



Tree Risk Assessment Report



Rosewood Cottage, Old Bursledon



**Tree Risk Assessment Report
Rosewood Cottage, Old Bursledon**

Prepared by

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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 Rosewood Cottage, High Street, Old Bursledon, SO31 8DL.

The survey was carried out reviewing the tree 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).

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, if deemed necessary at that time.

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 Jared & Joanne Coleman, Rosewood Cottage, High Street, Old Bursledon, SO31 8DL.
- 7 I have been instructed to conduct a survey of a single mature beech tree listed in the survey schedule (see appendix two) at Rosewood Cottage, High Street, Old Bursledon, SO31 8DL 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.

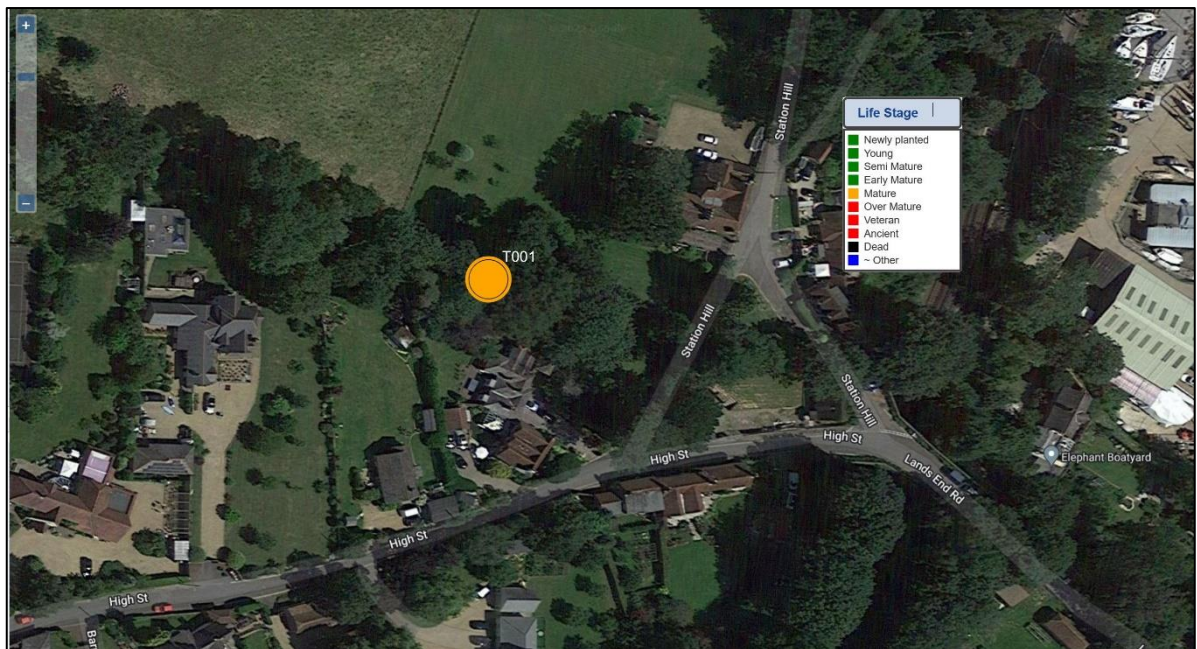
Document disclosure

- 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 private garden to the north, to the east and to the west with the client's garden and dwelling to the south. The land gently rises from High Street to the rear of the property and to the north. The tree is exposed to prevailing winds with other neighbourhood trees offering some companion shelter.
- 13 The predominant use of the land is private dwelling and garden.
- 14 The survey was limited to a single mature beech in the rear garden (other trees not requested for survey).

15 Tree Location Plan (aerial image):



Enlarged image available in [appendix three](#)

Land survey

16 None required or supplied.

Tree survey methodology and limitations

Method

- 17 A tree survey was conducted on 11th October 2022. At the time of the survey the weather was warm and dry with good visibility.
- 18 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.
- 19 Prior to commencement of the survey an appraisal of key 'targets' was undertaken and significant target and/or target zones noted (**target evaluation**);
- 20 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**);
- 21 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.

- 22 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).

