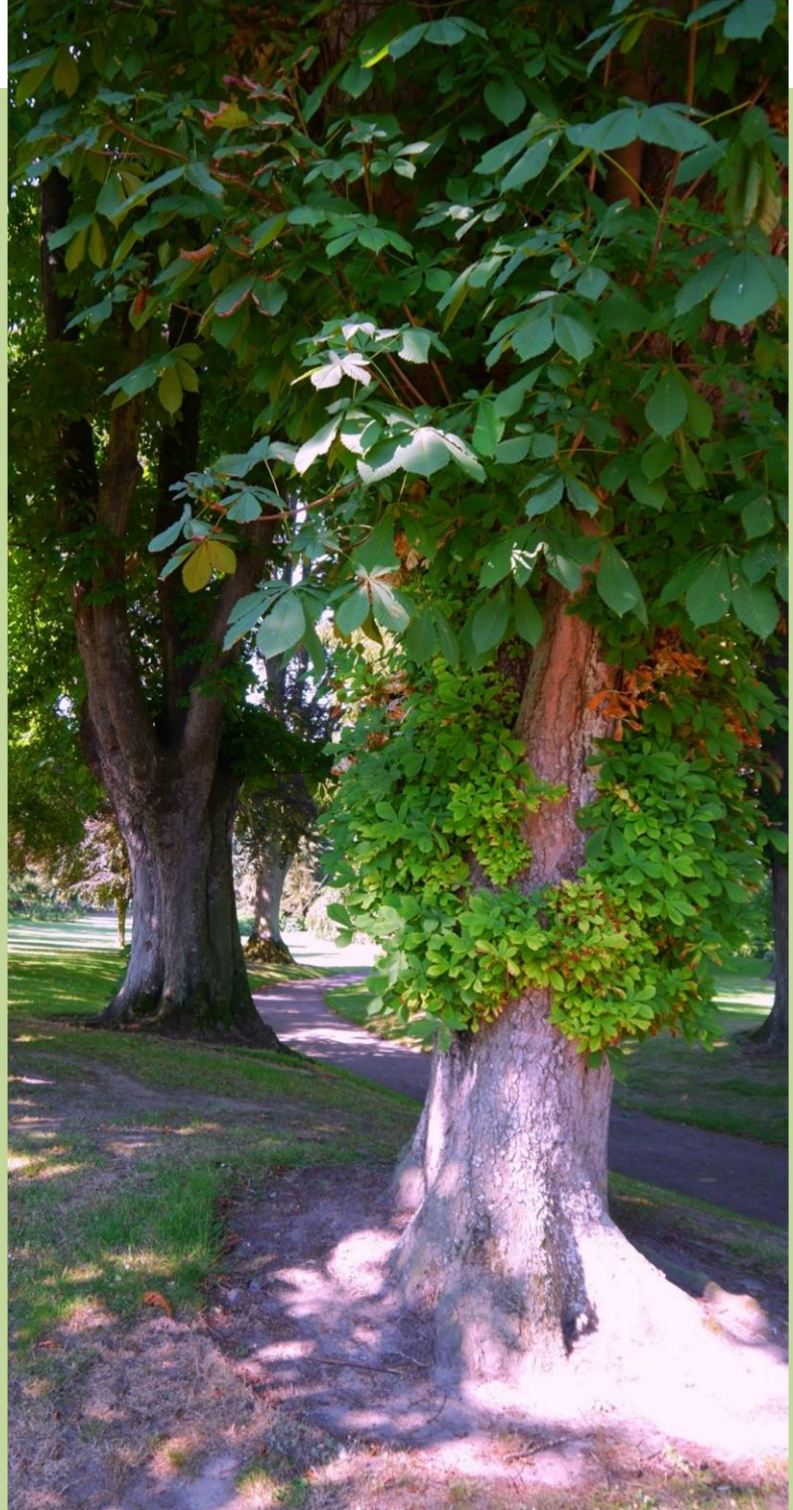




Tree Risk Assessment Report



Children's Learning Centre, Emsworth



**Tree Risk Assessment Report
Children's Learning Centre, Emsworth**

Prepared by

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Arboricultural Association Registered Consultant RC174

Report reference number: TRA-KC/CHILDRENSLEARNING/003

Report date: September 2017



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Any enquiries regarding this report should be addressed to Technical Arboriculture Limited, 1 Chase Farm Close, Waltham Chase, Hampshire, SO32 2UB or by email to info@techarb.co.uk.

