



Tree condition survey of 4 oak trees
at
Oakfields, Eastleigh, SO50 4RP

Surveyed by
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Report date
28th November 2023

Client
Cranbury Estate
Estate Office
Cranbury Park
Winchester
SO21 2HL

Report reference
J139.32.01

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1. Instruction

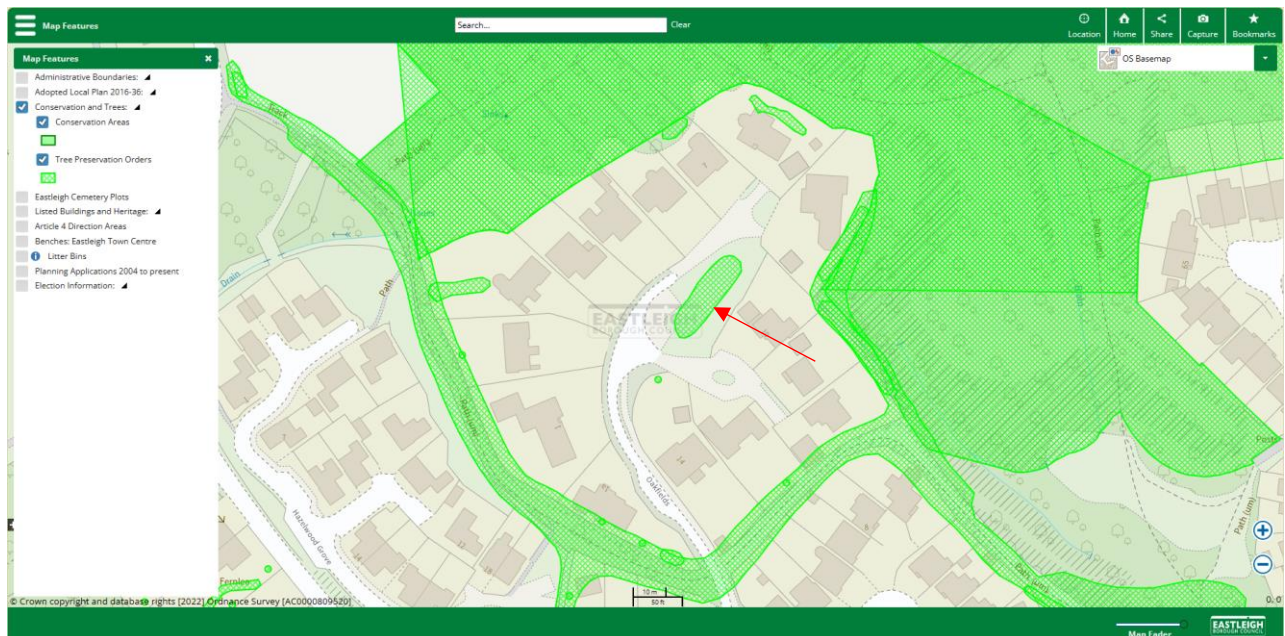
- 1.1 I was instructed by the Estate Manager to carry out a tree condition survey of 4 oak trees, paying particular attention to any features that may pose a significant hazard to persons or property, and to produce a tree survey report including the provision of management recommendations with priorities.
- 1.2 The tree condition assessment is to be carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. Presumption for tree management will be in favour of retention of the tree(s) where appropriate.
- 1.3 The client has raised concerns relating to the trees including their condition, proximity to the highway and adjacent dwellings.

2. Site details

- 2.1 Oakfields is accessed from Portchester Rise to the south and is north of Eastleigh and east of the M3 and Chandlers Ford. Oakfields has an open space area within the residential properties and car parking adjacent. The four oak trees stand within the open space and form the main visual feature of the residential dwelling frontages.

3. Statutory controls

- 3.1 The online mapping tool provided by Eastleigh Borough Council, accessed on 28th November 2023, identifies that the site is not subject to Conservation Area controls but is subject Tree Preservation Order (TPO) 5-E. See image SAL1:



SAL1 Image from council website¹.

