A.M.LANE Ltd

ARBORICULTURE – SAFETY – QUALITY - PERFORMANCE

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RICS

Report Ref: 3830al

Prepared For: Willand Parish Council (Debbie Bird – WPC Clerk)

Accompanied: No

Tagged? No

Site Inspection By: Tony Lane

Report Compiled By: Tony Lane

Report Checked By: Unchecked

Viewing Conditions: Moderate SW wind, bright.

Visit Date(s): 03/07/24

Report Date: 03/07/24

Re: Willand Allotments, Silver Street. Willand.

Instruction

Update target values for the site where they have changed and map these on a target plan showing the approximate positions of the trees.

Conduct a visual inspection of those trees indicated for re-assessment, comment on their safety and make recommendations as appropriate using a Tree Risk Assessment methodology where appropriate (please see the methodology explained below). The assessment took place using the described methodology and using the principles of Visual Tree Assessment [VTA] [1]. The assessment was from ground level, visual only and no samples were taken. Binoculars were used as appropriate.

This assessment only records details against those trees identified for review. Any other trees are subject to passive review only in passing and where appropriate detail is updated to reflected observed changes.

Terms to be abbreviated are indicated in [square brackets] when first used.

Target Values:

1. *Please note that the Risk Of Harm (RoH) threshold considered tolerable by the client has been agreed as 1/10,000, values less then this level e.g. 1/8000, are considered unacceptable. It is imperative that those responsible for risk assessment onsite validate that the stated tolerable RoH is acceptable to them. For further details please view the methodology overview at www.validtreerisk.com and www.qtra.co.uk.*
2. The target values have been re-evaluated by the assessor during their visit.
3. In the absence of specific traffic count data traffic flow figures are taken from the DOT National Road Traffic Survey 2006, Table 4.2.

[1] **Visual Tree Assessment:** in addition to the literal meaning, a system expounded by Mattheck & Breloer (1995) & D Lonsdale (1999) Principles of Tree Hazard Assessment & Management, DETR, to aid the diagnosis of potential defects through visual signs and the application of mechanical criteria.

Tree Location & Identification:
The trees are identified on the attached tree location plan as either individual trees denoted with a T or as groups, hedges, areas or woodland denoted with a G, H, A or W, respectively. Where trees are associated with a path as the only target they are assessed and denoted as a P.

Note that where individual trees within a group, hedge, area woodland or path are assessed individually they are numbered as part of that grouping e.g. G1.001, W20.003. There may be multiple individuals in a grouping as in the second example.

The trees have **not** been tagged and identification onsite is via the attached plan. Where safety works or PC1 works are recommended trees may be marked with spray paint to aid location or a numbered plastic tree tag. Not tagging trees provides a cost reduction to the client, avoids unsightly tree tags as well as any damage to retained trees. Where trees form part of a large group or woodland and are indistinct they may be tagged; these are recorded on the assessment schedule.

Description & Findings

General Findings

The trees to be inspected are located along the southern boundary of the allotment site and comprise three large English Oak trees. The trees are protected by a Tree Preservation Order reference: 08/1997 and the TPO plan provided by Mid Devon District Council indicates four trees numbered T67-T70 along the western half of the southern boundary. Previous inspections of the trees identified that T69 has been removed with T67, T68 & T70 remaining.

The trees all overhang residential properties to the south and in the case of G001 (T70) overhang the house. The trees are on the north side of the residential properties such they will not be causing a great deal of direct sunlight shading however where they overhang properties this will be creating diffuse light shading especially in the summer. 30/08/19 The crown of T001 was beginning to touch the adjoining roof there an increasing domination of the garden adjoining T003. Pruning work was completed in 2022 to improve the clearance domination of the gardens.

03/07/24 Ivy has is beginning to obscure the trunks of T2 and T3 as well as extend into the crown. Ivy has a wildlife benefit and does not currently unduly affect the health of the trees. It does however obscure the visual assessment of the trunks and also the primary crown unions in the case of T2. It also increases the sense of sense. It is therefore recommended that the ivy is severed at ground and stripper from the trunk up to head height. This does not require permission from MDDC.

Prior to doing so please ensure there are no nesting birds.

