



HAZARD SAFETY AUDIT

Dentons SIPP AW Bennett & AJ Perriam c/o Rothmans

Site: Fryern House, 125 Winchester Road, Chandlers Ford, SO53 2DR



Chesil House, Arrow Close,
Boyatt Wood, Hampshire, SO50 4SY
Tel: 023 8098 6229 [www: info@cbatrees.co.uk](http://www.info@cbatrees.co.uk)

[www: cbacrees.co.uk](http://www.cbacrees.co.uk)
The Complete Arboricultural Consultancy

October 2023
CBA7726 v1



HAZARD SURVEY AUDIT NOTES

This Hazard Survey Audit has been undertaken in consideration of current good arboricultural practice with regards to the health and safety of the tree stock on this site.

Inspection Method

This survey is a basic data collection exercise undertaken from ground level only, and records tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising further detailed investigation where appropriate. No assessment has been carried out in respect of ingress of roots into underground services or the potential of indirect property damage. Such matters are beyond the scope of this survey.

- Each tree has been numbered and, where instructed, for future identification on site, tagged using small durable metal or plastic tags.
- An assessment of a tree's **age classification** is made in terms of its maturity within the site's landscape and recorded thus:

Y	=	young trees i.e. newly planted or just established
SM	=	semi-mature trees, i.e. those that have reached one-third of their anticipated life expectancy
EM	=	early-mature trees, i.e. those that have reached two-thirds of their anticipated life expectancy
M	=	mature trees, i.e. those that have entered the final third of their anticipated life expectancy
OM	=	over-mature trees, as above but showing signs of low vigour and decline
V	=	veteran, trees that achieved their full life expectancy, are of exceptional size/age and of conservation value

- The **trees height** is recorded in 5 metre (m) increments: -

<5	=	under 5 metres in height
5-10	=	between 5 and 10 metres in height
10-15	=	between 10 and 15 metres in height
15-20	=	between 15 and 20 metres in height
>20	=	over 20 metres in height

- The **trunk diameter** is recorded in 150 millimetre (mm) increments, taken at 1.5 metres above ground level on single stem trees and just above the root flare on multi-stemmed trees:-

<150	=	under 150 millimetres diameter
150-300	=	between 150 and 300 millimetres diameter
300-450	=	between 300 and 450 millimetres diameter
450-600	=	between 450 and 600 millimetres diameter
>600	=	over 600 millimetres diameter

- The **crown spread** is recorded in 5 metre (m) increments and is an average overall crown spread taken from drip line to drip line

<5	=	under 5 metres crown spread
5-10	=	between 5 and 10 metres crown spread
10-15	=	between 10 and 15 metres crown spread
15-20	=	between 15 and 20 metres crown spread
>20	=	over 20 metres crown spread

- An assessment of a tree's structural and physiological **overall condition** is to be made as:

Good	=	none or limited structural defects and good physiological condition
Fair	=	remediable structural defects and/or below average physiological condition
Poor	=	irremediable structural defects and/or poor physiological condition
Dead	=	moribund, no further useful life

- It is strongly recommended that tree works should be undertaken within the timescales denoted in the Priorities column, and are recorded as action required:

Imminently dangerous	=	Immediate
Urgent	=	Within 1 month
Necessary	=	Within 3 months
Important	=	Within 6 months
Routine	=	Within 12 months

- Where ivy is identified on a tree, to prevent the tree from becoming suppressed, to reduce the risk of wind-throw and to alleviate additional weight, it has been recommended that a 300mm section of the ivy should be severed and removed around the base of the tree, unless otherwise stated.
- At the time of inspection, due to ivy cover, location etc, it may not be possible to verify the health and safety of the trees and it is therefore essential that re-inspections be undertaken within the recommended timescales to reduce the risk of potential hazard.
- Comments have been provided only where considered appropriate or necessary to provide additional information.
- Any tree groups have been assessed using estimated and representative data only.
- All dimensions recorded have been estimated and are given for guidance purposes only.
- The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

HAZARD SAFETY AUDIT



Site:	Rothmans, Fryern House, 125 Winchester Road, Chandlers Ford, SO53 2DR
Date of Survey:	19th October 2023
Consultant:	Stefan Rose <i>BSc(Hons), TechCert (Arbor A), TechArbor.A</i>
Tagged:	Some trees are tagged - 2342, 2343, 2344, 2352, 2353, 2354

TREE PRESERVATION ORDER:

The Eastleigh Borough Council interactive map shows that at the time of the enquiry some of the trees on site are protected by a Tree Preservation Order with reference TPO 289-E (trees tagged 2342, 2343, 2344, 2352, 2353 and 2354 and annotated in red below).

