Development Control
Civic Offices, Leigh Road
Eastleigh SO50 9YN
Tel: 023 8068 8264
www.eastleigh.gov.uk
Office Hours:
Monday to Thursday 8.30am - 5pm
Friday 8.30am - 4.30pm

For office use only

Application Number: N/10/69594

Date Valid: 8/7/10

Officer: TJ

EASTLEIGH BOROUGH COUNCIL
DEVELOPMENT CONTROL
08 JUL 2010
RECEIVED

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).
It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

2. Agent Name and Address

Title:	MRS	First name:	KAMMY		
Last name:	PORTER				
Company (optional):	ORIEL SERVICES LTD				
Unit:		House number:		House suffix:	
House name:	BELLEFIELD HOUSE				
Address 1:	104 NEW LONDON ROAD				
Address 2:					
Address 3:					
Town:	CHELMSFORD				
County:	ESSEX				
Country:					
Postcode:	CM2 0RG				

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: | House number: | House suffix:

House name: THE FIRS

Address 1: SCHOOL ROAD

Address 2: BURSLEDON

Address 3:

Town: SOUTHAMPTON

County:

Postcode (if known): SO31 8BW

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): ☐ Yes ☑ No

If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: | First name:

Last name:

Company (optional):

Unit: | House number: | House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☐ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☑ Yes ☐ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

T1 - COMMON BEECH
T2 - ENGLISH OAK
T3 - ENGLISH OAK

} FELL TO GROUND + TREAT STUMPS AS REMEDY TO SUBSIDENCE

7. Identification Of Tree(s) And Description Of Works continued ...

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees
A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).
It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO
Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall: ☐ Yes ☐ No
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. ☐ Yes ☐ No
   If YES, you are required to provide for:

   Subsidence
   A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

   Other structural damage (e.g. drains, walls and hard surfaces)
   Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)
Are you providing separate information (e.g. an additional schedule of work for Question 7)? ☑ Yes ☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

SITE INVESTIGATION REPORT
ARBORICULTURAL REPORT
ENGINEERING APPRAISAL

9. Authority Employee / Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☐ No

If Yes, please provide details of the name, relationship and role

10. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8) ☑

For all trees
(see Question 7)

- Clear identification of the trees concerned ☑
- A full and clear specification of the works to be carried out ☑

For works to trees protected by a TPO
(see Question 7)

Have you:

- stated reasons for the proposed works? ☐
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert ☐
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist. ☐
  - in respect of other structural damage - written technical evidence ☐
- included all other information listed in Question 8? ☐

11. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 6/7/2010 (This date must not be before the date of sending or hand-delivery of the form)

12. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

13. Agent Contact Details

Telephone numbers

Country code: 01245 | National number: 215121 | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner. (Please see guidance notes)

N/10169594.

Cunningham Lindsey United Kingdom

Bristol Scanning, PO Box 512, Bristol, BS34 9BJ
Telephone 01489 567700 Facsimile 01489 565816

Churchill Insurance Company Ltd
Churchill Court
Westmoreland Place
Masons Hill
Bromley
Kent
BR1 1DP

Our Ref: SOHPC/LCM/3298402

Date of Instruction:	03/08/2009	Date of First Visit:	11/08/2009
Date of Contact:	03/08/2009	Date of Report:	22/10/2009

PRELIMINARY ENGINEERING APPRAISAL REPORT

NAME & ADDRESS OF INSURED:

Mr A Spake
Stoneleigh
School Road
Bursledon
SOUTHAMPTON
Hants
SO31 8BW

Doc Ref - 36216768

INTRODUCTION

Technical aspects of this claim are being overseen by our Project Manager, Richard West, in accordance with our Project Managed Service.

DESCRIPTION OF BUILDING

The subject property is a stone built detached bungalow under a pitched tiled roof. The building dates from circa 1920. A large swimming pool is present at a lower level to the rear of the main property, and is accessed via a line of steps. A detached garage constructed circa 1980 is present to the right-hand side. The property was the subject of a previous claim for subsidence 1991. The insured advise that under the claim all of the main properties external walls were underpinned. Limited work was undertaken to the garage with the front left-hand corner being partially underpinned. We understand that as part of the same claim the external swimming pool was demolished and reconstructed at a lower level, with the terrace walls and patio also being rebuilt.

We have since spoken to the Insured who has given us some details of the previous claim. It would seem this was submitted in November 1989 and was closed in 1992. During this time the policy in force was with Prudential Insurance under Policy #AX036403560 and the claim # was N95AX9717719.

NATURE AND EXTENT OF DAMAGE

Description and Mechanism

The principal damage takes the form of a cracking to both the left and right hand walls of the garage. A horizontal gap is present at DPC level to the right-hand wall. Minor cracking is present to the main property and to walls in the vicinity of the swimming pool

Significance

The damage would be placed in category 3 of the BRE Digest 251 classification i.e. (moderate).

