



Title:

Tree Hazard Assessment Report

Date:

17 February 2021

Site Address:

Devenish Close  
Bingleaves Road  
Weymouth  
DT4 8RU

Ref:

TS/64721/AC

Client:

The Home of Devenish

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## 1.0 Terms of Reference

- 1.1 Treecall Consulting is instructed by The Home of Devenish to inspect the trees at Devenish Close and provide a preliminary report which recommends appropriate work to reduce risks to people and property.

## 2.0 Report Limitations

- 2.1 This report is based on arboricultural findings made at the time of the site visit. Details of my qualifications and experience in arboriculture are included in Appendix A.
- 2.2 The report is for the sole use of the client and was produced in line with the above terms of reference. It should not be used for any other purposes or by any other parties.
- 2.3 All trees within and immediately adjacent to the site were inspected from ground level, as far as access allowed, and no internal investigations were carried out. Only trees requiring work for health and safety purposes were recorded. Trees not shown on plan TC1, Appendix B, and not included in the tree work schedule, Appendix C, did not appear to have any major defects and were not identified as being a significant safety risk at the time of inspection.

## 3.0 Introduction

### 3.1 Context

- 3.1.1 The Occupiers Liability Acts (1957 and 1984) require that premises, including the trees, are kept reasonably safe for residents, employees, guests and visitors.
- 3.1.2 The responsibility for the safety of trees rests with the site owner or the person who has control of tree management. A prudent approach to this issue can be demonstrated by routine inspections of all significant trees, carrying out all recommendations relating to safety of people and property.

### 3.2 Tree Inspection History

- 3.2.1 According to our records, the trees on site have been inspected by Treecall Consulting on fourteen previous occasions. The reports listed below contain all recommendations for work resulting from those inspections:

Treecall Reference	Report Date
TS/11819/AC	5 December 2019
TS/41118/AC	30 October 2018
TS/72217/AC	16 October 2017

Treecall Reference	Report Date
TS/11816	22 August 2016
TS/50715/AC	6 July 2015
TS/10014	7 June 2014
TS/62813	21 May 2013
TS/30812	5 April 2012
TS/83511	11 January 2011
TS/57209	21 January 2010
TS/99208	25 September 2008
TS/80707	13 December 2007
TS/38106	19 July 2006
TS/11105	15 February 2005

### 3.3 Brief Site Description

- 3.3.1 The site is roughly rectangular in shape and is situated on level ground between Bingleaves Road, to the north, and Belle Vue Road, to the south. There is residential accommodation in two blocks – one to the front and one to the rear – with an access road running across the site between the blocks and parking in the northwest corner. The trees are mainly located around the perimeter.

### 3.4 Statutory Tree Protection

- 3.4.1 According to our records, some of the trees on site are covered by the Borough of Weymouth and Melcombe Regis (Land at Bingleaves) Tree Preservation Order, 1957, details of which are included in Appendix E. Not all of the trees listed in schedule one of the order are still present on site. Of those that remain, group G8 protects two sycamores near the garage and the lime & beech adjacent to the front boundary; group G9 protects the laburnum adjacent to the rear boundary. The site is also shown on the council's online map to be within the Belle Vue Road Conservation Area.
- 3.4.2 Proposed work to any tree which is protected by a TPO must be submitted as an application to the local planning authority (LPA). The application process takes up to eight weeks and the LPA then issue a decision granting or refusing consent as they consider appropriate.
- 3.4.3 In conservation areas, work to any remaining tree that has a diameter of 75mm or more must be notified to the LPA. The LPA then have six weeks to decide whether to object to the proposals by making a new tree preservation order (TPO) on the tree(s). If a new TPO has not been made after six weeks, or the LPA have confirmed that they do not object, the work can proceed.
- 3.4.4 If the tree protection situation changes at any time the LPA will issue new documentation. If this happens please notify Treecall Consulting so that we can update our records and provide appropriate advice.

### 3.5 Site Visit

- 3.5.1 I visited the site on 3 February 2021. The weather was clear, showery and calm. Visibility was reasonable.
- 3.5.2 The trees were assessed from ground level using Visual Tree Assessment (VTA) principles, a method of tree diagnosis that is used worldwide. It interprets the body language of trees by linking internal defects to biological tree repair-structures. This allows an assessment of the failure potential of trees or parts of trees and from this, measures can be identified that encourage subsequent tree growth or reduce existing hazards to acceptable levels. The VTA method was originally developed by Professor Doctor C Mattheck of the Karlsruhe Research Centre and has been in use for over 20 years.
- 3.5.3 The location of all the trees requiring attention are marked on the location plan TC1, Appendix B. The observations recorded during the site visit are included in the tree schedule in Appendix C.

