



Arboricultural Condition Survey

Site address:

Bursledon Heights,
Bursledon,
Southampton
SO31 8DB

This report was compiled by:

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This report is the responsibility of Seaview Arboriculture It should be noted that whilst every effort is made to meet the client's brief, no site investigation can ensure a complete assessment or prediction of the natural environment.

July 2025

REF: ACS25-1047



Arboricultural Condition Survey

Instructed by: Gary Osman - Secetray of BURSLEDON HEIGHTS MANAGEMENT CO.LIMITED

Prepared by: Alex Parker DipArbL4

Date: 13 July 2025

Report Reference: ACS25 - 1047

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1 Introduction

1.1 Background

Seaview Arboriculture LTD was commissioned by **Gary Osman, Secretary of BURSLEDON HEIGHTS MANAGEMENT CO.LIMITED** to undertake a ground level Arboricultural Condition Survey, inclusive of a Quantified Tree Risk Assessment (QTRA), to All trees, located within the boundary perimeter and as directed by the client, situated within the curtilage of **Bursledon Heights, Bursledon, Southampton SO31 8DB**. The Land parcel is an area of land collectively owned and maintained by the residents of Bursledon Heights through BURSLEDON HEIGHTS MANAGEMENT CO.LIMITED,

The function of the report is primarily to determine the condition, health and safety of the trees, to further inform management recommendations in relation to the tree's location.

In the absence of a topographical survey and to assist with locating individually recorded trees during the survey, the trees have been cross referenced within the report and indicatively marked (approximately) on the tree location plan see Annex C.

1.2 Limitations and constraints

Visual inspection of the trees was undertaken from ground level using binoculars, iPhone LIDAR camera, probe and acoustic sounding hammer where necessary. No aerial inspections or subterranean inspections were undertaken. Should further or a more detailed inspection be required then this will be specified in the tree inspection schedule. No soil analysis was carried out, therefore the soil type is unknown.

Living trees and their associated organisms, for example fungi, insects and viral or bacterial diseases, have life cycles that change with the seasons throughout the year. It is therefore not always possible to identify all the potential defects and/or diseases at one visit.

The tree location has been plotted onto a site plan which is not to scale and for identification purposes only.

Trees are living, biodynamically optimised organisms. Their health and overall condition changes as they grow and can be affected by external conditions. For this reason, the arboricultural condition survey and any recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

The recommendations made in this report are valid for 12 months or as stated in the Recommendations columns in the Arboricultural Condition Survey.

An assessment of the likelihood of indirect damage such as tree related subsidence has not been undertaken.

1.3 Site description

The land parcel in question depicted in the Tree location Plan in Annex C. located within Bursledon village, in the Eastleigh Borough of Hampshire, England. Central to coordinates 50.888436464694 - -1.3097002046188.

The topography of the land within the curtilage is generally flat, it private residential building containing multiple flats, with associated garages and communal gardens.

The site is within the administrative boundary of Eastleigh Borough Council.

The site is accessed from Long Lane. The approximate location of the tree surveyed is shown on the Tree Location Plan with the approximate boundary (Annex C).

2 Arboricultural Condition 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 assess the condition of the trees within the site comprehensively, we have conducted a detailed ground-level visual tree assessment. Assessing the species and status of the trees as directed by the client.

The trees were visually assessed and those identified for remedial works were recorded to provide a Negative Tree Survey as endorsed by HSE. A schedule has been prepared detailing individual tree number, species, stem diameter measured at 1.5 m above ground level, tree height, crown spread, age class, physiological condition and structural condition. Any specific observations or recommendations with regard to management were also noted. All these observations and measurements are summarised in Annex A.

The emphasis of the report is predominantly that of tree management and management recommendations for tree works and were considered necessary, reinforced with result of QTRA. 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 man-made structures. The inspection was carried out with use of binoculars where necessary. 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 712 - 38mm 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 Arboricultural condition survey was undertaken By Alex Parker on 11th, 12th & 14th June 2025. The meteorological conditions prevailing during the survey are documented in the Table 2.1

Table 2.1 Weather conditions at time of survey			
Date	11.6.2025	12.6.2025	14.6.2025
Wind speed (mph)	10-22mph	6-13mph	8-21mph
Wind direction	South-Southeast	Southeast – Southwest	South-Southwest
Cloud cover, precipitation	Partly sunny, scattered – passing clouds	Scattered showers. Scattered - passing clouds.	Partly sunny, scattered clouds

2.3 Condition status

The trees were inspected from the ground, no other equipment has been used to determine the health and safety of the tree other than knowledge, experience and training.

3 Statutory legislation and guidance

3.1 Protected trees

An Investigation of Eastleigh Boroughs interactive TPO maps (EastleighBC, 2025) accessed on **Sunday, 13 July 2025**, indicated that at the time of the assessment, some trees are subject to statutory protection, in the form of an Area TPO (103-E), Old Bursledon Conservation area is abutted to the Western and part of the Southern boundary, see Annex F. It is strongly recommended that the local planning authority is contacted prior to any works being carried out to ensure that any necessary permissions are sought.

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* (GOV, Occupiers' Liability Act 1957, 2023) (GOV, Occupiers Liability Act 1984, 2023)
- *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, Managing for health and safety, 2013)
- *HSE's "Reducing Risks Protecting People" 2001* (HSE, Reducing risks, Protecting people, 2023)
- *National Tree Safety Group - Common sense risk management of trees 2011* (NTSG, National tree safety group, 2023)
- *The Health & Safety Executive (HSE) (decision –making framework, known as the Tolerability of Risk (ToR) framework)* (QTRA, 2023)
- *Section 41(1) of the Highways act 1980, a duty "to maintain the highways"* (GOV, Highways Act 1980, 2023)
- *Section 154 (2) of the Highways Act 1980* (GOV, Highways Act 1980, 2023)
- *National Planning Policy Framework, Trees and Forestry Commission, Crown or local authority land, churchyards, aerodromes and scheduled monuments, Government Planning Practice Guidance* (Ministry-of-housing-communities-&-local-government, 2023)
- QTRA. (2023). *Quantified Tree Risk Assessment User Manual V5.3.7 January*. England : QTRA.

3.3 Occupiers' liability 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).

Should the landowner have any concerns about the trees overhanging their boundary then they would be best advised to write to the landowner and remind them of their responsibilities to ensure that public health and property are managed around trees.

4 Findings

4.1 Tree Assessment

The tree at this site has been inspected in accordance with LANTRA Professional Tree Inspection guidelines, the QTRA Inspection guidelines, the Arboricultural Associations' 'Tree Surveys: A guide to good practise, 'The body language of trees' (Claus Mattheck, Helg Breloer, 2003) and 'Principals of tree hazard assessment and management' (Lonsdale, 1999). A Negative Tree Survey Report is provided following a ground level Visual Tree Assessment of **Seventy-six** individual tree growing within the curtilage of **Bursledon Heights, Bursledon, Southampton SO31 8DB** as directed by the client.

4.2 See Annex B - Arboricultural Condition Survey

5 Conclusion

5.1 Risk Reduction Strategies

As demonstrated in the 'tolerability of risk framework' diagram (Annex D), reduction benefits should be considered to further reduce the risk of harm to 'as low as reasonably practicable' (ALARP).

5.2 Comprehensive evaluation and management

To conclude considering the guidance provided, taking into account the amenity value and ecological significance and to further reduce the risk of harm to ALARP, it is my professional opinion that these trees should be proactively and effectively managed as recommended in Annex B.

It is crucial to note that some of these trees are not situated in an isolated area, therefore any changes should be reported to a suitably qualified arboricultural consultant as soon as possible.

6 Recommendations

It is therefore recommended that the works detailed in **Annex B** are completed within the number of days specified, from the date of this survey.

7 Future management

- All tree works should be carried out in accordance with **BS3998:2010 Tree works - Recommendations**.
- This Arboricultural Condition Survey is valid for a period of 12 months. If works are not commenced within the stipulated timescale, then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.

8 Inspection time scale

National Tree Safety Group (NTSG) recommends.

It is recommended that the trees surveyed are inspected every 18-24 months due to their location in the landscape, current condition, public access and as recommended by NTSG. This staggered approach will permit the surveyor to review the trees during each of the seasons over time.

Following a High Court ruling (Cavanagh v Witley Parish Council, 2017) which concluded that trees in high-risk zones must be inspected in detail every two years and, that an 18-month inspection interval is reasonable in high-risk zones where tree failure can be expected to result in a high probability of injury or death. The Court of Appeal recently confirmed that a two-year cycle of inspections in high-risk zones is a reasonable approach.

In this situation I am **recommending re-inspection in 20 months (March 2027)**.

Should the owners notice or be made aware of any changes to the tree or its location they should be reported to a suitably qualified arboricultural consultant as soon as possible.

This concludes our advice.