Onset and Progression

Damage is understood to have developed during 2009.

SITE INVESTIGATIONS

Site investigations were undertaken by CET Safehouse Ltd and comprised excavation of a single trial hole at the front right-hand corner foundations of the garage. Foundations were found to comprise a 400 mm thick concrete footing bearing at a depth of 1m in silty clay. Oak and beech roots were recovered from the excavation.

MONITORING

Crack monitoring has been instigated. As protected third-party trees are now implicated in the current damage, it is necessary to establish level monitoring in addition to crack monitoring to seek evidence for an application to fell the offending vegetation. We are arranging for this to be done.

CAUSE OF DAMAGE

Based on the data described above, it is my opinion that damage as a result of clay shrinkage due to mortar extraction by vegetation

RECOMMENDATIONS

We believe that the damage is likely to stabilise if appropriate measure are taken to remove the cause. In this case the primary cause of damage is vegetation and the third-party control. The Mitigation Centre of Oriel Services Ltd will liaise with the Third Party Tree owner in this regard and will engage arboriculturists to advise regarding appropriate vegetation mitigation.

It may also be necessary for the insured own vegetation to be removed to mitigate against further movement

For CUNNINGHAM LINDSEY
Project Management Services
Richard West MScCHE BSc CEng MICE Dip CII
Project Manager
Lynn Mailing Cert CII
Customer Support
Direct Dial:01489 567652
E-mail: lynn.mailing@cl-uk.com

N/10169394.

FACTUAL REPORT

OF

INVESTIGATION

AT:-		Stoneleigh, School Road SOUTHAMPTON
ON:-		24 August 2009
FOR:-	c/o	Churchill Insurance Co Ltd Cunningham Lindsey - Solent
REF:-		3298402-Mr Andrew Spake
JOB NO:-		70025
REPORT ISSUED:-		11/09/2009

