



# **bawden** **tree care**

Arboricultural Report for Mortgage Purposes  
Miss Sally Owens





## Arboricultural Report for Mortgage Purposes

**Client:** Miss Sally Owens

**Survey Address:** 4 St Leonards View  
Dodwell Lane  
Bursledon  
Southampton  
Hampshire  
SO31 1AQ

**Prepared by:** Michael Clements  
  
Bawden Contracting Services t/a  
Bawden Tree Care

**Date:** 02/06/2023

**Reference:** 2023-2282

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## **ARBORICULTURAL REPORT for MORTGAGE PURPOSES**

### **1.0 Instructions**

1.1 Michael Clements of Bawden Tree Care was instructed by Miss S Owens, 348 Kemptshott Lane, Basingstoke, Hampshire, RG22 5LX. by email to inspect and report on the condition of trees at or adjacent to 4 St Leonards View, Dodwell Lane, Bursledon, Southampton, Hampshire, SO31 1AQ, and give advice on the risks of subsidence damage to adjacent structures.

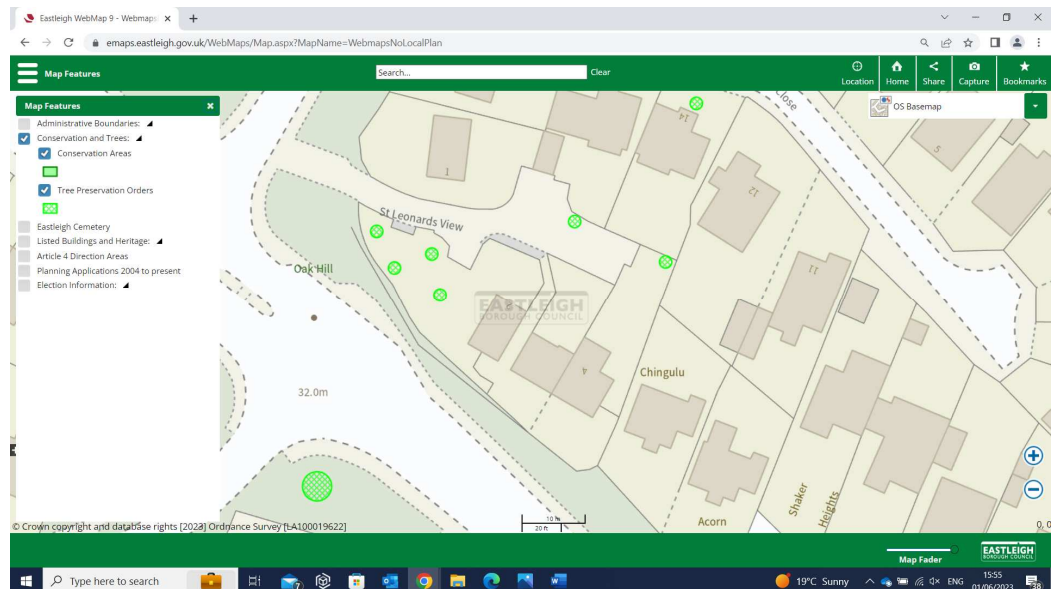
1.2 The report includes:

- i) Assessment of the risk of subsidence in respect of all trees and shrubs within the potential distance of influencing building structures at the above site, regardless of ownership of the trees and shrubs.
- ii) Assessment of the risk of subsidence for adjacent properties in respect of trees and shrubs growing within the above site.
- iii) Assessment of the risk of direct damage (by contact) to built structures excluding drains.
- iv) Assessment of the health, condition and safety of the trees/shrubs within influencing distance on the site.
- v) Recommendations on the immediate and future management of the trees/shrubs, based on my assessment and these guidelines, and on my personal experience as an arboriculturist.

1.3 Michael Clements is an experienced Arboricultural surveyor and Lantra qualified professional tree inspector.

## 2.0 Report Limitations

- 2.1 Trees and shrubs are living organisms whose health and condition can change rapidly. The assessment of subsidence risk and direct damage remains valid for a period of five years from the date of this report. The health, condition and safety of trees should be checked on a more regular basis, preferably at least once a year, and those conclusions and recommendations are only valid for a period of one year. These periods of validity may be reduced in the case of any change in conditions in proximity to the trees/shrubs or built structures.
- 2.2 The one tree on site is protected by an area TPO, no. 212-E. This is confirmed via the Eastleigh Borough Council website interactive map. See below screenshot of online TPO check.



