



**HALLWOOD**  
ASSOCIATES  
ARBORICULTURAL AND WOODLAND CONSULTANTS

TITLE: **(Level 2) Arboricultural  
Assessment Report:**  
*Edenwood, Kent, DA2 7WN.*

DATE: 9<sup>th</sup> July 2021

PREPARED BY: Dominic Poston

REF: HWA10666



## (LEVEL 2) ARBORICULTURAL ASSESSMENT REPORT

**Edenwood, Kent, DA2  
7WN**

**HWA10666\_AA/v12**  
09/07/2021

Prepared For  
**MBSGM Ltd**

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## 1.0 INSTRUCTIONS / SCOPE

- 1.1 I am Dominic Poston, Director of Hallwood Associates Limited (HWA). I have been instructed by MBSGM Ltd to undertake a (Level 2) arboricultural assessment of trees growing at Edenwood, Kent, DA2 7WN and where necessary, recommendations regarding any immediate or future management needs will be prescribed.
- 1.2 HWA have not previously inspected trees at the identified site.
- 1.3 Details pertaining to individual trees are contained within the tree survey schedule at Appendix A. A tree location plan depicting the approximate growing location of the subject trees is included within Appendix B of this report.

## 2.0 AUTHORSHIP

- 2.1 I am a chartered arboriculturist and chartered environmentalist. I hold the Royal Forestry Society's Professional Diploma in Arboriculture, am a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of my experience. Details are available upon request or at [www.hallwoodassociates.com](http://www.hallwoodassociates.com).

## 3.0 REPORT LIMITATIONS

- 3.1 The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident whether physical, chemical or fire. The author cannot therefore accept liability in connection with these factors, nor where prescribed work is not carried out in accordance with current industry best practice. The authority of this report ceases at any stated time within it, or if not stated after 12 months from the date of the survey or when any site conditions change, or pruning or other works unspecified in the report are carried out to, or affecting the subject tree(s), whichever is the sooner.
- 3.2 Unless otherwise specified, no checks have been carried out in respect of statutory controls that may apply. In addition, prior to undertaking any tree works, it is necessary to ensure due diligence is followed in respect of protected species and habitats.

- 3.3 The following is a brief description of legal constraints as they apply to trees. Please note the information is for guidance only and is not a definitive interpretation of the law as it affects trees.

**Tree preservation orders:** A tree preservation order gives statutory protection to trees and makes it a criminal offence to carry out most work to them without written permission from the local planning authority.

**Conservation areas:** If trees are within a conservation area, a minimum of six weeks' written notice (a Section 211 Notice) must be given to the LPA of the intention to carry out works to trees. The LPA then has the option to allow the works or to place a TPO on the tree/s to manage the works. Tree work necessary to implement full planning consent overrides the need to notify separately. Please note there may be a need to discharge pre-commencement conditions before tree works can be undertaken.

**Other legal restrictions:** Restrictive covenants and existing planning conditions sometimes restrict works to trees. Sites within or adjacent to Sites of Special Scientific Interest, Ancient Semi-Natural Woodland, nature reserves and other land designations, restrict some works to trees. Legal advice may be required in some of these cases.

**Occupiers Liability 1957 and 1984:** The Occupiers Liability Act places a duty of care to ensure that no reasonably foreseeable harm takes place due to tree defects. Therefore, this report includes recommendations within the tree tables for work required for safety reasons. 'Common sense risk management of trees (National Tree Safety Group 2012)' states that 'the owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care at common law to all people who might be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property.'

**Common Law:** This enables pruning back of the crown and roots of trees on adjacent land where they overhang neighbouring property, providing the work is reasonable and does not cause harm. This right does not override TPO and CA legislation.

**Ecological constraints:** The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000, provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees. These could impose significant constraints on the use and timing of access to the site. It is the responsibility of the main contractor and tree surgery contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works. Unless competent to do so, the advice of an ecologist must be sought.

- 3.4 Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Hallwood Associates Limited at the instruction of, and for the use by, our client

named within the report. This report does not in any way constitute advice to any third party who is able to access it by any means. Hallwood Associates Limited excludes to the fullest extent lawfully permitted, all liability whatsoever for any loss or damage arising from reliance on the content of this report.