SPECIALIST CONTRACTING DIVISION

CET SAFEHOUSE LIMITED

Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

WWW.CETSAFEHOUSE.COM

Tel: 01277 655377 Fax: 01277 655977

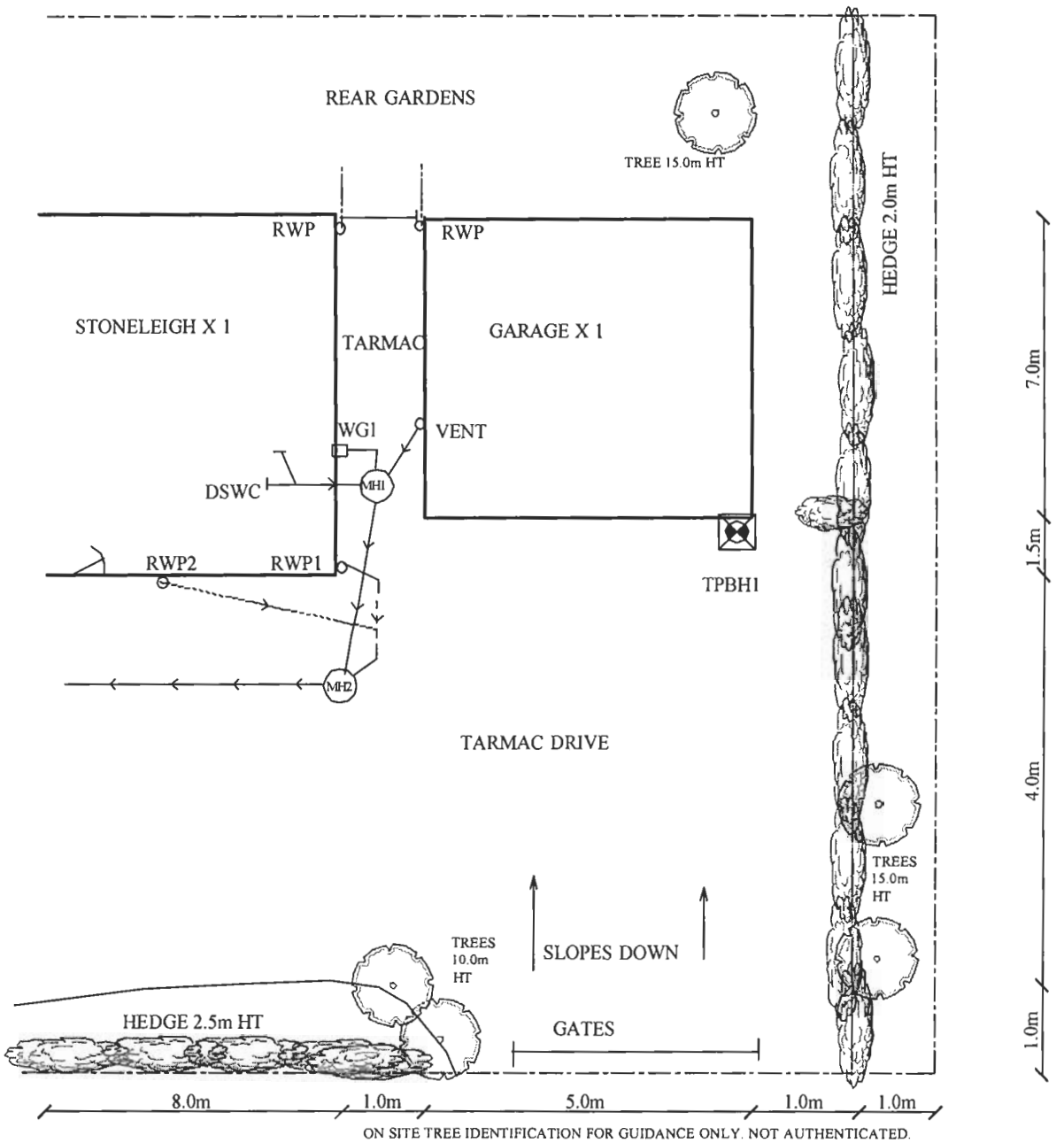
Investigation Layout Plan

Sheet: 1 of 1
Job No: 70025E
Date: 24/08/09

Site: Stoneleigh, School Road, Southampton
Work carried out for: Cunningham Lindsey

NJ (SI) | PB (Checked) | VW (Drawn)

Weather: Cloudy



ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

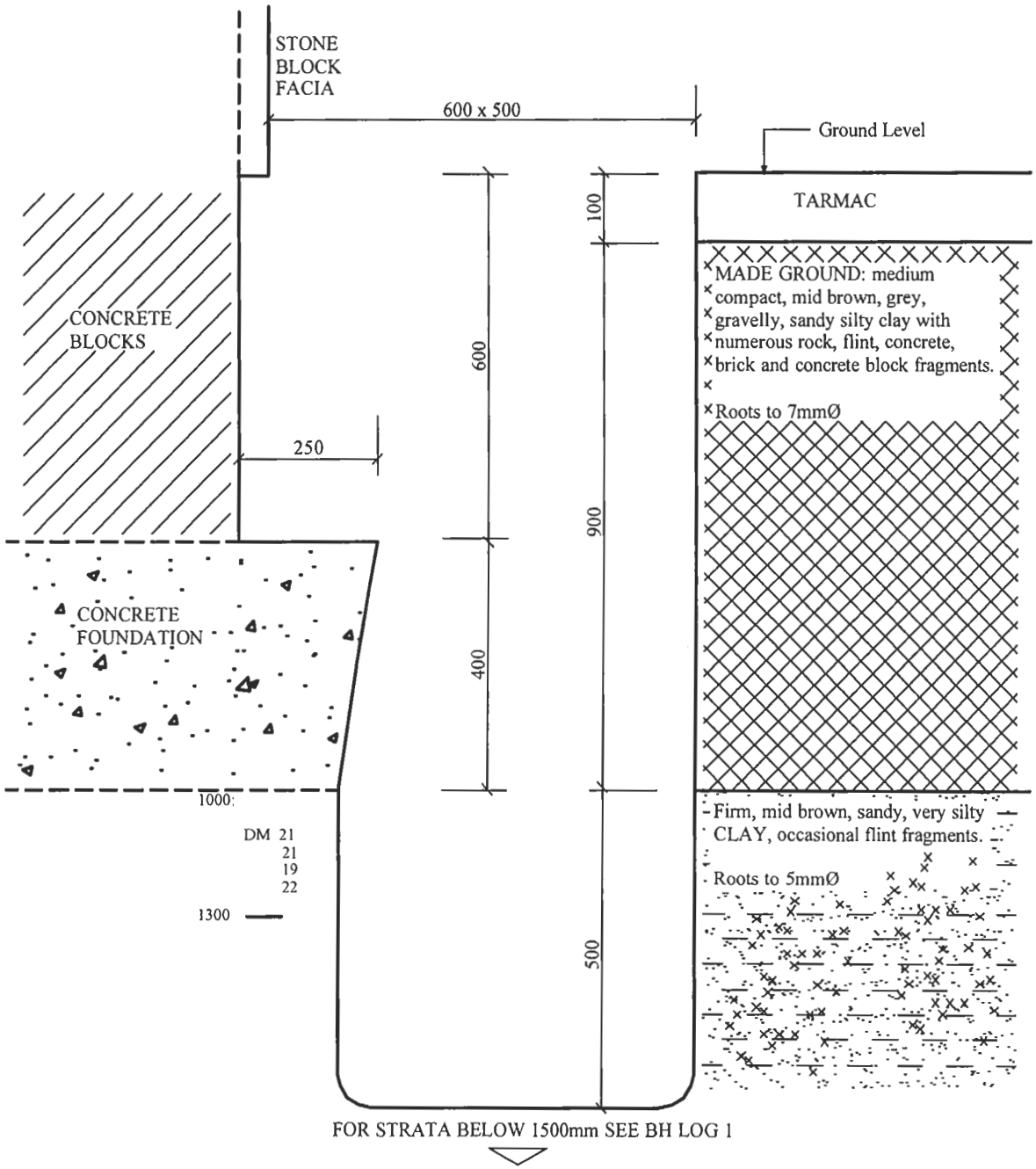
Scale: N.T.S.

