TargetTrees™

Professional Tree Management and Consultancy

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Tree Condition Survey
Of
Open spaced area at Drayton Wood Road

Prepared for Thorpe Properties

By Target Trees Limited
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PROFESSIONAL TREE MANAGEMENT AND CONSULTANCY

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1. INTRODUCTION

1.1 Scope

I have been instructed by Simon Websdale to carry out a Tree Condition Survey of the mature tree belt located in front of shop frontage (Bodyworks & Soren's Cycles). This report is based on the health and safety risk to these buildings and visitors, whilst assessing the health of the trees themselves.

1.2 Tree report outline

There are four compelling reasons to have a structured program for tree inspections.

a) Provide documented evidence that a property owner/occupier is compliant with their legal obligations to provide an adequate 'duty of care' for visitors and users of the property.

b) Reduce the risk of harm to people or property to as low as reasonably possible by managing the trees effectively. This involves identifying potential hazards, ranking them according to their severity and prioritising action to achieve an acceptable level of risk.

c) Identify tree defects and ameliorate them by prescribing remedial maintenance. This will extend the safe useful life expectancy of the trees and preserve the important natural amenity and wildlife habitats provided by them.

d) Provide a pro-active and effective management plan to aid budgeting and allocation of resources.

1.3 Documents and Information provided

No additional documents or information provided.

1.4 Limitations and use of copyright

All right in this assessment are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of Thorpe Properties. **It may not be sold, lent out or divulged to any third party not directly involved in this situation without written consent of Target Trees.**

Trees are living organisms whose health and condition can change rapidly. The conclusions and recommendations in the Tree Condition Report are only valid for one year and five years in the Woodland Survey. Any changes to the site as it stands at present, e.g. building of extensions, excavation works, importing of soils, extreme weather events (including strong winds) etc will invalidate this report.

Visual tree assessment has been undertaken from ground level utilising aids such as sounding hammer and probes where necessary. If a more detailed investigation was carried out or required in the future this will be highlighted in the text. A more detailed inspection may take the form of a climbing inspection, decay assessment or root collar investigation.

1.5 Disclaimer

I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

2 THE SITE

2.1 Site visit

I carried out the site visit on the 12th September 2023. This report is based on my observations and the provided information, interpreted in the context of my experience. All my observations were from ground level without detailed investigations using our trimble tdc100 to locate trees. The site was fully accessible.

2.2 Site description

The site is a large flat area comprising of a large grassed and parking area with a mature tree belt separating the two sections. The large parking area is met by the buildings.

The area itself is formed between Drayton Wood Road and Westwood Drive with the site being accessed from either of these two roads.

The parking area is a mixture of compressed soil with stone which has been in use for a long time and will have achieved maximum ground compression in these areas.

2.3 Identification and location of highlighted trees

The tree highlighted within the assessment and have been marked with GPS number tags, which correspond to the survey tree locations. The trees have been plotted by our Trimble TDC100 for accuracy.

3.0 EXPLANATION OF ASSESSMENT

3.1 Legal framework

There is an obligation of reasonable safety owed by site owners to both visitors and to those adjacent to the site under the Occupiers Liability Act 1957 and revised in 1984. The owner of the land may be held liable for any physical harm to person or property arising from an accident that was both reasonably foreseeable and reasonably preventable in that situation.

In order for an owner to foresee and prevent harm arising from tree failure, it is necessary to subject the trees to 'regular inspection' by someone competent to identify defects and interpret the significance to public safety. This should take the form of a 'Tree Condition Survey.

3.2 Duty of care

The law assumes that the owner of a tree is the owner of the land surrounding the base of its trunk.

The person responsible for any tree has a duty, known in the law as the **duty of care**, to take reasonable care to avoid acts or omissions, which they could foresee would be likely to cause harm.

In practice it is never possible to completely eliminate all danger. The law therefore simply requires that the owner takes reasonable care to identify possible sources of foreseeable danger and when hazards have been identified they should remove them as far as possible.

