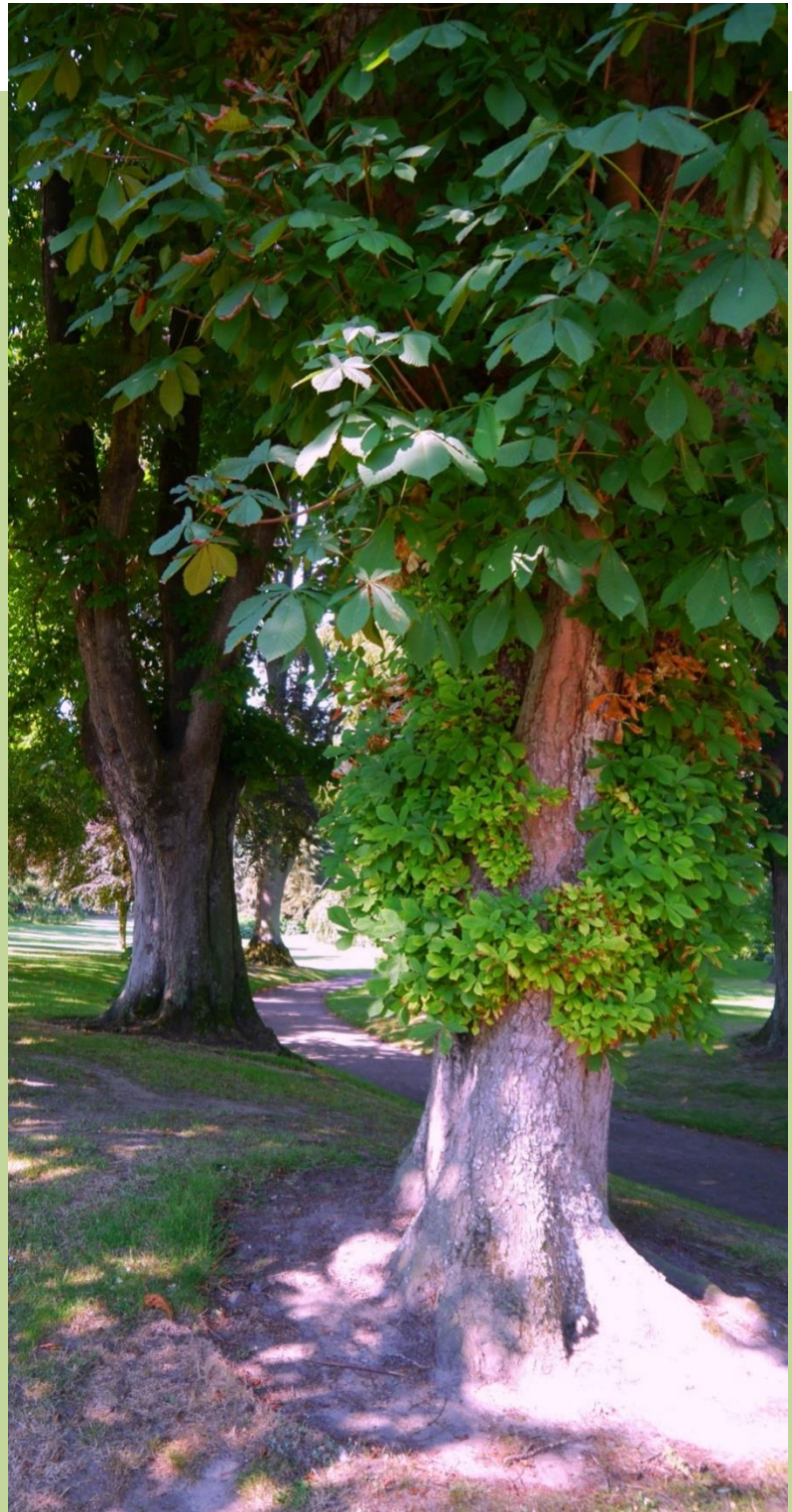




Tree Risk Assessment Report



Fairport House, Lands End Road, Bursledon, SO31 8DN



Tree Risk Assessment Report
Fairport House, Lands End Road, Bursledon, SO31 8DN

Prepared by

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

Report reference number: TRA-KC/FAIRPORT/001

Report date: November 2022



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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 Fairport House, Lands End Road, Bursledon, SO31 8DN.

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).

Therefore, tree works are prescribed.

T1 is recommended for crown reduction. This will require a notification to the local planning authority (6 weeks – see legal constraints).

T2 is recommended to be felled and is considered to be dangerous (imminent risk of whole tree failure). This tree does not require a full notification but rather a 5 day notification to the local planning authority invoking an exception under *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.

I have been asked by you to submit all of the relevant paperwork in respect of the trees to the local planning authority. Information in this respect will be forwarded to you separately by email.