Key:

Combined Gulley	RWWG	Surface Water Drain	
Manhole	MH	Foul Water Drain	
Rain Water Pipe	RWP	Tree / Bush (approx. ht in m)	
Rain Water Gulley	RWG		
Soil Vent Pipe	SVP	Trial Pit	
Waste Gulley	WG	Borehole	
Waste Pipe	WP		

Trial Pit No: 1

	Sheet: 1 of 1 Job No: 70025E Date: 24/08/09	Site:	Stoneleigh Road, Southampton
Excavation Method: Hand Tools	Drawn by: Jo F	Work carried out for:	Cunningham Lindsey
Weather: Cloudy	Ground Level mOD:		



Remarks:
All measurements in millimetres.

Key:

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon Vane (kPa)
W	Water sample	M	Mackintosh probe
TDTD	Too dense to drive		

Logged:	Checked:	Approved:	Scale:
NJ	SE		N.T.S.

Borehole No: 1			Sheet: 1 of 1			Site: Stoneleigh School Road, Southampton			
Boring Method: Hand Auger			Job No: 70025E						
Diameter: 75mm	Coordinates:		Date: 24/08/2009			Work Carried out for: Cunningham Lindsey			
			Ground Level mOD:						

Depth (m)	Description of Strata	Thick-ness (m)	Legend	Sample	Test Type	Test Result	Depth (m)	Field Records/Comments	Depth to water (m)
	As trial pit 1	1.50							
1.50				D	M	50(70) 50(50) TDTD	1.50	No roots observed	
	Very stiff, mid brown , silty, very sandy CLAY with occasional flint fragments.	0.50							
2.00				D	M	38	2.00		
	Stiff mid brown, sandy, very silty CLAY with partings of orange and brown silt and fine sand.	0.50				35 30 27			
2.50				D	M	24 29 29 29	2.50		
	Firm, mid brown, sandy, very silty CLAY with partings of orange, yellow silt and fine sand and occasional flint fragments.	1.40		D	M	22 27 29 29	3.00		
				D	M	28 33 34 30	3.50		
3.90	Borehole ends at 3.9m. Obstruction thought to be sand - too dense to hand auger.								

Remarks:
Borehole dry and open on completion

Key: T.D.T.D. Too Dense to Drive

D	Small disturbed sample	J	Jar sample
B	Bulk disturbed sample	V	Pilcon Vane (kPa)
W	Water sample	M	Mackintosh Probe

Logged: NJ	Checked: SE	Drawn By Jo F	Scale: NTS	Weather: Cloudy

Our Ref : 70025

Laboratory Testing Results

Date Sampled: 24/08/2009

Location : Stoneleigh

Work carried out for: Cunningham Lindsey - Solent

Date Received : 01/09/2009

Date Tested : 01/09/2009

Date of Report : 11/09/2009

Sample Ref TP/BH No	Sample Ref Depth (m)	Type	Moisture Content (%) [1]	Soil Fraction >0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity Index [5]	Modified Plasticity Index (%) [6]	Soil Class [7]	Filter Paper Contact Time (h) [8]	Soil Sample Suction (kPa)	In situ Shear Vane Strength (kPa) [9]	Organic Content (%) [10]	pH Value [11]	Sulphate Content (g/l) SO_3 [12]	Sulphate Content (g/l) SO_4 [13]	Class [14]
1	1.00(U/S)	D	10	<5	25	13	12	-0.24	12	CL	Not Suitable For Suction Testing- Unable to cut once compacted							
	1.5	D	10	<5	28	13	15	-0.17	15	CL	Not Suitable For Suction Testing- Unable to cut once compacted							
	2.0	D	22	<5														
	2.5	D	20	<5	58	21	37	-0.03	37	CH	168	223						
	3.0	D	24	<5														
	3.5	D	23	<5	56	23	33	0.00	33	CH	168	275						