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9 Annexes

9.1 Annex A - Arboricultural Condition Survey key

Tag No. Numbers relate to those marked on the Tree Location plan (Annexe C) and the individual tags on the trees. Common Name Species of tree listed by common name. Scientific Name Species of tree listed by scientific name. Hgt Height assessments are estimated in metres (m). DBH [mm] Diameter at breast height measurement of tree stem(s) in millimetres in accordance with annex C of BS5837:2012. In the case of multiple stems (number of stems), the measurement quoted is that resulting from the appropriate calculation in line with annex C of BS5837:2012. N E S W Branch Spread. Radial crown spread assessments are estimated in metres (m) from the centre of the trunk / group to each of the 8 cardinal points of the compass (North, Northeast, East, Southeast, South, Southwest, West, Northwest). These provide a general guide to the outline of a tree / group crown.	Life stage An assessment of age class is made in terms of site specific maturity as part of the surrounding landscape, taking into account overall shape and form in that setting and is recorded thus: Young, Semi mature, Early mature, Mature, Late mature, Veteran Phys Con An assessment of a tree / group's overall physiological condition is recorded as: Good / Fair / Poor / Dead Strut Con An assessment of a tree / group's overall structural condition is recorded as: Good / Fair / Poor ERC Estimated remaining contribution, in years: long >40, Medium 20-40, Short 10-20, Very short <10. Q British Standard category grading (U or A to C) - see guidance extracted from BS5837:2012.	Comments A description of significant features and particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect). Including additional comments eg. Recommend consultation with other experts...Ecologist, Arboricultural consultant, Use of decay detection equipment, ground staff to monitor (state frequency). QTRA Risk assessment calculation. The section colours correlate with the 'Tolerability of risk Framework' in Annex D. Recommendations Arboricultural work to be undertaken. As per British Standard 3998:2010 Tree Work – Recommendations and in collaboration with the guidance of the QTRA method. All measurements are approximate. # is indicative of an approximate measurement. Ø Is indicative of 'diameter'. > Is indicative of 'Greater than'. < Is indicative of 'Less than' AGL is Above ground level GL is Ground level
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9.2 Annex B - Arboricultural Condition Survey

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Comments	Recommendations	Priority
T2201	Pedunculate oak	<i>Quercus robur</i>	19	940	7	7	10	7	Mature	Good	Good	Long (>40 years)	Located towards the southernmost boundary, on an embankment. Ownership of this tree is not clear. Historic pruning wounds measuring 40 cm on the north aspect and 25 cm on the west aspect of the main stem, both located at 1.5 meters above ground level. Major deadwood overhanging gardens to the north. Multiple historic pruning wounds on the main stem, a historic limb failure on the south facing side of a secondary limb. Epicormic growth observed on the main stem around old pruning wounds and throughout the crown.	Established ownership of this tree manage accordingly. Remove major Deadwood > 40mm	90 days
T2202	Silver birch	<i>Betula pendula</i>	11	290	3	3	3	3	Early-mature	Good	Good	Long (>40 years)	Epicormic growth around historic pruning wounds and throughout crown. Crown spread encroaches over road.	Trim back overhanging foliage behind pavement up to 5.2 m	90 days
T2203	Common walnut	<i>Juglans regia</i>	3	99	2	2	15	2	Young	Fair	Good	Long (>40 years)	Ø taken at height of tag #60cm AGL. A young tree with good potential. Some fruit is observed.	Organic mulch 8-10cm to drip line of crown use edging to prevent mulch spreading undesirably. Keep machinery away from the main stem!	90+ days
T2204	Strawberry tree	<i>Arbutus unedo</i>	3	120	1	1	1	1	Semi-mature	Good	Good	Long (>40 years)	Some damage to the base of the tree on the south facing side. A small amount of fruit is observed. some Deadwood in the crown.	Organic mulch 8-10cm to drip line of crown use edging to prevent mulch spreading.	90+ days
T2205	Silver birch	<i>Betula pendula</i>	17	590	5	5	5	4	Mature	Fair	Good	Medium (20 to 40 years)	Exposed roots on the south side of the main stem between the curb edging, see image. Buttressing encircles the main stem, oblique helical adaptive growth from #1.2-1.8m spreading from the north towards the east side of the main stem, epicormic growth is evident throughout the crown. Large historic pruning wounds on the lower section of the main stem. See images. Lower limbs encroach over the road.	Reduce lower limbs leaving no final cut > 50mm. Crown lift 5.2 m over the highway.	90 days
T2206	Silver birch	<i>Betula pendula</i>	15	304	4	3	2	3	Early-mature	Fair	Fair	Short (10 to 20 years)	Bifurcated at 1 m with a compression union the tree leans towards the southwest. #18° lean. Epicormic growth throughout the crown and deadwood with a retrenching crown. Ubiquitous signs of senescence.	None	None
T2207	Silver birch	<i>Betula pendula</i>	15	370	2	2	2	2	Early-mature	Fair	Fair	Medium (20 to 40 years)	Historic pruning wound on the northeast facing side of the main stem has hollowed probed to #20-25cm. Ubiquitous signs of senescence, dieback observed in crown along with epicormic growth throughout crown. Inconsistent resonance with nylon mallet in vicinity of cavity.	Remove deadwood reduce by 2.5 m leaving no cut <50mm	90 days
T2208	Cherry plum	<i>Prunus cerasifera</i>	5	240	3	3	1	1	Mature	Poor	Fair	Short (10 to 20 years)	Multiple historic large pruning rings unoccluded. Epicormic growth. Deadwood.	Remove unstable deadwood	90 days
T2209	Wild cherry	<i>Prunus avium</i>	10	400	4	5	6	3	Mature	Fair	Poor	Medium (20 to 40 years)	Pronounced roots above ground level on north facing side of the main stem with damage, historic unoccluded wound on north side of mainstem at #1.5m above this area the stem divides with a tight compression union. Black exudate coming from an unoccluded elliptical wound on the southwest facing side of the stem fungal fruiting body possibly Daedaleopsis confragosa (see image 4), observed on dysfunctional wood throughout the crown, major deadwood, encrouches significantly over the highway.	QTRA Target: 3 Size: 2 PoF:3 RoH:1/100k Reduce by 2-3m leaving no cut <50mm and crown lift to 5.2 m over the highway. To ensure long term retention and reduce RoH to ALARP.	90 days
T2210	Cherry plum	<i>Prunus cerasifera</i>	6	212	2	01	01	3	Early-mature	Fair	Fair	Short (10 to 20 years)	Main stem leans 10° towards the northeast. Profuse Epicormic growth and Deadwood throughout crown.	None	None
T2211	Norway maple	<i>Acer platanoides</i>	14	584	7	4	6	7	Early-mature	Good	Fair	Medium (20 to 40 years)	Grows on the top of an embankment, exposed roots circle the tree. A tight compression union emanates from #30cm.	Avoid damage by machinery. None	None
T2212	Weeping willow	<i>Salix x sepulcralis</i> 'Chrysocoma'	9	410	2	1	4	3	Mature	Fair	Fair	Medium (20 to 40 years)	Large historic pruning wound on South side of the main stem. Main stem leans 12° towards the southwest delaminated bark on east and west sides of the main stem. Has historically been reduced with some large unoccluded historic wounds.	Reduce to previous points on a five-year cycle	90 days
T2213	Monterey cypress	<i>Cupressus macrocarpa</i>	22	1385	5	10	8	7	Mature	Good	Fair	Medium (20 to 40 years)	Tree emanates at the boundary of the property has perhaps historically heaved and now displaces the soil around the boundary including the footpath side, the main stem leans at #17° southwest. Many unoccluded historic pruning wounds and stubs in the lower section of the crown. Large historic tear out on northeast facing side of the main stem #5-8.m, a potential Bat roost. Tight compression forks are observed throughout the crown. (see images 5-8) Evidence suggests the tree has previously undergone crown volume reduction pruning , exhibiting a positive physiological response to this intervention. Consent for these works was issued on 14.11.2017 (Application No. T/17/81663), work estimated to have occurred within the last 6 to 8 years.	QTRA Target: 1 Size: Propety PoF:3 RoH:1/300k Aerial inspection of historic wound on the northeast side of the main stem. The findings from this assessment are integral to informing subsequent management recommendations and should precede any proposed reduction works. (30 days) Crown volume reduction 2-2.5 m to previous points where suitable, leaving no cut >60 mm, crown lift 5.2 m over driveways and carriageway.	30 days