## 4.0 Recommendations

### 4.1 Tree Work

- 4.1.1 The tree work schedule in Appendix C includes all the work, identified by the current inspection, which needs to be addressed before the next recommended inspection. All of the work identified requires prior notification to be submitted to the LPA and Treecall Consulting can submit the necessary application on behalf of the client, if requested.
- 4.1.2 The legal Duty of Care requires that all works specified in this report should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All work must be carried out to arboricultural industry best practice and in accordance with BS 3998:2010 'Tree work – Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to disturb the nests and to injure or kill nesting birds or bats.

### 4.2 Monitoring & Re-inspection

- 4.2.1 Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are needed to ensure any changes are identified and appropriate, timely action taken.
- 4.2.2 The trees within the site are recommended to be re-inspected in summer 2022.

- 4.2.3 It is recommended that the trees are monitored following extreme climatic events such as floods or storms. Changes to the trees should be noted, including uplifted roots, raised soil around the tree base and cracked or broken branches that are suspended in the crown. Monitoring should also look out for fungi on or at the base of trees, the presence of pests or disease on stems, branches or foliage or any other changes that suggest the current situation needs reassessing. Monitoring can be done, in the first instance, by workers and staff on site and does not, necessarily, need to involve a professional arboriculturist.
- 4.2.4 Where damage, instability or other issues arise and cannot be fully assessed or dealt with by staff then Treecall Consulting should be contacted and we can visit and provide appropriate advice.

Andrew Cleaves  
BA(Hons), Dip Arb L6 (ABC), MArborA  
  
Arboricultural Consultant



## Appendix A: Qualifications and Experience

### Andrew Cleaves

#### BA(Hons), Dip Arb L6 (ABC), MArborA

Andrew has achieved the Awarding Body Consortium Level 6 Diploma in Arboriculture, which is endorsed by the Royal Forestry Society and is the premier qualification within the arboricultural profession. He also holds the Royal Forestry Society Certificate in Arboriculture, the Arboricultural Association Technician's Certificate in Arboriculture and the LANTRA professional tree inspection certificate. He is a Professional member of the Arboricultural Association.

He has worked in the arboricultural industry for twelve years, beginning at Bournemouth Borough Council where he was part of the development management team providing advice and guidance regarding trees and construction and dealing with all aspects of the management of protected trees.

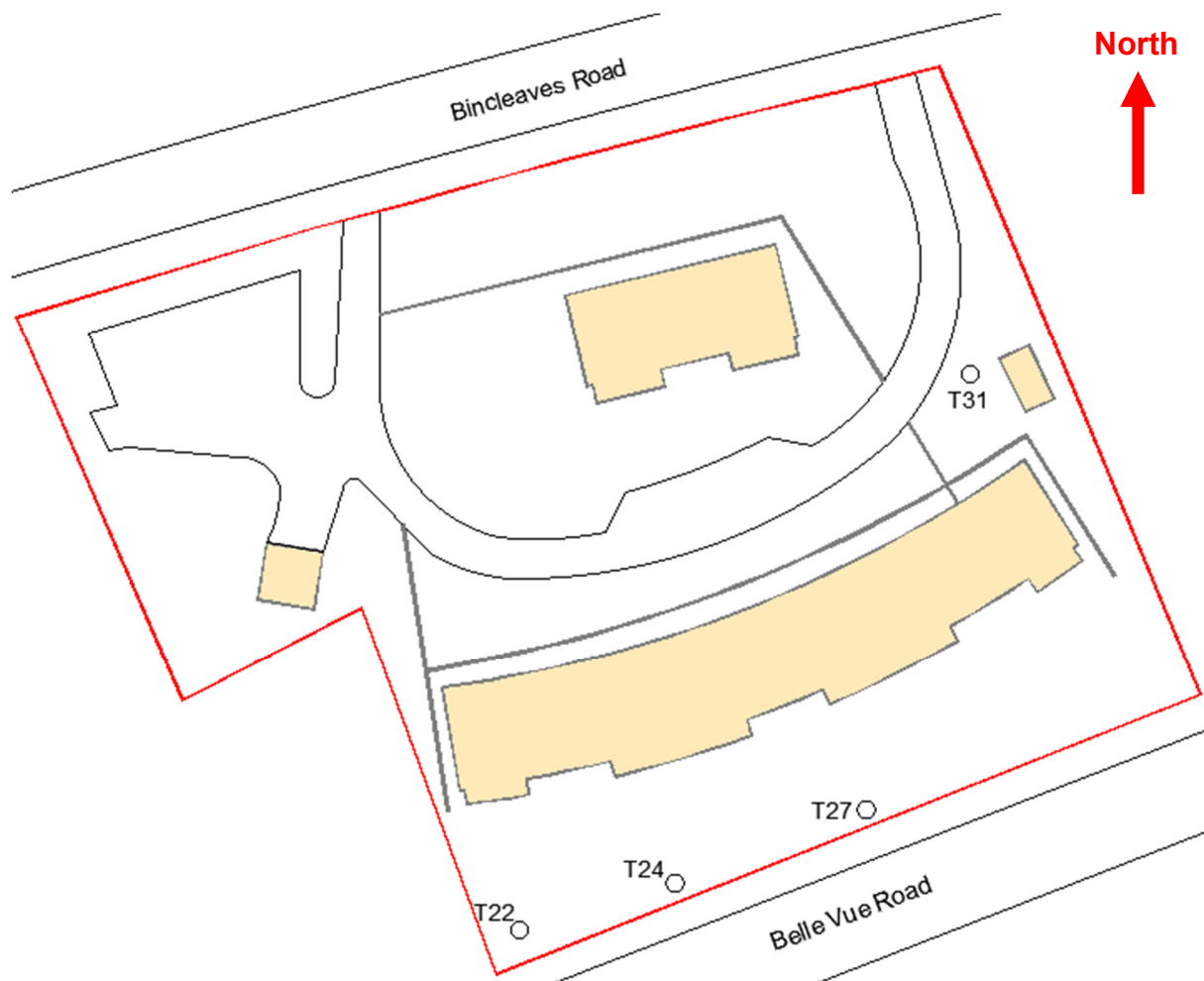
In 2015 Andrew joined Treecall Consulting as an Arboricultural Consultant, bringing his public-sector planning and enforcement expertise to the private sector.