## **4.0 SITE DESCRIPTION**

- 4.1 This report relates to trees growing within influencing distance of the site referred to as Edenwood, the boundary for which was confirmed by my client. Trees were inspected from the site and public land only – I had no access to third party property.

## **5.0 HAZARD ANALYSIS**

- 5.1 Hazards associated with trees are present if there are targets – conversely, if there are no targets, then it can be considered that there are no hazards. A target is something of value within the impact area (sometimes termed ‘fall zone’) of a tree, should the whole or part of the tree fail and fall. Risk is defined as the probability of something adverse occurring. The degree of risk inherent in individual trees varies according to factors such as form, health, species, structure, growing conditions, location, etc. Hazards associated with trees generally involve the potential of harm to persons and/or property from a tree, or part of a tree, failing and falling.
- 5.2 The surveyed tree(s) are located within a high target zone, within falling distance or roadway, footpaths, driveways, properties and gardens.

## **6.0 METHODOLOGY**

- 6.1 The site was visited on 02/07/2021 when conditions were clear and bright.
- 6.2 This report is a result of a Level 2 Arboricultural Assessment; meaning that, in accordance with the client’s instructions, all significant trees are visually inspected from ground level only using a method called Visual Tree Assessment (VTA).
- 6.3 The VTA method employed involves a ground-based visual inspection of the trees to identify current vitality and potential defects. This method is based on the identification of external symptoms that the tree highlights by the presence of abnormalities in the wood interior, even where there are no cavities or evidence of decay (e.g. fungi that grow on woody tissues). It is possible through the recognition of these symptoms to signal the presence of physical and mechanical defects within a tree’s structure.
- 6.4 For the purpose of this report, significant trees are classified as trees of sufficient dimensions or located in such a position so as to have an influence over safe site usage.

- 6.5 The data for each recorded tree is in the schedule, included as Appendix A. The schedule includes a description of any defects observed, an assessment of the risk each recorded tree poses, and recommendations made for remedial work where I considered that this is required for reasons of risk management.

## 7.0 CONCLUSIONS and RECOMMENDATIONS

- 7.1 In this section I have summarised the work to trees that I have recommended, including the timescales that I consider the work should be completed within. I use suggested timescales to indicate the relative degree of assessed risk posed by trees, and the priority that should be given to work in the event that it needs to be phased for financial reasons. The suggested timescales are not intended to predict a moment in time beyond which trees will fail. Where work has been recommended the trees are assessed to be posing an elevated level of risk now, and it is for landowners to decide how to phase the work accordingly.

**Table 1: Summary of work recommended for risk management as soon as practicably possible (High):**

Tree No	Species	Work recommended
92	Hornbeam	Remove deadwood over 30mm in diameter or 1m in length.
97	Ash	Fell
100	Lime	Remove deadwood over 30mm in diameter or 1m in length; crown raise low hanging branches to 3m from ground level
101	Lime	Remove deadwood over 30mm in diameter or 1m in length; crown raise low hanging branches to 3m from ground level
105	Horse chestnut	Carry out aerial inspection of historic pruning wounds, to assess the level of decay.

**Table 2: Summary of work recommended for risk management within 3 months (Moderate):**

Tree No	Species	Work recommended
94	Lime	Remove deadwood over 30mm in diameter or 1m in length.
95	Lime	Crown lift to 3m
98	Sycamore	Remove stem epicormic growth

99	Lime	Crown lift to 3m
117	Beech	Mulch around basal area of the tree, approximately 3.5/4m from the base. Carry out annual inspection to monitor condition- next inspection July 2022

**Table 3: Summary of work recommended for risk management within 1 year (Low):**

Tree No	Species	Work recommended
96	Ash	Clear branches obstructing light column to achieve 1m clearance.
118	London plane	Clear branches obstructing light column to achieve 1m clearance.