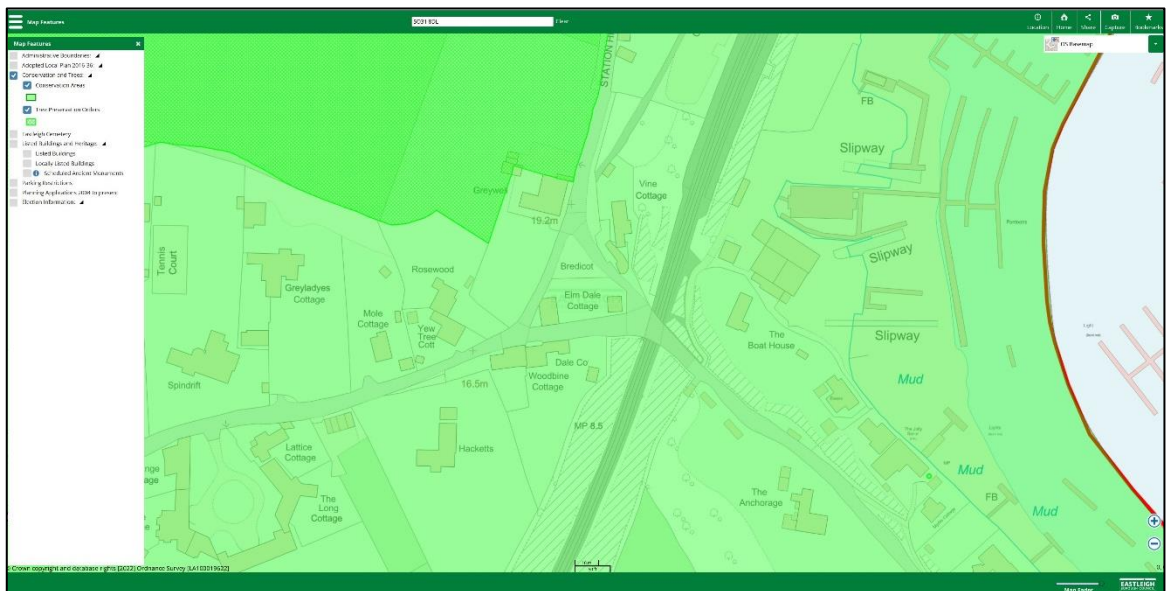
Limitations

- 23 This report is to be used for the purposes for which it is prepared as previously specified.
- 24 The survey area and recording of trees is limited to that previously defined.
- 25 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.
- 26 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.
- 27 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.
- 28 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.

- 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.
- 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

- 31 I have confirmed that the subject tree is located within a conservation area.
The client should only commence arboricultural work recommended by this
report following formal notification to the local planning authority of the
intention to undertake the work.
- 32 Conservation Area plan:



Data taken from Eastleigh Borough City Council mapping website

Enlarged image available in [appendix four](#)

- 33 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).
- 34 *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* provides statutory protection to birds, bats and other species that inhabit trees. In addition, *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* 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. 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

- 35 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.
- 36 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.

Photographs

- 37 Where photographs would improve the client's understanding of a particular tree defect, 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:

38 The following key target areas were noted:

- i. Client garden;
- ii. Client dwelling;
- iii. 3rd party gardens.

Hazard evaluation

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

Risk Assessment

40 The consideration here is whether risk of harm from tree failure is currently **As Low As Reasonably Practicable**.

41 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.

42 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*".

43 In relation to T1 the answer is **NO** – the risk is **NOT ALARP**.

44 In my opinion the level of risk can be reduced to a level that is ALARP by remedial management.

Recommendations

45 Please refer to the tree survey schedule in appendix two for detailed recommendations, risk levels and timescales.

46 All permitted or approved tree work must be carried out in accordance with *British Standard 3998:2010 Recommendations for tree work*. Work should be carried out by suitably qualified and experienced professional arborists with appropriate levels of public liability insurance.

Timescale for remedial action

- 47 The first phase of remedial tree work should be carried out within the next three months, subject to notification to the local planning authority (six weeks).
- 48 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

- 49 The **review period** for these trees is two year. I consider this prudent in light of, *inter alia*, the target evaluation, size, age and condition of the trees.
- 50 A regular inspection of the tree will inform the timing and effectiveness of future retrenchment pruning and allow monitoring of the condition of the stem cavity.

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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) Tag No Each tree has been allocated a unique number. Where specifically instructed small metal tags have been applied to each tree 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). 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. 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	Physiological Condition An assessment of a tree / group's overall physiological condition is recorded as: Good Fair Poor Dead Structural Condition 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. Crown density An assessment of the density of live crown as a useful indicator of crown health. Stated as a bracket percentage of remaining live crown as follows: 76-100% 51-75% 26-50% 0-25% 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). Condition 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
	<u>Root zone</u>
	To the N: Garden to wire fence 8m, grass area beyond.
	To the E: Garden to boundary fence 12m, 3rd party garden and dwelling beyond.
T001	To the S: Garden to client dwelling 14m.
	To the W: Garden to shed 15m, boundary fence and 3rd party garden beyond.
	No signs of fungal fruiting bodies associated with the species.
Common name	Buttress/lower stem
	No signs of fungal fruiting bodies associated with the species. ²
	Sounding with a mallet indicates no decay or degradation ³ .
	No reason to probe ⁴ .
Beech	<u>Stem</u>
	Bark cracking ⁵ W side 0.5m to 2m.
	Cavity on N side from 4m to 5.5m, circa 200mm wide. Good wound wood ⁶ response to either side of opening. Reaction wood ⁷ growth around outside of stem in region of cavity. Sounding with mallet indicates sound wound wood. Probing indicates limited extent of hollowing with reasonable residual wall ⁸ at current time.
	<u>Crown and Branches</u>
	Minor (<25mm dia.) deadwood throughout.
	Heavy loaded branches toward dwelling.
	Crown spread
	<u>Foliage</u>
	Size, colour and density appears normal.

Hgt	Dia	Branch Spread	Crown density
m	mm	m	
25	910	7N 8.5E 14S 10W	76% - 100%.

