



**VISUAL TREE ASSESSMENT REPORT
(VTA)**

At:

**RUNNYMEDE ESTATE,
RUNNYMEDE, WEST END,
SOUTHAMPTON**

For:

NAPIER MANAGEMENT SERVICES LTD

This report was compiled by
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This report is the responsibility of Arbor-Eco Consultancy
It should be noted that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment.

Report Number: MB230104

January 2023

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1. INTRODUCTION

1.1 Project Brief

Arbor-Eco Consultancy was commissioned by Napier Management Services Ltd, to undertake a ground level Visual Tree Assessment (VTA) and assess the health and safety condition of trees growing on land, as directed by the client, at Runnymede Estate, Runnymede, West End, Southampton within the administrative boundary of Eastleigh Borough Council.

The purpose of the report was primarily to determine the condition and health and safety of the trees at this site to further inform management recommendations. The survey results are provided as a Negative Tree Survey whereby only those trees identified for remedial work have been recorded. The tree inventory for this site can be found within Arbor-Eco Consultancy, Arboricultural Report number MB230104 dated September 2021.

The locations of the trees were predominantly growing to the periphery of the site. The location of the trees surveyed are shown on Drawing Number MB230104-01 in Section 8.

1.2 Site Description

The site is located within a residential setting towards the north-eastern fringes of the city of Southampton within the district of West End. The site is directly west of the motorway, M27, within the county of Hampshire. Access to the site was off Runnymede. The site is centred at Ordnance Survey Grid Reference SU 4659 1419.

The site is dominated by the multi-storey residential buildings, garage blocks, sections of hard surfacing (utilised for parking) and a number of outbuildings. The site is bound to the north by Runnymede minor trunk road. The eastern boundary was delineated by residential properties off Runnymede. To the south the boundary abutted residential properties off Hatherell Close and Elizabeth Close. The western boundary was demarcated by properties off Church Hill.

All of the trees surveyed were considered to be dominant landscape features.

The topography of the site is such that the ground is steep in part with a fall of land from south to north. The ground was wet with sections of standing water evident across the site due to recent heavy rainfall.

1.3 Limitations and Constraints

It is noteworthy that the vast majority of trees were growing to the rear of block numbers 1-9, 19-27, 28-33 and 34-42 and the trees were located on the side of, and upon, a steep embankment. The soil is eroding and so scaling this was hazardous.

The action of pedestrian traffic walking over the roots of trees and compacting the ground may have a longer-term impact as the roots require oxygen, nutrients and water to survive. The air pockets are squeezed out of the soil and this will encourage water run-off in favour of soaking the water. Planting additional trees, aerating the soil, adding mulch rings around the trees will all combat the effects of extreme weather events.

The unpredictability of the trees reactions to these vectors is becoming increasingly apparent. Drought can cause reactions in a tree that include branch drop or early wilt or even sudden death.

Trees growing amongst dense understorey which made the survey very difficult due to canopy congestion. This led to a number of surveys of trees being carried out at a distance using binoculars where possible.

2. ARBORICULTURAL SURVEY

2.1 Methodology

A tree survey conducted by a suitably qualified arboricultural consultant will ensure that there will be an accountable process, available for scrutiny that would satisfy the courts that reasonable and practicable measures have been taken to reduce the risk of injury to person or property.

To determine the status of the trees within the site a full visual tree assessment survey has been undertaken, assessing the species and status of the trees as directed by the client. This survey has been carried out in accordance with the guidance from the National Tree Safety Group – Common Sense Risk Management of Trees (2011).

Each tree was visually assessed and a schedule prepared listing tree number, species, stem diameter at 1.5 m above ground level, tree height, crown spread (within a range), and age class. Any specific observations or recommendations with regard to management were also noted. All these observations and measurements are summarised in Table 4.2. Each tree was given a unique number and cross-referenced within the report.

Trees deemed difficult to identify were given a unique number fixed to the stem of the tree on a corrosive resistant metal disc as shown on Plate 1.