Summary

Tree data

Data in relation to the trees within the scope of the survey are included in the **tree schedule** contained at the **appendices**.

Purpose of Report

The purpose of the report is to provide sufficient information for the client to target resources towards appropriate management of trees, in a prioritised manner, based on assessment of risk.

Report Contents

The report comprises the following elements which should be read in conjunction and subject to cross reference:

- a tree schedule, including basic data and a condition assessment;
- an appraisal of key 'targets' beneath the trees (**target evaluation**);
- identification of significant biological and structural defects (**hazard evaluation**);
- an appraisal of the level of risk (**risk assessment**);
- **recommendations** for any appropriate remedial or preventative action.
- a priority **timescale** for remedial action;
- a timescale for further **review** of the tree(s) and/or updated report.

Summary

Technical Arboriculture Limited has carried out a survey of trees located within the boundary of land at Children's Learning Centre, Emsworth.

The survey was carried out as a 'walkover' exercise; reviewing each tree in turn in a stepwise manner from the base of the tree to the top of the crown. During a walkover survey all trees are reviewed but only those with notable defects are recorded in the tree survey schedule at the appendix.

The stepwise approach, identification of significant defects, hazard evaluation, risk assessment and any recommendations for remedial work, priority and follow up accord

with current industry best practice (as updated)¹ and are based upon the surveyor's qualifications and experience including the LANTRA Professional Tree Inspection certificate (a summary of my qualifications and experience is included in appendix one).

Some tree works are prescribed.

Some tree works require Tree Preservation Order (TPO) tree works consent from the local planning authority (LPA). I will submit the application for this separately and email you the relevant documents.

It would be prudent for the client to maintain an annual monitoring cycle of trees.

Full details of findings and recommendations can be found within the main body of this report and the tree survey schedule at appendix two.

Kevin Cloud BSc Hons, Tech Cert Arbor A, F Arbor A
Arboricultural Association Registered Consultant RC174
Director and Principal Arboricultural Consultant

¹ Refer to list of documents at Bibliography including National Tree Safety Group (2011) *Common sense risk management of trees* and Lonsdale (2000) *Hazards from trees*.

Introduction

- 1 Our client is responsible for the management of their trees. In certain circumstances the trees are in proximity to structures or property belonging to the client, third parties or areas used by visitors or the public.
- 2 My advice has been sought on the arboricultural issues relating to trees which could present a hazard to the general public, visitors to the property and to third party land/property.

Qualifications and experience

- 3 I have based this report on my observations and any information disclosed to me by the client or third party (see document disclosure).
- 4 I have reached my recommendations and conclusions based upon my experience and qualifications in arboriculture.
- 5 I include a summary of my qualifications and experience at appendix one.

Client's brief and scope of report

- 6 Instructions were received from Mr Barry Easton, Children's Learning Centre, 125 New Brighton Road, Emsworth, Hampshire.
- 7 I have been instructed to conduct a basic survey of trees at Children's Learning Centre, Emsworth and to prepare the following information to be submitted to the client;
 - a tree schedule, including basic data and a condition assessment;
 - an appraisal of key 'targets' beneath the trees (**target evaluation**);
 - identification of significant biological and structural defects (**hazard evaluation**);
 - an appraisal of the level of risk (**risk assessment**);
 - **recommendations** for any appropriate remedial or preventative action.
 - a priority **timescale** for remedial action;
 - a timescale for further **review** of the tree(s) and/or updated report.
- 8 This report provides an overview of the findings of the survey and attaches a priority level to each tree as appropriate.

- 9 The primary purpose of this report is for the client to target resources towards appropriate management of their trees based on the assessment of risk in a prioritised manner.
- 10 Unless otherwise stated, during a walkover survey only trees which present a hazard which warrants further investigation, remedial action or monitoring are included in the survey schedule. Trees not listed on the schedule have been assessed during the site survey; however, they are not included as the surveyor has deemed them to be at an acceptable level of risk at the time of survey.