Tree No	Species	Age Class	Height (m)	Trunk Diameter (mm)	Crown Spread (m)	Overall Condition	Defects and other Relevant Comments	Recommended Works	Priority (months)	Recommended Re-inspection Interval
2342 TPO	Common Ash <i>Fraxinus excelsior</i>	SM	10-15	150-300	5-10	Fair	Growing on bank with retaining wall to east Roots lifting kerb and road Previously crown lifted to 4m above ground level Old pruning wounds on trunk occluding Minor deadwood in crown Ivy on trunk and in crown Car park tree Canker in crown Grows with T2343 Previously crown reduced on south side to clear building	Sever ivy	Routine - within 12 months	2 years
2343 TPO	Common Ash <i>Fraxinus excelsior</i>	EM	10-15	150-300	5-10	Fair	Growing on bank with retaining wall to east Roots lifting kerb and road Previously crown lifted to 4m above ground level Old pruning wounds on trunk occluding Minor deadwood in crown Trunk and crown shape distorted due to group pressure Ivy on trunk Leans and weighted north west Bifurcated at 5m above ground level Car park tree	No works required at time of survey	N/A	2 years

Tree No	Species	Age Class	Height (m)	Trunk Diameter (mm)	Crown Spread (m)	Overall Condition	Defects and other Relevant Comments	Recommended Works	Priority (months)	Recommended Re-inspection Interval
2344 TPO	Common Ash <i>Fraxinus excelsior</i>	M	10-15	150-300	5-10	Fair	Grows with T2342 Roots to west lifting kerb Old pruning wounds on trunk occluding Car park tree Epicormics on trunk	Crown lift to provide 4m ground level clearance by removing epicormics and cutting back secondary growth	Routine - within 12 months	2 years
2352 TPO	Common Ash <i>Fraxinus excelsior</i>	SM	15-20	150-300	5-10	Fair	Tall and etiolated due to group pressure Crown shape distorted due to group pressure Weighted south Previously crown lifted to 4m above ground level Ivy on trunk and in crown limits survey Old pruning wounds on trunk and in crown Major deadwood in crown Growing on slope Epicormics in trunk Car park tree Grows with T2353 Previously crown reduced Bleeding canker and bark necrosis at base of trunk on south side Poor shape and form Roots lifting kerb to east	Sever ivy Crown lift to provide 4m ground level clearance by removing epicormics Remove deadwood	Routine - within 12 months Necessary - within 3 months	2 years
2353 TPO	Common Ash <i>Fraxinus excelsior</i>	SM	15-20	150-300	5-10	Fair	Tall and etiolated due to group pressure Trunk and crown shape distorted due to group pressure Previously crown lifted to 4m above ground level Grows with T2351 and T2354 Old pruning wounds on trunk and in crown Exposed surface roots lifting kerb and car parking Previously crown reduced Growing on slope Minor deadwood in crown Car park tree	No works required at time of survey	N/A	2 years

Tree No	Species	Age Class	Height (m)	Trunk Diameter (mm)	Crown Spread (m)	Overall Condition	Defects and other Relevant Comments	Recommended Works	Priority (months)	Recommended Re-inspection Interval
2354 TPO	Common Ash <i>Fraxinus excelsior</i>	EM	15-20	150-300	5-10	Good	Crown shape distorted due to group pressure Growing on slope Roots lifting kerb and car parking Grows with T2353 and offsite trees Exposed surface roots Bark wound to west occluding Car park tree Bifurcated at 6m above ground level	Remove deadwood	Necessary - within 3 months	2 years
A	Common Ash <i>Fraxinus excelsior</i>	SM	10-15	150-300	5-10	Fair	Appears to grow offsite Natural regeneration Growing between more mature trees Minor deadwood in crown	Confirm ownership and remove if owned	Routine - within 12 months	N/A
B	Common Ash <i>Fraxinus excelsior</i>	SM	10-15	<150	5-10	Fair	Appears to grow offsite Natural regeneration Growing between more mature trees Minor deadwood in crown Leans and weighted east Poor shape and form	Confirm ownership and remove if owned	Routine - within 12 months	N/A





The Professional Arboricultural Consultancy

Company Profile, Qualifications and Experience

CBA Trees is acknowledged as one of the UK's leading arboricultural consultancies offering a full range of tree related services from BS5837 tree surveys, arboricultural impact assessments and method statements to health and safety audits. Based near Southampton in Hampshire with easy access to the motorway network and transport links, we provide a professional solution to your tree problem throughout southern England and nationwide across the UK.