- 7.2 I recommend that all trees are re-inspected by an arboriculturist within three years unless otherwise stated within specific recommendations. I recommend that following severe wind (Force 9 on the Beaufort scale or greater) an arboriculturist undertakes an informal walk-over assessment to look for signs of obvious damage as soon as practicably possible.
- 7.3 Written records of formal inspections, reports of tree failures or near misses and a history of tree work should be kept in a safe place for future reference. Further advice can be found at the National tree Safety Group's website <http://ntsgroup.org.uk/>
- 7.4 All work is to be carried out in accordance with BS3998 (2010) Recommendations for tree work. The contractors should be trained in the work that they are performing, carry public liability insurance (it is for the client to satisfy themselves that a suitable level of cover is held by the contractor; however £5 million is a minimum level generally considered to be acceptable), and undertake written risk assessments for the work being undertaken. I recommend that a certificate of insurance and site-specific risk assessments should be seen by the client prior to the contractor commencing work. If a reputable contractor is not known, a list of Arboricultural Association approved contractors can be viewed on line at <https://www.trees.org.uk/ARB-Approved-Contractor-Directory>
- 7.5 All trees for which works are to be carried out should be subject to the appropriate searches for Conservation Areas and Tree Preservation Orders etc. Appropriate notices and applications should then be made as necessary. Works to any tree should only proceed subject to the expiry of the appropriate notice periods or in receipt of the appropriate permissions.





