

Arboricultural Assessment

Site:

Saint John's Church & Community Centre
Victoria Road
Margate
CT9 1LN

TREEVEYS CONSULTING

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08/01/2021

CONTENTS:

1.0 Instructions 2

2.0 Survey Methodology 2

3.0 Site Overview 3

4.0 Findings and Recommendations 3

5.0 Statutory Obligations & Limitations 4

6.0 References 5

Appendices

1. Survey Schedule 6

2. Survey Key 7

3. Survey Photographs 8

4. Site Plan 9

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1.0 Instructions

- 1.1. We have been instructed by **Mrs Nicola Dowsett** to carry out a Tree Condition Report on a mature tree situated at **Saint John's Church, Victoria Road, CT9 1LN.**
- 1.2. The survey and report have been completed by **Morgan Davies**, who holds a Dip Arb and LANTRA award in Professional Tree Inspection.
- 1.3. The site was surveyed on (08/01/2021).

2.0 Survey Methodology.

- 2.1. Trees are inspected visually from ground level (VTA) only in accordance with advised best practice as per the LANTRA Professional Tree Inspection course.
- 2.2. The trees physiological and structural condition is assessed starting at the base and working up the main scaffold of the tree. This will include an overall visual inspection of the trees crown.
- 2.3. All individually surveyed trees have been given a notional identification i.e. T001 – T010 (Tree number).
- 2.4. Areas consisting of large groups of trees will be surveyed as groups of trees. Individual trees in these groups will be inspected for defects.
- 2.5. Trees which are tagged on site with a disc may not start at number 1 (T-1).
- 2.6. All tagged trees have been surveyed using the VTA (Visual Tree Assessment) method.
- 2.7. All collected survey data and work recommendations for the inspected trees is presented in the survey schedule which forms **Appendix 1** to this report.
- 2.8. For the survey key see **Appendix 2.**
- 2.9. For photographs of trees referenced see **Appendix 3.**
- 2.10. For the site plan and tree locations see **Appendix 4.**
- 2.11. Trees with no works or no major defects may not be included in the recommendations or the survey schedule for this report.
- 2.12. Crown spread from stem and tree height are estimated measurements.
- 2.13. Self-sewn trees may not be inspected.
- 2.14. Trees with a stem diameter of 150mm and below at 1.5m above ground level may not be included in the survey schedule which forms part of this report; however, these trees will have been visually inspected for defects.

3.0 Site Overview

- 3.1. Site:** The site consists of a historical church and graveyard.
- 3.2. Trees with TPO's:** None
- 3.3. Conservation Area:** This site falls within a conservation area.
- 3.4. Sites of Special Scientific Interest:** This site is not part of a SSSI.
- 3.5. Weather on the day of the survey:** 10°C - partly cloudy.

4.0 Findings and Recommendations

4.1. Findings:

- 4.1.1.** A large spreading Sycamore is situated against the northern boundary wall.
- 4.1.2.** The tree is growing up against the boundary wall and is causing some structural damage due to the size of the stem.
- 4.1.3.** Old gravestones are being enveloped by the base of the tree.
- 4.1.4.** At the time of inspection, no negative structural issues were noted at the base of the tree.
- 4.1.5.** It was not possible to inspect the north side of the stem due to vegetation and the close proximity of the boundary wall.
- 4.1.6. Targets:** Pedestrians, buildings, cars and pets.

4.2. Potential habitat for endangered or protected species: No woodpecker holes or significant cavities were noted at the time of inspection.

4.3. Recommendations:

- 4.3.1.** The tree is in good structural and physiological condition and does not warrant removal based on any potential negative factors associated with those two headings, however, the tree is obviously causing damage to a boundary wall which is situated within a conservation area. This tree is most likely self-sewn and will continue to cause further damage to the wall in the future.
- 4.3.2.** To prevent further damage to the wall, it is recommended that the tree be removed to ground level and the stump ground out.