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2
[2] Estimated if <5%, otherwise measured
[3] BS 1377 : Part 2 : 1990, Test No 4.4
[4] BS 1377 : Part 2 : 1990, Test No 5.3
[5] BS 1377 : Part 2 : 1990, Test No 5.4
[6] BRE Digest 240 : 1993
[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils
[8] In-house method S9a adapted from BRE IP 4/93
[9] Values of shear strength were determined in situ by CET Safehouse using a Pilcon hand vane or Geonor vane (GV).
[10] BS 1377 : Part 3 : 1990, Test No 4
[11] BS 1377 : Part 3 : 1990, Test No 9
[12] BS 1377 : Part 3 : 1990, Test No 5.6
[13] $SO_4 = 1.2 \times SO_3$
[14] BRE Special Digest One (Concrete in Aggressive Ground) 2005
Note that if the SO_4 content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4m or DS-5m class respectively unless water soluble magnesium testing is undertaken to prove otherwise

Key

D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation

Moisture Content and Suction Profiles

Our Ref : 70025

Location : Stoneleigh

Work carried out for: Cunningham Lindsey - Solent

Note : Unless specifically noted the profiles have not been related to a site datum.

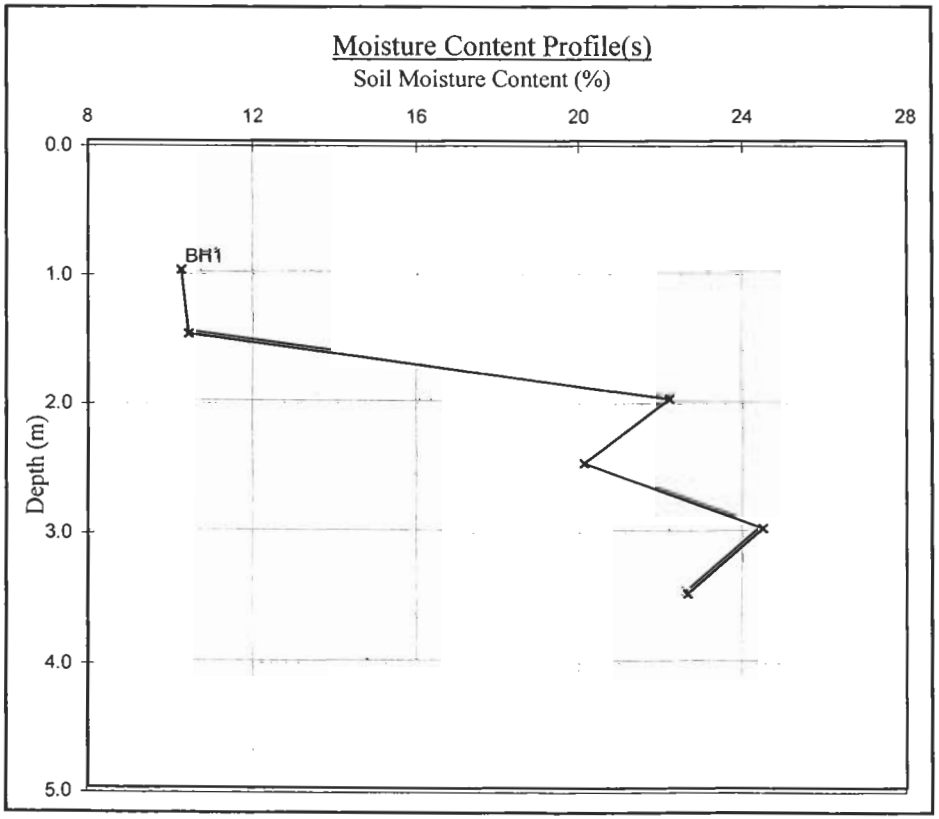
Date Sampled : 24/08/2009

Date Received : 01/09/2009

Date Tested : 01/09/2009

Date of Report : 11/09/2009

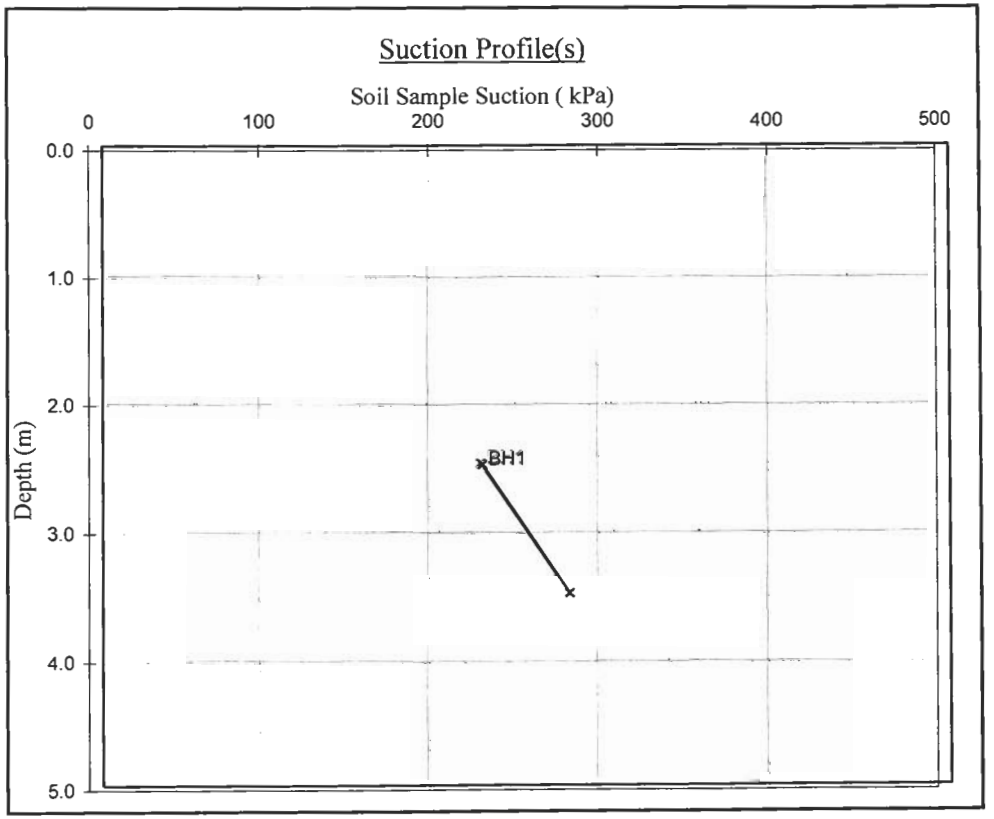
Moisture Content Profile(s)



Note

If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clays) at shallow depths.

Suction Profile(s)



Note

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

Tree Root Identification Ltd	Sheet: 1 of 1 Job No: 70025 Date: 31/08/2009 Order No: 270253/E3 Our Ref: CET310809	Site:	Stoneleigh, School Road, Bursledon, Southampton, SO31 8BW.
		Work carried out for:	Cunningham Lindsey.

Certificate of Analysis

The following work was commissioned by CET Safehouse Limited on behalf of their client. Root samples were obtained in sealed packets from the above site with no reference given as to the types of tree or shrub from which they may have originated.
The results were as follows -

Trial pit/ Borehole number	Root diameter (mm)	Tree, shrub or climber from which root originates	Result of starch test#