- 3.2 As the four oak trees are subject to TPO, a Town and Country Planning (Tree Preservation) (England) Regulations 2012 s16 Tree Works Application² will need to be issued to the planning authority and 'Consent' received prior to tree works commencing relating to these trees. Such tree works identified within any Consent will normally need to be complete before a 2 year period from the date of the Consent. Additional information on the process can be found at the government website³. This tree condition survey can be used to inform such a Tree Works Application.
- 3.3 Alternatively, works may be exempt from notice as detailed in The Town and Country Planning (Tree Preservation)(England) Regulations 2012 sections 14 (exceptions)⁴. Such exceptions are given as a s14 'Notice of Intent' and a 5 working day period for the planning authority to consider the matter and relate to the imminent threat of harm or damage. This tree condition survey can be used to inform such a s14 (5 day) Notice of Intent. On this occasion, no imminent threats were found.
- 3.4 Works in accordance with the Highways Act 1980, section 154⁵, overrides the town and Country Planning Act and can be implemented without reference to the planning authority. However, it is appropriate to inform the planning authority to avoid unnecessary waste of officer time investigating whether the works are exempt.

¹ <https://emaps.eastleigh.gov.uk/webmaps/Map.aspx?MapName=WebMaps>

² <https://www.legislation.gov.uk/uksi/2012/605/regulation/16/made>

³ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#making-applications-tpo>

⁴ <https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

⁵ <https://www.legislation.gov.uk/ukpga/1980/66/section/154>

- 3.5 The Forestry Act 1967⁶ does not apply as the remedial works recommended relate to the condition of the trees and currently does not require the felling of the trees.
- 3.6 This document does not consider specific covenants.

⁶ <https://www.legislation.gov.uk/ukpga/1967/10/section/9>

4. Limitations

- 4.1 The tree survey was carried out from ground level, with the aid of binoculars where appropriate, using the Visual Tree Assessment (VTA) process. The VTA process is used to identify significant tree features that may have significant bearing upon the condition (physiological and structural) and management of the tree.
- 4.2 Typical significant defects that are identified are referred to in Lonsdale, D., "Hazards from Trees, a general guide" (FCPG13) published in 2000 by the Forestry Commission, Lonsdale, D., "Principles of tree hazard assessment and management" published in 1999 and 2001 and reprinted in 2013 by the Forestry Commission, and Mattheck, C., "The body language of trees" published in 1994 by the Department of the Environment and 2015 by Karlsruhe Institute of Technology.
- 4.3 Reasonable access around the base of the tree is required to carry out a tree survey. Where this is not feasible, these parts of the tree may not be fully assessed. If a view of the entire structure of the tree(s) is limited, for instance by the properties in private ownership or obscured by vegetation, this is a limitation to the tree survey and some parts of the tree may not be able to be fully surveyed. In this instance access was not available from private properties, although views from the access road, with the benefit of binoculars, provided a reasonable view of the trees.
- 4.4 Trees are dynamic structures and as such their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances, and as such the survey relates only to the visible condition found on the day of the survey. Tree(s) should be re-surveyed on a regular basis so that the change in condition can be identified. An appropriate time period between surveys may be up to 5 years depending upon the species, condition of the trees, their maturity / size and the context within which the tree(s) grow. Recommendations for the period between surveys are given.
- 4.6 No soil investigations have been carried out.

5. Tree survey findings

- 5.1 The survey was carried out on 9th November 2023. I was unaccompanied during the site visit. The weather on the day of the site visit was clear, dry with low wind speeds.
- 5.2 The table of findings of the tree survey can be found in Appendix 1.
- 5.3 I have plotted the approximate tree position on Ordnance Survey data, Ordnance Survey data (licence 10001998), to correlate between the tree condition survey (Appendix 1), the tree survey plan (Appendix 2), and the specific trees surveyed on site. Position of the tree plotted is approximate on the tree survey plan and the specific trees will need to be identified through their approximate position shown on the tree survey plan, condition notes given in the tree survey text and the photographs in Appendix 3.