The resident of the garden adjoining T2 raised concerns regarding overhanging limbs and falling deadwood. I did not see any immediate safety concerns regarding the overhanging limbs.

A passive walk by the trees alongside Jaycroft and Silver Street, to include the Ash tree in the compost compound did not reveal any immediate or obvious concerns.

Assessment Findings

Assessment Summary
Please find enclosed the survey schedule for Willand Allotment

No trees or groups have been identified as requiring **safety works** to bring them within acceptable levels of safety.

The survey identified **no** trees as requiring **advanced inspection**.

The following trees have been assigned **management recommendations** that may be undertaken at the client's discretion. These recommendations have been assigned priority codes based on the surveyor's assessment of their importance to either alleviate a nuisance or avoid a future safety issue:

The following Priority Codes are an assessment of the importance of the management requirement.
1 = High Priority (As soon as practicable) – **Two assigned**
2 = Medium Priority – **One assigned**
3 = Low Priority –**None assigned**
4 = Long term – **None assigned**

The above priority codes are shown on the attached tree location plan(s) and are colour coded. Note that Safety Works are coloured red.

SEE APPENDIX 1 FOR A SCHEDULE OF RECOMMENDED TREE WORKS BY PRIORITY CODE.

Reassessment Intervals & Management Review
The review of tree condition and tree management for the site is shown in the 'Inspections Date & Frequency' column of the tree assessment schedule. In most cases this will be more frequently than the risk review. This is because active tree management addresses a range of issues of which risk is only one part, e.g. improving the health of trees, avoiding issues of nuisance, identifying disease progression. We will undertake a thorough site based tree risk assessment at least every four years.

The management reassessment intervals are either one year + three months, two years + three months or four years + three months. The interval assigned is determined by the condition of the tree(s) and the target value. The addition of the three months enables the surveyor/inspector to view the trees at different times of the year i.e. in leaf and during dormancy over several inspections. Where trees or areas are not included in a scheduled assessment for that year, they may be subject to 'passive' management reviews dependant on site use and age / condition of the tree stock.

Management Review: 2yrs+3 = Sept 2026
Risk Review: 4yrs = 2028

Target Value Changes
The target values assigned reflect 'normal' daily use based on the current assessment of site use, target value and as per any use figures supplied by the client or those present onsite during the assessment. The assessor must be made aware of significant changes to site use or layout to avoid invalidating the risk assessment. One off large public event e.g. Open day, Public Events etc will require separate assessment and it is strongly recommended that the organisers make a suitable reassessment.

IMPORTANT NOTE
Trees may be protected by a Tree Preservation Order, Conservation Area, Felling Licence requirements, by faculty jurisdiction rules or a Planning Condition. Before instructing any works please check that none of the above restrictions are in place.

current good practice. The authority of this report ceases at any stated time limit within it, or if none is stated after one years from the date of the survey or when site conditions change, or pruning or others works unspecified in the report are carried out to, or affecting, the subject tree(s), whichever is sooner.

Signed *Tony Lane* **Date 03 July 2024**

A M Lane F. Arbor. A., MIC For., MRICS., SFIIRSM RSP, Tech IOSH, Tech. Cert. Arbor. A.
Arboricultural Consultant, Chartered Forester & Chartered Surveyor

ASSESSMENT METHODOLOGY

Unless previously carried out or updated the assessor has appraised and mapped 'Targets' in the assessment area. The assessor has walked the site not with the intention of inspecting or assessing each tree in detail or of viewing all parts or all sides of every tree. They will take a general overview of trees and look for signs of substantial tree hazard features or debility that might be significant in relation to the 'Targets'. The assessor has recorded on the attached schedule trees grouped by common characteristics such as location, species, age, condition, and dimensions or individually as appropriate

Potential tree hazard features identified as being significant in relation to the target have been recorded and the affected trees identified on the Assessment Plan. A Tree Risk Assessment has been carried out where appropriate and recorded. Where the assessor considers necessary the individual trees will be subject to detailed or advanced assessment, they are recorded individually in the attached schedule.

Where a Risk of Harm is 'Not Acceptable' or is 'Not Tolerable' recommendations to reduce the Risk of Harm to an acceptable level have been made. Management Recommendations have been made where appropriate and assigned a priority code for action at the client's discretion. See the headings and abbreviations table attached to the schedule for further information.