TP1 (underside)	(i) 2.0	Quercus (oak) (2 roots)	negative
	(ii) 1.5	Fagus (beech) (2 roots)	positive

The presence of starch indicates that the root was alive in the recent past.

Ronald Macleod

DR RONALD D MACLEOD
Principal Scientist

Address for correspondence: 3 Langley Drive, Kinnoull Hill, Perth, PH2 7XA.
Telephone: 01738 630873
e-mail: rdmmacleod@btconnect.com
Principal Scientist: R.D. MacLeod, B.Sc., Ph.D.,
Accounts/Quality Manager: Fiona M. Sinclair, H.N.C. (Management)
Registered in Scotland, No. 358068. Registered Office: "Mandaya", Highfield Place, Bankfoot, PH1 4AX.

N/10/67594.

Arboricultural Assessment Report

Summary Report on Trees

For:	**Client:**	Oriel Services Limited
	Insurer:	Churchill Insurance Co Ltd
Site:	**Policyholder:**	Mr Spake
	Risk Address:	Stoneleigh, School Road, Burlesdon, Southampton, Hants SO31 8BW
Refs:	**OCA Ref:**	43333
	Client Ref:	3509226
	Insurer Ref:	59869875/04

Survey By:	Mark Briggs		
Title:	Principal Consultant	**Date:**	17 March 2010
Report By:	Mark Briggs		
Title:	Principal Consultant	**Date:**	19 March 2010

OCA UK Limited

Consulting Arboriculturists

4 The Courtyards, Phoenix Square, Severalls Park, Wyncolls Road, Colchester, Essex CO4 9PE
Tel.No: 01206 751626 Fax.No: 01206 855751

Email: info@oca-arb.co.uk www.oca-arb.co.uk

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1.0 Introduction & Brief

1.1 OCA UK Limited has been instructed by Oriel Services Limited on behalf of the building insurers of Stoneleigh, School Road, Burlesdon, Southampton, Hants SO31 8BW (the Insured Property). We have been advised by Oriel Services Limited that the Property has suffered differential movement and damage which is considered to have been caused by trees growing adjacent the property influencing soils beneath its foundations.

1.2 We have been instructed to undertake a survey of the vegetation growing adjacent the Insured Property, to provide our opinion as to whether, based on the available information any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property and if so to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.

