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Our Ref:MH/BurlingtonHouseBotleighGrangeOfficeCampus/Cond5/2795

29<sup>th</sup> July 2022

Botleigh Grange Management Company Ltd  
c/o Vail Williams LLP (Ms Sara Williams)  
Savannah House  
3 Ocean Way, Ocean Village  
Southampton  
SO14 3TJ

Dear Sara,

**TREES AT BOTLEIGH GRANGE OFFICE CAMPUS, GRANGE DRIVE, HEDGE END, SO30 2DF**

**Brief:** From the supplied plan survey the trees indicated. Consider their condition, any unreasonable risk they may represent to users or visitors to the site and make management recommendations where considered necessary.

**Date of Inspection:** 27.07.22.

**Inspected by:** Mark Hinsley MSc. Res Man(Arb). OND(Arb). F.Arbor.A.

**Inspection Method:** Ground level visual.

**Previous inspections:** 07.09.12, 30.01.14, 15.05.18, 15.06.20.

**Risk and liability:** It is the responsibility of the owners of anything to take all reasonable precautions to prevent injury or loss occurring to a third party as a result of their property. That general duty of care is enhanced in the case of properties where people are required to visit, such as a place of work, encouraged to visit as a commercial venture, or permitted to visit, such as a public Highway or Footpath, or reside, such as their own home.

It is recognised that trees offer significant benefits in the way that they contribute to the landscape and environment. Any perceived risk that trees represent is therefore balanced against the benefits that they provide. The complete removal of all risk from trees would require the complete removal of all trees. As such an action would cause serious environmental damage, it would not be considered a reasonable response to all levels of risk. The purpose of a tree survey such as this is, therefore, to seek to reduce the

risk to third parties from trees on the campus to a reasonable level, being aware that said risk cannot be reasonably eradicated altogether.

**Risk assessment:** The assessment of risk from trees is a combination of two main factors: the first is the likelihood that all or part of a tree may fail; the second is the likely consequences of such a failure. The likelihood that a tree may fail will tend to be linked to any signs of disease, decay or structural malformation, although there are some species characteristics of relevance. The consequences of tree failures relate to whatever is likely to be in the target area of the tree at the time the tree falls or sheds a limb.

It necessarily follows that the more serious the likely consequences of failure, the less reasonable is the retention of a tree with an apparent defect.

In *Principles of Tree Hazard Assessment and Management*, published in 1999 under the Government sponsored Research for Amenity Trees thread, David Lonsdale points out that, in the UK, the Health and Safety Executive had set a limit of acceptable risk of death from an identifiable risk that is imposed upon people for the “wider interest” as 1:10,000.

Firstly, we have to define what we consider to be in the wider interest in respect of the trees in the survey area. The Campus is clearly designed to be a pleasant area to create a comfortable environment in which people work. Pleasant working surroundings definitely have a wider interest factor. The Alder woodland to the rear of the campus is an environmentally sensitive area where wildlife conservation should be very high on the agenda. Wildlife conservation is supported by the Wildlife and Conservation Act. Wildlife conservation in itself is therefore clearly considered to be in the wider interest. Dead and decaying wood is a vital food source and habitat for a vast range of wild creatures. Over zealous removal of such habitat would seriously damage the conservation value of the woodland. Trees also contribute significantly to the character of an area. Trees that are in keeping with their surroundings make a vital contribution to the enjoyment of a particular landscape, both for residents and visitors alike.

Another factor to be taken into account when considering what constitutes a proportionate response to a perceived hazard associated with a tree is ‘reasonable expectation’. What would a reasonable citizen expect of the landscape through which they were passing? If one were travelling through a city centre, one’s expectation that a piece of dead wood might fall from any tree you pass under might reasonably be low, as it would be on a major trunk road. That expectation would not reasonably be so low on a quiet wooded country lane and might be higher still on a country footpath. It is reasonable to expect people to adjust their behaviour and expectations to suit the environment they are in.