**DOMINIC POSTON** BSc, MICFor, Dip.Arb(RFS), F.Arbor.A, HND  
Chartered Arboriculturist.

## **APPENDICES**

**APPENDIX A – Tree Survey Schedule**

**APPENDIX B – Site Plan**

# Appendix A

## TREE SURVEY SCHEDULE



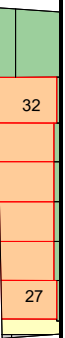
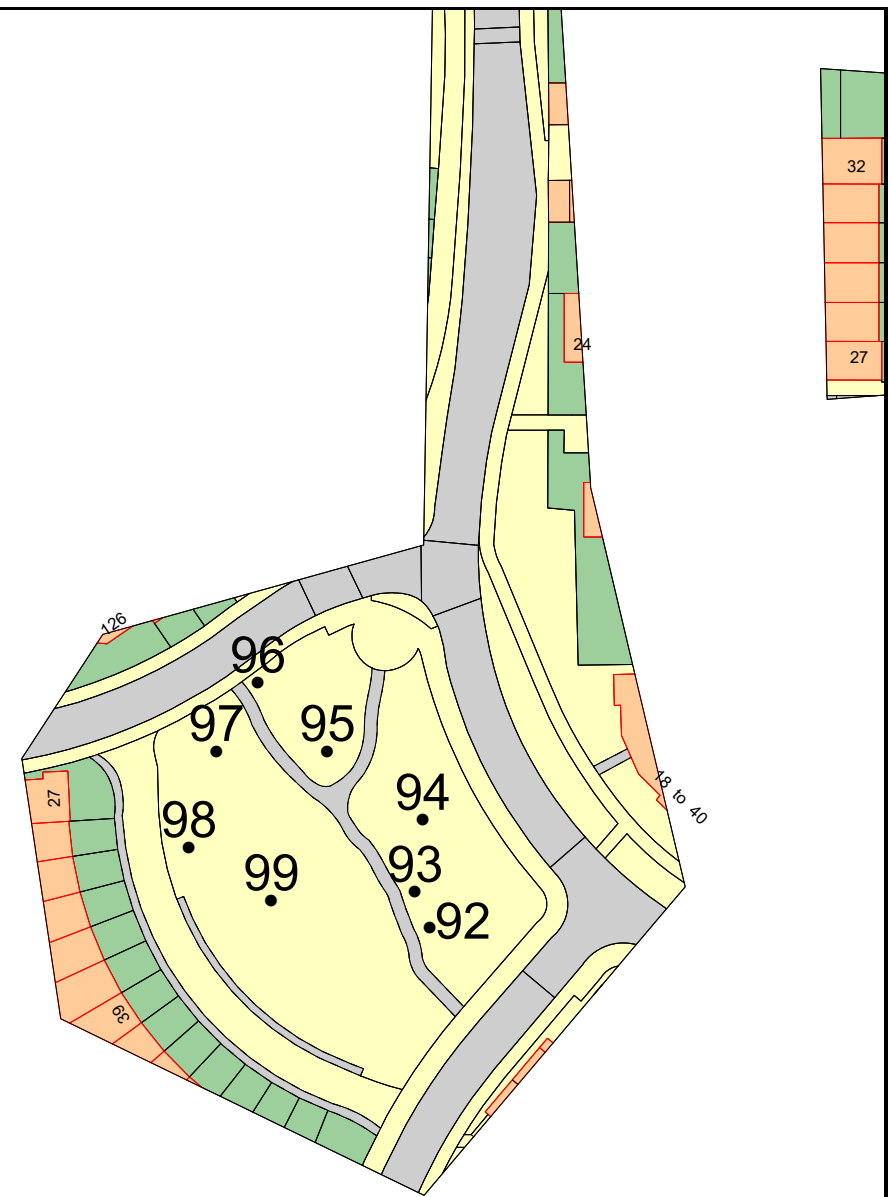
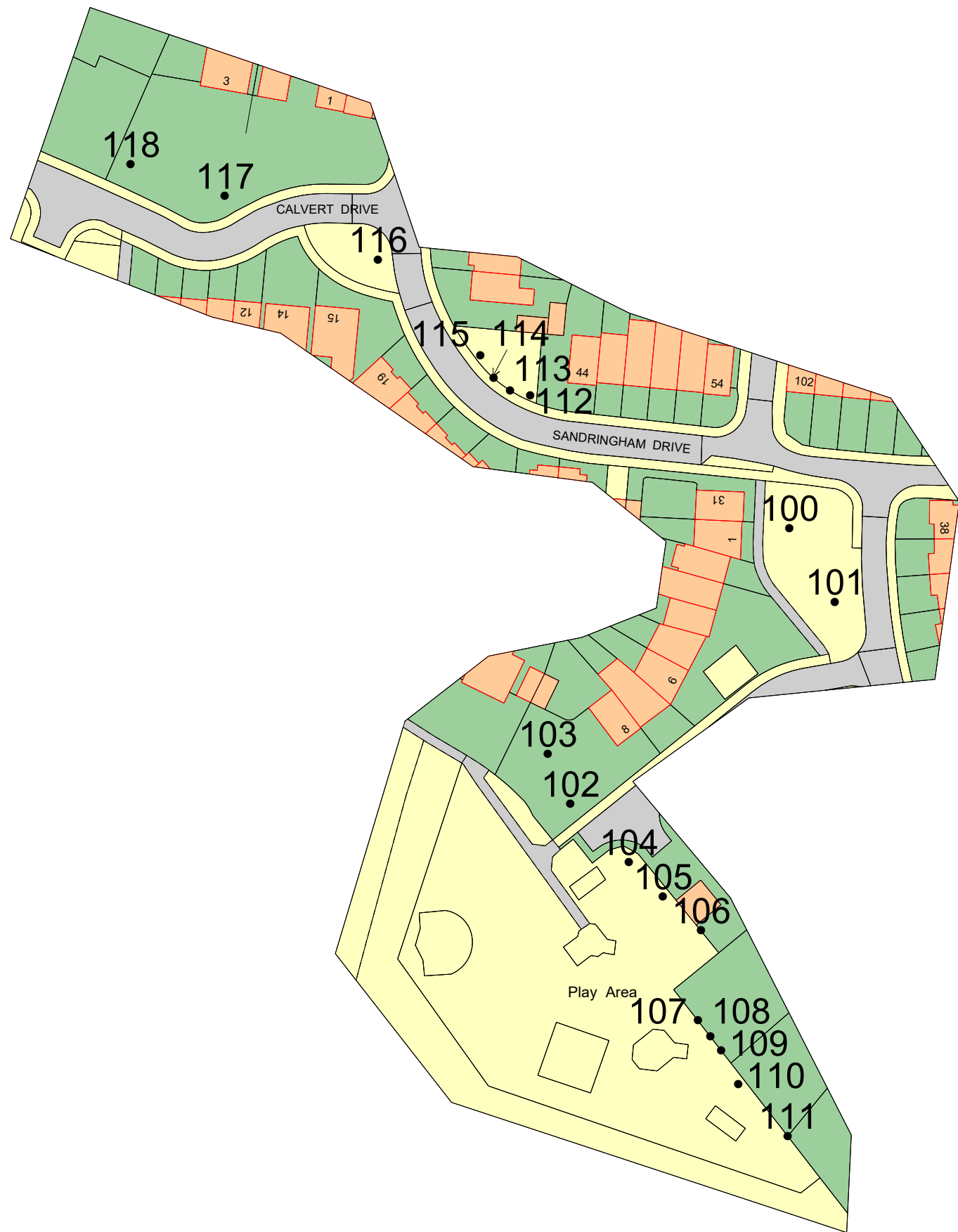
Tree ID	Common Name	Spread (m)	Height (m)	Stem diameter (mm)	Maturity	Comments / Observations	Recommendations	Priority
92	Common Hornbeam	10 to 15	15 to 20	500 - 1000	Mature	Good vitality and vigour, high occupancy target area, within green space. Bark wounding evident around the base of the tree, suspected mower damage. Major deadwood evident within the inner crown	Remove deadwood over 30mm in diameter or 1m in length.	High
93	Lawson Cypress	0 to 5	5 to 10	100 - 250	Young	Good vitality and vigour, high occupancy area, within green space	No action required	N/A
94	Common Lime	5 to 10	10 to 15	500 - 1000	Semi-Mature	Good vitality and vigour, high occupancy area, within green space. Major deadwood throughout the crown, over shrub bed	Remove deadwood over 30mm in diameter or 1m in length.	Moderate
95	Common Lime	10 to 15	15 to 20	500 - 1000	Semi-Mature	Good vitality and vigour, high occupancy area, within green space, low hanging branches around the base of the tree	Raise low canopy to 3m	Moderate
96	Common Ash	0 to 5	0 to 5	100 - 250	Young	Good vitality and vigour, high occupancy area, within green space, low hanging branches obstructing lamp column	Clear branches obstructing light column head to achieve a clearance of 1m	Low
97	Common Ash	0 to 5	0 to 5	100 - 250	Young	Dead, within high occupancy area	Fell	High
98	Sycamore	5 to 10	10 to 15	500 - 1000	Semi-Mature	Good vitality and vigour, high occupancy area, within green space, within falling distance of roadside and adjacent properties, stem epicormic growth encroaching into roadside	Remove stem epicormic growth	Moderate
99	Common Lime	5 to 10	10 to 15	500 - 1000	Mature	Good vitality and vigour, high occupancy area, within green space. Low hanging branches present	Raise low canopy to 3m	Moderate