2.0 Limitations

2.1 Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition and/or of the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.

In relation to the possibility of heave damage, the owners of any trees within third party control must obtain their own advice in respect of the possibility of any damage to their own or any other structures outside of the control of the insurers of the risk address subject of this report from any soil heave.

2.2 Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.

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3.0 Vegetation and subsidence of low rise buildings – property owner's guide

3.1 Soils, soil water and vegetation

All vegetation requires water to live and this water is substantially accessed from the soil within which the plants roots grow.

If the soil is classified as a clay soil then it will hold very much more water than sands, gravels and loam soils. During the summer as plants abstract water from the clay soil then the soil volume will "shrink" and "swell" as water is first removed and then added by summer rainfall.

In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants then shrinkage will continue. This shrinkage may remove support from building foundations leading to cracking in the fabric of the building.

3.2 Vegetation management

The control of trees, shrubs and climbers by removal and/or pruning is a proven technique that controls total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

3.3 Third party liaison and statutory controls

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground "dripline" of the canopy of the vegetation.

The purpose of this report is to ascertain on a preliminary basis which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

You can learn more about tree related subsidence of low rise buildings by visiting:

www.oca-arb.co.uk/whatIsSubsidence.htm

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4.0 Conclusions and Recommendations

4.1 Results of the field survey

We can confirm that vegetation exists on or near the Insured Property that is considered to be causing or contributing to the current subsidence damage.

4.2 Preliminary recommendations

On the basis of our preliminary findings we have considered a practical vegetation management specification. This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels thereby potentially stabilising foundations of the affected area of the building.

4.3 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
T1	Common Beech	Fell to ground level and treat stump with an appropriate herbicide to prevent future growth.
T2	English Oak	Fell to ground level and treat stump with an appropriate herbicide to prevent future growth.
T3	English Oak	Fell to ground level and treat stump with an appropriate herbicide to prevent future growth.

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5.0 Vegetation Survey

The vegetation growing adjacent the risk address has been surveyed in accordance with the Brief set out at s.1.0 of this report. All vegetation has been surveyed from the ground using digital measuring devices and/or standard tape measures. All distances are measured to the nearest point of the risk address unless otherwise stated.

Key to Abbreviations

Age Class	**Y** – Young. **EM** - Early Mature. **M** – Mature. **FM** - Fully Mature. **OM** - Over Mature
Condition	**A** – Good. **B** - Minor problems. **C** - Major problems. **D** – Dead, Dying or Dangerous
Stem Diameter	**MS** - Multi-stemmed tree
Ownership	**PH** - Within boundary of risk address. **3** – Within boundary of third party properties. **LA** – within land owned by a Local Authority. **U** – Within land of indeterminable ownership.

Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
T1	Common Beech	76-100	M	B	24*	16	670	8*	3

Comments: Common Beech T1 is situated with the garden of the neighbouring property, The Firs, to the right of the Insured property. This tree appears to have been the subject of pruning works in the past which have included removal of branches from the lower crown.

* It was not possible to gain access to the base of this tree during our survey and as such its height and distance has been estimated.

Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
T2	English Oak	76-100	M	B	24*	16*	650*	8*	3

Comments: English Oak T2 is situated with the garden of the neighbouring property, The Firs, to the right of the Insured property. This tree appears to have been the subject of pruning works in the past which have included removal of branches from the lower crown. There is dead wood within the crown of this tree.

* It was not possible to gain access to the base of this tree during our survey and as such its height, crown spread, stem diameter and distance have been estimated.

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Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
T3	English Oak	51-75	M	B	18*	12*	500*	9	3

Comments: English Oak T3 is situated with the garden of the neighbouring property, The Firs, to the right of the Insured property. This tree does not appear to have been the subject of pruning works in the past. There is dead wood within the crown of this tree and Ivy on the main stem. The lower crown is suppressed by T1 and T2.

* It was not possible to gain access to the base of this tree during our survey and as such its height, crown spread and stem diameter have been estimated.

Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
G1	Scots Pine	51-75	M	B	14	12	370 & 400	5.6	PH

Comments: Scots Pine G1 is situated within the front garden of the Insured Property. These trees appear to have been the subject of pruning works in the past which have included removal of branches from the main stem and lower crown.

Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
H1	Privet	11-25	M	B	Up to 4	1	MS (30)	0.7	3

Comments: Privet hedge H1 is situated with the garden of the neighbouring property, The Firs, adjacent the right hand boundary. This hedge appears to have been the subject of pruning works in the past and was previously maintained at approximate height of 2m.

Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
G2	Cabbage Palm & Chusan Palm	11-25	M	B	4.7	3 X 5	110–200	6.2	PH

Comments: Cabbage & Chusan Palm G2 is situated within the rear garden of the Insured Property. These trees do not appear to have been the subject of pruning works in the past.