Table 1. Target Ranges for Structures, Pedestrians and Vehicles. categorised by their occupation, pedestrian frequency or monetary value, road speed & traffic volume. (Based on QTRA Vs5)

Target Range & Ranges of Value (Probability of occupation or fraction of £1,500,000)	**Structure / Property – Repair / Replace (£)**	**Human (Incl Cyclists) Not in vehicles**	**Vehicular Frequency - Generic categories only (number per day)**
1 Very high 1/1 - >1/10	£1,500,000 - >£150,000	Occ: Constant – 2.5hrs/day Ped: 720/hr – 73/hr	Motorway (26,000-2700 @ 68mph Trunk Roads (31 000-3200 @ 56mph) Principal road in a built up area (42,000 – 2700 @ 37mph)
2 High 1/10 - >1/100	£150,000 - >£15,000	Occ: 2.4hrs/day – 15min/day Ped: 72/hr – 8/hr	Principal roads in non-built up areas (3100–320 @ 56mph) (4200-430 @ 37mph)
3 Moderate 1/100 - >1/1K	£15,000 - >£1500	Occ: 14min/day – 2 min/day Ped: 7/hr – 2/hr	Minor roads with moderate use or poor visibility. (280-29 @ 62mph) (350-36 @ 43mph) (470-48@ 32mph)
4 Moderately low 1/1K - >1/10K	£1500 - >£150	Occ: 1min/day – 2min/week Ped: 1/hr – 3/day	Minor roads low use and good visibility (28-4 @ 62mph) (35-5 @ 43mph) (47-6 @ 32mph)
5 Low 1/10k - >1/100k	£150 - >£15	Occ: 1min/week – 1min/month Ped: 2/day – 2/week	Minor private roads and tracks (3-1 @ 62mph) (4-1 @ 43mph) (5-1 @ 32mph)
6 Very low 1/100k – 1/1m	£15 - £1	Occ: <1min/month – 0.5min/year Ped: 1/week – 6/year	None

Table 1. 'Target' ranges for property, pedestrians, and vehicle targets are categorised by their frequency of use or their monetary value. For example, the probability of a vehicle or pedestrian occupying a target area in 'Target' range 4 is between the upper and lower limits of >1/1000 and 1/10 000 (Column 1). Using the value of a 'Hypothetical Life' of £1,500,000 the property repair or replacement value for the 'Target' range 4 is £1500 - >£150.

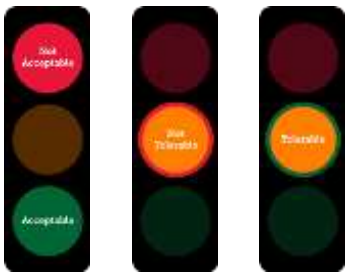
Tree Risk Assessment

We have based our assessment of tree risk on to proven methodologies. VALID Tree Risk Benefit Management Strategy and the Quantified Tree Risk Assessment (QTRA) methodology. Both provide a consistent approach to making object risk based judgements in relation to trees and their targets.

VALID risk values are expressed within the following assessment schedule as 'Not Acc', 'Not Tol', 'Tol' and 'Acc' within the RISK INDEX column and relate to the outputs below.

VALID Risk ratings are as easy to understand as traffic lights as set out below:

Risk ratings are as easy to understand as traffic lights



1 VALID has applied ToR and ISO 31000 - Risk Management to tree risk-benefit management and assessment, which we've adopted. We're going to manage the risk from our trees with Passive Assessment in all zones of use, and Active Assessment in zones of high confluence (high-use + large trees). We have four easy-to-understand traffic light coloured risk ratings.

Red **Not Acceptable** risks will be reduced to an Acceptable level

Amber **Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks

Amber **Tolerable** risks will not be reduced, but may require an increased frequency of assessment than green Acceptable risks

Green **Acceptable** risks will not be reduced

QTRA Risk of significant harm (RoH) values of greater that 1/10,000 is considered to be an acceptable risk of imposed harm. These are recorded in the RISK INDEX column as a whole number but should be understood as the fraction i.e. Expressed as 1/?????