5.0 Statutory Obligations and limitations

- 5.1.** Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA].
- 5.2.** It is normally necessary to follow the statutory application procedure if tree surgery is required in respect of protected trees. It is a criminal offence under normal circumstances to disturb or destroy – whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2010' (as amended 2011). Therefore, avoid carrying out significant tree works during the bird nesting season (mid-March to the end of July).
- 5.3.** Trees are dynamic living organisms, whose health and condition can be subject to rapid change depending on climatic impact, organic and non-organic interactions. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 5.4.** Unless specifically mentioned, the report will only be concerned with above ground inspections. No below ground inspections will be carried out without the prior confirmation from the client that such works should be undertaken.
- 5.5.** This report will remain valid for one year from the date of inspection. This report will become invalid if any building works are carried out upon the property, soil levels altered in any way close to the tree or trees, or tree work is undertaken on the surveyed trees. It must also be appreciated that recommendations proposed within this report may be superseded by extreme weather, or any other unreasonably foreseeable events.
- 5.6.** The Occupiers Liability Act (1957 and 1984) places a duty of care upon tree owners to ensure that no reasonably foreseeable harm is caused to persons or their property.
- 5.7.** Overhanging branches and encroaching roots from neighbouring trees may be pruned back to the property boundary line. It must be noted, that if works are not carried out in accordance with Bs 3998:2010 Tree Work – Recommendations and the tree/s becomes unstable or diseased, the individual who carried out the work but does not own the trees may face civil action in court.
- 5.8.** Trees are dynamic living organisms, whose health and condition can be subject to rapid change depending on climatic impact, organic and non-organic interactions. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 5.9.** There is no safe tree as they are an energy saving lightweight structure subject to the laws and forces of nature that dictate a natural failure rate of intact trees.
- 5.10.** TPO and Conservation Area searches have been undertaken using the website of the local authority in which the survey site is situated. No responsibility will be accepted for incorrect information regarding TPO's and or Conservation Areas by Treeveys Consulting Ltd. It is up to the contractor carrying out works on trees to clarify whether they are TPO'd or within a conservation area.

6.0 References

- 6.1.** BS 4043 Transplanting root-balled trees
- 6.2.** BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 6.3.** BS 4428 Code of practice for general landscape operations (excluding hard surfaces)
- 6.4.** BS 3998:2010 Tree Work – Recommendations
- 6.5.** Modern Arboriculture, Alex L. Shigo
- 6.6.** Trees: Their Natural History, Peter Thomas
- 6.7.** Tree Roots in the Built Environment, John Roberts, Nick Jackson & Mark Smith
- 6.8.** A New Tree Biology and Dictionary, Alex L. Shigo
- 6.9.** The body language of trees, Claus Matheck and Helge Breloer
- 6.10.** Principals of Tree Hazard Assessment and Management, David Lonsdale
- 6.11.** Diagnosis of ill-health in tree, R.G. Strouts & T.G. Winter

APPENDIX 1

Ref	Species	Height (m)	DBH (mm)	N	E	S	W	Life Stage	P. Condition	S. Condition	Survey Notes	Recommendations	Work Priority	Inspection Frequency
T001	Sycamore (Acer pseudoplatanus)	12	450	5	5	5	5	Mature	Good	Good	<ul style="list-style-type: none"> - Spreading even crown. - Main stem growing against boundary wall. - Full inspection not possible due to basal ivy and proximity of wall, N facing. - Pressure being exerted on wall from main stem, historical repairs noted. 	- Remove to ground level.	1 Year	/

APPENDIX 2

Life stage:

- Y** – Young, first third of normal life
- SM** – Semi Mature, in middle third of normal life expectancy
- M** – Mature, in final third of normal life expectancy
- O** – Over mature, in natural decline
- D** – Dead, no longer functioning physiology

Physiology and Structural Condition:

- G** – Good = no significant defects noted in either physiological or structural condition.
- F** – Fair = physiological and/or structural condition slightly compromised.
- P** – Poor = physiological and/or structural condition significantly compromised.

N – North | **E** – East | **S** – South | **W** – West
DBH: Stem Diameter (1.5m from ground level)
Est: Estimated

DW: Dead Wood:

- Maj DW:** Major Deadwood < 50mm diameter
- Mod DW:** Moderate Deadwood: < 35mm – 50mm
- Min DW:** Minimal Deadwood: < 0 – 35mm
- Sig:** Significant
- Not Sig:** Not Significant

Work Priority: The time frame recommended for works to be carried out after the survey has been conducted.