Plate 1: Identification disc

The emphasis of the report is predominantly that of tree management and preliminary recommendations for tree works as a result of a health and safety inspection. It identifies naturally occurring defects within the tree due to inhibited growth or naturally related vectors that have caused what would otherwise be a tree of good form and vitality as guided by current best practice. The survey also considered managed artificial structures. The inspection was carried out with use of binoculars where necessary. No climbing inspection was conducted. No analysis of soil samples was undertaken and the condition of trees' root system was only investigated by way of a surface visual inspection, light excavation around the buttress and assessment of the trees' overall vitality. Acoustic resonance impact testing utilising a Thor 710 nylon hammer was used, in conjunction with a metal probe, to determine the presence, depth and extent of decay found at the surface of the bark.

2.2 Weather Conditions

The survey was completed on the 19th January 2023 by Marco Bartolini, Arboricultural Consultant. The weather conditions at the time of the survey are shown in Table 2.1.

Conditions	Result
Temperature (C)	1
Cloud Cover (%)	0
Precipitation (&)	2
Wind Speed (Beaufort)	F1

Table 2.1: Weather Conditions at Time of Survey

The trees were inspected from ground level and no other equipment has been used to determine the health and safety of the tree other than knowledge, experience and training. Measurements are recorded in accordance with National Housing Federation DBH Banding.

2.3.1 The tree stem circumference was measured at 1.5 m above ground level. If the stem was obscured then the following range of diameter was used to estimate the size;

<150	less than 150 mm
150-300	between these two measurements
300-450	between these two measurements
450-600	between these two measurements
600-1000	between these two measurements
1000+	greater than 1000 mm

2.3.2 Crown spread was measured across the complete face of the crown at each of the four cardinal points and averaged.

2.3.3 Works required to be carried out are weighted in monthly timescales.

2.3.4 Trees are 'aged' through periods of their anticipated life subject to location, soil structure and other external influences compared to that of an open grown tree in ideal conditions for that species;

Y: Young = tree within first third of average life expectancy
EM: Early Mature = tree within second third of average life expectancy
M: Mature = tree within final third of average life expectancy
OM: Over mature = tree beyond average life expectancy
V: Veteran status (in decline and a historically or culturally valuable tree)
D: Dead

2.4 Risk Zones

The Location of a tree should be categorised as High (Red), Medium (Orange), Low (Green) and be dependent on the accessibility to the general public and on-site frequency of use. If client has not provided risk zones maps specific to each site, then categorisation is based solely on the Arboriculturist/Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration will be given to the principles set out below:

- Public impact - Numbers of public using site
- Site usage - Location of roads, footpaths, buildings
- Business Risk - Risk of damage to property

Risk Zone/Hazard Class	Work Priority	Time Limits (as detailed on survey schedule)	Details
HIGH Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis	High	Immediate/Urgent Within 1- 3 months Within 3-6 months	Covers trees likely to cause an immediate nuisance, imminent failure, hanging deadwood or major deadwood in a place of high frequency use or a public space. Additionally, infrastructure, public property or a public health is a consideration. Weighted in timescales appropriate for the risk and target.
MEDIUM Open Areas such as tree groups or grassland with limited usage	Medium	Within 6 months Within 12-18 months	Covers trees within target distance of High-Risk Zone likely to cause an inconvenience such as pruning to clear buildings or phone lines. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.
LOW Woodlands or areas where there is no access and would not require any work	Low	Within 2-7 Years	Covers trees within target distance of High or Med Risk Zones with regard to tree works that are necessary to be programmed to promote the future health and well-being of tree stock, such as re-reductions whereby higher categories aren't necessary.

Table 2.2: Risk Zone Table

Due to the location of the trees to property, footpath, footway, highway, public access and third-part land, the following has been considered based on frequency of use for trees requiring remedial work only;

- Adjacent to public property, public access and access roads; **HIGH-RISK** zone.
- Internal (dense) sections of woodland, or fields; **MEDIUM RISK** to **LOW-RISK** zone.

3. STATUTORY LEGISLATION AND GUIDANCE

3.1 Protected Trees

Examination of Eastleigh Borough Council (2023) interactive mapping (<https://emaps.eastleigh.gov.uk/webmaps>) accessed on 19th January 2023, indicated that at the time of the survey, all of the trees surveyed are the subject of an Area Tree Preservation Order. Eastleigh Borough Council TPO A60H covers all of the tree species at this site.