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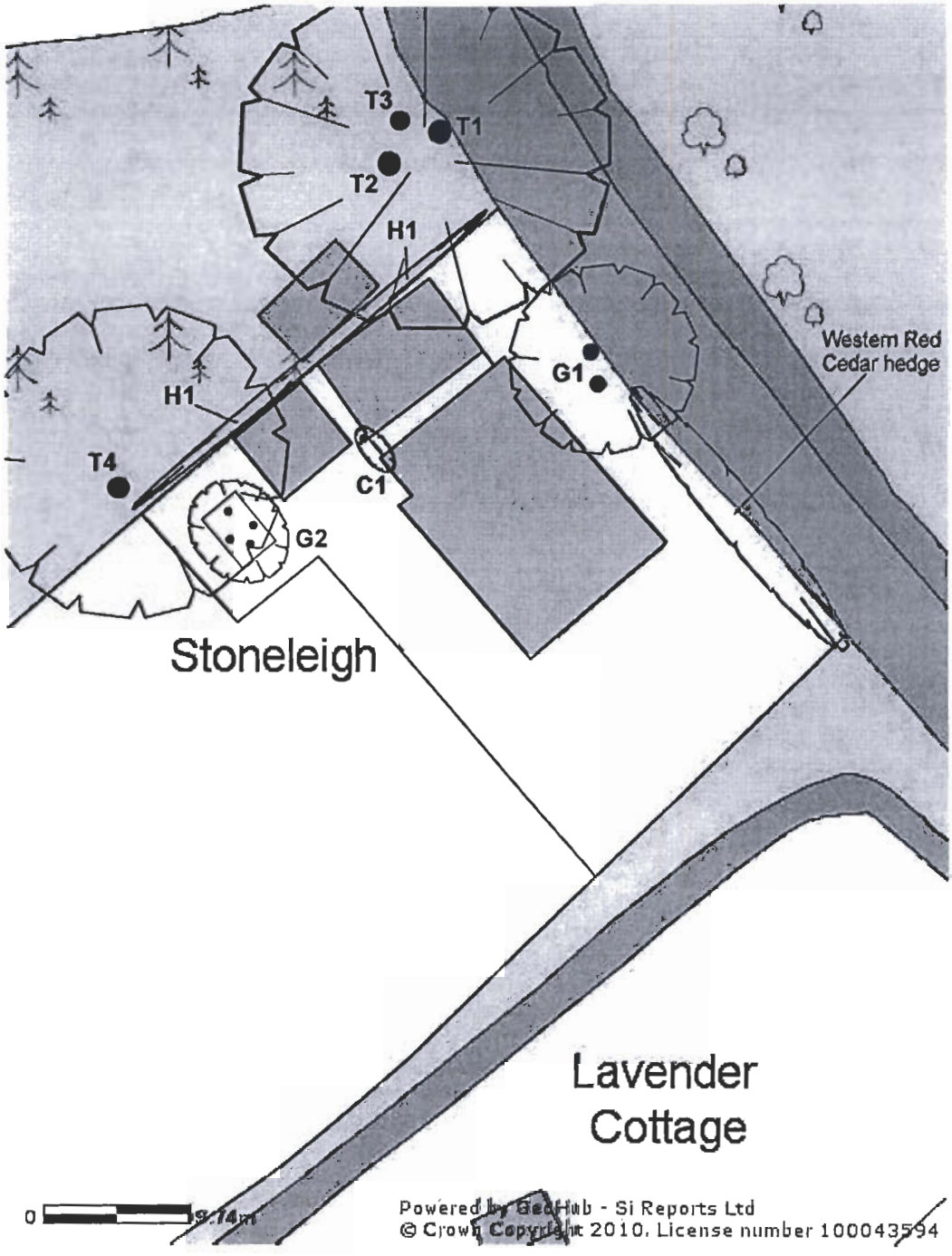
Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
T4	Wild Cherry	51-75	M	B	20	18	650	9.5	3

Comments: Wild Cherry T4 is situated with the garden of the neighbouring property, The Firs, to the right of the Insured property. This tree appears to have been the subject of pruning works in the past which have included minor works to remove branches. There is dead wood within the crown of this tree.

Tree No.	Species (Common Name)	Estimated Age	Age Class	Cond	Height (m)	Crown Spread (m)	Stem Diam (mm)	Dist to bldg (m)	Owner-ship
C1	Rose	11-25	M	B	4.2	3 X 1	30	0.15	PH

Comments: Rose C1 is situated in the rear garden of the Insured Property growing directly adjacent the rear elevation. This climber appears to have been the subject of pruning works in the past.

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(NB: This plan may not be a comprehensive record of site features.)

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		Job Ref: 43333	