Negligence is a breach of legal duty resulting in damage. For example, when a tree owner fails to take necessary action, resulting in harm to people, animals or property.

The law does not require or expect the impossible. The duty on owners is not to take every possible step to achieve perfect safety, as this would mean almost every tree being felled. The duty of the owner is rather to take all reasonable care to ensure that people are safe. What is "reasonable" must ultimately be a matter of judgement for the tree owners and their professional advisers.

In order to provide an adequate duty of care, a tree condition survey is necessary, in which two separate factors of **Hazard** and **Risk** are addressed.

3.3 Hazard and Risk

Hazard is the potential for a tree to mechanically fail or impact on something and cause physical harm.

Risk is the probability or likelihood that harm will occur during a stated period of time and the consequences of the impact.

3.4 Tree risk

A Tree Condition Survey is comprised of three separate factors, which are considered separately. These factors then lead to the decision for the recommendations and work priority.

a) **Risk,** which is the estimated chance of likelihood of a previously identified tree hazard falling in the next coming year. For example, a large, seasoned piece of deadwood in a tree is less likely to fail than a split and hanging branch, which is moving in the wind.

b) **The size of the identified hazard part** of the tree is also very relevant. A small piece of deadwood may have the same risk of falling as a whole tree, but the consequences of that failure are very different, ranging from slight injury or damage to possible fatalities or major structural damage.

c) **Target** rating relates to the location of the tree and the occupancy and intensity of use of the land surrounding it. Any person, animal or property that is in range of a potential tree hazard is known as a target. For example, a mature tree with a large split limb in remote woodland would be considered a high risk but a low hazard. The same tree located on a busy street in a city would be high hazard and a high risk. Targets range from low, medium to high.

3.5 Tree hazards

A trees shape and form is governed by the laws of mechanics, the same as any structure, but trees are also dynamic and lay down tension and compression wood to compensate for weight and wind loading and produce reaction wood in response to decay or structural weakness. In fact, trees have evolved to have excessive mechanical safety factors in order to cope with extreme weather conditions.

The signs of possible structural weakness are usually evident from external inspection by a trained and experienced person who can evaluate the potential hazard risk and prescribe remedial action.

Trees are also naturally shedding organisms and regularly drop twigs, branches and occasionally limbs as part of the natural growing process. A trees structural integrity can also be compromised by natural faults and biological factors such as fungi, bacteria, and viruses, which influence wood strength at a cellular level. They can also be impacted by environmental influences such as wind, flooding, pollution, compaction, physical impacts etc.

4.0 COMMENTS

4.1 Implementation of works

I advise that any recommended work is to be carried out by a qualified arboricultural contractor. The contractor should carry out all tree works to British Standard 3998 Recommendations for Tree Work (2010) and as modified by research that is more recent.

4.2 Trees subject to statutory controls

Should these trees be within a Conservation Area it will be necessary to consult with the local planning authority before any pruning works can be carried out (other than certain exemptions found in the Town and Country Planning Act). The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that they may take an alternative point of view and have the opinion to refuse consent.

4.3 Further considerations

The trees should be inspected every 12 months by a qualified arboricultural consultant, and the documentation updated.

5.0 SIGNATURE

This report is for the sole use of Thorpe Properties and refers to only those trees identified within this report; use by any other person(s) in attempting to apply its contents for any other purpose renders the report invalid for that purpose.