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Comments	Recommendations	Priority
T2214	Common ash	Fraxinus excelsior	20	522	6	7	6	8	Early-mature	Fair	Fair	Very Short (<10 years)	The larger of the three stems divides at #3m into four separate secondary branches Ash dieback (<i>Hymenoscyphus fraxineus</i>) and Ash saw fly damage evident throughout the crown, sparse foliage and major deadwood. Based on The Tree Council's ADB classification, the tree is assessed as Class 3 (50-26% crown dieback remaining) .	Residents Monitor for a second flush of growth later in the season. Reinspect 10-12 months	10-12 months
T2215	Common ash	Fraxinus excelsior	20	690	5 . 5	8	7	7	Early-mature	Fair	Fair	Short (10 to 20 years)	Ivy. Leans at #24° towards the east (see image), encroaches over adjacent footpath major deadwood in crown and property towards the east. Ash dieback (<i>Hymenoscyphus fraxineus</i>) and Ash saw fly damage evident throughout the crown. Based on The Tree Council's ADB classification, the tree is assessed as Class 2 (75-51% crown dieback remaining) . Included wounds on the east side of the main stem at 50cm AGL.	Sever ivy at ground level and remove a 1-meter strip around the main stem's circumference. Reinspect.	30 days
T2216	Wild cherry	Prunus avium	11	409	0 . 1	0 . 1	0 . 1	7	Early-mature	Poor	Fair	Short (10 to 20 years)	All three stems have #30° Phototropic lean west. Ivy, Epicormic growth, cavity at base.	Reduce height by 2-3 m to ensure this trees long-term retention.	90 days
T2217	Sycamore	Acer pseudoplatanus	10	170	0 . 2	0	2	5	Young	Good	Fair	Long (>40 years)	Exhibits a phototropic lean towards the southwest.	None	None
T2218	Wild cherry	Prunus avium	9	230	0	0	0	0	Semi-mature	Good	Good	Medium (20 to 40 years)	Exhibits a phototropic lean towards the southwest.	None	None
T2219	Wild cherry	Prunus avium	8	150	4 . 5	1 . 5	0 . 5	1	Semi-mature	Good	Good	Medium (20 to 40 years)	Exhibits a phototropic lean towards the southwest.	None	None
T2020	Sycamore	Acer pseudoplatanus	9	262	3 . 5	2 . 5	1 . 5	3	Semi-mature	Good	Good	Medium (20 to 40 years)	Exhibits a phototropic lean towards the southwest.	None	None
T2221	Common ash	Fraxinus excelsior	20	551	4 . 5	2 . 5	4 . 5	5 . 5	Mature	Fair	Poor	Very Short (<10 years)	Bifurcated at 40 cm AGL with a tight compression union with unintegrated fibres see image. On West facing stem unoccluded wound at #6-8m, a potential Bat roost with fungal fruiting body (<i>Inonotus hispidus</i>) (see images 10-11). Based on The Tree Council's ADB classification, the tree is assessed as Class 2 (75-51% crown dieback remaining) .	QTRA Target: 1 Size: Propety PoF:3 RoH:1/300k Reduce to #8m habitat feature above wound on west to reduce RoH to ALARP.	30 Days
T2222	Common ash	Fraxinus excelsior	15	180	1 . 5	1 . 5	2 . 5	1 . 5	Semi-mature	Fair	Fair	Short (10 to 20 years)	Ivy inhibits inspection.	Sever ivy at ground level removing a 1m strip of ivy around the main stem's circumference. Reinspect after Ivy has been cleared.	30 Days
T2223	Common hawthorn	Crataegus monogyna	5	950	1 . 5	1 . 5	2 . 5	1 . 5	Early-mature	Good	Good	Long (>40 years)	Ivy inhibits inspection.	Sever ivy at ground level removing a 1m strip of ivy around the main stem's circumference. Reinspect after Ivy has been cleared.	30 Days
T2224	Common ash	Fraxinus excelsior	7	152	1	1	3 . 5	3 . 5	Semi-mature	Good	Good	Medium (20 to 40 years)	Bifurcated at ground level. Based on The Tree Council's ADB classification, the tree is assessed as Class 2 (75-51% crown dieback remaining) .	None	None
T2225	Common ash	Fraxinus excelsior	11	206	2 . 5	0 . 5	3 . 5	3	Semi-mature	Good	Fair	Medium (20 to 40 years)	Stem divides at 50 cm AGL compression union. Ivy inhibits inspection.	Sever ivy at ground level removing a 1m strip of ivy around the main stem's circumference. Reinspect after Ivy has been cleared.	30 Days
T2226	Common ash	Fraxinus excelsior	21	320	0 . 1	0 . 1	3 . 1	3	Early-mature	Good	Fair	Medium (20 to 40 years)	Ivy inhibits inspection.	Sever ivy at ground level removing a 1m strip of ivy around the main stem's circumference. Reinspect after Ivy has been cleared.	30 Days
T2227	Common ash	Fraxinus excelsior	20	415	1	5	4	0 . 5	Early-mature	Fair	Fair	Medium (20 to 40 years)	Ivy inhibits inspection.	Sever ivy at ground level removing a 1m strip of ivy around the main stem's circumference. Reinspect after Ivy has been cleared.	30 Days
T2228	Common ash	Fraxinus excelsior	21	440	4 . 5	5 . 5	5 . 5	5 . 5	Early-mature	Good	Good	Medium (20 to 40 years)	Ivy inhibits inspection. Ash saw fly damage evident throughout the crown. Based on The Tree Council's ADB classification, the tree is assessed as Class 2 (75-51% crown dieback remaining) .	Sever ivy at ground level removing a 1m strip of ivy around the main stem's circumference. Reinspect after Ivy has been cleared.	30 Days
T2229	Pedunculate oak	Quercus robur	16	290	6 . 5	5 . 5	6 . 5	5 . 5	Early-mature	Good	Fair	Long (>40 years)	Ivy. Compression union at #8m	None	None
T2230	False acacia	Robinia pseudoacacia	9	144	4 . 5	1 . 5	0 . 5	5	Early-mature	Fair	Fair	Medium (20 to 40 years)	Ivy	Sever ivy at ground level and remove a 1-meter strip around the main stem's circumference. reinspect	30 Days
T2231	Pedunculate oak	Quercus robur	6	80	3 . 5		2 . 5	2 . 5	Young	Good	Fair	Long (>40 years)	Ivy. Co-Dominant stem at #4m	Formative pruning, remove ivy & co-dominant stem. Undertake work at optimal time to prune, see Annex E.	90 days
T2232	Wild cherry	Prunus avium	6	184	0 . 5	1 . 5	0 . 5	0	Early-mature	Dead	Fair	Short (10 to 20 years)	3 dead stems reduced back to Woodland edge	Reduce back to Woodland Edge	90 days