**General comments on the survey area:** The survey trees appear to break down into roughly two categories:

**Campus trees:** The trees adjacent to the campus roads and on the main road frontage are in areas with a fairly high usage and a fairly high reasonable expectation that hazardous debris should not be falling on cars or people. A degree of sterilization from a wildlife conservation point of view would be expected to prevent significant dead wood falling from these trees onto public highway and campus users.

**Alder woodland to the rear:** The Alder woodland is stretched along a water course. Certain areas are virtually inaccessible. In these areas standing dead trees are of huge conservation value. Whilst it is reasonable for people using designated footpaths and public areas adjacent to or through the woods to expect that some care should be taken to avoid major branches or whole trees from falling on them, they

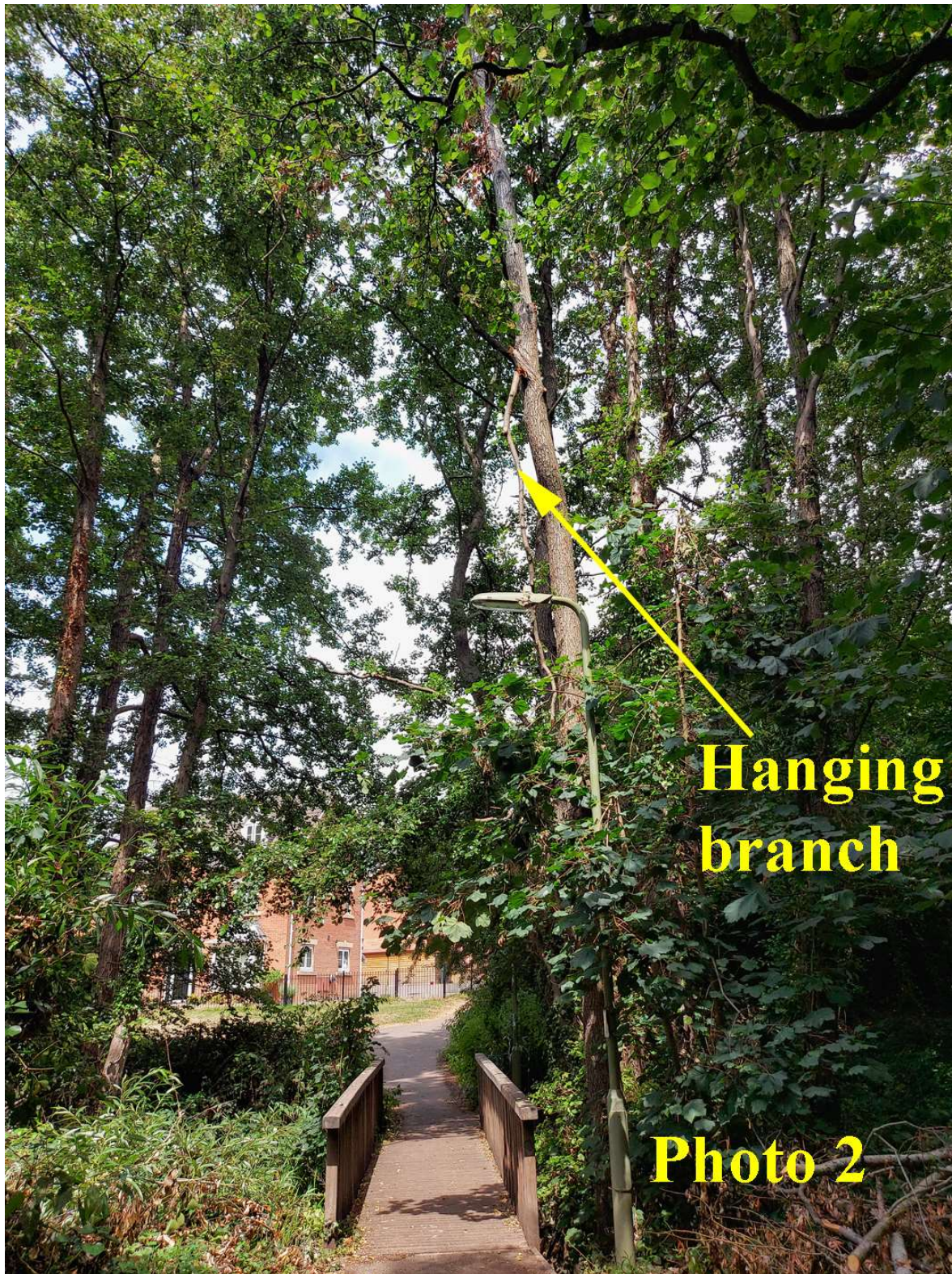
must expect some small tree debris in these areas. Within the woodland itself, where it would take some determination to penetrate, people must expect to evaluate the risk themselves and act accordingly.