- 2.3 I did not inspect any part of the drainage or service systems on the site as I am not qualified to do so.
- 2.4 The report is of a preliminary nature owing to the time constraint imposed by the client. If further details are required these will be highlighted in the recommendations.
- 2.5 I did not examine the soil or remove samples for analysis as this report is of a preliminary nature. If samples are required then this will be highlighted in the recommendations.
- 2.6 The trees have been inspected from ground level only as this is a preliminary report, should a more detailed climbed inspection be required this will be highlighted in the recommendations.

### **3.0 Site Details**

- 3.1 I visited the site to inspect the trees and shrubs on 24.05.2023, and was given access by the estate agent.
- 3.2 I attach a plan showing the location of all the significant trees and shrubs in appendix B and photographs from site visit in appendix C.

The following information is presented related to the significant trees and shrubs:

- Tree/shrub number as shown on the plan
- Tree/shrub species
- height (estimated in metres)
- average crown diameter spread (metres)
- vigour and future growth potential
- distance of tree/shrub from built structures
- subsidence risk factor for each of the built structures
- comments as appropriate on the vitality and condition of the tree/shrub, and the effect of any surgery on subsidence risk

#### 4.0 Data for Subsidence Risk

4.1 For the purposes of this report, it is necessary to make assumptions about or have information on:

- i) Soil Plasticity Index (potential for shrinkage through drying)
- ii) House foundation depths

4.2 I note from the geological survey map (British Geological Survey, Southampton, Sheet 315, Solid and Drift Edition 1:50 000 series) that the underlying strata in the locality of the site is indicated as both sand and clay formations. To accurately comment on the soil type at the location a soil test would be necessary.

4.3 The foundation depth is assumed to be a minimum of 1.0m in accordance with National House Building Council Recommendations (Practice note 3) Building Near Trees based on the age of the property being built within the last 10-15 years. Definitive depths may be obtained from the builders or by trial hole.

#### 5.0 Findings

5.1 I visited the site on 24<sup>th</sup> May 2023 and was given access by the estate agent. The significant vegetation is recorded below.

| <b>T01 Mature Blue Atlas Cedar</b>                                                                                                                                                                                                                                                                   |                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Height (in metres)                                                                                                                                                                                                                                                                                   | <b>21m</b>                                                                                                 |
| Average Crown spread (Radius in metres)                                                                                                                                                                                                                                                              | <b>11m</b>                                                                                                 |
| Vigour and future growth potential                                                                                                                                                                                                                                                                   | Due to age and condition, this tree will have reduced vigour and its overall crown growth will be limited. |
| Distance of tree from:                                                                                                                                                                                                                                                                               |                                                                                                            |
| A) House <b>11m</b>                                                                                                                                                                                                                                                                                  |                                                                                                            |
| B) Neighbours House <b>N/A</b>                                                                                                                                                                                                                                                                       |                                                                                                            |
| Subsidence risk factor to:                                                                                                                                                                                                                                                                           |                                                                                                            |
| A) House <b>insignificant</b>                                                                                                                                                                                                                                                                        |                                                                                                            |
| B) Neighbours House <b>insignificant</b>                                                                                                                                                                                                                                                             |                                                                                                            |
| Vitality and condition of the tree: overall this tree is in fair condition. Its crown is showing good vitality. There are wounds and damage throughout the crown from past management and storm damage, an aerial inspection is recommended to provide further detail on the condition of the crown. |                                                                                                            |