Where both methodologies have been employed both values are shown or where a single value is provided the associated methodology has been used.

In both cases the assessor is trained and licenced to use appropriate methodology and both outputs should be considered expressions of the assessor's best calculation of the risk posed based on the three critical inputs. In the case of the VALID method the assessor will us the official validator app, or the QTRA field calculation where appropriate.

BASIC & DETAILED TREE MANAGEMENT & RISK ASSESSMENT SCHEDULE

Location Address:	Willand Allotment	**Location**	See Detail
Client:	Willand Parish Council		

assessor:	AML
assessment date:	3/7/2024

HEADINGS & ABBREVIATIONS

Tree No	Trees are not tagged however the survey plans indicate approx. tree (T), group (G), wood (W) or hedge (H) position and number. Individual trees, groups, woods & hedges are numbered consecutively. Individual trees in groups, hedge or woods are numbered X1.001 etc. P denotes a path with those trees within falling distance of the path included in the survey. Where trees are difficult to identify onsite they are tagged, or spray marked.
Location	The approximate location of the trees within the quarry or facility inspected.
Age Range:	Estimated stage of development based on site & species. NP = New Plant, Y = Young (First 1/3rd), SM = Semi mature (Middle 1/3rd), EM = Early mature (Early final 1/3rd), M = Mature (Final size), OM/V = post Mature (Final 1/3rd)
Height:	Estimated height for species – Other than where the height of a tree is critical to the outcome of the risk assessment, approximately 1 in 10 trees may be measured using a clinometer and the remainder estimated against the measured trees.
Condition:	Poor = Many or major structural defects, moribund or poor general health and vitality, Moderate = Minor structural defects, generally healthy crown, Good = Few or no minor structural defects & in good crown health.
Condition Notes:	Brief description of key structural features or defects.
Target:	The most likely target in the event of the whole tree or part of the tree failing. Surveyor may identify the target according to most likely part to fail and target value.
Target Value:	Highest value target that the most likely or significant part of the tree will strike if it fails. Range of 1 – 6 with 1 = High Occupancy/£ value, 6 = Low occupancy/£ value.
Failure Part:	The most likely part of the tree or trees to fail in normal weather conditions based on species and structural condition.
Size Range:	Size category of the most likely part of the tree to fail Scale of 1 - 6 with 1 = large, 6 = small.
Prob Range:	Probability of the identified part failing within the 12 months following assessment. Range of 1 – 6 with 1 = high & 6 = low.
Weather Affected:	Allowance for reduced access during high winds or inclement weather conditions when in some situations tree failure is most LIKELY, OR situations where the probability of tree failure is increased by hot dry weather which at the same time increases pedestrian access. Indicated as 'Y' if a Weather Affected target, N or blank if not. The RISK INDEX will reflect the weather effect on target where appropriate.
VALID	Risk Index using VALID – Not Acc = NOT ACCEPTABLE , Not Tol = NOT TOLERABLE, Tol = Tolerable, Acc = Acceptable.
Risk Index:	**Risk of significant harm (RoH) of greater that 1/10,000 is considered to be an acceptable risk of imposed harm. Recorded as a whole number but expressed as the fraction 1/?????**
Mang't Recs & PC:	Management recommendations NOT required to reduce the Risk Index to above an acceptable level. The Priority Code is the surveyor's assessment of the importance of the management requirement.
Safety Recs:	The minimum work required As Soon As Practicable to reduce the Risk Index to within an acceptable risk of significant harm.
Insp Date & Freq:	Most recent inspection date & Inspection frequency assigned by the surveyor from the survey date; 1 = within 15 months, 2 = within 27 months, 4 = within 51 months, Blank = as yet unassigned or felled
Next inspection:	Date of next inspection based on assigned inspection frequency code.