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

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 Mark Keeling, Fairport House, Lands End Road, Bursledon, SO31 8DN.
- 7 I have been instructed to conduct a survey of the trees listed in the survey schedule (see appendix two) at Fairport House, Lands End Road, Bursledon, SO31 8DN 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 public highway and public slipway to the north, River Hamble to the to the east south with the neighbouring garden and dwelling(s) to the west. The land is generally level. The trees are exposed to prevailing winds.
- 13 The predominant use of the land is private dwelling and garden.
- 14 The survey was limited to 1 x mature oak and 1 x poplar in the garden (other tree not requested for survey).

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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 17th November 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.

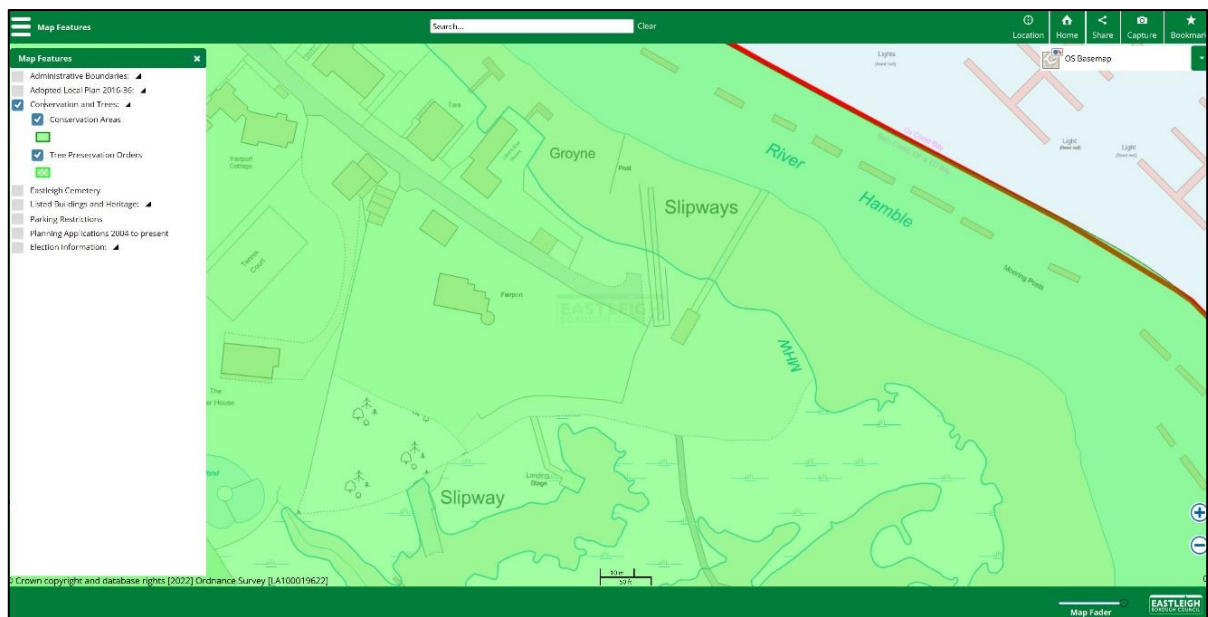
- 29 Our initial survey does not employ invasive techniques such as drilling or any form of excavation or sampling. If such further investigations were deemed necessary, specific techniques and/or approaches will have been discussed and agreed with the client together with a cost estimate, reasons for 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.
- 30 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 tree identified in this report is located within a conservation area. The client should therefore only commence arboricultural work recommended by this report following formal notification to the local planning authority of the intention to undertake the work.
- 32 I have submitted a conservation area notification (for T1) on behalf of the client and appended this report as supporting evidence. Details of the notification will be sent to the client by email separately.
- 33 Certain exceptions exist within *The Town and Country Planning (Tree Preservation)(England) Regulations 2012* to allow removal of trees which are considered dangerous. I have submitted such notification to the local planning authority in respect of T2. Details of the notification will be sent to the client by email separately.

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34 Conservation Area plan:



Data taken from Eastleigh Borough Council mapping website

Enlarged image available in [appendix four](#)

- 35 *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

- 36 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.
- 37 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

- 38 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:

- 39 The following key target areas were noted:

- i. Public highway (Land's end Road).
- ii. Public slipway to River Hamble.
- iii. Boathouse building.
- iv. Garden.

Hazard evaluation

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

Risk Assessment

- 41 The consideration here is whether risk of harm from tree failure is currently **As Low As Reasonably Practicable**.
- 42 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.
- 43 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*".
- 44 In relation to T1 the answer is **NO** – the risk is **NOT ALARP**.
- 45 In my opinion the level of risk can be reduced to a level that is ALARP by remedial crown management.
- 46 In relation to T2 the answer is **NO** – the risk is **NOT ALARP**.
- 47 In my opinion the level of risk may only be reduced to a level that is ALARP by felling the tree.
- 48 I consider it prudent to restrict occupancy of the area beneath T2 until such time as the tree is felled.