**Findings:**

**T1** – Dead Alder adjacent to bridge - fell. Work to be done within 6 weeks



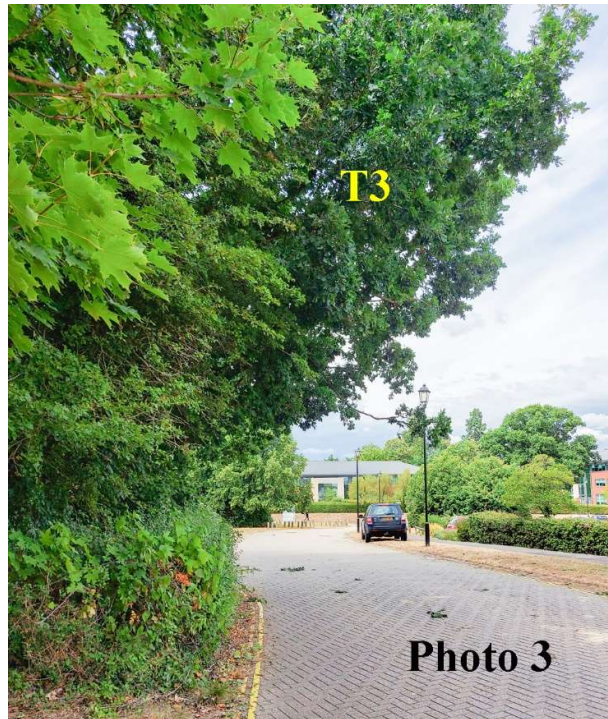
**T2** – Alder, hanging branch over bust footpath bridge. Remove hanging branch. Work to be done within 6 weeks.



