



Tree Risk Assessment Report



38 Charnwood Crescent, Chandlers Ford



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Prepared by

Kevin Cloud BSc Hons, Tech Cert Arbor A, F Arbor A
Arboricultural Association Registered Consultant RC174

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Any enquiries regarding this report should be addressed to Technical Arboriculture Limited, 1 Chase Farm Close, Waltham Chase, Hampshire, SO32 2UB or by email to info@techarb.co.uk.

Summary

Tree data

Data in relation to the trees within the scope of the survey are included in the **tree schedule** contained at the **appendices**.

Purpose of Report

The purpose of the report is to provide sufficient information for the client to target resources towards appropriate management of trees, in a prioritised manner, based on assessment of risk.

Report Contents

The report comprises the following elements which should be read in conjunction and subject to cross reference:

- a tree schedule, including basic data and a condition assessment;
- an appraisal of key 'targets' beneath the trees (**target evaluation**);
- identification of significant biological and structural defects (**hazard evaluation**);
- an appraisal of the risk (**risk assessment**) based upon the principal of **ALARP – As Low As Reasonably Practicable** (see explanatory notes at appendix two);
- **recommendations** for any appropriate remedial or preventative action.
- a priority **timescale** for remedial action;
- a timescale for further **review** of the tree(s) and/or updated report.

Summary

Technical Arboriculture Limited has carried out a survey of trees located within the boundary of land at 38 Charnwood Crescent, Chandlers Ford.

The survey was carried out reviewing each tree in turn in a stepwise manner from the base of the tree to the top of the crown. Significant notable defects are recorded in the tree survey schedule at the appendix.

The stepwise approach, identification of significant defects, hazard evaluation, risk assessment and any recommendations for remedial work, priority and follow up accord

with current industry best practice (as updated)¹ and are based upon the surveyor's qualifications and experience including the LANTRA Professional Tree Inspection certificate (a summary of my qualifications and experience is included in appendix one).

Defects were noted that indicate a risk of tree failure above that considered to be **As Low As Reasonably Practicable** (see explanatory notes in appendix two). In addition T2 has considerable over sail to multipole gardens and dwellings making remedial work prudent.

Therefore, tree works are prescribed as well as the requirement for a resurvey following a period of recovery and further re survey at a future date to determine extent of further staged reduction of the sweet chestnut (T2).

It would be prudent for the client to maintain a regular monitoring cycle of trees.

Full details of findings and recommendations can be found within the main body of this report and the tree survey schedule at appendix two.

Kevin Cloud BSc Hons, Tech Cert Arbor A, F Arbor A
Arboricultural Association Registered Consultant RC174
Director and Principal Arboricultural Consultant

¹ Refer to list of documents at Bibliography including National Tree Safety Group (2011) *Common sense risk management of trees* and Lonsdale (2000) *Hazards from trees*.

Introduction

- 1 Our client is responsible for the management of their trees. In certain circumstances the trees are in proximity to structures or property belonging to the client, third parties or areas used by visitors or the public.
- 2 My advice has been sought on the arboricultural issues relating to surveyed tree(s) which could present a hazard to the general public, visitors to the property and to third party land/property.

Qualifications and experience

- 3 I have based this report on my observations and any information disclosed to me by the client or third party (see document disclosure).
- 4 I have reached my recommendations and conclusions based upon my experience and qualifications in arboriculture.
- 5 I include a summary of my qualifications and experience at appendix one.

Client's brief and scope of report

- 6 Instructions were received from Hannah Englefield, 38 Charnwood Crescent, Chandlers Ford, Hampshire SO53 5QT.
- 7 I have been instructed to conduct a survey of the trees listed in the survey schedule (see appendix two) at 38 Charnwood Crescent, Chandlers Ford and to prepare the following information to be submitted to the client;
 - a tree schedule, including basic data and a condition assessment;
 - an appraisal of key 'targets' beneath the trees (**target evaluation**);
 - identification of significant biological and structural defects (**hazard evaluation**);
 - an appraisal of the level of risk (**risk assessment**);
 - **recommendations** for any appropriate remedial or preventative action.
 - a priority **timescale** for remedial action;
 - a timescale for further **review** of the tree(s) and/or updated report.
- 8 This report provides an overview of the findings of the survey and attaches a priority level to each tree as appropriate.