Recommendations

- 49 Please refer to the tree survey schedule in appendix two for detailed recommendations, risk levels and timescales.
- 50 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

- 51 Remedial tree work should be carried out:
- As soon as is practicable after the expiry of the 5 day notification to the local planning authority for T2.
 - Within the next three months, subject to notification to the local planning authority (six weeks), for T1.
- 52 Further stage reduction to T1 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

- 53 The **review period** for these trees is one year. I consider this prudent in light of, *inter alia*, the target evaluation, size, age and condition of the trees.
- 54 An annual inspection of the trees will inform a decision on possible further staged reduction of T1 and the timing of such 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) 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
Tag No	Rootzone
T001	To the N: Bare ground to base, compacted hardcore access from gate circa 5m, garden and River Hamble beyond. To NE: compacted hardcore parking 3m, boathouse under renovation 8m, river beyond. To the E: Garden to base, compacted parking merging to garden beyond. To the S: Garden to river (reeds) 22m. To the W: low wall 0.5m, garden beyond to dwelling 45m.
Common name	No signs of fungal fruiting bodies associated with the species ² . Low wall shows lean and deformity consistent with uplift from root growth below ³ . <u>Buttress/lower stem</u> No signs of fungal fruiting bodies associated with the species. Minor bark wound and exposed heartwood on NE side of large surface root on SE side. Sounding with mallet ⁴ indicates no degradation. No obvious cavities. No reason to probe ⁵ . <u>Stem</u> Small (75mm wide) fruiting body of <i>Ganaderma applanatum/australe</i> ⁶ (Artists fungus) to stem N side 1.8m. Multiple historic prune wounds to E and S approx. 300 - 450mm diameter (dia.), circa 1.8m. Some wounds appear to be flush cut ⁷ rather than target cut ⁸ with resulting varying degrees of wound wood ⁹ occlusion. Multi stemmed above 2m forming spreading stem/branch structure. Central upright stems showing significant progressive dieback with minor (<25mm dia.), moderate (25-100mm dia.) and major (>100mm dia.) deadwood throughout.

Continues on next page.....

Hgt	Dia	Branch spread	Crown density
m	mm	m	
15	1360	13N 7E 12.5S 12W	51% - 75%.
Age	Phys Cond	Struct Cond	Rem Con
3/5	Good	Fair	20+

Target	Is Risk ALARP?	Time Scale	Review period
Building. Road Parking. Garden.	No	3 Months	1 Year

Management Recommendations

Remove deadwood.
Crown reduce by 4m on all sides
(max. 75-100mm prune wound diameter).
Reduce height by 4m.

² Certain fungi are able to degrade or decay wood within the roots and stem and thus increase risk of failure.

³ I caveat that I am not a structural engineer, deformities in built form should be properly investigated by appropriate professional.

⁴ Use of a plastic mallet to get an acoustic return and thus assess the degree of wound wood present.

⁵ Sometimes, where needed, a metal probe is used to ascertain the properties (dimensions) of cavities or holes.

⁶ A common wood decay fungus causing root rot and butt rot mainly in broadleaf trees. The fruiting bodies of the fungus are woody brackets, commonly occurring in the flutes between the buttresses of big trees near ground level. Partially decayed wood may retain strength for some time.

⁷ A pruning cut that removes the branch collar and/or part of the branch ridge, slowing the occlusion of the wound.

⁸ 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.

⁹ 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.

T1 continued....

Condition Comments

Crown and Branches

Minor, moderate and major deadwood. Previous branch failures. Notable deadwood to road.
Long lever arm¹⁰ branches to road, gate and boathouse. Rope swings to lower branch on W side.
Crown spread

Foliage

Density: abnormal. Loss of significant section of foliage in central crown. Shortened internode¹¹.
Extensive epicormic growth¹² on all limbs and stems.

General

Client notes period of decline.

¹⁰ The length of a structure free to move at one end in the manner of a lever, such as a branch, and the distribution of weight along that length affecting loading at the base.

¹¹ That part of a shoot between two nodes. Internode length increases with the rate of shoot extension growth.

¹² Shoots arising from dormant buds in a tree's main stem or framework branches.

Tree No	Condition Comments
	Part windthrown.
Tag No	Upper stem and crown damage by recent wind throw of neighbour to N. Previous failure onto demolished outbuilding; about to commence rebuild.
T002	See photographs at appendix.

Common name
Poplar

Hgt	Dia	Branch spread	Crown density
m	mm	m	
20	1200	7	26% - 50%.