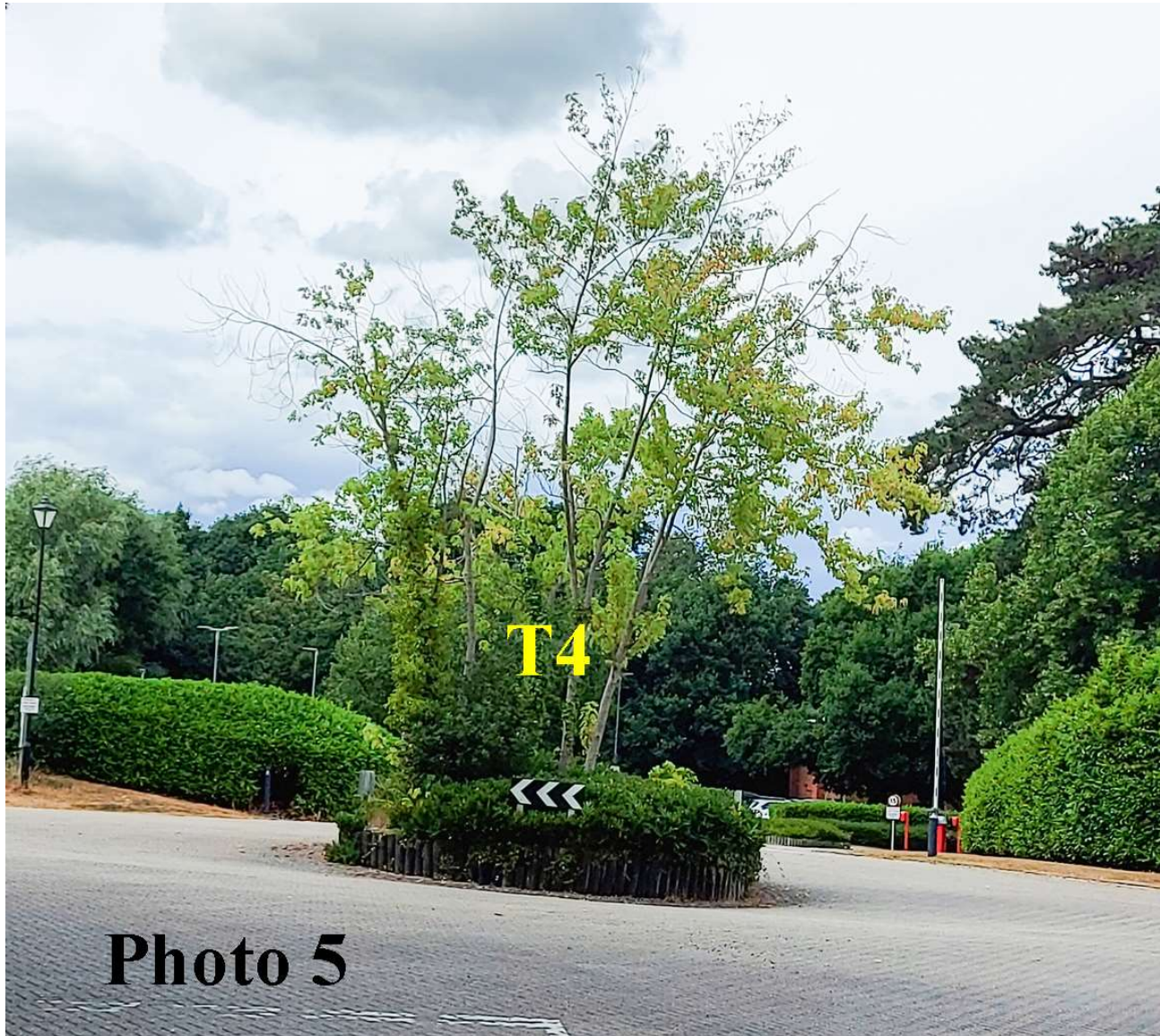
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Consultant: John Christopher FdScArb, HNC Building Studies  
Arboriculturalist: Kym Brooks NDArb  
Technician: Rebecca Hinsley BA (Hons), FdArt & Design  
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**T3 Oak** – crown lift to 5.2m over road – this canopy has been struck by a vehicle. Work to be done within 6 weeks.



**T4** is a clump of Japanese Maples. These trees have never done well. At the time of inspection, a number of the stems in the clump were showing signs of top and side branch die-back. The minimum recommendation is that the dead wood is removed, however these poor condition trees are in such an important location we suggest that it might be better management to remove them and replace with a more robust feature tree for this visually prominent entrance feature. Work to be done within 6 months.



**T5** is an oak the canopy of which is encroaching over the adjacent public highway and cycle way. Crown lift to 5.2m over the carriageway and cut foliage below that height to 1m back from the road edge. Work to be done within 6 weeks. **This is now a serious situation of potential liability.**