- 9 The primary purpose of this report is for the client to target resources towards appropriate management of their trees based on the assessment of risk in a prioritised manner.
- 10 Unless otherwise stated, during a walkover survey only trees which present a hazard which warrants further investigation, remedial action or monitoring are included in the survey schedule. Trees not listed on the schedule have been assessed during the site survey; however, they are not included as the surveyor has deemed them to be at an acceptable level of risk at the time of survey.

Document disclosure

- 11 No plans or map data of the site were provided by the client. The extent of land to be surveyed has been agreed verbally. A site plan identifying the trees was not requested as part of this survey, however we have provided the client with basic information below.

Location and site description

- 12 The survey area is bordered by neighbouring 3rd party garden and dwelling to the north; neighbouring 3rd party garden to the north east; neighbouring 3rd party dwelling to the east; public highway with pedestrian walkway (Charnwood Crescent) to the south; neighbouring 3rd party dwelling to the west and neighbouring 3rd party garden to the north west.
- 13 The land is generally level to the frontage with Charnwood Crescent. However the land slopes steeply at the rear with a series of steps, revetments and slope to the rear boundary.
- 14 The trees share a degree of companion shelter with nearby trees and woodland reducing exposure to prevailing winds.
- 15 The predominant use of the land is private dwelling and gardens.
- 16 The survey was limited to one mature birch in the front garden and one sweet chestnut and one beech to the rear.

17 Tree Location Plan (aerial image):



Land survey

18 None required or supplied.

Tree survey methodology and limitations

Method

- 19 A tree survey was conducted on 14th October 2020. At the time of the survey the weather was dry with good visibility.
- 20 All trees within the scope of survey were subject to a visual survey, carried out on foot (where safe and reasonable unhindered access was possible), using non-invasive survey techniques.
- 21 Prior to commencement of the survey an appraisal of key 'targets' was undertaken and significant target and/or target zones noted (**target evaluation**);
- 22 Trees have been assessed in a stepwise manner working through the following areas of the tree – root zone; buttress; stem; crown in order to identify any significant biological and/or structural defects (**hazard evaluation**);
- 23 Trees which present a hazard (which warrants further investigation, remedial action or monitoring) are noted in the tree schedule. Such trees have been

subject to an appraisal of risk (**risk assessment**) and information is provided on **recommendations** for any appropriate remedial or preventative action accompanied by a **timescale** for remedial action and a timescale for further **review** of the tree(s) and/or updated report.

- 24 The stepwise approach, identification of significant defects, hazard evaluation, risk assessment and any recommendations for remedial work, priority and follow up accord with current industry best practice (as updated) and are based upon the surveyor's qualifications and experience including the LANTRA Professional Tree Inspection certificate (full list of qualifications and experience available on request).