6. Discussion

- 6.1 Where trees are showing significant decline (reduced leaf density, yellowing foliage, small sized foliage, reduced foliage volume) then this is an indication that the physiology of the tree is in decline. Causes for such decline is numerous. Diminished physiology means that there is less energy available for defence of the tree system which means secondary colonisers (for instance insects, decay fungi, etc.) are more able to colonise the tree and have further influence upon tree physiology and structure. Canopy decline is an indicator that the structure of the tree is more likely to be compromised and there is an increase potential for root-plate failure, stem failure, and branch failure. This applies to all four oak trees. Remedial works to help control the risks are given in Appendix 1.
- 6.2 Trees that have been 'topped' or 'crown reduced' have the upper part of the tree canopy removed and regrowth typically redevelops the lost canopy. This regrowth is likely to have a weaker attachment than the original tree form. Additionally, 'top rots' (decay of the tree in the canopy) can occur degrading the structural integrity of the tree where regrowth has developed from axillary buds. This relates to trees T1, T2, and T3. Remedial works to help control the risks are given in Appendix 1.
- 6.3 Deadwood is likely to arise regularly from the trees over time and may cause harm or damage when it falls from a tree. The larger the section, the greater the potential harm. It is appropriate to remove the deadwood on a cyclic basis where the risk of harm or damage is unacceptable. Remedial works to help control these risks are given in Appendix 1. Retained deadwood can also be a unique habitat, particularly when over 150mm diameter. Therefore, where the risk of harm or damage is particularly low, it is appropriate to retain large deadwood as habitat. On this occasion, due to the open space use and less than 100mm diameter deadwood present, the retention of deadwood for habitat is not recommended.
- 6.4 Epicormic growth is often formed on the lower stem due to increased light levels triggering auxiliary buds to develop. Removal of this epicormic growth to continue to allow sunlight and daylight beneath the tree canopy is often sought by the property owners. As the ground has a northerly aspect with the trees on the southern boundary, it is likely that the property owners will seek to maintain the extent of light beneath the tree canopy, particularly during the winter months. Epicormic growth can impede tree surveys and it is appropriate to remove such epicormic growth at the base of trees to enable future tree surveys.
- 6.5 Decay is often identified by loose bark, cavity formation, fungal fruiting bodies, attachment marks, etc. Such decay, for instance *Pseudoinonotus dryadeus*, can affect the structure of the tree causing branch, stem, or root-plate failure depending upon the type of decay organism. In this instance, the *P. dryadeus* appears to relate to the area of dead bark at the base of T2. In the specific instance of T2, tree works have previously been carried out to reduce the weight and leverage on the remaining functioning parts of the tree. Remedial works to help control the risks are given in Appendix 1.
- 6.6 The failure of branches or branch removals allows for decay to enter into the branches / stem / heartwood. Such branch loss / removal where it exposes heartwood is to be avoided where feasible. To reduce the incidence of such branch failures it is appropriate to shorten the branch length. Remedial works to help control the risks are given in Appendix 1.