It is strongly recommended that the hardcopy is requested from the Local Authority to confirm the trees against the Order along with the date it was made. An Area Order will only protect those trees growing at the time the Order was made.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Part 4 – Applications for Consent under Tree Preservation Orders states that an application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which an order is for the time being in force shall be made in writing to the authority on a form published by the Secretary of State for the purpose of proceedings under these Regulations.

Until such time as the application has been granted no works must be undertaken on the trees identified as being subject to TPOs that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application. If works are subsequently identified and not included within the original planning application, a separate TPO application will be required to be submitted to the Local Authority for permission to undertake any works (approximately an 8-week process).

Apart from limited exceptions, permission must be sought from the local planning authority by submitting a standard application form. The form is available from the Local Authority Planning Portal. It is important that the information on the form makes clear what the proposed work is and provides adequate information to support the case.

Further examination of Eastleigh Borough Council (2023) interactive mapping (<https://emaps.eastleigh.gov.uk/webmaps>) accessed on 19th January 2023, indicated that at the time of the survey, none of the trees are situated within a Conservation Area.

3.2 Legislation

The tree health and safety audit has been carried out with consideration to the following guidelines and current legislation;

- *Occupiers' Liability Act 1957 & 1984*
- *Management of Health and Safety at Work Regulations 1999 and the associated ACoP (guidance is contained in HSG 65 Successful health and safety management and INDG 163 Five steps to risk assessment)*
- *HSE's "Reducing Risks Protecting People" 2001*
- *National Tree Safety Group - Common sense risk management of trees 2011*
- *The Health & Safety Executive (HSE) (decision –making framework, known as the Tolerability of Risk (ToR) framework)*
- *Section 41(1) of the Highways act 1980, a duty "to maintain the highways"*
- *Section 154 (2) of the Highways Act 1980*
- *National Planning Policy Framework, Trees and Forestry Commission, Crown or local authority land, churchyards, aerodromes and scheduled monuments, Government Planning Practice Guidance.*

3.3 Protected Species

Bats: A bat survey must be performed on the relevant roost potential prior to demolition. If bats are found to be present, a Natural England licence will be required prior to demolition. Bats and the places they use for shelter or protection (i.e., roosts) receive European protection under The Conservation of Habitats and Species Regulations 2017, as amended. They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that bats, and the places they use for shelter or protection, are capable of being a material consideration in the planning process. As bats re-use the same roosts (breeding site or resting place) after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present. The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on public bodies to have regard for the conservation of biodiversity and maintains lists of species and habitats which are of principal importance for the purposes of conserving biodiversity in England and Wales. A number of bat species are listed on Section 41 (England) and Section 42 (Wales) of the NERC Act 2006.

Nesting Birds: The removal of relevant features must be undertaken outside of the bird nesting season (this generally extends between March and August but is weather dependent). If this is not possible the area concerned should be checked immediately prior to removal by a suitably qualified ecologist. Nesting and nest building birds are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties.

3.4 Common Law

There are a number of trees overhanging the curtilage of the site and in particular trees growing within third party land. It is the landowner's responsibility to manage the overhanging vegetation unless a safety issue arises.

The following relates to common laws regarding trees only;

Under common law, a person may cut back any branch (or root) from a neighbour's tree that overhangs or encroaches onto their property. In cutting back any overhanging branches (or encroaching roots) the following must be observed:

- The person must not trespass onto the land on which the trees are growing.
- Branches or roots must not be cut back beyond the boundary in anticipation of them overhanging.
- Any branches, fruit or roots that are removed must be carefully returned to the tree owner unless they agree otherwise.
- All work must be carried out carefully. For example, avoid damaging property or carrying out work that would leave the tree unsafe or dangerous to avoid any complaint from the tree owner.
- The person must not alter the height of trees or hedges on neighbouring land. While not required under common law, it would be courteous to notify the tree owner of your intentions to help allay any misunderstanding.
- Common law rights are intended to allow the person to carry out the minimum amount of work.
- If extensive works are carried out and in so doing make the tree unsafe, the tree owner may have a case for criminal damage. The person should be especially careful if pruning roots. Obtain qualified arboricultural advice before carrying out any such work. If the tree owner agrees to works that are in addition to your common law rights, or if they give permission to enter their land to undertake the work, it would be prudent to obtain their written consent. If the trees in question are subject to a tree preservation order or are growing in a conservation area then an application (in the case of tree preservation orders) or 'Notice of Intent' (in the case of trees growing in a conservation area) may be required and the following points will apply.
 - The person intending to submit an application or notice must inform the owner of the land on which the trees are growing that an application or notice is to be made.