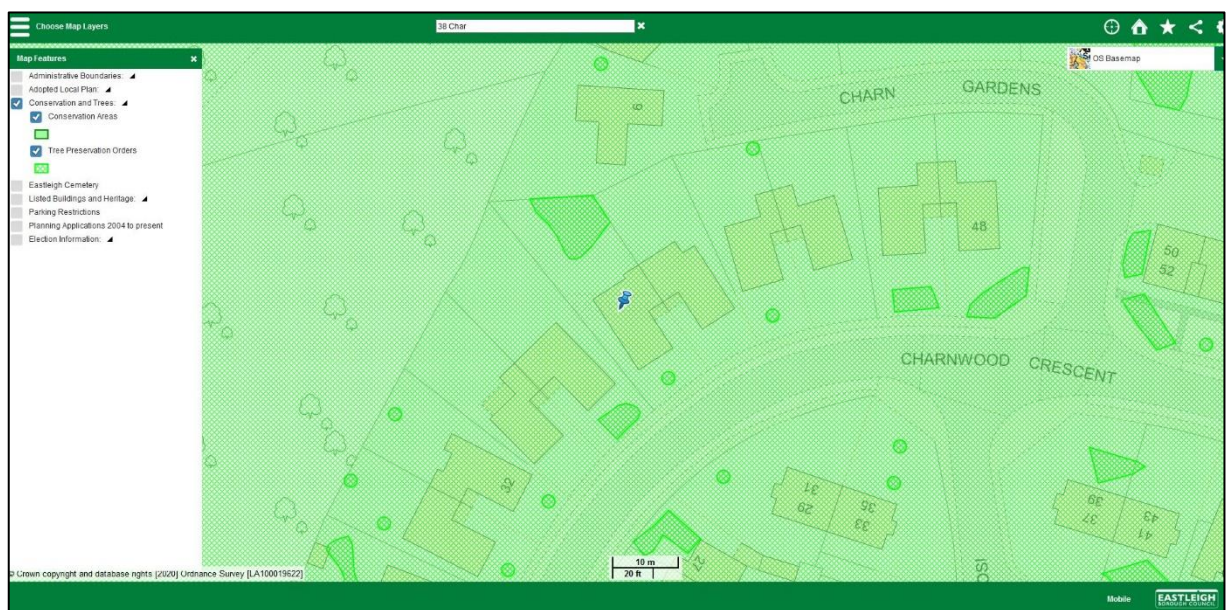
Limitations

- 25 This report is to be used for the purposes for which it is prepared as previously specified.
- 26 The survey area and recording of trees is limited to that previously defined.
- 27 Observations were made from ground level and relate to arboricultural aspects only. No inspection has been made of the soil structure. No account has been taken of the effects of the tree(s) or their removal directly or indirectly on any building(s) or structure(s) relating to the possibility of subsidence or heave.
- 28 This report is based on the condition of the trees at the time of inspection. Trees are dynamic and their condition changes throughout their lives. Regular inspections of the tree(s) should be undertaken to monitor their health and determine appropriate management. The level of detail with which the trees were assessed has been guided, where appropriate, by the target appraisal.
- 29 Under normal circumstances, unless otherwise stated in the report conclusion (review period) it is considered that this report will be valid for no greater than two years at which point a new survey should be commissioned.
- 30 In the following situations or scenarios this report may no longer be valid;
- unusual weather conditions;
 - changes in land use, soil level or structure;
 - demolition and/or development;
 - changes in the tree(s) health or;
 - any other changes in surroundings that may affect the tree(s) unless specifically requested and noted in the scope of this report.

- 31 Our initial survey does not employ invasive techniques such as drilling or any form of excavation or sampling. If such further investigations were deemed necessary, specific techniques and/or approaches will have been discussed and agreed with the client together with a cost estimate, reasons for further investigation and a cost benefit appraisal. Following our survey, arrangements will have been made for these investigations to be made at a later date with additional fees levied as required. Results will have been supplied as a separate addendum to this report.
- 32 Where safe and reasonable access to the tree, or parts thereof, was prevented due to vegetation, obstructions, ivy or other reasons, this has been stated in the schedule with recommendation for removal of obstruction and full survey recommended at the earliest convenient time.

Legal constraints

- 33 The trees identified in this report are subject of a Tree Preservation Order. The client should therefore only commence arboricultural work recommended by this report following the issue of formal consent from the local planning authority – notwithstanding certain statutory exemptions. At the time of issuing this report the client had not formally requested that I submit an application for works.
- 34 Tree Preservation Order (TPO) plan:



Data taken from Eastleigh Borough Council mapping website

- 35 A licence from the Forestry Commission is normally required to fell growing trees (Forestry Act, 1967). However, an occupier may fell up to 5 cubic metres per calendar quarter without a licence provided that no more than 2 cubic metres are sold. A felling licence is not required if the work is undertaken in accordance with an approved planning permission or the trees are dead, dying or dangerous. Advice can be obtained from the Forestry Commission (telephone 01420 23337).
- 36 The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees.
- 37 In addition, European Protected Species legislation places a duty upon landowners to ensure that best practice is followed or an appropriate license issued prior to any work commencing which may affect bats, reptiles or dormice.
- 38 These could impose constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. These issues are not the subject of this report. However, our client is advised to seek ecological advice and this may be provided by Technical Arboriculture Limited.

