



Title:

Tree Hazard Assessment Report

Date:

17 February 2021

Site Address:

Devenish Warren
Belle Vue Road
Weymouth
DT4 8SN

Ref:

TS/64921/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 Warren 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/11719/AC	5 December 2019
TS/41318/AC	30 October 2018
TS/72417/AC	30 October 2017

Treecall Reference	Report Date
TS/11916	22 August 2016
TS/50815/AC	6 July 2015
TS/10114	7 June 2014
TS/62913	21 May 2013
TS/30912	5 April 2012
TS/83611	11 January 2011
TS/57309	8 December 2009
TS/99308	24 September 2008
TS/79907	11 December 2007
TS/38206	27 July 2006
TS/12405	21 March 2005

3.3 Brief Site Description

- 3.3.1 The site is rectangular in shape and located on the south side of Belle Vue Road. The main part of the site is on level ground but it slopes steeply at the southern end from the edge of the lawn down to the waterfront. There are trees around the perimeter of the site and on the slope at the rear.

3.4 Statutory Tree Protection

- 3.4.1 According to our records, some of the trees on site and the adjacent land to the east 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 the schedule are still present. Of those that remain, group G8 protects the two pines in the northwest corner of the site; area A2 protects all trees on the adjacent site that are old enough to have been present in 1957, which is likely to include the two pines and holm oak near to house No.3. The site and those adjacent are also shown on the Weymouth and Portland Borough Council's online map to be within the Belle Vue Road Conservation Area.
- 3.4.2 Proposed work to any of the protected trees must be submitted as an application to the LPA. The application process takes up to eight weeks and the LPA then issue a decision granting consent or refusing consent as they consider appropriate. Where this timescale is inappropriate due to urgent safety issues, the LPA and Treecall Consulting should be contacted for further advice.
- 3.4.3 Work to any of the remaining trees that have a stem diameter of 75mm or more must be notified to the local authority. The LPA then have six weeks to decide whether to object to the proposals by making a TPO on the trees. If no TPO has been made after six weeks or the LPA confirm that they don't object, then 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 except the pruning to T17 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 Trecall 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.

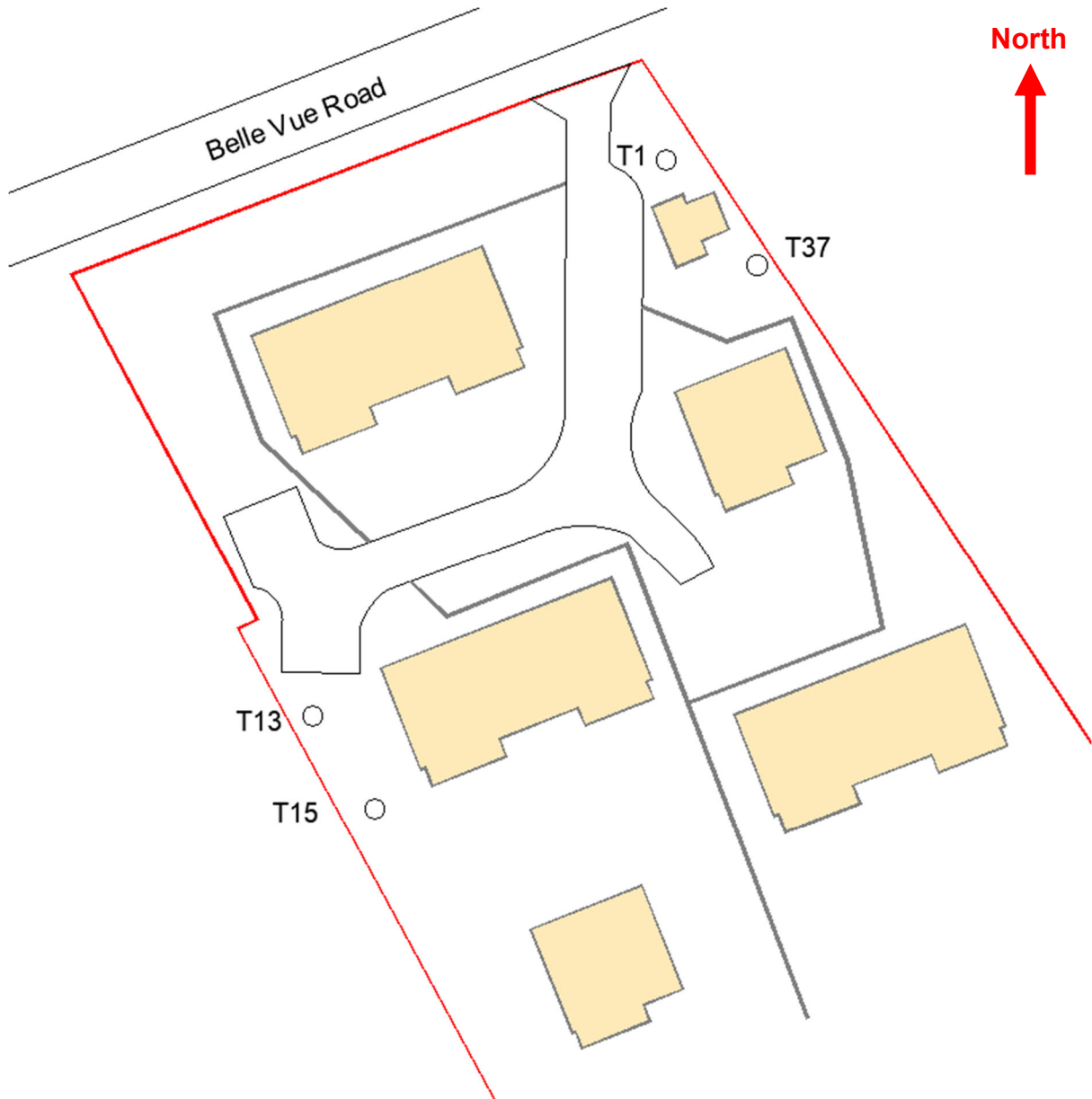
In 2015 Andrew joined Treecall Consulting as an Arboricultural Consultant, bringing his public-sector planning and enforcement expertise to the private sector.

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.



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
1	Sycamore	Early mature	Branches close to overhead cable.	Prune to give 1m clearance from cable.	Moderate 1
15	Birch	Early mature	Branch tips close to gutter.	Prune to give 2m clearance from building.	Moderate 1
17	Cherry	Mature	Decay around attachment point of limb on south side at 2.5m above ground level – compression fork with included bark. No sign of life in limb and high secondary branch has canker.	Remove branch (see pic.3).	Moderate 1
37	Scots pine	Early mature	Two branches on west side of stem have recently failed. Branch directly below appears weak. Pair of branches beneath join stem with a swollen compression fork and small diameter at attachment point. All three remaining branches are exposed.	Remove three branches (see pics. 4 & 5).	Moderate 1

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Appendix D: Site Photographs



Pic. 1 – Overhead cable at edge of crown of T1



Pic. 2 – Birch, T15



Pic. 3 – Branch to be removed from T17



Pic.4 – Branches to be removed from T37





Pic.4 – Branches to be removed from T37

Appendix E: Tree Preservation Order Details

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



- G.17. 6 Elm, 2 Pine, 2 Hawthorn and 1 Plain Leaf Holly.

- A.2. Area consisting of Cupressus, Evergreen Oak, Pine, Elm and Poplar.



Appendix F: Bibliography

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Watson G and Green T, 2011, *Fungi on Trees – An Arborists' Field Guide*. Arboricultural Association, Cheltenham.

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V2. 17.2 ac
V3.

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