- The granting of consent in the case of a tree preservation order or the raising of no objection in the case of trees in a conservation area means that the tree work applied for is acceptable in arboricultural and planning terms only. It does not give the person submitting the application or notice an automatic legal right to carry out the work. The question of ownership is a civil rather than a planning issue and the landowner's permission must be obtained in addition to any planning approval.

3.5 Occupiers' Liabilities Act 1957 and 1984

An occupier of premises owes the same duty, the "common duty of care", to all his visitors whether by invite or otherwise. The common duty of care is a duty to take such care as in all the circumstances of the case is reasonable to see that the 'visitor' will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there or for purposes other than that which they have been invited (trespassers).

4. TREE STOCK ASSESSMENT

4.1 Tree Condition

All of the trees, have been inspected in accordance with National Tree Safety Group Guidelines (2011).

4.1.1 It must be noted that all of the trees are subject to compacted rooting areas as all of the trees were within the boundary of a residential communal garden. In addition, equipment, vehicles and pedestrian traffic would have passed across the rooting zone of a number of the trees to carry out planting, maintenance, manage the trees and maintain the land. Erosion from weather has exposed many of the roots especially those growing upon the embankment. It may be pertinent to instruct a land surveyor to determine the structural safety of the bank due to erosion as shown on Plate 2. The structural integrity of the tree relies on the soil to root adhesion and if this is lost the trees will become unstable.



Plate 2: Bank erosion and exposed roots.

4.1.2 Tree number 5 was observed to be growing adjacent to the highway and footway of Runnymede with low hanging branches. See Plate 3.

Trees and vegetation that overhang the highway should be crown-lifted to at least 5.2 m to allow safe passage of high sided vehicles as well as being cut back sufficiently from the edge of the carriageway to allow clearance for wing mirrors. Trees and vegetation that overhang footways and footpaths should be crown-lifted to at least 2.5 m and cut back to ensure the footpath/way is at least 1.2 m in width. This is to allow safe passage for all footpath/way users including wheelchairs, mobility scooters, etc.

These heights have been selected as an acceptable standard and any vegetation below this may be deemed to be an obstruction. Local Authorities may enforce Section 154 of the Highways Act (1980) which allows a local authority to serve notice upon the owner of the trees/vegetation informing them that they need to clear any obstructions safely.



Plate 3: Tree number 5 whips vehicles beneath the branches.

4.1.3 The understorey vegetation of the trees surveyed are suppressed and stunted due to the canopy cover. In addition, the Cherry Laurel remains a concern as it has not been managed or maintained which is becoming overgrown and reducing the garden space. It is strongly advised to begin eradication of the non-native species of Cherry Laurel as this plant can overshadow the ground flora and encroach onto the garden space causing excessive shade. See Plate 4.

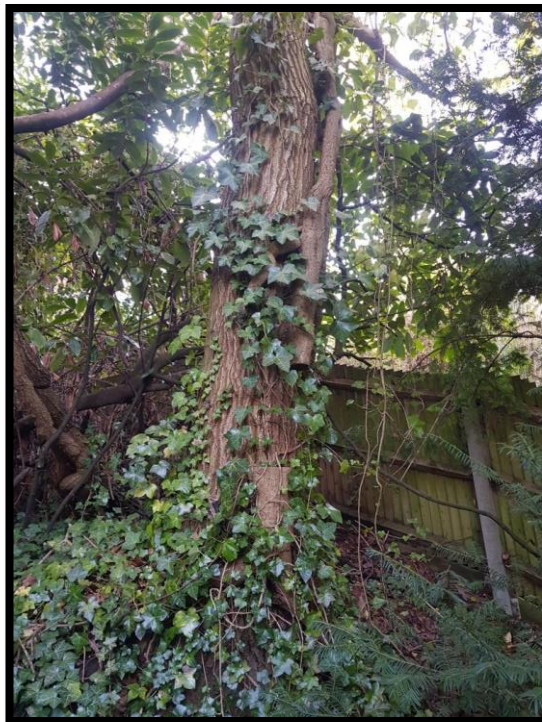


Plate 4: Non-native Cherry Laurel.