- 6.7 Overlong branches or branches standing outside the main canopy edge are more prone to excessive wind loading and therefore have an increased potential for failure. To reduce the potential for such branch failure it is appropriate to reduce these branches. Such branch reductions also reduce the potential wound size aiding the tree to cope with the pruning wound as opposed to a likely larger failure wound which will take more resources for the tree to manage and compensate for. Such works are recommended in BS3998:2010 Recommendations for tree works (refer to paragraphs 7.7, 7.9, 7.10, and Table 8.1). This applies to T4 oak. Remedial works to help control the risks are given in Appendix 1.
- 6.8 The greater the amount of pruning work carried out, the greater the potential for undesirable physiological and structural impacts upon the retained trees (refer to British Standard 3998:2010 Recommendation for tree works paragraph 7.2.4 extent of pruning works). Therefore, works recommendations given seek to reasonably control the risks identified whilst minimising the potential impact upon retained trees to aid their retention in the landscape for as long as reasonably practicable. Additionally, tree works recommendations are kept to a minimum to minimise the potential aesthetic impacts that can occur through excessive tree works.
- 6.9 Extent of works needs to be balanced by the adjacent land use, frequency of use, size of anticipated failure part, and consequence of failure.
- 6.10 To conclude, in my consideration of the site, its location, use, frequency of occupation, the potential hazards that the trees present, the condition of the trees and potential for failure, and the potential size of the failure parts, I have provided tree works recommendations with priorities to aid the retention of the trees in the landscape where feasible and these works are detailed in section 7 and Appendix 1.

7. Recommendations

- 7.1 I have considered the findings of the tree survey within the context of the health and vitality of the trees and the circumstances within which they are located.
- 7.2 Recommended works are detailed in Appendix 1 for each tree or group with associated priorities. The priorities mean that the recommended works should be carried out within specified timescales detailed in Appendix 3 key to tree survey data.
- 7.3 Works are considered a 'High' priority and should be complete within 1 month from the date of this survey. The priority is considered based on the condition of the tree and its position and context. No trees were identified as being subject to a high priority.
- 7.4 Works are considered a 'Moderate' priority and should be complete within 3 months from the date of this survey. The priority is considered based on the condition of the tree and its position and context. No trees were identified as being subject to a moderate priority.
- 7.5 Works are considered a 'Low' priority and should be complete within 12 months from the date of this survey. The priority is considered based on the condition of the tree and its position and context. The remaining trees were identified as being subject to a low priority.
- 7.6 Tree works should be carried out in accordance with British Standard 3998:2010 Recommendations for Tree Works and in particular biosecurity / avoidance of transmission of disease and pathogens (4.3), extent of pruning works (7.2.4), and natural target pruning (7.2.5). A tree contractor ought to carry out works in accordance with this British Standard and be aware of these specific elements.
- 7.7 Tree works, except high priority and felling works, ideally to be carried out ideally in the late summer (September) or mid winter (December to February) to aid the trees to respond to the pruning wounds in the most effective manner. The worst times to implement tree works to retained trees is particularly in spring and secondly around leaf fall and, therefore, these time periods (spring and leaf fall) ought to be avoided where possible to reduce the physiological impact upon retained trees.
- 7.8 Resurvey of the trees ought to be complete by the 1st July 2026. Resurvey is important as the condition of trees alters over time. Resurvey assumes the entirety of tree works recommended to be complete within the timescales given.