| <b>G01 Group of Lawson Cyprus (third party trees)</b>                                                                                                                                                                                              |                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Height (in metres)                                                                                                                                                                                                                                 | <b>#12m</b>                                                                                                                           |
| Average Crown spread (Radius in metres)                                                                                                                                                                                                            | <b>#2.5m</b>                                                                                                                          |
| Vigour and future growth potential                                                                                                                                                                                                                 | The condition of this group is varied however, the trees within this group of good condition, have the potential to double in height. |
| Distance of tree from:                                                                                                                                                                                                                             |                                                                                                                                       |
| A) House                                                                                                                                                                                                                                           | <b>#9m</b>                                                                                                                            |
| B) Neighbours House                                                                                                                                                                                                                                | <b>N/A</b>                                                                                                                            |
| Subsidence risk factor to:                                                                                                                                                                                                                         |                                                                                                                                       |
| A) House                                                                                                                                                                                                                                           | <b>insignificant</b>                                                                                                                  |
| B) Neighbours House                                                                                                                                                                                                                                | <b>N/A</b>                                                                                                                            |
| Vitality and condition of the tree group: condition of this group is varied, three trees within the middle of the group are in poor condition and recommended to be removed, the rest of the group is of good condition and showing good vitality. |                                                                                                                                       |

## **6.0 Analysis**

- 6.1 there is only one tree situated within the grounds of this property however, being a large mature specimen it will require ongoing care. Due to the current condition of the large cedar in the rear garden, remedial works to have been advised and the full extent of the works needed will not be fully known until an aerial inspection has been completed. Full list of recommended works are included in the survey results Appendix A.

## **7.0 Conclusions**

- 7.1 to accurately comment on the soil type a soil test would be needed however, from desktop research it is assumed there is a degree of clay matter in the soil. That said, due to the age of the property it is assumed that the foundations are built to the correct specifications and take into account the presence of existing trees. being that the tree far out dates the property.
- 7.2 There is an insignificant risk of direct damage (by contact) being caused to building structures including drains assuming the structures remain sound however, roots are very good at exploiting faults where moisture can collect.
- 7.5 Any removal of vegetation close to any property is unlikely to have any 'heave' effects (upward movement of buildings due to a swelling of a clay soil) .

## **8.0    Recommendations**

- 8.1    An aerial inspection of T01 is recommended to provide further detail on the condition of the crown including old pruning wound, unions, wounds and upper crown form. Completion of which will provide am fuller and better informed understanding of the tree condition and the need for any necessary remedial works.

Recommendations for maintenance are given within Appendix A of this survey (See separate Tree Report PDF). The recommended works should be carried out, as a minimum, to the standards set out in BS 3998:2010 Recommendations for Tree Work and only undertaken by contractors capable of working to the British Standard. Contractor's staff should have appropriate craft Certificates of Competency.

In the exercise of your duty of care in terms of tree safety, it is recommended that trees in areas of frequent use should be re-inspected every 18 months or after a period of extreme weather or a change in site circumstances.



Trees are a major concern for estate owners and managers who must often juggle the preeminent demand of ensuring public safety with the emotional response that felling seemingly healthy trees invariably generates amongst the public they are seeking to protect.

Bawden Tree Care provides a comprehensive tree survey and reporting service for the management of health and safety risks, planning applications, tree and woodland management programmes and other general Arboricultural purposes. Our surveyors use the latest software from Pear Technology and hand-held GPS devices to produce a range of digital drawings and maps to suit your individual requirements.

Undertaking a regular survey of your tree stock helps identify the warning signs of tree stress and prevent unexpected and potentially dangerous incidences of limb drop. Proactive rather than reactive tree management is safer and makes financial sense.

### **Arboricultural Works**

Arboricultural surveys may identify work that is required to ensure your trees are maintained in a healthy and safe condition. Bawden Tree Care's highly qualified tree surgeons operate to the British Standard 3998:1989 Recommendations for Tree Work and carry full Public Liability insurance cover to £10m.

Comprehensive site-specific risk assessments are carried out prior to commencement of any works and where trees are adjacent to the public highway or, through storm damage for example, obstruct pedestrian or vehicular access, Bawden teams have members qualified under Part 1 of the Traffic Signs Manual Chapter 8: Roadworks and temporary situations (2009). All team members are trained and qualified in aerial rescue techniques in the unlikely event of an emergency.

Our tree teams are fully qualified to undertake the following works:

- Section felling and pruning
- Crown cleaning, lifting, shaping, reduction
- Storm damage repair
- bracing
- Hedge cutting
- Site clearance
- Stump removal

### **Terminology for the specification on report.**

Tree pruning may be necessary to maintain a tree in a safe condition, to remove dead branches, to promote growth, to regulate size and shape or to improve the quality of flowers, fruit or timber. Improper pruning can lead to trees becoming unsightly, diseased and/or potentially dangerous.