4.1.4 During the survey a Sweet Chestnut tree was recorded as partially collapsed and it is strongly recommended that all dead trees are made safe and the understorey managed in order to further facilitate future inspections.

4.1.5 A number of the trees were recorded to have had ivy (*Hedera helix*) growing on the stem and in the crown. The wildlife benefits of ivy out-weigh its' removal however, where trees are growing in close proximity to a hazard (footpath, campsite or building for example) it is advisable to maintain a clear stem for survey and inspection access. Ivy does not directly harm a tree as it uses the tree stem to gain height in order to maximise photosynthetic opportunity. Once growing within a crown of a tree it can shade out the parent tree leaves causing dieback. In addition to this, the ivy creates an additional sail that catches the wind and the weight of this is not compensated for by the tree and it can cause branch failure. Ivy is a relatively simple plant to eradicate on tree. It can be done cutting a ring from the stem of the ivy plant leaving a gap between broken or cut parts of about 100 mm. These ivy rings will prevent water and nutrients from reaching the leaves and the leaves and stems will eventually fall from the tree from where they were attached. It is recommended that the mature trees are free from ivy to facilitate future inspections.

4.1.6 Extreme Weather Events

The confirmed heatwave and drought of 2018 combined with the hottest year on record for the month of July in 2019 and 2022, has meant that the ground has been baked, water has evaporated and the water table lowered. This has meant that many trees have been left with little or no water to survive through (at least) three growing years. Tropical nights in 2020 and 2022 added to an already water starved ground. A record number of frosts over the month of April, 2021, killed emerging buds and reduced the photosynthetic opportunity to many trees and plants. In addition, the early on-set of spring 2019 and 2021 meant that trees were already rooted in warm soils with little water. The hottest year on record was also announced for 2022. Autumn of 2022 has already experienced Storm Claudio in the south along with periods of extreme flooding (in early 2023) across the UK and so weather patterns are changing constantly.

When rain has fallen, the ground is so hard that the water cannot percolate to lower depths, or even soak the upper soil levels, but has run-off towards rivers, land-drains and water courses that collect the rain-water. Shallow rooted trees such as Silver Birch (*Betula pendula*), Scots Pine (*Pinus Sylvestris*) and Ornamental Cherry (*Prunus* spp.) have suffered from wilt and consequently been unable to recover meaning that within two years the trees have been killed by lack of water. This is a common theme throughout the areas surveyed in the south of UK and according to Kew Gardens, the effects will be felt for a number of years.

4.1.7 It was noted that there were a number of Ash trees growing within the curtilage of the site. First confirmed in Britain in 2012, Chalara dieback of ash, also known as 'Chalara', ash dieback or Chalara ash dieback, is a disease of ash trees caused by a fungus called *Hymen scyphus fraxineus*. Chalara causes leaf loss, crown dieback and bark lesions in affected trees. Once a tree is infected the disease is usually fatal, either directly, or indirectly by weakening the tree to the point where it succumbs more readily to attacks by other pests or pathogens, especially Armillaria sp., or honey fungus. However, some ash trees appear to be able to tolerate or resist infection, and scientists are studying the genetic factors which make this possible so that tolerant ash trees can be bred for the future.

Public Safety

A judgment on the extent of the infection and assess risk each tree possess is paramount. The best current advice is from the Forestry Commission, who state: "*Public safety is likely to be one the biggest management issues for owners of ash trees in woodlands, parks, roadsides etc. as the disease kills or weakens trees over the coming years. Trees in areas with high levels of public access need to be monitored*

carefully for risks to public safety, and some felling or pruning of dead or dying trees is advisable if risk assessments show they are a hazard."