Document disclosure

- 11 No plans or map data of the site were provided by the client. The extent of land to be surveyed has been agreed verbally. A site plan identifying the trees was not requested as part of this survey, however we have provided the client with basic information below. Where the extent of the survey area is unclear, or forms part of a wider land ownership, the extent of the survey will be described in the site description at paragraph nine and/or indicated on the map.

Location and site description

- 12 The survey area is bordered by Fairlea Road to the north, New Brighton Road to the east, neighbouring property, garden and parking to the south and access to neighbouring property to the west. The land is generally level. The trees have some exposure to prevailing winds with other neighbourhood trees offering some companion shelter.
- 13 All trees were subject to survey using a walkover methodology (note paragraph seven).
- 14 The predominant use of the land is nursery/education for children.

15 Tree Location Plan (aerial image):



Land survey

16 None required or supplied.

Tree survey methodology and limitations

Method

- 17 A tree survey was conducted on 7th September 2017. At the time of the survey the weather was dry with good visibility.
- 18 All trees within the scope of survey were subject to a visual survey, carried out on foot (where safe and reasonable unhindered access was possible), using non-invasive survey techniques.
- 19 Prior to commencement of the survey an appraisal of key 'targets' was undertaken and significant target and/or target zones noted (**target evaluation**);
- 20 Trees have been assessed in a stepwise manner working through the following areas of the tree – root zone; buttress; stem; crown in order to identify any significant biological and/or structural defects (**hazard evaluation**);

- 21 Trees which present a hazard (which warrants further investigation, remedial action or monitoring) are noted in the tree schedule. Such trees have been subject to an appraisal of the level of risk (**risk assessment**) and information is provided on **recommendations** for any appropriate remedial or preventative action accompanied by a **timescale** for remedial action and a timescale for further **review** of the tree(s) and/or updated report.
- 22 The stepwise approach, identification of significant defects, hazard evaluation, risk assessment and any recommendations for remedial work, priority and follow up accord with current industry best practice (as updated) and are based upon the surveyor's qualifications and experience including the LANTRA Professional Tree Inspection certificate (full list of qualifications and experience available on request).

Limitations

- 23 This report is to be used for the purposes for which it is prepared as specified in paragraphs six to paragraph ten of this document.
- 24 The survey area is limited to that defined in section five and/or as shown on associated maps.
- 25 Recording of trees in the attached schedule is limited subject to paragraph seven.
- 26 Observations were made from ground level and relate to arboricultural aspects only. No inspection has been made of the soil structure. No account has been taken of the effects of the tree(s) or their removal directly or indirectly on any building(s) or structure(s) relating to the possibility of subsidence or heave.
- 27 This report is based on the condition of the trees at the time of inspection. Trees are dynamic and their condition changes throughout their lives. Regular inspections of the tree(s) should be undertaken to monitor their health and determine appropriate management. The level of detail with which the trees were assessed has been guided, where appropriate, by the target appraisal.
- 28 The survey and report does not account for unusual weather conditions, changes in land use, soil level or structure, demolition, development or any other changes in surrounding that may affect changes in the tree(s) health unless specifically requested and noted in the scope of the report.
- 29 Our initial survey does not employ invasive techniques such as drilling or any form of excavation or sampling. If such further investigations were deemed

necessary, specific techniques and/or approaches will have been discussed and agreed with the client together with a cost estimate, reasons for further investigation and a cost benefit appraisal. Following our survey, arrangements will have been made for these investigations to be made at a later date with additional fees levied as required. Results will have been supplied as a separate addendum to this report.

- 30 Where safe and reasonable access to the tree, or parts thereof, was prevented due to vegetation, obstructions, ivy or other reasons, this has been stated in the schedule with recommendation for removal of obstruction and full survey recommended at the earliest convenient time.

Legal constraints

- 31 I have not been requested to ascertain the protection status of the trees. If the trees are subject to statutory protection any arboricultural work recommended by this report may only be carried out following the issue of formal planning consent, notwithstanding any restrictions placed by planning conditions contained therein.
- 32 A licence from the Forestry Commission is normally required to fell growing trees (Forestry Act, 1967). However, an occupier may fell up to 5 cubic metres per calendar quarter without a licence provided that no more than 2 cubic metres are sold. A felling licence is not required if the work is undertaken in accordance with an approved planning permission or the trees are dead, dying or dangerous. Advice can be obtained from the Forestry Commission (telephone 01420 23337).
- 33 The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. In addition, European Protected Species legislation places a duty upon landowners to ensure that best practice is followed or an appropriate license issued prior to any work commencing which may affect bats, reptiles or dormice. These could impose constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. These issues are not the subject of this report. However, our client is advised to seek ecological advice and this may be provided by Technical Arboriculture Limited.