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Comments	Recommendations	Priority
T2233	False acacia	<i>Robinia pseudoacacia</i>	8	211	4	5	1	3	Semi-mature	Good	Good	Long (>40 years)	Ivy Historic wound on west facing side of stem closest to the grass area	Sever ivy at ground level and remove a 1-meter strip around the main stem's circumference.	30 days
T2234	Common holly	<i>Ilex aquifolium</i>	7	190	0	0	0	0	Early-mature	Dead	Poor	Very Short (<10 years)	Dead	Fell - leave stump at #2 m as habitat feature.	30 days
T2235	Common ash	<i>Fraxinus excelsior</i>	10	285	1	6	4	2	Early-mature	Fair	Poor	Very Short (<10 years)	Inosculation at #6m with adjacent Holly suppressed by the larger trees in the vicinity, open cavities on South and North facing side of mainstems. Significant basal damage of vascular cambium, approximately 60% at ground level. Based on The Tree Council's ADB classification, the tree is assessed as Class 2 (75-51% crown dieback remaining) .	Fell to ground level.	30 days
T2236	Red oak	<i>Quercus rubra</i>	3	50	2	2	2	2	Young	Good	Good	Long (>40 years)	A young Tree suppressed by the group, clear the adjacent Ash tree	Remove adjacent tree to allow it to grow. Mulch under dripline of canopy.	90 days
T2237	Common ash	<i>Fraxinus excelsior</i>	6	165	2	1	3	4	Semi-mature	Fair	Poor	Very Short (<10 years)	Young Hawthorn and Ash trees encroach over footpath. Ash tree suppresses the adjacent red oak.	Reduce Ash to allow Red oak space to grow.	90 days
T2238	Common ash	<i>Fraxinus excelsior</i>	21	460	1	1	4	9	Mature	Fair	Fair	Medium (20 to 40 years)	Leans #8° Southwest epicormic growth and ash dieback evidence throughout crown, major deadwood.	Reduced by 2-3m leaving no cut > 50mm to ensure its long-term retention.	90 days
T2239	Common ash	<i>Fraxinus excelsior</i>	21	640	7	7	4	4	Mature	Fair	Poor	Very Short (<10 years)	Exposed bark and cavities AGL on southwest and north side of mainstem inconsistent tone with percussion test at #3.5m a tight compression union with 'big ears' is observed. Ivy, Ash die ck and ash saw fly evident & epicormic growth.	Internal tree inspection required to facilitate management recommendations. PiCUS & ERT at ground level and or just above buttresses. The findings from this assessment are integral to informing subsequent management recommendations and should precede any proposed reduction works. (30 days)	30 days
T2240	Horse chestnut	<i>Aesculus hippocastanum</i>	10	252	3	3	3	4	Semi-mature	Fair	Good	Medium (20 to 40 years)	Ivy. Stem divides with a tension union at 1.4 M leaf miner affect affecting lower crown (see image 12).	Remove fallen foliage in autumn after abscission has occurred. This is crucial because the pupae of the leaf miner overwinter within these fallen leaves. For effective mitigation, the proper disposal or incineration of all infested tree material is essential. This action is crucial to prevent the emergence of adult moths in the subsequent spring, thereby interrupting the infestation cycle.	Autumn
T2241	Pedunculate oak	<i>Quercus robur</i>	20	750	7	4	6	8	Mature	Good	Good	Long (>40 years)	Ivy. Major deadwood	None	None
T2242	Sycamore	<i>Acer pseudoplatanus</i>	12	220	4	3	3	6	Semi-mature	Good	Good	Long (>40 years)	Ivy.	None	None
T2243	Common ash	<i>Fraxinus excelsior</i>	13	330	6	6	3	6	Early-mature	Good	Poor	Short (10 to 20 years)	An oblique lean AGL towards west, cavity at ground level on west #30cm Deep 50 cm wide. Mainstem becoming more vertical from 1.5m, evidence of Ash saw fly in crown. Major deadwood.	Reduce by 4 m to retain habitat feature.	30 days
T2244	Sycamore	<i>Acer pseudoplatanus</i>	13	336	3	2	2	5	Early-mature	Poor	Poor	Short (10 to 20 years)	Extensive damage to base of main stem Ivy deadwood throughout crown.	Reduce height to #4m leave as habitat feature.	30 days
T2245	Tulip tree	<i>Liriodendron tulipifera</i>	12	265	4	4	2	3	Early-mature	Good	Fair	Long (>40 years)	Damage to exposed roots on northeast facing side of mainstem. Leans #27° north. At #1.5m Fibre buckling at base on North side of mainstem. Deadwood in canopy.	Prevent machinery damage to main stem and roots. Mulch dripline of canopy.	90 days
T2246	Sycamore	<i>Acer pseudoplatanus</i>	11	250	4	4	4	5	Semi-mature	Good	Good	Long (>40 years)	Ivy. Several Plum trees some dead	Remove dead branches from plum in the group	90 days
T2247	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	13	340	3	3	3	3	Semi-mature	Fair	Good	Medium (20 to 40 years)	Encroaches over highway	Crown lift 5.2 m over the road	90 days
T2248	Sycamore	<i>Acer pseudoplatanus</i>	11	210	3	4	3	2	Semi-mature	Good	Fair	Very Short (<10 years)	Self-seeded, grows on the boundary, has enveloped the boundary fence and post, stem divides at#3m	None	None
T2249	Silver birch	<i>Betula pendula</i>	14	401	5	3	8	6	Mature	Good	Good	Medium (20 to 40 years)	Extensive brambles inhibit inspection	Clear brambles & reinspect	30 days
T2250	Sycamore	<i>Acer pseudoplatanus</i>	8	130	3	1	1	3	Young	Good	Fair	Short (10 to 20 years)	Self-seeded amid group of trees. Extensive squirrel damage at #3.5m.	Remove	90 days

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Comments	Recommendations	Priority
T2251	Lawson cypress	<i>Chamaecyparis lawsoniana</i> var.	12	364	2 . 5	3	3	3	Early-mature	Good	Fair	Medium (20 to 40 years)	Tight compression unions.	Hedge cut sides. Reduce height of group by #3m	90 days
T2252	Lawson cypress	<i>Chamaecyparis lawsoniana</i> var.	13	370	4	4 . 5	3	3	Early-mature	Good	Fair	Medium (20 to 40 years)	Tight compression unions.	Hedge cut sides. Reduce height of group by #3m	90 days
T2253	Lawson cypress	<i>Chamaecyparis lawsoniana</i> var.	13	440	3 . 5	3	2	0	Early-mature	Good	Fair	Medium (20 to 40 years)	Divides into three at approximately 60 cm above ground level Bramblebush growing in all 3 Trees. A commemorative Holly was planted by the residents in 2002. This has been suppressed by the group of Trees.	Hedge cut sides. Reduce height of group by #3m crown lift 1m on side adjacent to road. Clear around historically planted Holly.	90 days
T2254	Sycamore	<i>Acer pseudoplatanus</i>	16	675	6 . 5	8	7	7	Early-mature	Good	Good	Long (>40 years)	Tree grows on a prominently elevated area with exposed roots, historic pruning wounds on main stem lowdown. Major deadwood.	Remove Major deadwood. Organic mulch & restrict access to (root protection area) RPA.	90 days
T2255	Cherry plum	<i>Prunus cerasifera</i>	5	115	1 . 5	2	2	1	Semi-mature	Good	Fair	Medium (20 to 40 years)	Damage at base of tree. Leans towards the north.	Avoid machinery damage. Mulch & restrict access to RPA.	90 days
T2256	Sweet chestnut	<i>Castanea sativa</i>	15	890	5 . 5	6	7	6	Early-mature	Good	Good	Long (>40 years)	Major Deadwood throughout crown epicormic growth. Some dieback/deadwood at the tips.	Mulch on the drip line of crown RPA, remove unstable deadwood leave on ground to allow deadwood to rot naturally.	90 days
T2257	Pedunculate oak	<i>Quercus robur</i>	12	0	4 . 5	3	5	4	Early-mature	Poor	Fair	Medium (20 to 40 years)	Significant dieback in crown, major deadwood, chlorotic foliage.	Remove unstable deadwood Reduce length of overhanging branches from road.	30 days
T2258	Pedunculate oak	<i>Quercus robur</i>	13	510	5	3	8 . 2 5	7	Early-mature	Good	Fair	Long (>40 years)	Leans #18° towards the southwest, bird box attached, low branches over grass area, at 1.7m stem divides at 2.5 m leaning heavily towards the southwest. Adjacent stump evidence of previous tree.	Reduced by 2.5 m leaving no final cut >60mm to rebalance crown to ensure long-term retention.	30 days
T2259	False acacia	<i>Robinia pseudoacacia</i>	16	378	4 . 5	4	6 . 5	5	Mature	Good	Fair	Medium (20 to 40 years)	Historic stem has been removed, remaining stems divide at #60 cm AGL deadwood throughout crown.	None	None
T2260	Apple	<i>Malus domestica</i>	5	78	1 . 5	1	1 . 5	1	Semi-mature	Good	Good	Long (>40 years)	A young tree with good potential, aphids and ants.	Organic mulch 8-10cm to drip line of crown & RPA use edging to prevent mulch spreading. Avoid machinery damage! Control aphids.	30 days
T2261	Silver birch	<i>Betula pendula</i>	15	350	4	3	2	4	Mature	Good	Fair	Medium (20 to 40 years)	Epicormic growth throughout crown tree leans #15° north, bird box in crown. Large adaptive growth at #2m. Large historic unoccluded pruning wound at #3.5m 41 cm Ø & at #2m.	Crown lift over highway 5.2m, reduced by 2 m leaving no cut > 50 mm.	30 days
T2262	Silver birch	<i>Betula pendula</i>	13	305	3	4	3	3	Mature	Fair	Good	Short (10 to 20 years)	Fluting and buttresses encircle the base of the tree, epicormic growth evident throughout crown bat and bird boxes attached, "Witches' broom" growth abnormalities.	None	None
T2263	Silver birch	<i>Betula pendula</i>	14	300	2	3	4 . 5	2	Mature	Fair	Good	Short (10 to 20 years)	Epicormic growth throughout crown, historic pruning wounds unoccluded lowdown, "Witches' broom" growth abnormalities.	None	None
T2264	Silver birch	<i>Betula pendula</i>	10	270	4	1	4 . 5	4	Mature	Poor	Fair	Short (10 to 20 years)	Main stem exhibits prominent fluting encircling the base (AGL). Multiple historic pruning wounds throughout the crown, including evidence of historically ripped-out limbs. The crown appears sparse, with epicormic growth evident throughout, and lower branches encroach over the adjacent highway.	Crown lift over Highway 5.2 M	30 days
T2265	Cherry species	<i>Prunus</i> sp.	5	320	4	5	4	4	Mature	Poor	Fair	Very Short (<10 years)	Exposed roots AGL, with damage to surface roots, significant dieback evident on the west side of the crown, with general dieback also observed throughout the remainder of the crown.	Fell & replace with flowering cherry spp.	90 days
T2266	Rowan	<i>Sorbus aucuparia</i>	3	35	0 . 3	0 . 3	0 . 8	0 . 3	Young	Good	Good	Long (>40 years)	On a steep embankment. Epicormic growth at ground level.	Remove basal growth. Avoid machinery damage.	30 days
T2267	Apple	<i>Malus domestica</i>	1	2	0 . 2	0 . 2	0 . 2	0 . 2	Young	Poor	Good	Short (10 to 20 years)	Stake removed, young tree with a good potential.	Organic mulch 8-10cm to drip line of crown & RPA, edging to prevent mulch spreading. Avoid machinery damage! Control ants & aphids.	30 days
T2268	Cherry plum	<i>Prunus cerasifera</i>	3	35	0 . 5	0 . 5	0 . 5	0 . 5	Young	Good	Good	Long (>40 years)	Tree tie and steak removed	Organic mulch 8-10cm to drip line of crown & RPA edging to prevent mulch spreading. Avoid machinery damage! Control ants & aphids.	30 days
T2269	Sycamore	<i>Acer pseudoplatanus</i>	8	160	0	0	2 . 5	0	Young	Good	Fair	Short (10 to 20 years)	Self-seeded. Grows on the embankment.	Fell	30 days
T2270	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	15	751	2 . 5	3 . 5	3 . 5	3	Early-mature	Good	Fair	Short (10 to 20 years)	Ivy, trifurcated at #1.5m fibrous mass of roots and ivy inhibits inspection low branches over footpath and highway.	Crown lift 2.5m over footpath and 5.2m over highway.	30 days
T2271	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	15	440	2 . 5	3	2	1	Early-mature	Good	Fair	Medium (20 to 40 years)	Ivy, low branches over footpath and highway.	Crown lift 2.5m over footpath and 5.2m over highway.	30 days
T2272	Common serviceberry tree	<i>Amelanchier arborea</i>	3	6	0 . 5	0 . 3	1	1	Young	Good	Good	Long (>40 years)	A great specimen with good potential.	Organic mulch 8-10cm to drip line of crown & RPA edging to prevent mulch spreading. Avoid machinery damage!	30 days