Appendices

Appendix 1: tree survey data

Tree Condition Survey

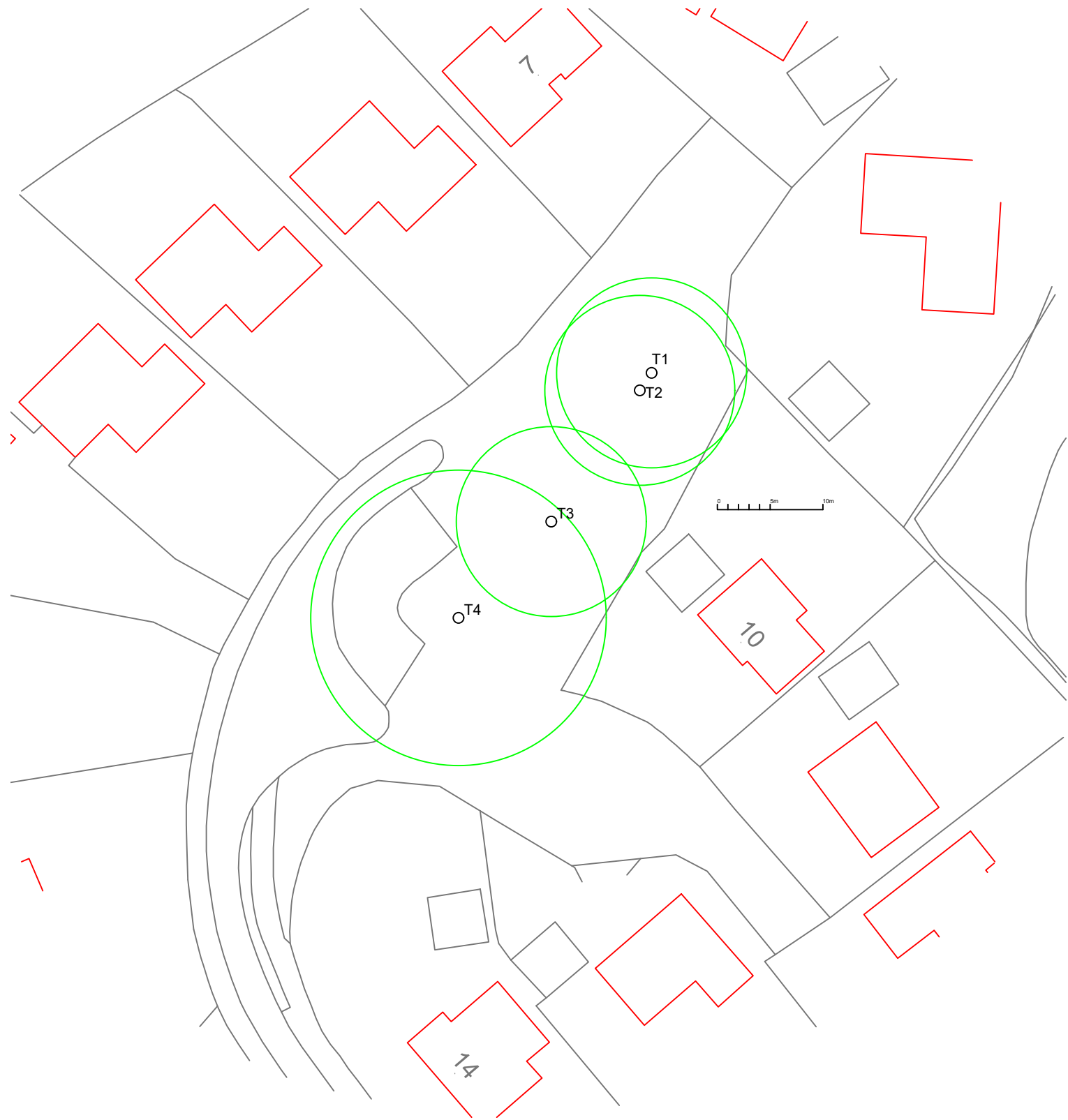
Site Oakfields, Eastleigh, SO50 4RP
 Date of survey 9th November 2023
 Job reference J139 32 01
 Surveyor Ben Abbatt
 Resurvey To be complete by the 1st July 2026



Designation	Reference number	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1	Oak <i>Quercus robur</i>	20	Mature	Fair	Fair	Distal twig dieback, particularly to the northeast. Previously crown reduced with mature regrowth - habitat features. Frequent moderate (25 to 100mm diameter) and large (more than 100mm diameter) deadwood. Epicormic growth on the lower stem.	Crown reduction to a final height of 14m with a horizontal radial canopy spread of 6m. Remove deadwood more than 25mm diameter. Remove epicormic growth to within 1cm of the parent material on the lower stem from the base to 3m height.	Low
T	2	Oak <i>Quercus robur</i>	16	Mature	Good	Fair	Previously crown reduced with mature regrowth - habitat features. Cavity formation to north and northeast at base. Remains of <i>Pseudoinonotus dryadeus</i> at base to the west.	Crown reduction to a final height of 14m with a horizontal radial canopy spread of 6m.	Low
T	3	Oak <i>Quercus robur</i>	23	Mature	Good	Fair	Previously crown reduced to c12m with mature regrowth - habitat features. Frequent moderate (25 to 100mm diameter) and large (more than 100mm diameter) deadwood. Lower stem swollen; indicative of internal decay. Loose bark and cavity formation at base to north, northeast, south and northwest.	Crown reduction to a final height of 14m with a horizontal radial canopy spread of 6m. Remove deadwood more than 25mm diameter.	Low