Survey results

General Comments

- 34 Previous surveys and reports have been undertaken by Technical Arboriculture Limited in respect of these in 2015 and 2016. The report content below provides an overview of findings and results. Please refer to the tree survey schedule at appendix two for detailed survey information including basic data and condition assessment.
- 35 Following comments in the last report, access to trees has been formed by vegetation clearance.

Target Evaluation:

- 36 The following key target areas were noted: (note all areas may be occupied by children)
- i. Road;
 - ii. Garden;
 - iii. Neighbouring gardens (private);
 - iv. Parking;
 - v. Footpath;
 - vi. Building;
 - vii. Play area.

Hazard evaluation

- 37 The trees present structural defects noted in detail at the tree survey schedule.

Risk Assessment

- 38 I consider that T3 presents a LOW risk of failure given the defects noted.
- 39 I consider that T1, T2, and T5 present a MODERATE risk of failure given the defects noted.
- 40 I consider that T4 presents a HIGH risk of failure given the defects noted
- 41 In my opinion the level of risk can be reduced through a programme of remedial management.

Recommendations

- 42 Please refer to the tree survey schedule in appendix two for detailed recommendations, risk levels and timescales.
- 43 Consent will be required for some of the works. I will submit a tree works application separately and forward this via email in due course.
- 44 All permitted or approved tree work must be carried out in accordance with *British Standard 3998:2010 Recommendations for tree work*. Work should be carried out by suitably qualified and experienced professional arborists with appropriate levels of public liability insurance.

Timescale for remedial action

- 45 The first phase of remedial tree work should be carried out within the next three months, subject to consent from the local planning authority (8 weeks).

Conclusion

- 46 The **review period** for these trees is one year. I consider this prudent in light of, *inter alia*, the target evaluation, size, age and condition of the trees.

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Appendix one – brief details of qualifications and experience

Kevin Cloud

BSC Hons, Tech Cert Arbor A, F Arbor A,
Cardiff Law School Certified Expert Witness

Qualifications

- BSc Honours Rural Resource Management – University of Plymouth
- Technician Certificate in Arboriculture (Tech Cert Arbor A)
- Bond Solon/Cardiff Law School Expert Witness certificate.
- LANTRA Professional Tree Inspection certificate

Professional Accreditation

- Arboricultural Association Registered Consultant
- Fellow of the Arboricultural Association (F Arbor A)
- Associate member of the Institute of Chartered Foresters.
- Professional member of the Consulting Arborist Society (CAS).
- CAS risk assessment survey competency approved.
- CAS Tree Preservation Order competency approved.
- Licensed user Quantified Tree Risk Assessment.
- Licensed user Arboriculture, Mortgage and Insurers User Group.
- CAS homebuyers report competency approved.

Training

- Visual tree assessment for practitioners.
- Arboriculture and bats – a guide for practitioners.
- Surveying trees for bats.
- Quantified Tree Risk Assessment (QTRA) – licensed user training.
- Cardiff Law School Expert Witness certificate.
- GPS/GIS tree plotting and data management.

Recent Professional background

Kevin is director of Technical Arboriculture, a company set up by Kevin in 2006 to provide high quality arboricultural consultancy. Kevin works on a diverse range of projects including development sites, local authority strategy and policy and tree risk management surveying.

This work offers an array of scenarios where trees grow; from railway sidings and motorways to pub gardens and car parks. In each case the situation guides the level of survey and the commitment of client resources to an ongoing, reasonable and defensible approach to tree risk management.

Kevin has also spent many years managing woodland and other habitats for local authorities and thus has a good level of ecological knowledge relating to trees and their use by associated species.