It is important that clients understand the basic terms commonly used to describe tree work operations so that they can ask for what they want or understand what the Arboriculturist is recommending. Did you know, for example, that a 'crown thin' will not reduce the height of the tree? Nor will a 'crown lift to 4m'.

The three main pruning options are shown below, and after that a glossary of other terms that you may find helpful. These are very general summaries and the Arboricultural Association can provide more detailed guidance by leaflets and other publications.

The British Standards most relevant to Arboricultural work are:

BS3998: 2010 Tree Work Recommendations.

BS5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

**A word of caution:** many trees are legally protected. Felling or even just pruning a protected tree without permission from your Local Planning Authority may be a criminal offence.

Always check for Tree Preservation Orders or Conservation Area restrictions with your local council's Tree Officer and/or Planning Department before carrying out any works.

### **Main Pruning Definitions**

#### **Crown Thinning**

Crown thinning is the removal of a portion of smaller/tertiary branches, usually at the outer crown, to produce a uniform density of foliage around an evenly spaced branch structure. It is usually confined to broad-leaved species. Crown thinning does not alter the overall size or shape of the tree. Material should be removed systematically throughout the tree, should not exceed the stated percentage and not more than 30% overall. Common reasons for crown thinning are to allow more light to pass through the tree, reduce wind resistance, reduce weight (but this does not necessarily reduce leverage on the structure) and is rarely a once only operation particularly on species that are known to produce large amounts of epicormic growth.

#### **Crown Lifting or Crown Raising**

Crown lifting is the removal of the lowest branches and/or preparing of lower branches for future removal. Good practice dictates crown lifting should not normally include the removal of large branches growing directly from the trunk as this can cause large wounds which can become extensively decayed leading to further long-

term problems or more short term biomechanical instability. Crown lifting on older, mature trees should be avoided or restricted to secondary branches or shortening of primary branches rather than the whole removal wherever possible. Crown lifting is an effective method of increasing light transmission to areas closer to the tree or to enable access under the crown but should be restricted to less than 15% of the live crown height and leave the crown at least two thirds of the total height of the tree. Crown lifting should be specified with reference to a fixed point, e.g. 'crown lift to give 5.5m clearance above ground level'.

### **Crown Reduction**

The reduction in height and/or spread of the crown (the foliage bearing portions) of a tree. Crown reduction may be used to reduce mechanical stress on individual branches or the whole tree, make the tree more suited to its immediate environment or to reduce the effects of shading and light loss, etc. The final result should retain the main framework of the crown, and so a significant proportion of the leaf bearing structure, and leave a similar, although smaller outline, and not necessarily achieve symmetry for its own sake. Crown reduction cuts should be as small as possible and in general not exceed 100mm diameter unless there is an overriding need to do so. Reductions should be specified by actual measurements, where possible, and reflect the finished result, but may also refer to lengths of parts to be removed to aid clarity, e.g. 'crown reduce in height by 2.0m and lateral spread by 1.0m, all round, to finished crown dimensions of 18m in height by 11m in spread (all measurements approximate.)'. Not all species are suitable for this treatment and crown reduction should not be confused with 'topping', an indiscriminate and harmful treatment.

### **The importance of correct pruning cuts**

Every pruning cut inflicts a wound on the tree. The ability of a tree to withstand a wound and maintain healthy growth is greatly affected by the pruning cut – its size, angle and position relative to the retained parts of the tree. As a general rule branches should be removed at their point of attachment or shortened to a lateral which is at least 1/3 of the diameter of the removed portion of the branch, and all cuts should be kept as small as possible.

### **Other useful terms associated with tree work**

#### **Adaptive growth**

An increase in wood production in localised areas in response to a decrease in wood strength or external loading to maintain an even distribution of forces across the structure.

#### **Adventitious/epicormic growth**

New growth arising from dormant or new buds directly from main branches/stems or trunks.

**Bracing**

Bracing is a term used to describe the installation of cables, ropes and/or belts to reduce the probability of failure of one or more parts of the tree structure due to weakened elements under excessive movement.

**Branch bark ridge and collar**

See diagram 3 section 3. Natural features of a fork or union that may or may not be visually obvious. Neither the branch bark ridge nor collar should be cut.