The information presented in this report is based on the information provided and site observations. Conclusions and recommendations are the result of experience within the arboricultural industry.



## Appendix B: Plan TC1

- The circles show the approximate positions of the trees referred to in this report.
- The red line shows the approximate site boundary.
- This plan is not to scale.



Plan TC1





## Appendix C: Tree Work Schedule

### Key:

- **Tree No** – Refer to plan TC1 for tree locations.
- **Species** – Identifies the tree as clearly as possible according to common or botanical name.
- **Life Stage** – Estimated age of the tree, chosen from the following categories;
  - **Young:** Tree only recently planted or established.
  - **Semi Mature:** Tree, still young and in the first phase of its safe useful life.
  - **Early Mature:** Tree in the second phase of its safe useful life, still with significant capacity for future growth.
  - **Mature:** Tree in the final phase of its safe useful life, with no significant capacity for future growth.
  - **Over Mature:** Tree nearing the end of its safe useful life expectancy.
- **Observations** – Tree issues and general noteworthy comments.
- **Recommendations** – Tree works identified as needed to reduce risks to people and property or for developmental reasons.
- **Work priority** – Assessed using size of defects, likelihood of failure and likelihood of injury/damage if failure occurs. The following categories are used;
  - **Urgent:** Work which should be carried out immediately
  - **Very High:** Work which should be carried out within 1 week
  - **High:** Work which should be carried out within 1 month
  - **Moderate 1:** Work which should be carried out within 6 months
  - **Moderate 2:** Work which should be carried out within 12 months
  - **Low:** Work identified for reasons other than safety. Can be carried out when convenient but delays can lead to other problems

**Site Visit:** 3 February 2021

**Weather:** Clear, showery and calm. Visibility reasonable.

### Tree Work Schedule

Tree No	Species	Life Stage	Observations	Recommendations	Work priority
22	Holm oak	Early mature	Touching overhead cable. Low branches over lawn.	Prune to give 1m clearance from cables and 4m clearance above lawn.	Moderate 1
24	Holm oak	Early mature	Touching overhead cable. Low branches over lawn.	Prune to give 1m clearance from cables and 4m clearance above lawn.	Moderate 1
27	Ash leaf Maple	Early mature	Interfering with overhead cables.	Prune to give 1m clearance from cables.	Moderate 1
31	Holm oak	Early mature	Low branches over drive.	Prune to give 4m clearance above drive.	Moderate 1

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## Appendix D: Site Photographs



Pic. 1 – Low branches on T22



Pic. 2 – Low branches on T24 and overhead cable





Pic. 3 – Overhead cable passing over crown of T27



Pic.4 – Low branches of T31 over drive



## Appendix E: Tree Preservation Order Details

(Extracted from a scanned copy of the original, provided by Weymouth and Portland Borough Council)



G.8.	3 Elm, 3 Cupressus, 2 Lime, 2 Sycamore, 1 Beech, 1 Poplar and 1 Pine.
G.9.	2 Silver Birch, 1 Mountain Ash, 1 Laburnum, 1 Weeping Willow and 1 Prunis.
T.12.	Elm
T.13.	Elm
T.14.	Elm



## Appendix F: Bibliography

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V2. 17.2 ac  
V3.

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