Investigations that have been carried out by Defra and FC indicate that younger trees are most susceptible to ADB and are killed rapidly. This is useful knowledge when assessing an entire site and dictates the timescales for when sites i.e., gardens, roadside boundaries etc. should be re-monitored. There is no current cure, however measures can be put in place to help reduce the risk of further spread. This focuses efforts on reducing the level of spores present. The fungi for the most part like damp conditions, therefore if it is possible to increase light levels and airflow into densely planted areas at risk this could be beneficial and also consideration for the selective and responsible thinning out of densely planted stands of trees. The most effective option in reducing the spread of the spores and, therefore disease, is to encourage the tree owners to remove all ash leaf litter from around the trees in the autumn and winter to reduce the local source of spores the following summer.

Arisings

Unless a Statutory Plant Health notice has been served the wood/timber can be removed or used as firewood. The leaf matter should not be removed from site. Several options are available, they are; composting, burial and incineration. Composting is the least preferred option because science is not 100% sure in the effectiveness of this, so a cheap incinerator (dustbin type) to burn them may be a better option.

The Forestry Commission's website states;

"There should not be a presumption to fell all Ash trees. Veteran trees in particular can provide many important environmental and social benefits, even when dead. Any work on a tree should be undertaken after a risk assessment, which should consider age, condition, the number of other trees in the locality and their species, the potential risk of further infection, and the danger to the public. The cost of taking or not taking action is also likely to be a factor in any final decision."

Remember, a dead tree is still a tree, it's still valuable, it still provides a wealth of habitat and is still a wondrous thing to look at. Many of us would think that a dead tree is useless and something that has to be dealt with, usually by their removal – felling. The driving force behind the owner's decisions must be SAFETY but trees are equally as valuable in terms of habitat etc. when dead.

Further information for landowners with Ash trees can be found at the following websites:

<https://www.forestresearch.gov.uk/tools-and-resources/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

<https://treecouncil.org.uk/science-and-research/ash-dieback/>

4.1.8 Environmental Benefits of Trees

It is worthwhile noting that the trees can intercept many of the hostile elements humans and animals need shelter from. Trees provide shading and offer significant humidity regulation and a cooling effect felt at ground level. All trees will consume a considerable amount of ground water that will regulate the local hydrology and may assist with the removal of local flooding issues. A mature tree will consume tens of thousands of litres of water during a year. A group of trees can provide an element of acoustic dampening effect at ground level and growing next to a road many tree species have been linked with the sequestration of impurities from the atmosphere. Finally, the trees will provide some shelter from prevailing winds and inclement weather. Therefore, it can be seen that the trees will benefit, rather than hinder, the landscape in which they are growing.

4.1.9 It is widely accepted by arboriculturists and arborists that the deadwood within the crown of an Oak tree can remain intact for many years, slowly decaying and not causing a nuisance. Naturally, there are such species with the same trait such as many conifers and other hardwoods such as Beech trees. However, due to the location of the site being exposed to the elements, this deadwood will be more prone to being blown from the canopy rather than naturally decaying and rotting down. It is therefore recommended that where deadwood has *accumulated in large quantities* and overhangs a place of general public access, such as dedicated footpaths, an outdoor classroom or access roads, then it should be conservation pruned.

Conservation pruning is a method of pruning leaving a long and supported stub attached to the stem of the tree. Deadwood habitat is vitally important for detritivores, woodpeckers and other foraging animals. Bats will take up residence in the smallest of cracks in the bark plate of a tree. Retaining monolith trees in favour of felling is also advised.

4.1.10 Sudden Branch Drop

During the inspection it was observed that a number of trees had shed their branches. These ranged from small twigs to a significant branch. Cladogenesis is a process in which trees shed their branches or “self-prune” as part of their normal physiology or in response to stress through the formation of an abscission layer at the branch base. Sources of stress which may contribute to this shedding include drought, soil and root compaction, or presence of disease. In the case of certain tree species, however, none of these factors need be present in order for Cladogenesis to occur. For some tree species, including larch, pine, poplar, willow, maple, walnut, ash and oak trees the shedding of branches is normal, often occurring annually in the autumn, similar to the shedding of leaves from deciduous trees. Additionally, as trees get older, the number of branches which will be “self-pruned” often increases.