Survey results

General Comments

- 39 No previous report has been undertaken by Technical Arboriculture Limited in respect of these or any other tree(s) at this property or within the client's landholding.
- 40 The report content below provides an overview of findings and results. Please refer to the tree survey schedule at appendix two for detailed survey information including basic data and condition assessment.
- 41 The rear garden is dominated by tree crowns with branches and crown of T2 oversailing the full extent such that no part of the rear garden is uncovered by parts of tree. In addition T2 over sails a significant portion of the 3rd party garden to the north east and that to the south east. There is also overhang to the client dwelling and to a lesser extent the neighbouring dwelling. Whilst this report primarily focuses on tree risk; some consideration to the issue of crown dominance of gardens and dwellings has informed my recommendations.

Photographs

- 42 Where photographs would improve the reader's understanding of a particular tree defect or issue, these are included within the appendices. In addition, the relevant photograph will be referenced at the appropriate point in the body of this report and/or within the Tree Survey Schedule.

Target Evaluation:

- 43 The following key target areas were noted:

- i. Public highway;
- ii. Pedestrian walkway;
- iii. Client dwelling and garden;
- iv. 3rd party dwellings and gardens.

Hazard evaluation

- 44 The trees present structural defects noted in detail at the tree survey schedule.

Risk Assessment

- 45 The consideration here is whether risk of harm from tree failure is currently **As Low As Reasonably Practicable**.
- 46 If the answer to this is NO then remedial work should be carried out to reduce the risk to the lowest practicable level. If the answer is YES then no work is required at this time.
- 47 The Health and safety Executive (HSE) states that at the core of ALARP "*is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it*".
- 48 In relation to T1 the answer is **NO** – the risk is **NOT ALARP**.
- 49 In relation to T2 the answer is **NO** – the risk is **NOT ALARP**.
- 50 In relation to T3 the answer is **YES** – the risk is **ALARP**.
- 51 In my opinion the level of risk to T1 can be reduced to a level that is ALARP by remedial lower branch pruning.
- 52 In my opinion the level of risk to T2 can be reduced to a level that is ALARP by initial remedial work to reduce the crown extent over properties and garden as part of an initial staged prune to reduce overall tree size. This may be

followed by further future staged reduction(s) to reduce the size of the tree further. At all stages, the proposed work will be informed by future surveys to monitor recovery from the previous management to determine timing and dose of next phase.

Recommendations

- 53 Please refer to the tree survey schedule in appendix two for detailed recommendations, risk levels and timescales.
- 54 All permitted or approved tree work must be carried out in accordance with *British Standard 3998:2010 Recommendations for tree work*.
- 55 Work should be carried out by suitably qualified and experienced professional arborists with appropriate levels of public liability insurance.

Timescale for remedial action

- 56 The first phase of remedial tree work should be carried out within the next three months, subject to consent from the local planning authority (eight weeks).
- 57 Further stage reduction may be prudent and should be carried out once the trees have had time to recover from the first phase (5 years suggested but subject to review by arborist – refer to conclusion below for review period)

Conclusion

- 58 The **review period** for these trees is two years. I consider this prudent in light of, *inter alia*, the target evaluation, size, age and condition of the trees.
- 59 Regular inspection of the trees will inform the timing of future retrenchment pruning.