Tree No.	Location	Species	Age Range	Height (m)	Condition Class	condition notes	Target	Target Range	Failure Part	Size Range	Prob Range	Weather Affected	VALID	QTRA Risk Index	Mang't Recs & PC	Safety Recs	Inspection Date & Frequency (Assessor)	Next Insp
G1.000	No11 Blenheim Court	English Oak	EM	16	G-M	Group of two Oaks and a suppressed Hawthorn on the east side. All are located on a low earth boundary bank adjoining residential gardens to the south. East tree has a subordinate co-dominant limb arising at 0.5m on the S side and extends over the adjoining house. Crown break at around 2-2.5m. Main union obscured by ivy. West tree has twin stems from GL, the E stem is subordinate. Ivy obscures the main unions. Both trees are showing normal vigour. 30/08/19 The ivy has been severed at the base. 21/03/22 Minor deadwood <50mm dia noted centrally in the crown. 03/07/24 Hawthorn has died and collapsed along the bank.Crown is beginning to encroach on the roof with 1m clearance.	Allotment, Residential Property, Garden	2	Secondary Branch	2	6			**>1 million**	03/07/2024 Reduce canopy overhanging the house roof to achieve 3m clearance. - 2		**03/07/2024** **2 (AML)**	**10/01/2026**

Tree No.	Location	Species	Age Range	Height (m)	Condition Class	condition notes	Target	Target Range	Failure Part	Size Range	Prob Range	Weather Affected	VALID	QTRA Risk Index	Mang't Recs & PC	Safety Recs	Inspection Date & Frequency (Assessor)	Next Insp
T2.000	No9 Blenheim Court	English Oak	EM	11	G	Single well buttressed trunk located on the south side of a boundary earth bank. Buttress roots extend down the face of the bank. Moderate 15 degree lean South towards the house. Clear trunk to 6m with several limb stubs at 6m. Crown is flat topped and appears to have lost apical dominance. Broad symmetrical crown to 5m radial spread. Normal vigour. 06/04/18 Minor deadwood upto 50mm diameter noted centrally in the crown. 30/08/19 Normal vigour. 21/03/22 Small inter-buttress decay hollow on the S side. Decay appears localised. 03/07/24 Black exudate arising from a closed lesion on the S side at 1m from GL. No obvious signs of debility. Ivy obscures the trunk to the crown break.	Allotment, Residential Property (F), Garden	2	Root Plate	1	6			**>1 million**	03/07/24 Sever the ivy at the base. - 1		**03/07/2024** **2 (AML)**	**10/01/2026**
T3.000	SW Corner of Allotment	English Oak	M	15	G-M	Three stems located astride an earth boundary bank. The W stem is heavily subordinate to the other two and extends heavily to the NW. Two lower primary limbs have been removed leaving large stubs. The East stem is subordinate to the central stem. It extends heavily to the NE and is a codominant primary limb with the main crown. The main union at GL is compressed but outwardly sound. The dominant central stem has a clear well buttressed trunk to a broad crown break at 3.5m. The crown symmetrical with a radius of 8-9m. Showing normal vigour. 21/03/22 The E stem divides at 3 and 6m. A scaffold limb arising from the upper union has signs of a shear crack at 8m which has occluded and is apparently stable.	Allotment, Residential Property (F), Garden	2	Primary Branch	2	6			**>1 million**	03/07/24 Sever the ivy at the base. - 1		**03/07/2024** **2 (AML)**	**10/01/2026**

Appendix 1: Schedule Of Recommended Tree Works
The following Priority Codes are an assessment of the importance of the recommended management work priority. Priority 1 should be undertaken as soon as reasonably practicable, the rest are at the client's discretion and budget.
1 = High Priority (As soon as practicable)
2 = Medium Priority
3 = Low Priority
4 = Long term

Schedule of Safety Works,
(To be read in conjunction with the tree survey plan)

None

Schedule of Priority Code 1 Works,
(To be read in conjunction with the tree survey plan)

Location	Group	Tree Number	Species	Age Class	Height	Mangt Recommendations	Priority Rating
No9 Blenheim Court	T	2.000	English Oak	EM	11	03/07/24 Sever the ivy at the base.	1
SW Corner of Allotment	T	3.000	English Oak	M	15	03/07/24 Sever the ivy at the base.	1

Schedule of Priority Code 2 Works,
(To be read in conjunction with the tree survey plan)