Research aimed at gaining an understanding of the advantage to the tree that this process would offer has yielded a wide range of results which suggest that it depends greatly upon the tree species. There is evidence that cladogenesis may occur due to a need to remove less vigorous foliage or foliage which is disadvantaged in its resource availability, and these issues are likely more prominent in mature, older trees and in trees under stress. In other cases, cladogenesis may have a reproductive benefit or promote a more advantageous growth habit.

4.1.11 Hard surfacing, underground services and artificial structures that impede root growth will prevent the tree from achieving its mature height if compared to a tree grown in an open field for example. Where there is hard surfacing then this produces a heat map that exceeds ‘normal’ air temperature and can affect growth and leaf production. Trees can adapt to the hostile environment that we place them within. Selection of suitable species tolerant of an urban environment should be considered when replacement becomes necessary around these hostile sections of the site.

Stressed trees were evident from the compaction of the ground to the artificial structures placed around them.

4.1.12 It is common practice, and recommended, that trees are not reduced to ground level where the aesthetics of a site are not impaired but are retained as standing biomasses of decaying wood. The environmental benefits outweigh complete removal as they become habitats for detritivores, bats, small mammals and birds. The meadows are such an environment where high monoliths can be retained. Retaining the timber to construct wood-piles is also a benefit to the biodiversity of the site.

4.1.13 Etiolated Trees

The main issue with having trees so tall and thin is that they then become vulnerable to windthrow or other meteorological events. Instability of a tall thin tree carries additional risk. The trees are growing within a

narrow strip of undisturbed land upon an embankment. They are congested within W1 and thinning should be a consideration to permit trees to grow laterally rather than so upright. The root morphology will follow the best supply of water, nutrients and oxygen (the embankment) and therefore, the stability of the trees must be taken into account.

4.2 Tree Survey Results

Tree species recorded during the survey are listed in Table 4.1.

Napier Management Services Limited
 Elizabeth House
 13 Fordingbridge Business Par
 Fordingbridge
 Hampshire
 SP6 1BZ



Arbor-Eco Consultancy

Daisy Lane
 Locks Heath
 Hampshire
 SO31 6RA

Mobile: 07542093882
 arborecoconsultancy@gmail.com

General Tree Assessment (Detailed)

Tree ID: 1 Sweet Chestnut
Castanea sativa

Tag: -
TPO: Yes

Assessor: Marco Bartolini
Date: 19-Jan-23

Tree Comment:
Survey Comment: Dead standing tree hung up in understorey vegetation and leaning towards property. Fell and stack timber as habitat for biodiversity.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition	QTRA Score
	11 m	1 m	1	250 mm	Dead			N/A	19-Apr-24	Dangerous	N/A
Observations	Root	Stem			Branch			Leaf/Bud			
	Fungus or decay	Fungus or decay			Major dead wood			All dead / absent			
Work	Category	Action			Priority			Done			
	Fell	Fell to ground level			1 Month			No			

Tree ID: 4 Common Oak
Quercus robur

Tag: 689
TPO: Yes

Assessor: Marco Bartolini
Date: 19-Jan-23

Tree Comment:
Survey Comment: Major deadwood overhanging communal area.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition	QTRA Score
	24 m	5 m	2	600 mm	Mature			N/A	19-Jan-25	Good	N/A
Observations	Root	Stem			Branch			Leaf/Bud			
	Soil compaction Soil erosion Competition from growth	Old pruning wounds Epicormic growths Stubs Bifurcated Tight union			Apical die back Minor dead wood Major dead wood			Normal			
Work	Category	Action			Priority			Done			
	Remove	Major dead wood			1 Month			No			

General Tree Assessment (Detailed)

Tree ID: 5	Silver Birch <i>Betula pendula</i>					Tag: 690 TPO: Yes			Assessor: Marco Bartolini Date: 19-Jan-23		
	Tree Comment:										
	Survey Comment: Low hanging branches over highway. Crown lift to statutory height.										
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition	QTRA Score
	20 m	6 m	1	350 mm	Mature			N/A	19-Jan-25	Good	N/A
Observations	Root			Stem		Branch			Leaf/Bud		
	Soil compaction			Epicormic growths		Minor dead wood			Normal		
	Soil erosion			Ivy covered		Low hanging branches					
	Competition from growth					Epicormic growths					
						Stubs					
Work	Category			Action			Priority			Done	
	Raise low canopy			To 5.0m			1 Month			No	