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Appendix one – brief details of qualifications and experience

Kevin Cloud

BSc Hons, Tech Cert Arbor A, F Arbor A,
Cardiff Law School Certified Expert Witness

Qualifications

- BSc Honours Rural Resource Management – University of Plymouth
- Technician Certificate in Arboriculture (Tech Cert Arbor A)
- Bond Solon/Cardiff Law School Expert Witness certificate.
- LANTRA Professional Tree Inspection certificate

Professional Accreditation

- Arboricultural Association Registered Consultant
- Fellow of the Arboricultural Association (F Arbor A)
- Associate member of the Institute of Chartered Foresters.
- Professional member of the Consulting Arborist Society (CAS).
- CAS risk assessment survey competency approved.
- CAS Tree Preservation Order competency approved.
- Licensed user Quantified Tree Risk Assessment.
- Licensed user Arboriculture, Mortgage and Insurers User Group.
- CAS homebuyers report competency approved.

Training

- Visual tree assessment for practitioners.
- Arboriculture and bats – a guide for practitioners.
- Surveying trees for bats.
- Quantified Tree Risk Assessment (QTRA) – licensed user training.
- Cardiff Law School Expert Witness certificate.
- GPS/GIS tree plotting and data management.

Recent Professional background

Kevin is director of Technical Arboriculture, a company set up by Kevin in 2006 to provide high quality arboricultural consultancy. Kevin works on a diverse range of projects including development sites, local authority strategy and policy and tree risk management surveying.

This work offers an array of scenarios where trees grow; from railway sidings and motorways to pub gardens and car parks. In each case the situation guides the level of survey and the commitment of client resources to an ongoing, reasonable and defensible approach to tree risk management.

Kevin has also spent many years managing woodland and other habitats for local authorities and thus has a good level of ecological knowledge relating to trees and their use by associated species.

Appendix two - Tree Survey Schedule

Tree Number (No) Each tree / group has been allocated a unique number. Where specifically instructed small durable numbered metal tags have been applied to each tree/group surveyed. Common Name The common name of tree species. Height (Hgt) Stated in metres above ground level at point of stem contacting ground. For walkover surveys this will generally be estimated. For detailed surveys this will be measured using a laser clinometer. Diameter Stem diameter (in millimetres) measured at approximately 1.5 metres above ground level. Branch spread Overall spread of crown expressed in metres at the four cardinal points (NESW) or for evenly crowned trees expressed as a single figure radius (RAD). Unless otherwise stated: All measurements are in metres (m) or millimetres (mm). All heights are stated above ground level (AGL) of tree stem. All distances are from base of tree. Cardinal points are abbreviated e.g. SW = South West	Age An assessment of age expressed as fifths of maximum age. Thus broadly 1/5 = Young, 2/5 = Early mature, 3/5 = Mature, 4/5 = Over mature and 5/5 = Veteran Phys Cond An assessment of a tree / group's overall physiological condition is recorded as: Good Fair Poor Dead Struct Cond An assessment of a tree / group's overall structural condition is recorded as: Good Fair Poor Target Appraisal of the key features within falling distance of the tree or parts of it. Quality An assessment of the quality of the tree based on the BS5837. A=Very Good, B=Good, C=Poor, U=Very Poor. Rem Con Estimated remaining contribution in years (yrs) (<10, 10-20, 20-40, 40+)	Is Risk ALARP? Y or N Is the risk As Low As Reasonably Practicable? If the answer to this is NO then remedial work should be carried out to reduce the risk to the lowest practicable level. The Health and safety Executive (HSE) states that at the core of ALARP "is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it". Timescale for action Timescale for carrying out remedial action stated in days or months. Review Period Timescale for carrying out for carrying out repeat survey or review of tree(s). Comments Where possible the whole of the tree has been surveyed and inspected as per the client's brief. If any sections have been omitted for any reason this will be stated. Only comments which are worth noting or have relevance to the risk assessment or future monitoring have been included. Unless otherwise stated all measurements in this section will be approximate. Unless stated otherwise, heights provided in relation to any noted aspects will be above ground level (AGL) at base of tree. Cardinal points are abbreviated to N, S E and W. Recommendations Suggested remedial action
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Tree Survey Schedule