Appendix two - Tree Survey Schedule

Tree Number (No) Each tree / group has been allocated a unique number. Where specifically instructed small durable numbered metal tags have been applied to each tree/group surveyed. Common Name The common name of tree species. Height (Hgt) Stated in metres above ground level at point of stem contacting ground. For walkover surveys this will generally be estimated. For detailed surveys this will be measured using a laser clinometer. Diameter Stem diameter (in millimetres) measured at approximately 1.5 metres above ground level. Branch spread Overall spread of crown expressed in metres at the four cardinal points (NSEW) or for evenly crowned trees expressed as a single figure radius (RAD). Age An assessment of age expressed as fifths of maximum age. Thus broadly 1/5 = Young, 2/5 = Early mature, 3/5 = Mature, 4/5 = Over mature and 5/5 = Veteran	Phys Cond An assessment of a tree / group's overall physiological condition is recorded as: Good Fair Poor Dead Struct Cond An assessment of a tree / group's overall structural condition is recorded as: Good Fair Poor Target Appraisal of the key features within falling distance of the tree or parts of it. Quality An assessment of the quality of the tree based on the BS5837. A=Very Good, B=Good, C=Poor, U=Very Poor. Rem Con Estimated remaining contribution in years (yrs) (<10, 10-20, 20-40, 40+)	Risk An appraisal of the level of risk in this report has been classified into: LOW MODerate HIGH or VERY HIGH Timescale for action Timescale for carrying out remedial action stated in days or months. Review Period Timescale for carrying out for carrying out repeat survey or review of tree(s). Comments Where possible the whole of the tree has been surveyed and inspected as per the client's brief. If any sections have been omitted for any reason this will be stated. Only comments which are worth noting or have relevance to the risk assessment or future monitoring have been included. Unless otherwise stated all measurements in this section will be approximate. Unless stated otherwise, heights provided in relation to any noted aspects will be above ground level (AGL) at base of tree. Cardinal points are abbreviated to N, S E and W. Recommendations Suggested remedial action
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Tree Survey Schedule

Tree No	Common name	Hgt	Dia	Branch Spread NSEW or RAD				Age	Phys Cond	Struct Cond	Target	Quality	Rem Con	Risk	Time Scale for action	Review period
Tag No		m	mm	m									yrs			
1	Holly	8	250	2.5	2.5	2.5	2.5	3/5	Fair	Good	Dwelling Parking School	C2	10-20	MOD	12 mths	12 mths
	Condition Comments Touching neighbouring house. Thinning upper crown.										Management Recommendations Reduce lateral growth towards the neighbouring house to achieve 1m clearance.					
2	Oak	16	660	7	9	7	6	3/5	Fair	Fair	Road Footpath Parking School	B2	20-40	MOD	6 mths	12 mths
	Condition Comments Pruning wound on stem. Ivy on stem. Extended lateral branches over the road and car park with heavy end loading ² . Thinning upper crown with minor deadwood (<25mm diameter) throughout and crown die back.										Management Recommendations Sever ivy. Remove dead wood. Reduce crown by up to 3m in length leaving crown spread no shorter than 5m in length with aim to achieve a more balanced crown shape. Reduce height by 2m.					
3	Oak	12	550	2	5	6	4	3/5	Fair	Fair	Garden Play Area	B2	20-40	LOW	12 mths	12 mths
	Condition Comments Bark damage at stem base on E side from ground level to approximately 1.5m above ground level. Good wound wood ³ around wound; internal wood appears to be sound. Small area of bark damage on NW side of stem between buttress roots with good wound wood that has nearly occluded the wound; some minor decay.										Management Recommendations Monitor tree for further signs of decline and/or decay at recommended survey interval (12 months).					

² end loading - A main stem or branch which has few branches (or secondary branches) except near its end has high end loading.

³ wound wood - In woody stems, the new wood developing in response to a wound, often resulting in a swelling (as round a pruning wound) which gradually occludes the wound.

4		6	200						Dead	Dead	Play Area	U	<10	HIGH	3 mths	12 mths
	Condition Comments Failed stem leaning out of fenced shrub area resting in holly group over playing area.										Management Recommendations Fell					
5		6	200						Dead	Dead	Dwelling, School Play Area	U	<10	MOD	6 mths	12 mths
	Condition Comments Dead stem in fenced area between side entrance and neighbouring property.										Management Recommendations Fell					



Appendix three – Photographs



Photo one:
Stem damage base NW side of oak T3

Photo two:
More significant stem damage E side of oak T3





Expert witness
Tree risk assessment surveys
TPO Review
Local Government officer contracts
Woodland management plans
Protected species
Habitat management plans

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