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Comments	Recommendations	Priority
Stump	Cedar species	<i>Cedrus sp.</i>	1	1	0	0	0	0	Veteran	Dead	Poor	Long (>40 years)	Stump persists where previous tree occupied the space	None. Retain the stump to promote biodiversity and enhance ecological value. Potential planting location	None
Stump	White poplar	<i>Populus alba</i>	1	1	1	1	1	1	Veteran	Dead	Poor	Long (>40 years)	Engulfed with Ivy. Ganoderma spp brackets.	None. Retain the stump to promote biodiversity and enhance ecological value.	None
Stump	White poplar	<i>Populus alba</i>	1	1	1	1	1	1	Veteran	Dead	Poor	Long (>40 years)	Engulfed with Ivy. Many Ganoderma spp brackets.	None. Retain the stump to promote biodiversity and enhance ecological value.	None
Stump	Pedunculate oak	<i>Quercus robur</i>	1	1	1	1	1	1	Veteran	Dead	Poor	Long (>40 years)	Stump persists where previous tree occupied the space	Potential planting location. Retain the stump to promote biodiversity and enhance ecological value.	None
Group 1	Sycamore, Common hazel, Common hawthorn, Fig, Common ash, Plum, Pedunculate oak	<i>Acer pseudoplatanus</i> , <i>Corylus avellana</i> , <i>Crataegus monogyna</i> , <i>Ficus carica</i> , <i>Fraxinus excelsior</i> , <i>Prunus domestica</i> , <i>Quercus robur</i>								Good	Good	Long (>40 years)	Many young individually planted and naturally regenerated trees that have a good potential. The understory vegetation beneath the canopy consists of brambles, ivy, and various perennial and annual flora.	Identify young trees to be retained as future stock. Carefully clear/trim Ivy and brambles. Carefully clear around young trees mulch 8-10cm around base of each support where necessary as per BS8545. Use silviculture techniques to peg the hazel creating new hazel coppice, selectively thin existing hazel stools on a 5-year cycle. Create several habitat piles with arisings.	+90 days

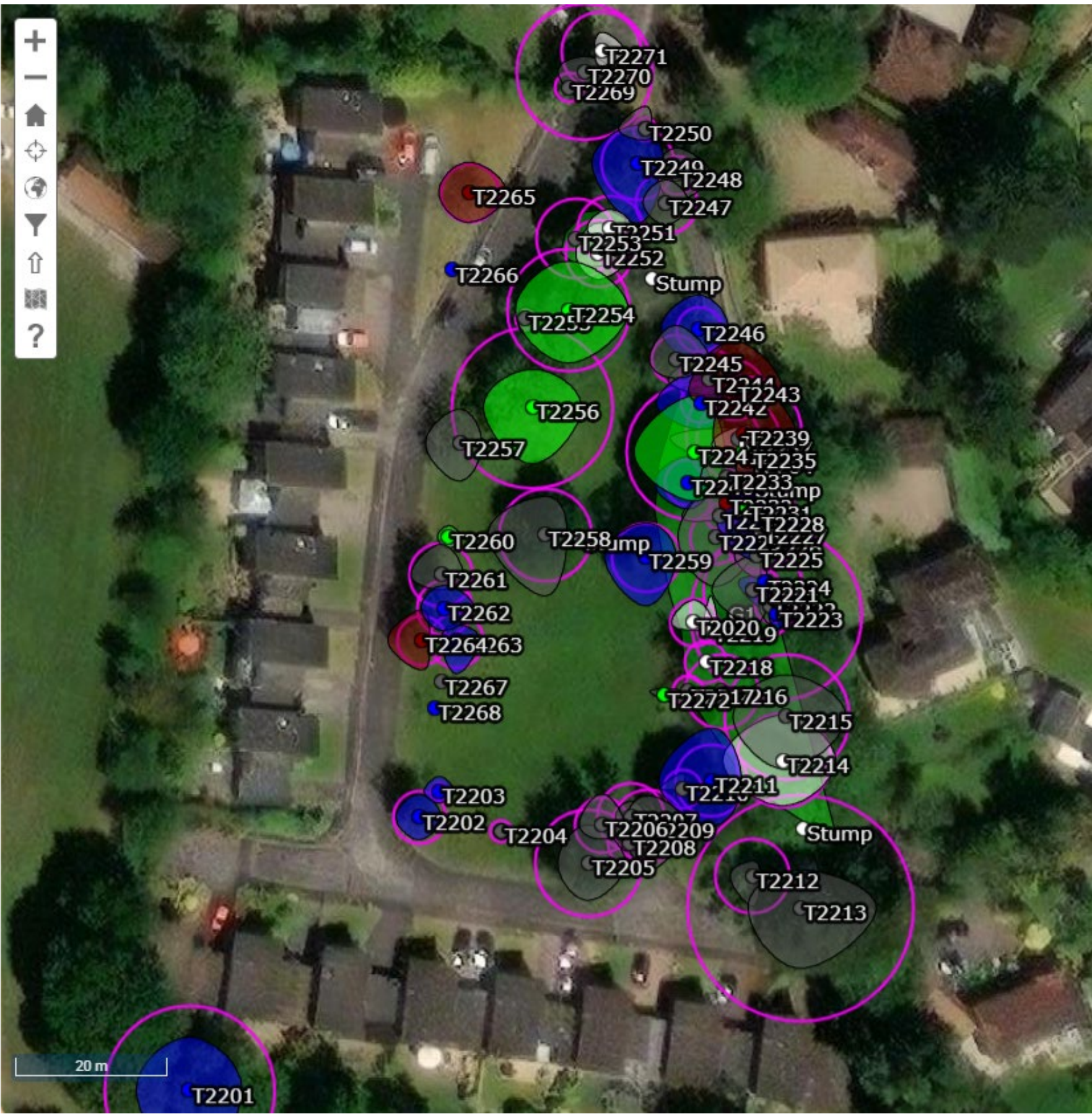
Arboricultural Work Priority:

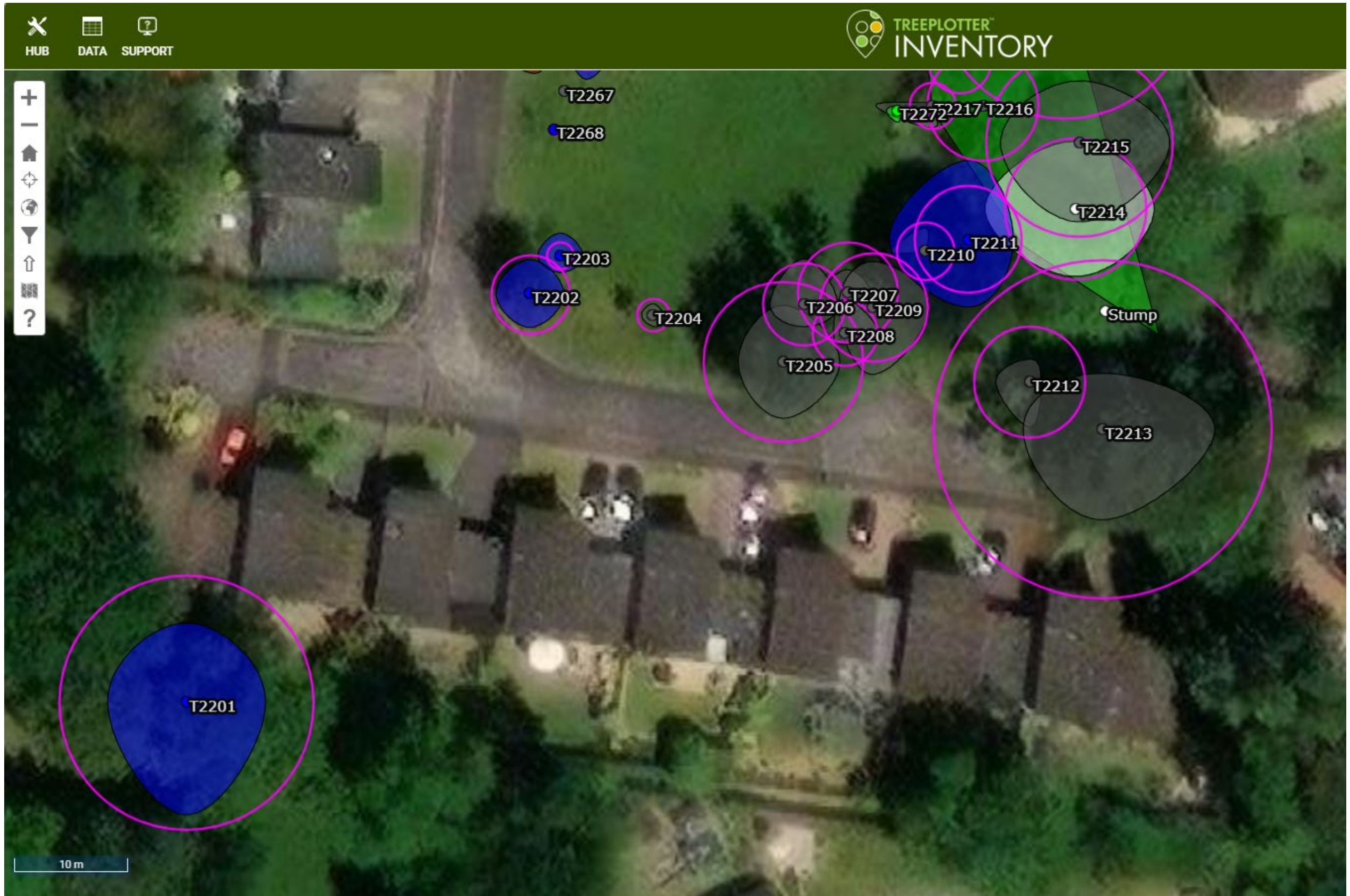
30-day priority encompasses critical arboricultural interventions that demand immediate and urgent attention, with a strict completion target. These priorities are paramount for mitigating imminent risks to safety, addressing severe tree health issues, and facilitating essential diagnostic assessments. Such tasks must be scheduled and completed without delay, as they directly impact the immediate safety of persons and property, and often serve as foundational steps for subsequent, less urgent, management strategies.

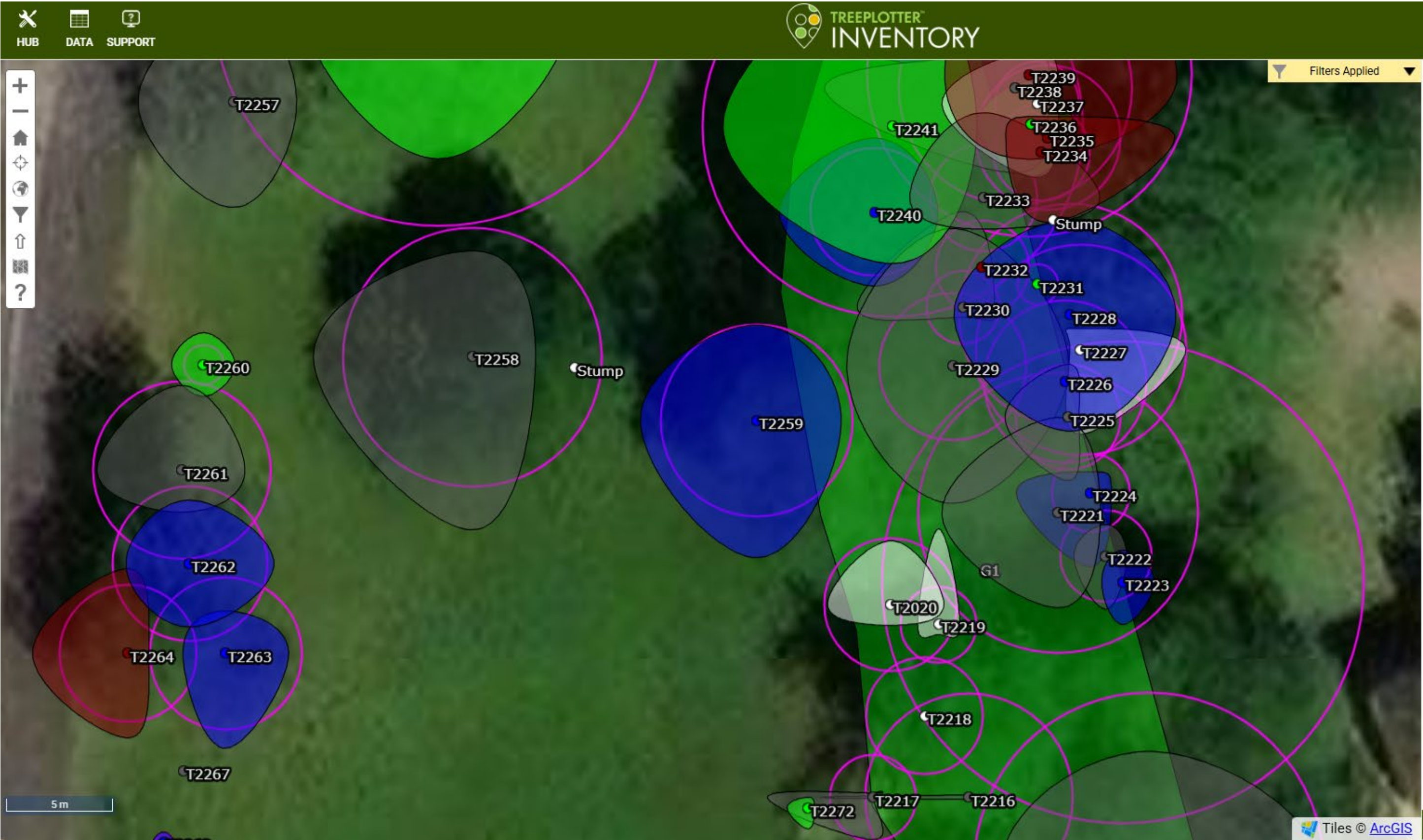
90-day priority tasks are crucial for the long-term health and structural integrity of the trees, and for maintaining safety and amenity within the property. They should be scheduled and completed systematically after the immediate 30-day priorities have been addressed.