Tree No	Condition Comments
Tag No	<u>Root Zone</u> To the N – grass lawn to base, pedestrian footway 1m, road verge 2.3m, public highway 4.2m, roadside parking and 3rd party dwellings beyond. To the E – grass lawn to base, cypress boundary hedge 2m, 3rd party garden and dwelling beyond, including 3rd party drive and parking area. To the S – lawn to base, client dwelling 4m. To the W – lawn to base, client drive and parking 4.8m.
Common name	No signs of fungal fruiting bodies associated with the species. Raised and exposed surface root to the NE. Base of tree sits up slightly from the lawn approximately 100/200mm.
Birch	<u>Stem</u> No signs of fungal fruiting bodies associated with the species. Bark covered cavity to SW approximately 150mm high by 75mm wide. Sounding of the stem base indicates sound wood; probing indicates no decay or degradation. Tree bifurcates at 0.5m to two main stems, with signs of bark inclusion ¹ and tight forks ² . Reaction wood ³ around bifurcation on both E and W sides, more prominent on W side with noticeable bulge [of reaction wood] over bark inclusion. N stem, no significant defects to full height. S stem similarly no defects to full height. <u>Branches</u> No significant defects within branch structure. Previous pruning of lower branches to S side in direction of dwelling. Second to lowest branch to S side, circa 5m above ground level, extends towards dwelling, with tertiary branches and foliage touching roof and overhanging roof by circa 3m. Higher branch overhang but with greater and acceptable clearance to dwelling and chimney stack. <u>Crown</u> Minor (<25mm dia.) deadwood. Foliage colour and density appear good, albeit with partial onset of winter colour and associated autumn leaf loss.

¹ Areas of bark on adjacent parts of a tree, typically on the inner faces of a narrow fork, which become grown over to occupy part of the internal joint.

² A kind of narrow fork with included bark in which continued radial growth results in pressure which tends to push the limbs of the fork apart.

³ Wood with atypical anatomy that grows in a region of the tree which experiences high mechanical stresses.

Hgt	Dia	Branch Spread NESW or RAD			
m	mm	m			
18	380 380	5.5	5	7	5

Age	Phys Cond	Struct Cond	Quality	Rem Con
				yrs
3/5.	Good	Fair	B1	10

Target	Is Risk ALARP? Y or N	Time Scale for action	Review period
Road. Dwelling. Garden. Parking	N	3 mths	24 mths

Management Recommendations

Remove deadwood.
Remove second lowest limb extending to S low over dwelling – pruning to result in no greater than a 75mm dia. pruning wounds.

Tree No	Condition Comments
Tag No	Root Zone
T2	To the N – paving slabs to base forming path at rear of dwelling - path rising up to side boundary and then levels rising up to the N and to the dwelling; retaining structure approximately 2m - levels raising 1m to lawn area; rear of dwelling 8m. To the E – garden to base, boundary hedge 4m, 3rd party garden beyond. To the S – garden to base, land dropping away to boundary fence at 10m, 3rd party garden beyond.
Common name	
Sweet Chestnut	To the W – brick steps to base, retaining structure 1.5m, to laid brick area at 2m, boundary fence at 8m, 3rd party garden beyond. To the NW – neighbouring garage 11m, neighbouring dwelling 13m. To the NE – neighbouring dwelling 12m. To the SW – neighbouring dwelling 14m. No sign of fungal fruiting bodies associated with the species.

Stem

Base of tree appears sound. No signs of fungal fruiting bodies.
Previously lost codominant⁴ stem to base of tree on NE side, resulting in localised decay and degradation of same previous stem base. Remaining stems forming good reaction and wound wood⁵ around area.
Tree bifurcates at ground level into E and W stems with further bifurcation at 1.5m to form 2 stems on the W side.
Tight forks throughout region of bifurcations with some bark inclusion; all bifurcations showing good reaction wood around zone of included bark.
No significant defects in main stems to full height. Multiple previous pruning wounds of varying sizes to 200mm dia. with varying degrees of wound wood occlusion. Some previously flush cut⁶ as opposed to target pruned⁷ with resulting degradation of wound, but nothing significant.