**Callus**

Undifferentiated tissue initiated as a result of wounding and which become specialised tissues of the repair over time.

**Cavity**

A void within the solid structure of the tree, normally associated with decay or deterioration of the woody tissues. May be dry or hold water, if the latter it should not be drained. Only soft decomposing tissue should be removed if necessary, to assess the extent. No attempt should be made to cut or expose living tissue.

**Co-dominant stems**

Two or more, generally upright, stems of roughly equal size and vigour competing with each other for dominance. Where these arise from a common union the structural integrity of that union should be assessed.

**Coppicing**

The cutting down of a tree within 300mm (12in) of the ground at regular intervals, traditionally applied to certain species such as Hazel and Sweet Chestnut to provide stakes etc.

**Crown**

The foliage bearing section of the tree formed by its branches and not including any clear stem/trunk.

**Deadwood**

Non-living branches or stems due to natural ageing or external influences. Deadwood provides essential habitats and its management should aim to leave as much as possible, shortening or removing only those that pose a risk. Durability and retention of deadwood will vary by tree species.

**Decline**

When a tree exhibits signs of a lack of vitality such as reduced leaf size, colour or density.

**Dieback**

Tips of branches exhibit no signs of life due to age or external influences. Decline may progress, stabilise or reverse as the tree adapts to its new situation.

**Dormant**

The inactive condition of a tree, usually during the coldest months of the year when there is little, or no growth and leaves of deciduous trees have been shed.

**Drop Crotching**

Shortening branches by pruning off the end back to a lateral branch which is at least 1/3 of the diameter of the removed branch.

**Fertilising**

The application of a substance, usually to the tree's rooting area (and occasionally to the tree), to promote tree growth or reverse or reduce decline. This will only be effective if nutrient deficiency is confirmed. If decline is the result of other factors such as compaction, physical damage, toxins etc., the application of fertiliser will not make any difference.

**Formative pruning**

Minor pruning during the early years of a tree's growth to establish the desired form and/or to correct defects or weaknesses that may affect structure in later life.

**Fungi/Fruiting bodies**

A member of the plant kingdom that may colonise living or dead tissues of a tree or form beneficial relationships with the roots. The fruiting body is the spore bearing, reproductive structure of that fungus. Removal of the fruiting body will not prevent further colonisation and will make diagnosis and prognosis harder to determine. Each colonisation must be considered in detail by a competent person to determine the long-term implications of tree health and structure when considered alongside the tree species, site usage etc.

**Lopping and Topping**

Generally regarded as outdated terminology but still included as part of Planning legislation. Lopping refers to the removal of large side branches (the making of vertical cuts) and topping refers to the removal of large portions of the crown of the tree (the making of horizontal cuts, generally through the main stems). Often used to describe crude, heavy-handed or inappropriate pruning.

**Painting or Sealing**

Covering pruning cuts or other wounds with a paint, often bitumen based. Research has demonstrated that this is not beneficial and may in fact be harmful. On no account should timber treatments be used as these are harmful to living cells.

**Pollard**

The initial removal of the top of a young tree at a prescribed height to encourage multistem branching from that point, traditionally for fodder, firewood or poles. Once started, it should be repeated on a cyclical basis always retaining the initial pollard point, or bolting as it becomes known.

**Retrenchment pruning**

A form of reduction intended to encourage development of lower shoots and emulate the natural process of tree aging.

**Root pruning**

The pruning back of roots (similar to the pruning back of branches). This has the ability to affect tree stability, so it is advisable to seek professional advice prior to attempting root pruning.

**Topping**

See Lopping and Topping.

**Vitality**

The degree of physiological and biochemical processes (life functions) within an individual, group or population of trees.

**Ivy Banding**

The severing and removing of a band of Ivy round the entire circumference of a stem. The Ivy is to be cut in two places, at ground level and at a height of one meter (minimum). The severed section is to be removed from the stem thus revealing a cleared band of the stem. When cutting and removing the Ivy, great care should be taken not to damage the Tree bark.

**Desire lines**

An informal route or path (such as one worn into a grassed area by repeated foot traffic) that is used by pedestrians in preference to or in the absence of a designated alternative (such as a paved pathway).