- Tree Condition Report is valid until **21/09/2024**

Name:	Ian Flatters
Signature:	[redacted]
Date:	21st September 2023

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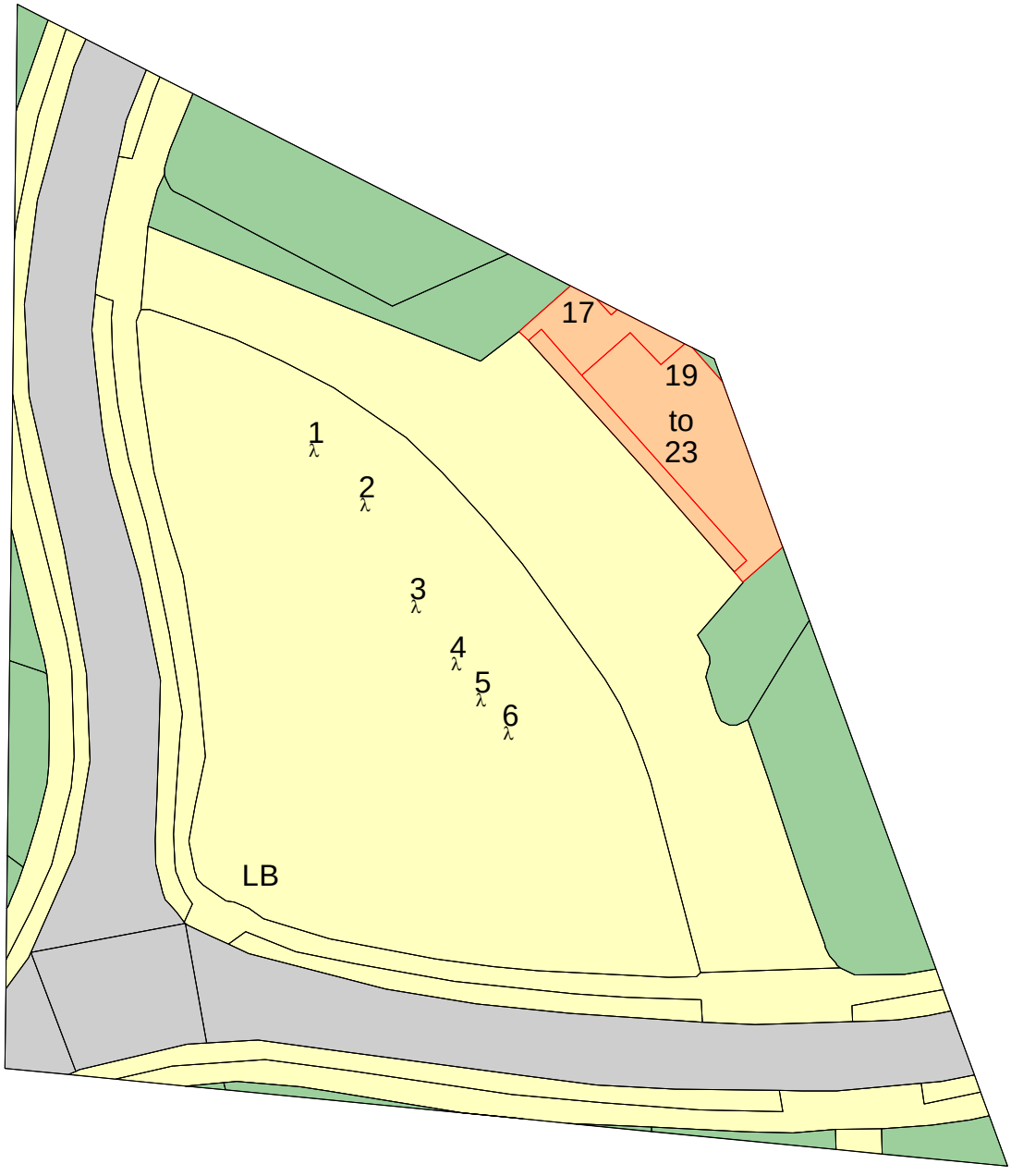
TCS - Drayton Wood Road

SCALE :	DATE :
1 : 500 @ A4	21/09/2023

MAP FILENAME :
TCS-Thorpe-Properties



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General Tree Assessment (Detailed)

TSS- Drayton Wood Road

Tree ID: 1 — Common Beech — *Fagus sylvatica*

Tag: Yes
TPO:
Tree Comment:
Survey Comment: Low branches over footpath and parking area.