Branches

Multiple small (circa 75-100mm dia.) limbs low over garden area. Upper limbs extending across full extent of client's garden and over 3rd party gardens to the N by circa 3-4m and to the S to 2-3m. Some overhang to client and 3rd party dwellings.
Previous pruning of limb to NW towards client dwelling at circa 9-10m with 200mm dia. wound; other previous prune points throughout.

Crown

No significant defects.
Colour and density appears good albeit notable that the tree is starting to turn into autumn colour with some autumnal leaf loss.
Minor (<25mm dia.), moderate (25-100mm dia.) and major (>100mm dia.) deadwood throughout.

Hgt	Dia	Branch Spread NESW or RAD			
m	mm	m			
22	1060 750 700	10	9	9	14
Age	Phys Cond	Struct Cond	Quality	Rem Con	
4/5.	Good	Fair	B2	20	yrs

Target	Is Risk ALARP?	Time Scale for action	Review period
Building. Dwelling. Garden.	N	3 mths	24 mths

Management Recommendations

Remove deadwood
Crown lift to 5m
(max. 75-100mm dia. prune wounds).
Reduce crown on N and E sides by 4m
(max. 100mm dia. prune wounds).
Reduce crown on S and W side by 3m
(max. 75mm dia. prune wounds).
Reduce height by 3m.

Above works form first stage retrenchment⁸ pruning to stage reduce crown (and thus dominance of garden) over period of years.

General notes

Tree dominates rear garden and extends over multiple properties, including neighbouring garden and dwelling to NNW, clients garden and dwelling to N, and neighbours garden to NE.
Resulting in limited garden area without crown over sail.

⁴ branches of equal size above a fork.

⁵ In woody stems, the new wood developing in response to a wound, often resulting in a swelling (as round a pruning wound) which gradually occludes the wound.

⁶ A pruning cut that removes the branch collar and/or part of the branch ridge, slowing the occlusion of the wound.

⁷ A pruning cut that is transverse to the axis of the branch to be removed, so that the annual rings of the exposed wood form concentric circles (instead of ovals as with a slanting cut), minimizing the amount of exposed wood.

⁸ Crown reduction in late-mature and senescent trees to anticipate or keep pace with decline in the crown.

Tree No	Condition Comments
	<u>Root zone</u> Unable to fully access due to dense vegetation to base. No signs of fungal fruiting bodies associated with species.
T3	
	<u>Stem</u> Access to tree restricted - Visited neighbouring property to gain better views of tree but no one home. No apparant significant visual stem defects from distance.
	<u>Branches</u> No apparant significant visual branch defects from distance Pruning wounds.
	<u>Crown</u> No apparant significant visual crown defects from distance. Distant views - observable recent pruning to 3rd party side of crown.
	<u>Foliage</u> No significant visual foliage issues.
	<u>General</u> On boundary.
Common name	Beech

Hgt	Dia	Branch Spread NESW or RAD			
m	mm	m			
20	600	3	4	4	4

Age	Phys Cond	Struct Cond	Quality	Rem Con
				yrs
3/5.	Good	Fair	B2	20

Target	Is Risk ALARP? Y or N	Time Scale for action	Review period
Dwelling. Garden.	Y	N/A	24 mths

Management Recommendations

Reduce extent of laurel to base.
Inform neighbour prior to next survey so that tree can be assessed more fully from 3rd party garden.



Expert witness
Tree risk assessment surveys
TPO Review
Local Government officer contracts
Woodland management plans
Protected species
Habitat management plans



Technical Arboriculture Limited

Registered Office:
1 Chase Farm Close,
Waltham Chase,
Hampshire,
SO32 2UB

01489 896655
info@techarb.co.uk

Registered in England and Wales No: 6018958

VAT Registration No: 936 3872 90