

Tree Survey Report



Highwood Homes Ltd



5 Rectory Court



Botley



Ref:

July 2026
JFA0407

The logo for James Fuller Arboriculture, featuring a stylized leaf icon above the company name. The name 'JamesFuller' is in a large, dark green serif font, and 'Arboriculture' is in a smaller, grey sans-serif font below it.

JamesFuller
Arboriculture

TREE SURVEY NOTES

This Tree Survey has been undertaken in accordance with the recommendations set out in British Standard 5837:2012 and current arboricultural best practice.

- Each tree has been numbered sequentially and recorded on the Tree Survey Plan.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in millimetres (mm) at 1.5 metres above ground level, using a diameter measuring tape, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which is recorded on the tree survey plan.
- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure

Poor = a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure

Dead = dead

➤ An assessment of a tree's structural condition is defined as:

Good = no significant structural defects

Fair = structural defects which could be alleviated through remedial tree surgery or management practices

Poor = structural defects which cannot be alleviated through tree surgery or management practices

Dead = dead

➤ An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed in accordance with the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U		Identification colour on plan		
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years		- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality		
Category A		1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values
Trees of high quality with an estimated remaining life expectancy of at least 40 years		Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue	Trees, groups of woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
		Identification colour on plan		
		LIGHT GREEN		

Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant through remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. It will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	BS5837 – Tree Survey			
	Client:	Mr & Mrs A Ware	Site:	5 Rectory Court, Botley
	Date:	July 2026	Consultant:	James Fuller FdSc Arb, BTEC Nat.Dip Forestry & Arb
	Tagged:	No	Weather:	Hot and clear

Notes:-

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species, which needs consideration prior to any tree surgery works commencing.
8. Any tree numbers that are followed by a * are indicatively plotted and their locations should be verified on site by a land surveyor.
9. Tree data colours: -
 - U Grade Trees Highlighted in RED
 - A Grade Trees Highlighted in Green
 - B Grade Trees Highlighted in Blue
 - C Grade Trees Highlighted in Grey

James Fuller Arboriculture has checked Eastleigh Borough Council's website and has been informed that the site is not located within a Conservation Area.
 James Fuller Arboriculture has checked Eastleigh Borough Council's website and has been informed that Tree 1 is protected by a Tree Preservation Order.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physiological Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1 TPO	Pedunculate Oak <i>Quercus robur</i>	20	S	770	268	9.2	N 6 E 7 S 6 W 7	N 3 E 5 S 3 W 4	Early Mature	Good	Structural Condition - Good Previously crown reduced; Old pruning wounds Bark wound at base on south side, Ivy on trunk, Old pruning wounds on trunk occluding, Trenching scars in footpath to north	None required at time of survey	40+	B1+2
2	Pedunculate Oak <i>Quercus robur</i>	18	S	790	282	9.5	N 9 E 8 S 10 W 8	N 2.5 E 3 S 2 W 3	Early Mature	Good	Structural Condition - Good Offsite tree Deadwood in crown	Inform owner of duty of care; Remove deadwood	40+	A1+2
3	Red Oak <i>Quercus rubra</i>	18	S	630	180	7.6	N 6 E 10 S 7 W 12	N 2 E 2 S 3 W 4	Early Mature	Good	Structural Condition - Good Offsite tree; Crown shape distorted due to group pressure; Major deadwood in crown	Inform owner of duty of care; Remove deadwood	20+	B1+2
4	Apple <i>Malus sp.</i>	4	S	150	10	1.8	N 0 E 0 S 3 W 2	N 0 E 0 S 1.5 W 1.5	Semi-mature	Good	Structural Condition - Fair Offsite tree; Crown shape distorted due to group pressure; Estimated data; Unable to verify health and safety due to no access	None required at time of survey	10+	C1
5	Apple <i>Malus sp.</i>	4	MS	200 150	28	3.0	N 2 E 0 S 3 W 3	N 1.5 E 0 S 1.5 W 1.5	Semi-mature	Good	Structural Condition - Fair Offsite tree; Unable to verify health and safety due to no access; Estimated data; Crown shape distorted; Multi stemmed at ground level	None required at time of survey	10+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown AGL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
H1	Cherry Laurel, Privet	2	S	90	4	1.1	N - E - S - W -	N - E - S - W -	Young	Good	Structural Condition - Good Off site hedge, Boundary edge hedge, Managed and maintained	None required at time of survey	10+	C2



- NOTES:
1. The site is not located within a Conservation Area.
 2. Tree 1 is protected by a Tree Preservation Order (TPO).
 3. Trees 2-5 have been indicatively plotted

HOLMESLAND DRIVE

2
A

4
C

5
C

3
B

1 TPO
B

5

1

RECTORY



Tree Survey Plan

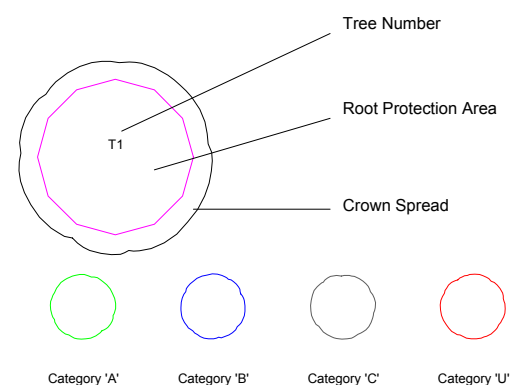
SITE: 5 Rectory Court

SCALE :
1 : 200 @ A3 DATE :
21/07/2026

MAP FILENAME :
JFA0407.01 TSP



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Qualifications of James Fuller

James Fuller, has over 17 years experience within the field of Arboriculture and has attained a Foundation Degree in Arboriculture (FDSc Arb.) and a BTEC National Diploma in Forestry & Arboriculture (BTEC Nat.Dip. Forestry & Arb.).

James is also a Professional Member of the Arboricultural Association (MArborA) and has successfully completed the Professional Tree Inspector's, Capital Asset Value for Amenity Trees (CAVAT), Quantified Tree Risk Assessment (QTRA) and Visual Tree Assessment (VTA) Courses.

James previously worked as an Arboricultural Consultant, providing professional advice in relation to trees for one of the leading arboricultural consultancy practices in the country. As part of this role James was instrumental in providing clients with advice from the initial Tree Survey through to site completion and sign off.

James has experience of working on a variety of sites throughout the UK, from individual Visual Tree Assessments (VTA) to large development sites (BS5837: 2012) with 1'000s of trees.

James is now building an ever-growing portfolio of private clients whilst providing consultancy advice to local arboricultural companies and their clients.