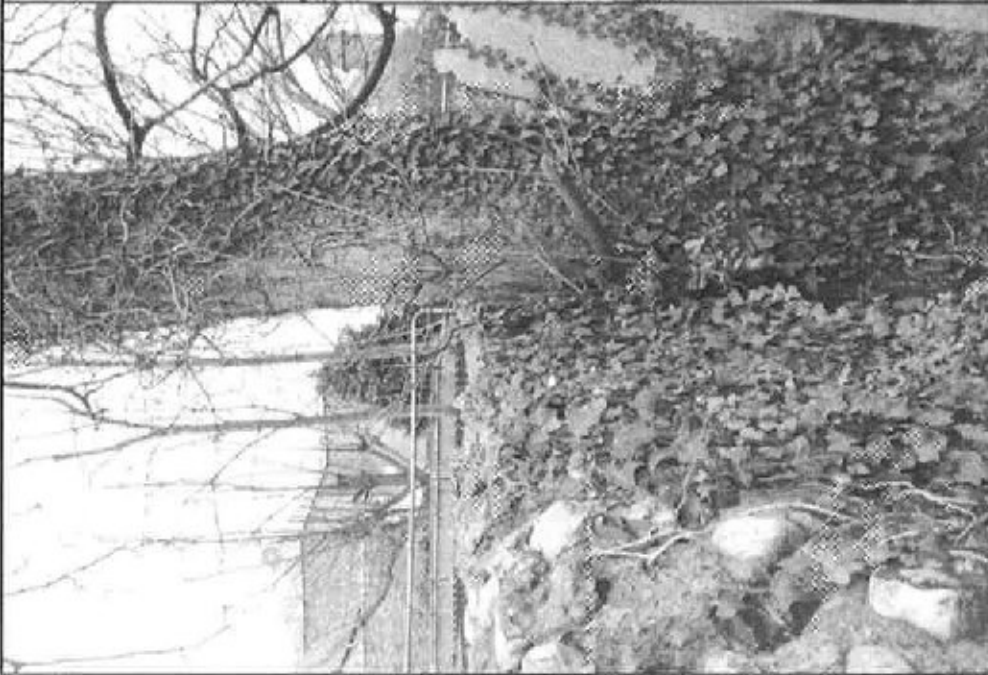
- 24** – Very Urgent, works to be carried out within 24hours.
- 30** – Urgent, works to be carried out within 30 days.
- 3 Months** – Non-Urgent, works to be carried out within 90 days.
- 6 Months** – Routine, as part of scheduled maintenance.
- 1 Year** – Optional, only if overall aims and/or budget is conducive.

Inspection frequency:

- 6** – 6 months
- 12** – 12 months
- 18** – 18 months
- 36** – 3 yearly
- 60** – 5 yearly

NB: above inspection frequencies may be provisional on findings of any additional *initial* inspection recommended, and additional interim inspections are also recommended after storms, gales, prolonged flooding.

APPENDIX 3



T001: Base of stem exerting pressure on boundary wall, north facing.



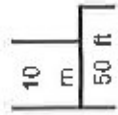
T001: Historical grave stones being enveloped by stem of tree.



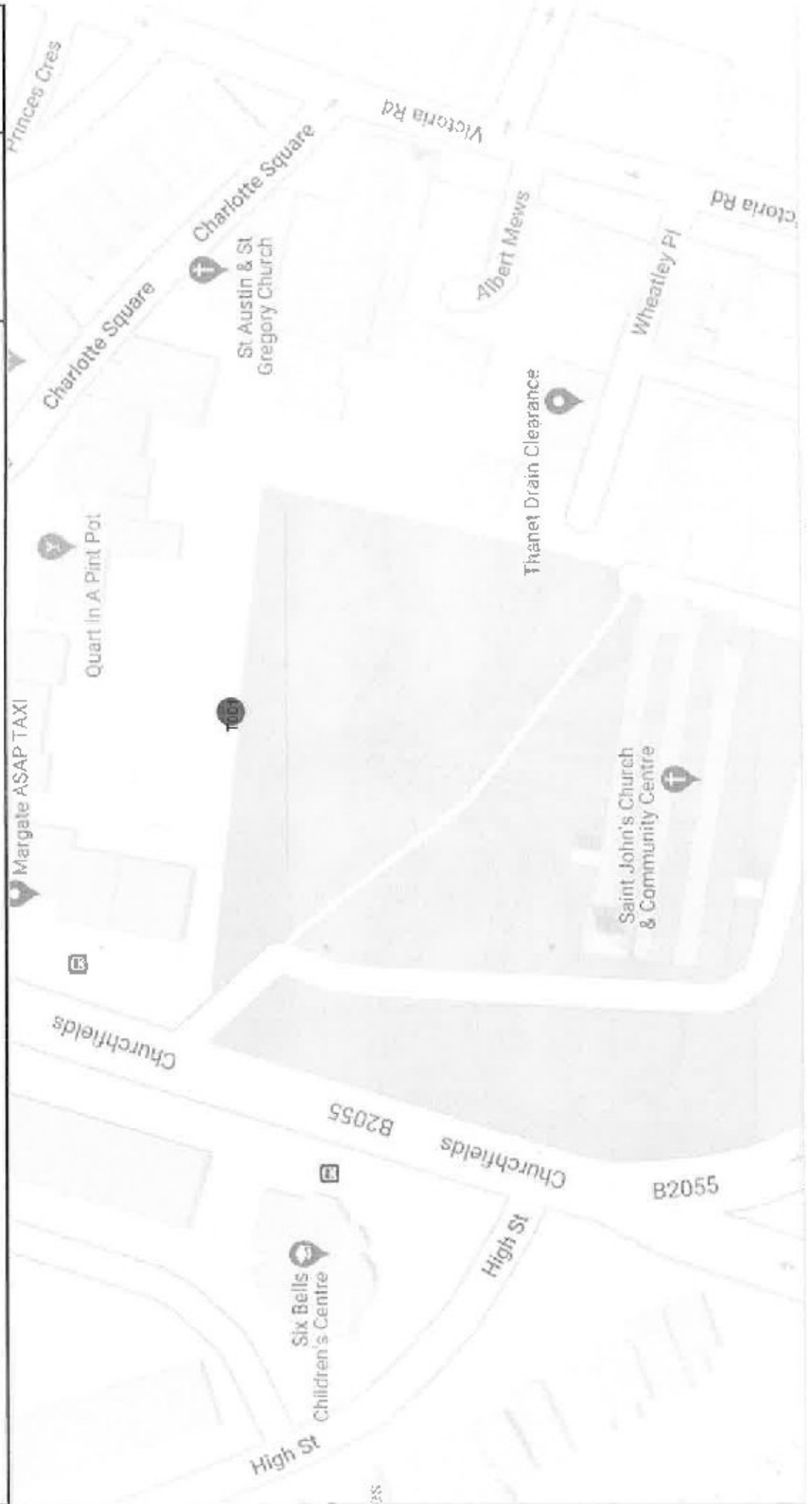
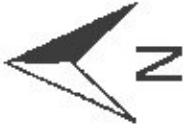
T001: This tree is most likely self-sewn.

