

TREE SURVEY REPORT



Alison Crew

Location: 24 Beach Mast, Vigo Village, Meopham, DA13 0SX

Date : 20/03/2026



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Arboricultural Report – Silver Birch (Betula pendula)

1. Tree Description

The tree subject to this report is a mature Silver Birch (Betula pendula) situated within close proximity to residential properties. The tree has reached a significant height and canopy spread, now exceeding a scale considered appropriate for its constrained domestic setting.

2. Condition and Structural Integrity

A visual arboricultural inspection has identified **clear indicators of decline and structural compromise**, including the presence of internal decay and associated defects.

Decay and Fungal Activity

The tree is exhibiting symptoms consistent with **wood-decay fungal colonisation**, which degrades lignin and cellulose, resulting in a progressive loss of structural strength.

Observable and inferred indicators include:

- Localised areas of **decayed and weakened wood tissue**
- Potential **internal cavities or hollowing**
- **Reaction growth and deformities** indicating adaptive structural stress

Deadwood within the crown, reflecting reduced vitality

Given the species, fungal pathogens commonly associated with Birch are likely contributors. The extent of internal decay is typically greater than externally visible.

Structural Movement

The tree demonstrates **pronounced movement under wind loading**, beyond what would be expected for a structurally sound specimen.

This is indicative of:

- **Reduced stem integrity**
- Possible **root plate instability**
- Diminished resistance to dynamic loading forces



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Deadwood and Crown Condition

The crown contains **dead and dying limbs**, which are brittle and liable to fail without warning, presenting an immediate hazard.

3. Root System and Ground Impact

There is clear evidence of **extensive surface root development**, resulting in:

- Displacement and lifting of adjacent pathways

Distortion of surrounding ground levels

This may also indicate **compensatory growth** associated with reduced anchorage. The possibility of **root decay** (e.g. *Armillaria spp.*) cannot be excluded.

4. Impact on Surrounding Properties

The tree is causing:

- Significant **overshadowing and loss of natural light**

Accumulation of **seasonal debris** affecting roofs, gutters, and pathways

This results in increased maintenance and may constitute an **actionable nuisance**.

5. Occupant Welfare Considerations

The condition and behaviour of the tree are contributing to **ongoing distress and practical difficulty** for the resident, particularly given the presence of a child with autism.

Falling debris and visible instability during wind events are impacting the **safe use and enjoyment of the property**.

6. Arboricultural Assessment

The tree is in **declining condition with significant structural defects**, including decay, deadwood, excessive movement, and root disturbance.

Its location within a **high-target area** increases the potential consequences of failure.



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SURVEY SUMMARY

7. Risk Assessment

In accordance with standard arboricultural risk assessment principles (considering **likelihood of failure**, **target occupancy**, and **severity of harm**):

- **Likelihood of Failure:** Elevated Due to confirmed decay, probable fungal involvement, and excessive movement under wind load
- **Likelihood of Impact:** High The tree is positioned immediately adjacent to residential property, access routes, and regularly occupied areas

Consequences of Failure: Significant Potential for injury to persons and damage to property

Overall Risk Rating: HIGH

The combination of structural defects and high target occupancy results in a **risk level that is considered unacceptable within a residential setting**, particularly under foreseeable adverse weather conditions.

8. Recommendations

In line with duty of care obligations, it is recommended that:

- The tree be **removed in full** due to structural unsuitability

Replacement planting be undertaken with a **more appropriate species**

All works should be completed by **qualified and insured arboricultural contractors** in accordance with **BS3998:2010**.

9. Conclusion

The tree presents a **foreseeable risk of failure** due to structural decay and instability. Given its proximity to sensitive targets and the high level of occupancy, the risk is assessed as **high and unacceptable**.

Removal is therefore justified as a **proportionate and necessary risk mitigation measure**.

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HOUSE

WINDOW

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Poran

Raise Private
TRIP HAZARD
FROM ROOTS

Surge
Root
Damaged
Lawn

PUBLIC AREA + WALK WAY.
MAJOR ROUTE TO SCHOOL + SHOPS