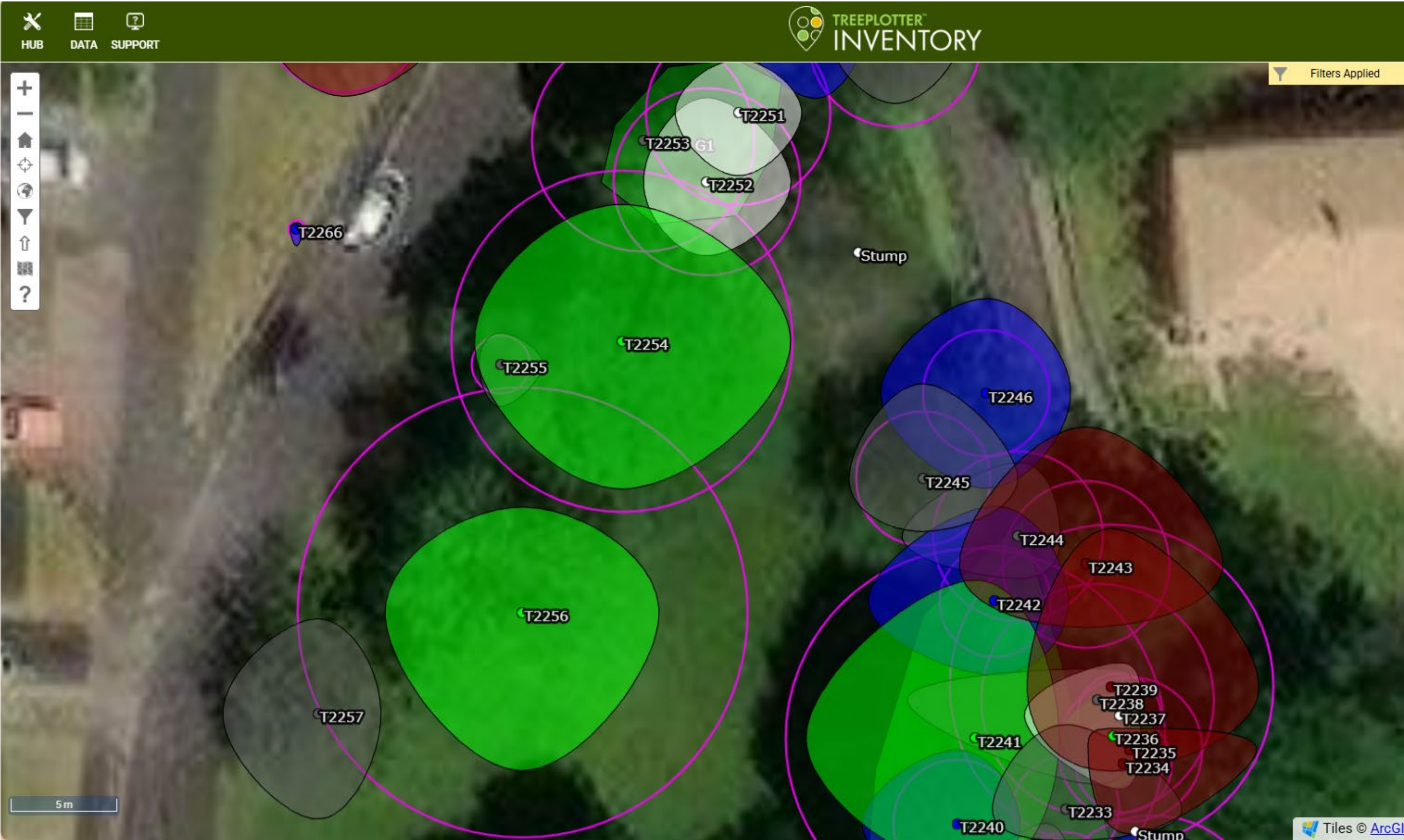
90+ day priority tasks, or those with no immediate priority, highlight the ongoing management and observation required for a healthy tree population, addressing issues that are not critical for immediate safety but contribute to the overall health and longevity of the trees.

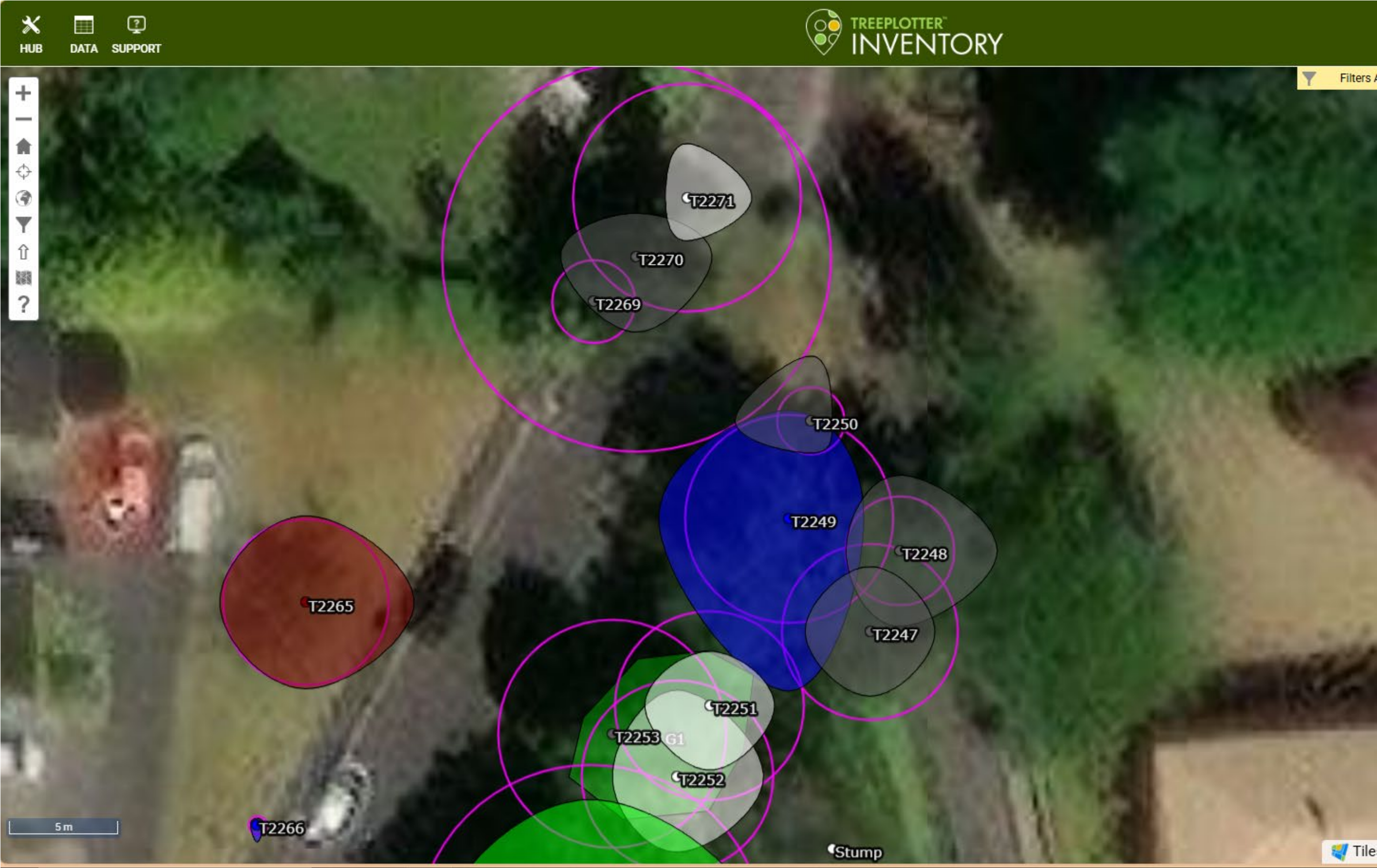
9.3 Annex C – Tree Location Plan (The pink circle identifies the root protection area (RPA), the tree location is approximate)