Life Stage	Phys Cond	Struct Cond	Rem Con
Mature	Fair	Poor	<10

Target	Is Risk ALARP?	Time Scale	Review period
Building.	No	1 Month	N/A

Management Recommendations

Fell tree.



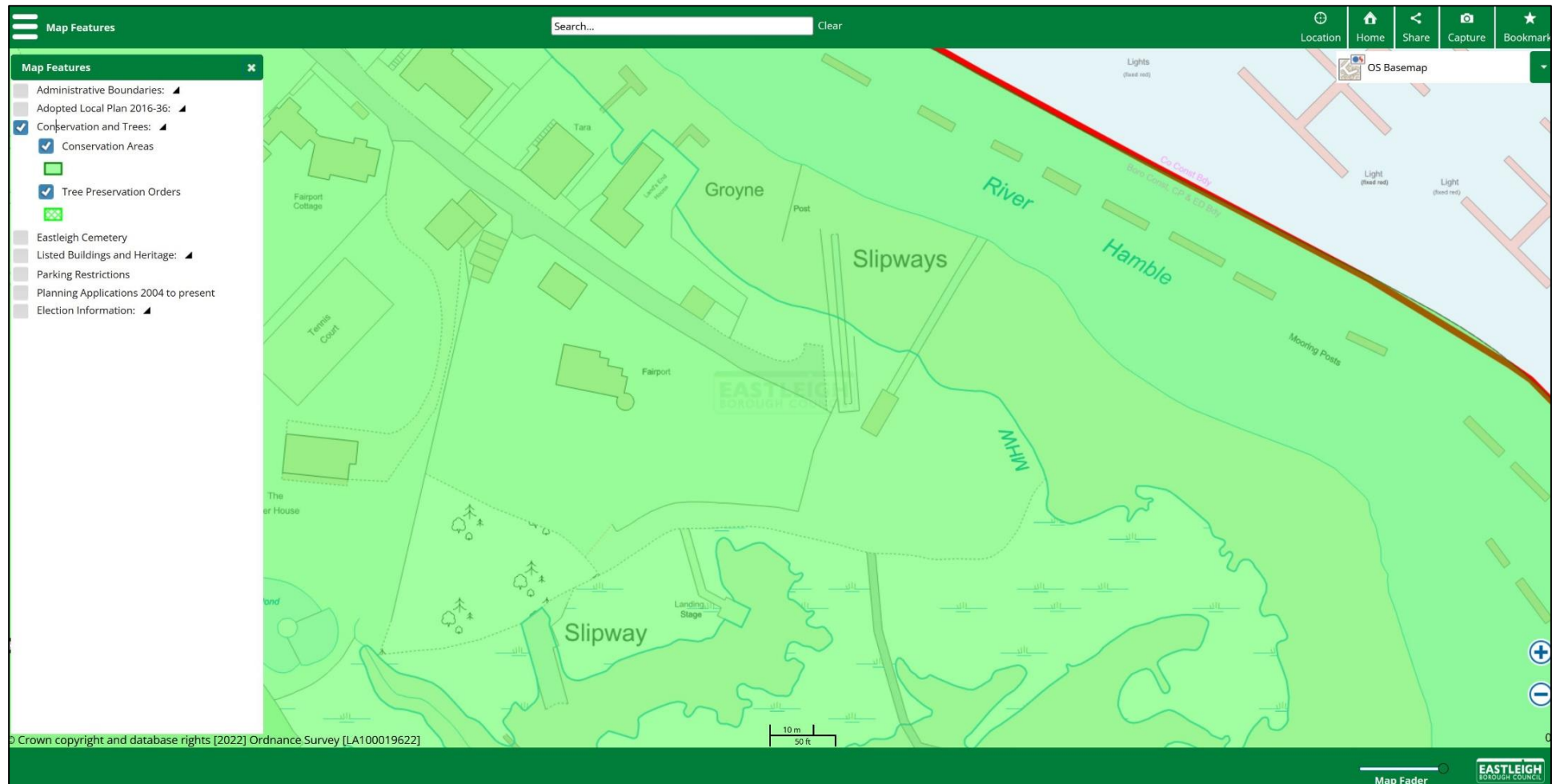
Appendix three – Location Plans

[Return to document](#)



Appendix four – TPO Map

[Return to document](#)



Data taken from Eastleigh Borough Council mapping website



Appendix five - Photographs



Photograph one - small fungal fruiting body of *Ganderma* species on stem



Photograph two - leaning poplar T2



Appendix five – Photographs continued...



Photograph three - T2 from distance showing lean



Photograph four - showing hole due to movement of root plate



Appendix five – Photographs continued...



Photograph five - hole caused by root plate lift



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

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