Whether the instruction is in respect of a single tree in a garden, a mortgage report, a development site or a new settlement that needs a full arboricultural report for a planning application, CBA Trees has the tree expertise to provide a professional solution. We employ a team of qualified and experienced arboricultural consultants to ensure that at every stage of the arboricultural process our clients receive the very best in expert knowledge and the highest standard of professional service.

Stefan Rose *BSc(Hons), TechCert (Arbor A), TechArbor.A* joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including the Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. His vast experience in working as a locum for local authorities, assessing new and extant Tree Preservation Orders, as well as working on some of the largest development sites nationwide enables him to provide expert advice and guidance on initial feasibility site assessments to full scale planning applications, working with individual homeowners and within multi-disciplinary teams to achieve successful arboricultural outcomes.

Dominic Poston *F.Arbor.A. MICFor, CEnv, Prof Dip (RFS), BSc (Hons), HND* joined CBA Trees in 2015 as a Senior Consultant and brings with him a wealth of knowledge and experience. Having attained a Bachelor of Science Degree in Horticulture, a Higher National Diploma in Landscape Management and the Royal Forestry Society's Professional Diploma in Arboriculture, Dominic is a fellow of the Arboricultural Association and a Chartered Arboriculturist and Chartered Environmentalist. Through local authority experience he has been involved as a supervising officer and advisor to planning teams on many developments near trees. Through private sector experience he has provided arboricultural advice, ranging from feasibility through to implementation on many development projects near trees. He has extensive experience in the management of large tree stocks, implementing the recommendations within BS5837 and acting as an expert witness. He has considerable experience working closely with clients and as part of a multi-disciplinary team.

Alexa Monk *TechCert (Arbor.A), NCH.Arb* has a background in tree surgery, running her own small business for many years. Working with CBA Trees for over 10 years, Alexa has experience of pre-planning work for developers, Tree Preservation Order legislation work, tree inspection including decay detection with sophisticated decay detection equipment and general arboricultural health and safety surveys.

Joe Beznosiuk *Dip Arb L4 (ABC)* the newest member of our team, Joe started his career as a tree surgeon before he made the transition into consultancy 10 years ago, where he has worked for both local authorities and private consultancies, providing a wide range of arboricultural advice, which has involved tree stock management, development projects in relation to BS5837, planning advice and Health and Safety risk assessment surveys.

Listed below are some of the services we provide:

- Arboricultural Consultancy
- BS5837 tree surveys (for residential sites and development projects)
- Arboricultural Impact Assessments and Method Statements
- Advice on Tree Preservation Orders including Objections
- Arboricultural Health and Safety Surveys
- Arboricultural site and project management

CBA Trees is very proud of its client base which includes the following companies:

Acorn Tree Specialist Ltd
Ampfield Parish Council
Burseldon Parish Council
Contractual Ltd
Crest Strategic Properties
Croudace
David Wilson Homes
Dhand Construction Ltd
Drew Smith Group

Draycott Chartered Surveyor
Eastleigh Borough Council
English Heritage Trust
Genesis Design Studio
Gillings Planning
Knight Architectural Design
Lakewood Tree Surgeons
NHS Property Services
Portsmouth City Council

Radian
Southampton City Council
SLR Consulting Ltd
Taylor Wimpey
University of Portsmouth
University of Winchester
Unsted Design
West Wittering Parish Council
Whiterok Architectural Services Ltd

CBA Trees can be found at:

Chesil House
Arrow Close
Boyatt Wood
Hampshire
SO50 4SY

For further information visit our website at www.cbatrees.co.uk which provides more detail on our expertise, and of course, our team are always willing to help answer any queries you may have.

Tel: 02380 986229
Email: info@cbatrees.co.uk