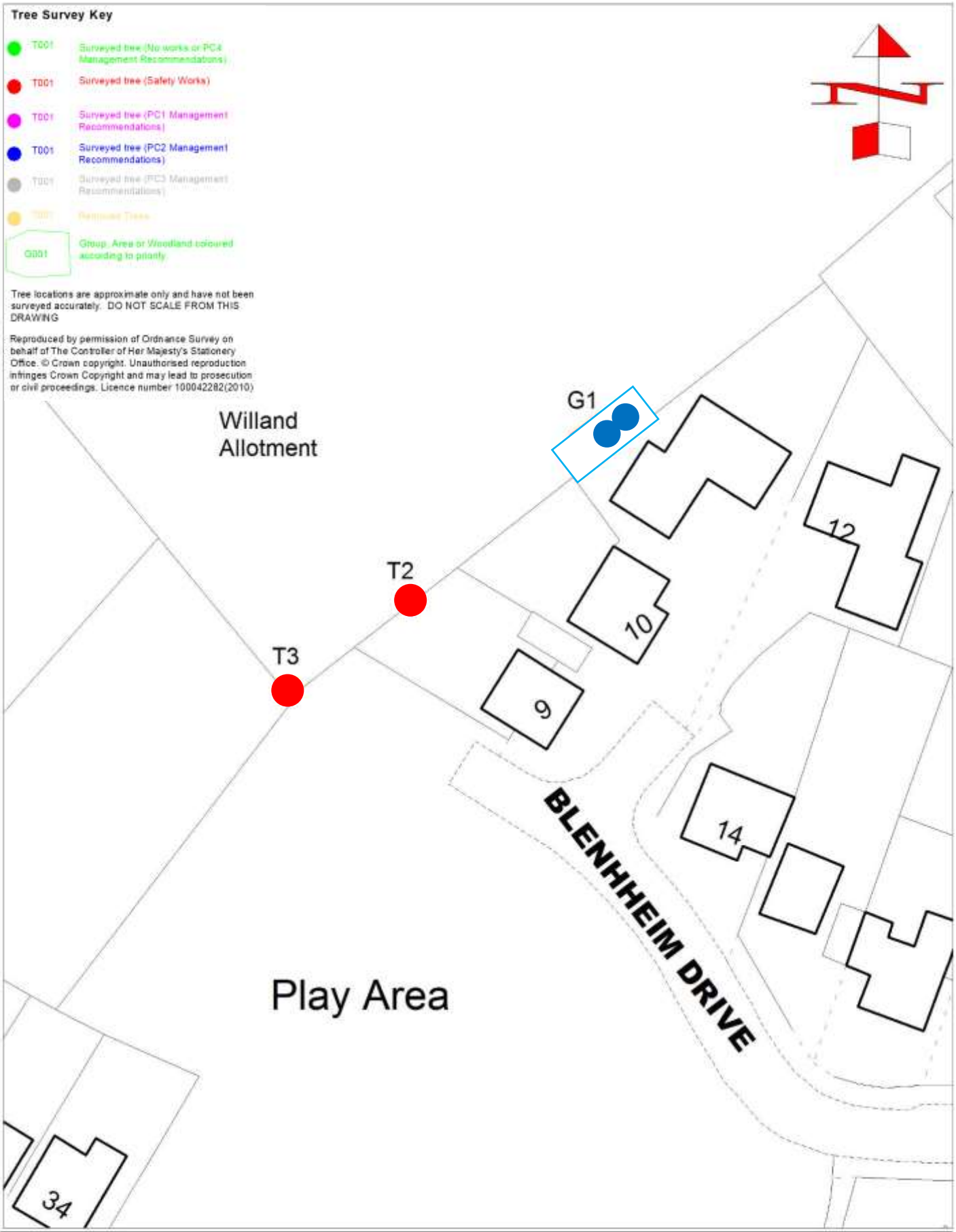
Location	Group	Tree Number	Species	Age Class	Height	Mangt Recommendations	Priority Rating
No11 Blenheim Court	G	1.000	English Oak	EM	16	03/07/2024 Reduce canopy overhanging the house roof to achieve 3m clearance.	2

Schedule of Priority Code 3 Works,
(To be read in conjunction with the tree survey plan)

None

Schedule of Priority Code 4 Works,
(To be read in conjunction with the tree survey plan)

None



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Date: 09-11-16

Ref: R1996-Plan

Drawn By: AML

Tree Survey Plan
Willand Allotment (South Boundary)