Life Stage	Phys Cond	Struct Cond	Rem Con
Mature	Good	Fair	20+

Target	Is Risk ALARP?	Time Scale	Review Period
Dwelling. Garden.	No	6 Months	2 Years

Management Recommendations

Crown reduce by 3m on S side.
Max 75mm prune wound diameter.

Reason. To reduce crown extension and weight to dwelling.

² Certain fungi may induce decay or weakening of the buttress, stem or roots.

³ A plastic mallet is used to provide an acoustic return allowing an indication of the integrity of the wood.

⁴ Where cavities are identified a metal probe is used to determine extent. If no cavities are present then use of a probe is unwarranted or not possible.

⁵ Longitudinal crack in bark caused by rapid growth of the underlying wood.

⁶ 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.

⁷ Wood with atypical anatomy that grows in a region of the tree which experiences high mechanical stresses.

⁸ The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues.



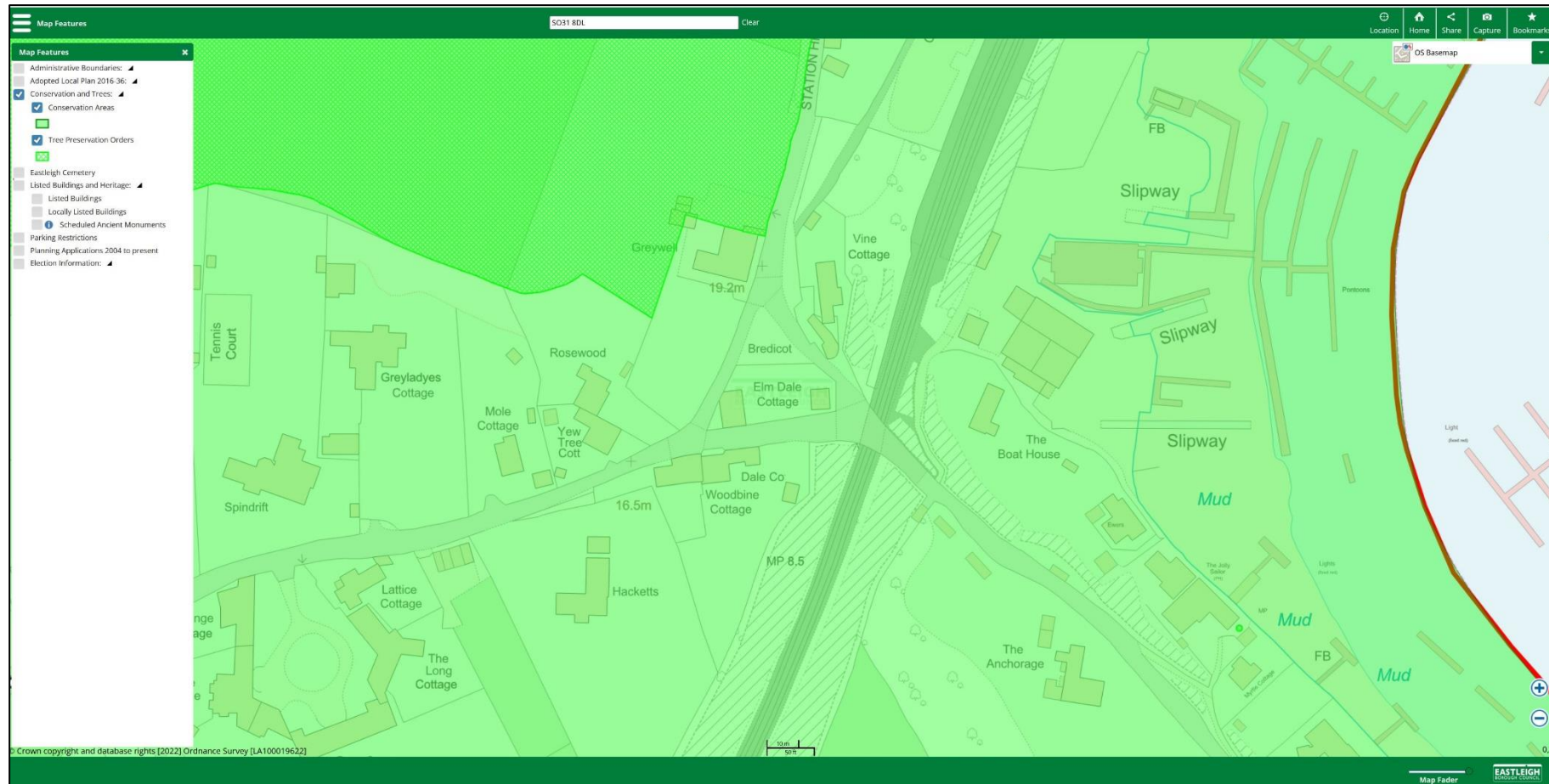
Appendix three – Location Plans

[Return to document](#)



Appendix four – TPO Map

[Return to document](#)



Data taken from Eastleigh Borough Council mapping website



Appendix five – Photographs



Photograph one - view of cavity showing good wound wood on either side of opening and response growth to outer side around stem.



Photograph two - showing close up of internal heartwood decay.



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

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