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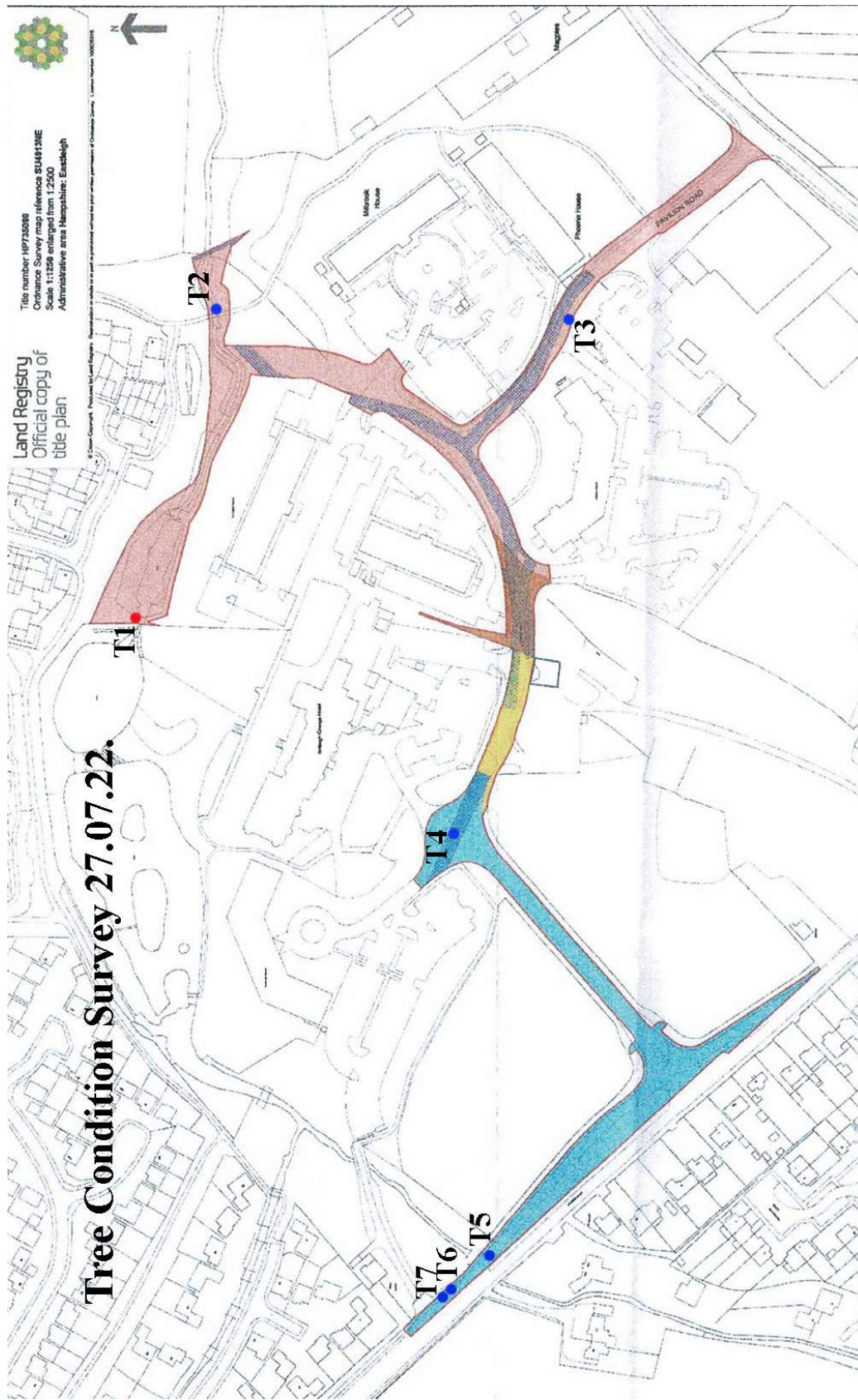
**T6 & T7** – are willows the canopies of which are encroaching over the adjacent public highway and cycle way. Crown lift to 5.2m over the carriageway and cut foliage below that height to 1m back from the road edge. Work to be done within 6 weeks. **This is now a serious situation of potential liability.**



**Photo 7**

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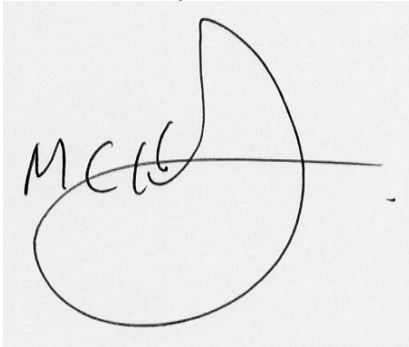
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**Informative Notes:** We recommend that any contractors engaged to undertake the recommendations listed above are asked to produce their own risk assessment prior to undertaking the work.

Please Note: we have not checked for any statutory constraints such as Tree Preservation Orders or Conservation Areas that may apply to the trees identified within our schedule for remedial actions. This check and potential subsequent Applications/Notifications will be a matter for the client's appointed arborist or arboricultural contractor.

If you require any further information at this stage, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MCHS', followed by a large, stylized circular flourish that loops around the signature.

Mark Hinsley