100	Common Lime	10 to 15	20 to 25	500 - 1000	Mature	Good vitality and vigour, high occupancy target area, road & properties within falling distance. Major deadwood evident throughout the crown, low hanging branches present around the base of the tree	Remove deadwood over 30mm in diameter or 1m in length; crown raise low hanging branches to 3m from ground level	High
101	Common Lime	10 to 15	20 to 25	500 - 1000	Mature	Good vitality and vigour, high occupancy target area, road & properties within falling distance. Major deadwood evident throughout the crown, low hanging branches present around the base of the tree	Remove deadwood over 30mm in diameter or 1m in length; crown raise low hanging branches to 3m from ground level	High
102	Common Horse Chestnut	10 to 15	15 to 20	500 - 1000	Mature	Good vitality and vigour, high occupancy target area, road & properties within falling distance. Historic pruning wound facing SW, sound test revealed sufficient reaction timber surrounding the wound, with minimal decay within	No action required	N/A
103	London Plane	10 to 15	15 to 20	500 - 1000	Mature	Good vitality and vigour, high occupancy target area, road & properties within falling distance. Major deadwood evident throughout the crown (suspected massaria), branches close to touching adjacent properties	Remove deadwood over 30mm in diameter or 1m in length - High Prune close to touching branches away from properties to achieve a clearance of 3m and re-inspect - Moderate	N/A
104	Common Horse Chestnut	10 to 15	15 to 20	500 - 1000	Mature	Good vitality and vigour, high occupancy target area, road & properties within falling distance. Multi stemmed 3m from ground level, optimised union	No action required	N/A






# Appendix B

## Site Plan



<b>Edenwood</b>		
Kent, DA2 7WN Level 2 Arboricultural Assessment		
<b>SITE PLAN</b>		
SCALE : 1 : 1000 @ A3	DATE : 09/07/2021	N 
MAP FILENAME : HWA10666		
Map data shown may contain Ordnance Survey © products supplied by Pear Technology Services Ltd; Email: info@peartechology.co.uk © Crown Copyright and database rights from date shown above Ordnance Survey © licence number 100023148		