Designation	Reference number	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	4	Oak <i>Quercus robur</i>	29	Mature	Good	Fair	Distal twig dieback in the upper canopy. Frequent moderate (25 to 100mm diameter) and large (more than 100mm diameter) deadwood. Occasional branch failure c200mm diameter to south at 8m. Overlong branches.	Tip reduction of lateral branches to a horizontal branch length of 11m. Remove deadwood more than 25mm diameter.	Low

Appendix 2: tree survey plan



General / Key:

Indicative tree position



Site:

Oakfields, Eastleigh, SO50 4RP

Data:

Ordnance survey data provided under licence 100019980. Crown copyright. All rights reserved.

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Drawing title:

Tree survey plan

Drawing reference:
J139 / 32 / 01

Revision: -

Date:
28th November 2023

Scale:
1 to 500 on A4

Sheet:
1 of 1

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Appendix 3: photographs



SAL2 T2 with cavity formation at the base.



SAL3 T2 with cavity formation at the base.



SAL4 T2 with *Pseudoinonotus dryadeus* attachment mark.



SAL5 T3 with swelling at the base.



SAL6, 7, 8 and 9 T3 with loose bark and cavity formation at the base.

Appendix 4: general notes

The tree survey can only be an assessment of the tree at the time of the survey and the tree(s) should be re-surveyed on a regular basis. An appropriate time period between surveys may be up to 5 years depending upon the condition of the trees, their maturity and the target(s). Recommendations for the period between surveys will be given.

As trees are dynamic structures their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances. Therefore, the survey is an assessment of the trees at the time of the survey only. If there is a significant change in the immediate environment and circumstances, then this should be brought to the attention of the arboriculturalist so that they may advise accordingly.

I have not specifically checked with the planning authority whether the site is within a Conservation Area or whether the trees are under Tree Preservation Order (TPO), but I have relied upon their published map information. Prior to any tree works confirmation of whether these legal restrictions apply to the site or trees ought to be sought from the planning authority. If the trees stand within a Conservation Area designated under the Town and Country Planning Act the LPA will normally require 6 weeks notice of intention to carry out any tree works as detailed in the survey. If the trees are under TPO then the planning authority will normally require an application for any tree works. Some tree works are exempt, for instance if the trees are dead or dangerous, and certain works can be carried out without application. It is necessary to give the planning authority at least five days notice prior to carrying out any of these tree works under these exemptions. This survey, with recommendations, can be used to support any such application or notice.

Wildlife issues are of significant concern to the general public. A balance has to be found between the protection of wildlife and the need for safety when managing trees. The Wildlife and Countryside Act (1980) and Countryside Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrates and plants. It is important to ensure that this legislation is properly considered when carrying out any works to trees.

Bird nests were not identified whilst on site. However, any Arborist carrying out the tree works should ensure that there is no disturbance to nesting birds prior to the works being carried out. Further guidance upon the appropriate timing of the works can be sought from DEFRA, if necessary. Where nesting birds are found, further information should be sought from DEFRA 08459 33 55 77 or helpline@defra.gsi.gov.uk. Prior to any works being implemented the tree contractor must identify whether there are any bats or birds using the tree as roost or nest. If such habitation is identified, then the tree contractor must obtain the necessary licence from Natural England (0845 601 4523 www.naturalengland.org.uk) to carry out the works.