Annex D – HSE Tolerability of risk framework & QTRA Advisory Risk Threshold

Tolerability of Risk Framework

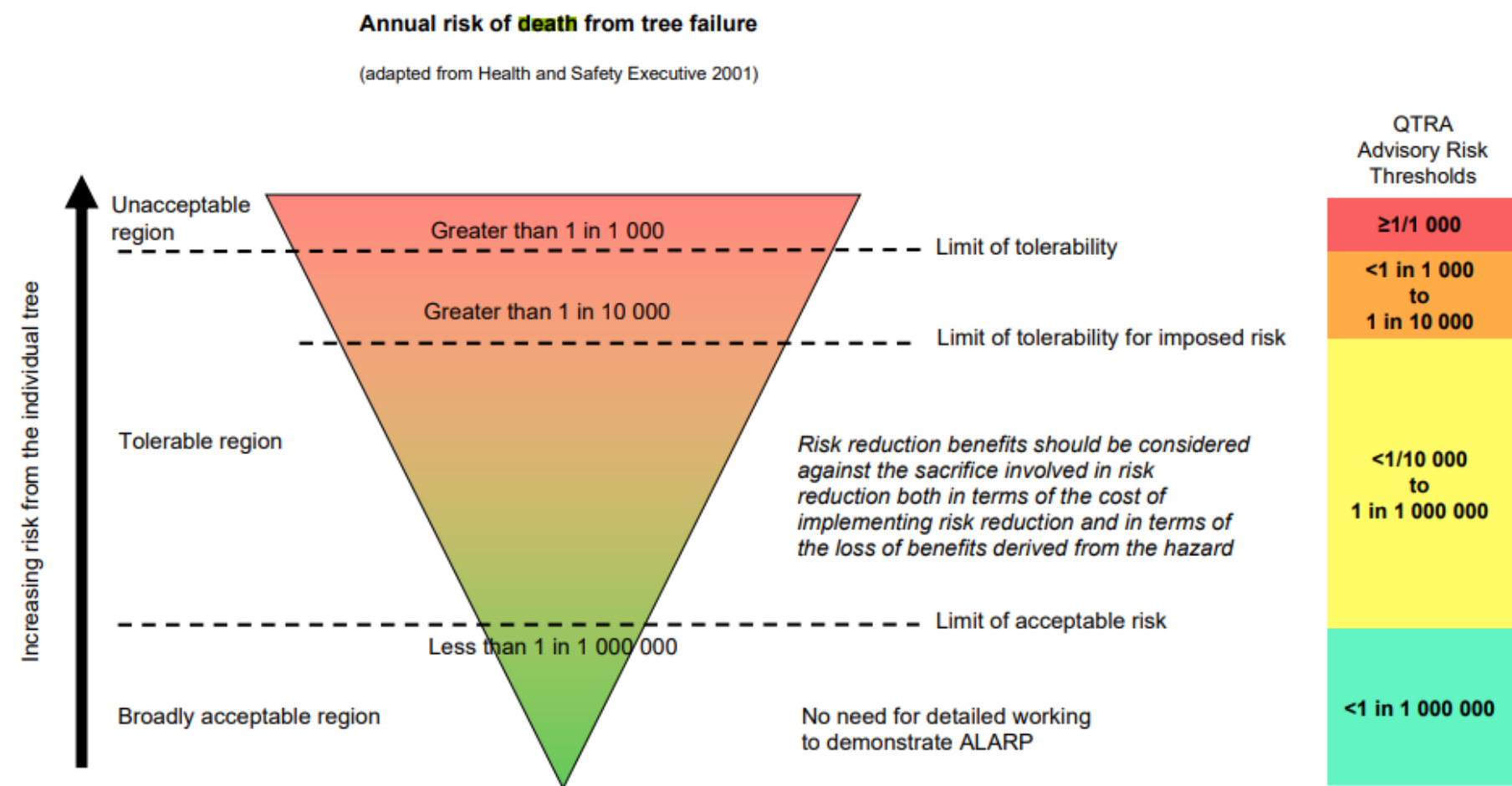


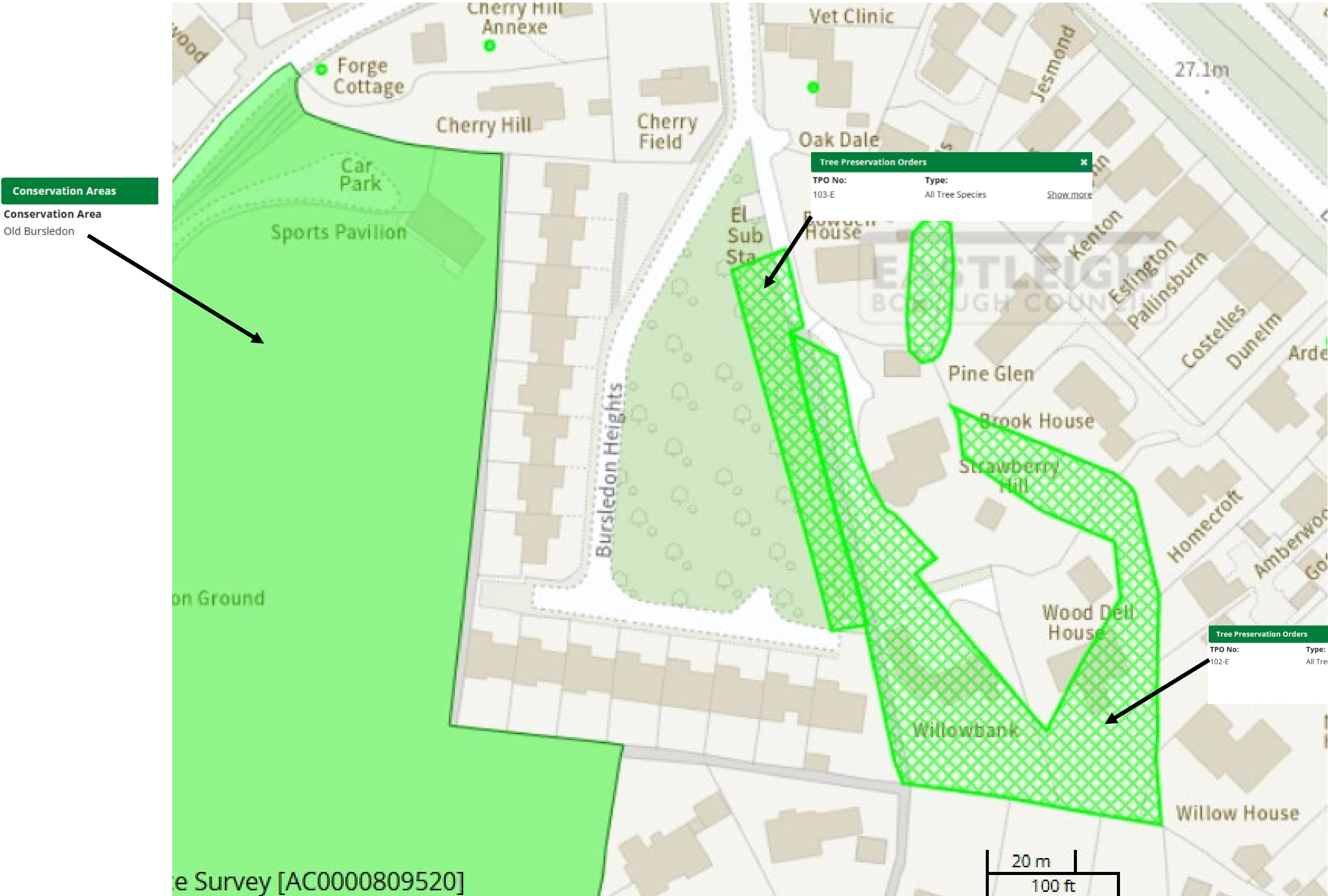
Table 7. QTRA Advisory Risk Thresholds

Thresholds	Description	Action
1/1 000	Unacceptable Risks will not ordinarily be tolerated	Control the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	- Control the risk - Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	- Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value - Review the risk
1/10 000	Tolerable (where imposed on others) Risks are tolerable if ALARP	- Assess costs and benefits of risk control - Control the risk only where a significant benefit might be achieved at reasonable cost - Review the risk
1/1 000 000	Broadly Acceptable Risk is already ALARP	- No action currently required - Review the risk

9.4 Annex E – Arboriculture Association when to prune. (AA, 2024)

Deciduous trees			
Acacia	Fair	Spring (late)	Living wood most obvious, dead can be easily identified
Ailanthus	Fair	Spring (late) to summer	
Alder	Fair	Spring (late) to summer	
Apple	Good	Winter (mid)	Prune every year for fruit production
Ash	Fair	Spring (late) to summer	
Beech	Poor	Spring (late) to summer	
Birch	Poor	Summer or winter (mid)	Prone to bleeding
Cherry (& other Prunus sp. e.g. Almond, Apricot, Peach, Plum) and Silver leaf. Avoid fungal sporulation period (autumn)	Fair	Summer	Prone to drought, frost damage
Elm	Good	Spring (late) to summer	
Eucalyptus	Poor	Spring (late) to summer	
Hornbeam	Poor	Spring (late) to summer	
Horse Chestnut	Good	Spring (late) to summer	Avoid if possible as regrowth is weak and heartwood is quick to decay
Lime	Good	Spring (late) to summer	
Magnolia	Fair	Summer (mid)	Reduces bleeding and allows time for healing to begin
Maples (inc Sycamore)	Fair	Summer or winter (mid)	Prone to bleeding (Field maple less susceptible)
Mulberry	Good	Winter (mid)	
Oak	Good	Spring (late)to summer	
Plane	Good	Spring (late)to summer	
Poplar	Good	Winter (mid)	Prone to bleeding
Robinia	Good	Summer (mid to late)	Prone to bleeding
Rowan	Fair	Spring (late) to summer	
Walnut	Poor	Summer or winter (mid)	Prone to bleeding
Whitebeam	Poor	Spring (late) to summer	
Willow	Good	Spring (late) to summer	
Evergreen trees			
Cedars	Poor	Winter (mid to late)	Avoid any pruning if possible. Shoots will not grow from old wood - therefore prune lightly.
Cypresses	Poor	Spring (late) to summer (early)	Shoots will not grow from old wood - therefore prune lightly
Firs	Poor	Summer (late) or winter (late)	Avoid any pruning if possible. Shoots will not grow from old wood - therefore prune lightly
Hemlock	Fair	Summer (late) or winter (late)	
Holly	Fair	Winter (mid to late)	
Holm oak	Poor	Winter (mid to late)	
Pines	Poor	Spring (late)	Avoid any pruning if possible as buds only at shoot tips. Newest growth can be removed during the spring
Spruce	Poor	Summer (late) or winter (late)	Shoots will not grow from old wood - therefore prune lightly
Western red cedar	Fair	Winter (mid to late)	
Yew	Fair	Summer (late) or winter (late)	

9.5 Annex F – TPO, Conservation Area Map



9.6 Annex G Images



















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