Tree ID: 2	Silver Birch <i>Betula pendula</i>					Tag: - TPO: Yes		Assessor: Marco Bartolini Date: 19-Jan-23			
	Tree Comment:										
	Survey Comment: Tree is suppressed by ivy and increasing weight of canopy. To reduce the potential for failure the ivy should be severed at the base of the tree.										
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition	QTRA Score
	21 m	2 m	1	200 mm	Mature	Yes		N/A	19-Jan-25	Fair	N/A
Observations	Root			Stem		Branch			Leaf/Bud		
	Competition from growth			Stubs Ivy covered		Apical die back Minor dead wood Ivy in crown			Normal		
Work	Category			Action			Priority			Done	
	Ivy			Sever only			6 Months			No	

General Tree Assessment (Detailed)

Tree ID: 3

Silver Birch
Betula pendula

Tag: -
TPO: Yes

Assessor: Marco Bartolini
Date: 19-Jan-23

Tree Comment:

Survey Comment: Tree is suppressed by ivy and increasing weight of canopy. To reduce the potential for failure the ivy should be severed at the base of the tree.

Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition	QTRA Score
	21 m	2 m	1	200 mm	Mature	Yes		N/A	19-Jan-25	Fair	N/A
Observations	Root				Stem				Branch	Leaf/Bud	
	Competition from growth				Stubs Ivy covered				Apical die back Minor dead wood Ivy in crown	Normal	
Work	Category				Action				Priority	Done	
	Ivy				Sever only				6 Months	No	

General Tree Assessment (Detailed)

Report selection criteria.

Projects.

Runnymede Estate

---> 1 Month
---> 6 Months

Date Range.

Any Date

Work types.

----> Fell :: Fell to ground level
----> Ivy :: Sever only
----> Raise low canopy :: To 5.0m
----> Remove :: Major dead wood

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s) 5

Number of trees in Report selection 5

5. RECOMMENDATIONS

- It is understood that all of the trees surveyed are the subject of Tree Preservation Order Area Order A60H, therefore prior to any works being carried out a Planning Application must be submitted to the Local Authority.
- For all deadwood cleaning work (or stripping of ivy), it is accepted under Limited Exceptions to inform the Local Authority of the intent to remove deadwood and no Planning Application is required.
It is courteous to submit a 5-Day Notice of intent to the Local Authority for this work.
- Crown lifting or pruning work will require a Planning Application.
- Carry out the recommended works within Section 4.
- Carry out all tree works as recommended within Table 4.1.
- Due to the presence of Ash Trees on site it is recommended to carry out frequent inspections (See Section 4).
- All tree works should be carried out in accordance with BS3998:2010 Tree works - Recommendations.
- This Arboricultural Survey is valid for a period of 12 months. If works are not commenced within this time period, then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.

6. INSPECTION PERIOD

National Tree Safety Group (NTSG) recommends that;

- Schools and park trees – inspected every 2 years
- Highway trees – inspected every 3 years
- Domestic dwelling trees- inspected every 4 years

It is recommended that the tree surveyed is carried out every 22-26 months as the site is generally populated with a highway and public property adjacent to the site. This staggered inspection approach will permit the surveyor to review the trees during each of the seasons over time.

The inspection period will not apply to Ash trees as these shall be monitored annually.

7. DISCLAIMER

Arbor-Eco Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared. This report has not been compiled as part of an insurance claim and should not be used in conjunction with any such activity.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

8. DRAWINGS

MB230104-01 Tree Location Plan

Arbor-Eco Consultancy

Daisy Lane, Locks Heath, SO31 6RA
arborecoconsultancy@gmail.com

Runnymede Estate, Southampton

SCALE :
1 : 550 @ A3

DATE :
19/01/2023

MAP FILENAME :
MB230104-01 Tree Location Plan



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