Assessor: Mr I Flatters
Date: 12-Sep-23

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	21.8 m	10 m	1		Over Mature	No		N/A	12-Oct-23	Fair

Observations	Root	Stem	Branch	Leaf/Bud
	Soil compaction Competition from growth	Bifurcated	Minor dead wood Old pruning wounds Low hanging branches	Normal

Work	Category	Action	Priority	Done
	Raise low canopy	To 3.0m	1 year	No

Tree ID: 2 — Common Lime — *Tilia europaea*

Tag:
TPO: Yes
Tree Comment:
Survey Comment: Low canopy over grass and parking areas.

Assessor: Mr I Flatters
Date: 12-Sep-23

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	21.3 m	8 m	1		Mature	No		N/A	12-Oct-23	Fair

Observations	Root	Stem	Branch	Leaf/Bud
	Soil compaction Sucker growth	Old pruning wounds	Major dead wood Old pruning wounds Low hanging branches	Normal

Work	Category	Action	Priority	Done
	Raise low canopy	To 3.0m	1 year	No

General Tree Assessment (Detailed)

Tree ID: 3 — Common Beech — *Fagus sylvatica*

Tag:

TPO: Yes

Assessor: Mr I Flatters

Date: 12-Sep-23

Tree Comment:

Survey Comment: Fungi noted on pruning wound at 6.6m above ground level, northern side.

Details

Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
24 m	8 m	1		Over Mature	No		N/A	12-Oct-23	Fair

Observations

Root	Stem	Branch	Leaf/Bud
Soil compaction	Fungus or decay Old pruning wounds Bifurcated Tight union	Old pruning wounds Low hanging branches	Normal

Work

Category	Action	Priority	Done
Raise low canopy	To 3.0m	1 year	No

Tree ID: 4 — Common Lime — *Tilia europaea*

Tag:

TPO: Yes

Assessor: Mr I Flatters

Date: 12-Sep-23

Tree Comment:

Survey Comment:

Details

Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
24 m	8 m	1		Over Mature	No		N/A	12-Oct-23	Fair

Observations

Root	Stem	Branch	Leaf/Bud
Soil compaction Sucker growth	Old pruning wounds	Minor dead wood Major dead wood Old pruning wounds	Normal

Work

Category	Action	Priority	Done
Remove	Major dead wood	1 year	No

General Tree Assessment (Detailed)

Tree ID: 5 — Common Beech — *Fagus sylvatica*

Tag:

TPO: Yes

Assessor: Mr I Flatters

Date: 12-Sep-23

Tree Comment:

Survey Comment: Low large branch on northern side to he shortened and raised due to vehicle impact damage.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	19.2 m	10 m	1		Over Mature	No		N/A	12-Oct-23	Fair

Observations	Root	Stem	Branch	Leaf/Bud
	Soil compaction	Old pruning wounds Ivy covered	Minor dead wood Old pruning wounds Low hanging branches	Normal

Work	Category	Action	Priority	Done
	Raise low canopy	To 3.0m	1 year	No

Tree ID: 6 — Common Lime — *Tilia europaea*

Tag:

TPO: Yes

Assessor: Mr I Flatters

Date: 12-Sep-23

Tree Comment:

Survey Comment: Low canopy over grassed area and parking bays.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	21.6 m	8 m	1		Over Mature			N/A	12-Oct-23	Fair

Observations	Root	Stem	Branch	Leaf/Bud
	Soil compaction Sucker growth	Ivy covered	Old pruning wounds Low hanging branches Epicormic growths	Normal

Work	Category	Action	Priority	Done
	Raise low canopy	To 3.0m	1 year	No

General Tree Assessment (Detailed)

Report selection criteria.

Projects.

TSS- Drayton Wood Road

---> 1 year

Date Range.

Any Date

Work types.

----> Raise low canopy :: To 3.0m
----> Remove :: Major dead wood

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s)	6
Number of trees in Report selection	6