APPENDIX 4

Saint John's Church, Margate



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Page size: A4



Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act, 1990

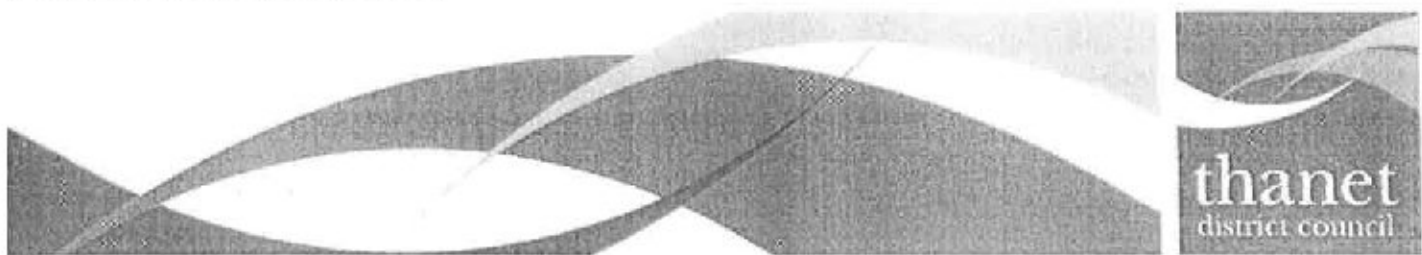
Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	St John's Church				
Address 1:	Victoria Road				
Address 2:					
Address 3:					
Town:	Margate				
County:	Kent				
Postcode (if known):	CT9 1LN				

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s)? Yes No
If No please provide the address of the owner (if known and if different from the trees location)

Title:	<input type="text"/>	First name:	<input type="text"/>		
Last name:	<input type="text"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text"/>				
Telephone numbers					
Country code:	National number:			Extension number:	
<input type="text"/>	<input type="text"/>			<input type="text"/>	
Country code:	Mobile number (optional):				
<input type="text"/>	<input type="text"/>				
Country code:	Fax number (optional):				
<input type="text"/>	<input type="text"/>				
Email address (optional):					
<input type="text"/>					

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

Sycamore tree on the boundary of the churchyard with Orbit Housing George Warren Court, has caused the wall damage and roofing systems are posing up the paving slabs in the drying area of George Warren Court. It is proposed to remove

7. Identification Of Tree(s) And Description Of Works continued ...

The tree and make good the first wall with similar materials and relay the paving slabs. Whilst consideration has been given to leaving the tree in situ, it is felt that as the tree continues to grow, the issues with the road and paving would be engaged. A faculty has been applied for.

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall: Yes No
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. Alleged damage to property - e.g. subsidence or damage to drains or drives. Yes No
If YES, you are required to provide for:
Subsidence
A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.
Other structural damage (e.g. drains, walls and hard surfaces)
Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? Yes No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

Arboricultural assessment.

9. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "relating to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? Yes No
With respect to the authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

responsible for the maintenance of the churchyard.

10. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

11. Declaration - Trees

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

[Redacted Signature]

Or signed - Agent:

[Redacted Signature]

Date (dd/mm/yyyy):

26-11-20

(This date must not be before the date of sending or hand-delivery of the form)

12. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

[Redacted Contact Details]

13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

[Redacted Agent Contact Details]

Country code: Mobile number (optional):

[Redacted Agent Contact Details]

Country code: Fax number (optional):

[Redacted Agent Contact Details]

Email address (optional):

[Redacted Agent Contact Details]