A bat survey prior to tree works is not recommended, except where there is a high potential for habitat. During the tree works, the contractor should carry out the tree works with bats as an active consideration and follow the current industry best practice, e.g. Arboricultural Association Guidance Note 1 Bats in the context of tree work operations 2011, BS8596 Micro guide to surveying for bats in trees and woodland <https://shop.bsigroup.com/upload/273444/BSI-Bat-Microguide-UK-EN.pdf> which a competent tree contractor should be familiar with.

Biosecurity measures: To minimise the potential for contamination of the tree from other tree works it is appropriate to sterilise tools to be used before and after the works are implemented. Appropriate disinfectant includes Propellar or Cleankill Sanitizing spray. Loose debris is to be brushed off prior to treating with disinfectant to ensure appropriate application. See [http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/\\$file/FCMS028-guidance.pdf](http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/$file/FCMS028-guidance.pdf) for further information on Biosecurity and <http://www.forestry.gov.uk/forestry/inf-d-9fjd2d> for disinfectant information.

Appendix 5: key to tree survey data

Desig	Designation (T is Tree, G is Group, H is Hedge, W is woodland, S is Stump)	
No	Tree number.	
Species	Species of tree.	
Height	Height measured in metres.	
Canopy spread	Canopy spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.	
Height of crown	Height in metres of crown clearance above adjacent ground level.	
Age Class	Young	A tree considered to be less than approximately 20 years old.
	Middle aged	A tree in approximately the first 1/5th of its normal life span with apical dominance (rapidly growing with a clear main leader) and not yet fully at its environmental potential full height.
	Mature	A tree in its 2/5ths to 5/5ths of its normal life span with apical dominance lost and at its environmental potential full height.
Condition (Physiological and Structural)	Good	A tree of typical physiological and structural condition that requires only general tree works to facilitate its retention in the landscape.
	Fair	A tree of impaired physiological and / or structural condition that may require remedial and general tree works to facilitate its retention in the landscape.
	Poor	A tree of significantly impaired physiological and / or structural condition that will require remedial and general tree works to facilitate its retention in the landscape if feasible.
Recommendations	As per BS3998: 2010 Recommendations for Tree Works.	
Priority	Immediate	Works should be carried out immediately as the probability of harm or damage occurring is likely.
	High	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the moderate and low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur. Ideally works in this category are anticipated to be carried out within 1 month.
	Moderate	These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur and for the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 3 months.
	Low	Works in this category usually will relate to the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 12 months.
Re-survey	This is the time period in which it is recommended that the tree is surveyed again. This is based upon the condition of the tree, its location, previous, current and future management. It is normally expressed at a time period from the date of the report / survey, whichever is the sooner. If no time period is noted then the default period is one year.	

Appendix 6: surveyor qualifications and experience

Ben Abbatt has been involved in the arboricultural industry since the mid 1990s and has worked in a variety of roles within the industry, starting as a forestry contractor, progressing to the surveying and management of forestry and arboricultural contracts for a national forestry company and running the arboricultural section of a horticultural business overseas. Additionally, Ben has worked in local Government at Borough and County levels, providing planning related advice and managing Tree Preservation Orders and Conservation Areas, as well as managing highways trees and contracts.

Since 2006, Ben has been the Director and Principal Consultant of Sapling Arboriculture Ltd.

Ben is a qualified member of the Institute of Chartered Foresters (ICF), Royal Institute of Chartered Surveyors (RICS), Society for the Environment (SocEnv) and the Arboricultural Association (AA), having been an Arboricultural Association Registered Consultant since 2006. He is also a member of the International Society of Arboriculture and the Royal Forestry Society.

He holds many arboricultural and forestry qualifications including the Professional Diploma in Arboriculture awarded by the Royal Forestry Society, the Technicians' Certificate awarded by the Arboricultural Association and an HNC in Forestry.

Ben is also a freelance trainer for LANTRA, delivering courses in Basic Tree Survey and Inspection and Professional Tree Inspection.



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