



Arboricultural Condition Survey

Site address:

Abbots Way,
Netley Abbey,
Southampton,
Hampshire
SO31 5HB

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.

January 2025

REF: ACS24-1038



Arboricultural Condition Survey

Instructed by: Warwick Clews

Prepared by: Alex Parker ArbL4

Date: 08 January 2025

Report Reference: ACS24-1038

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1 Introduction

1.1 Background

Seaview Arboriculture LTD was commissioned by Mr Warwick Clews, 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 Abbots Way, Netley Abbey, Southampton, Hampshire, SO31 5HB.

The trees were last inspected on February 5, 2010, by Barrell Tree Consultancy (Ref 10050-AIA-CA-23/02/10). It was undertaken in relation to the development of the site and carried out compliant to the requirements of BS5837:2005 Trees in relation to construction.

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 tree was undertaken from ground level using binoculars, 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, so 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 locations have 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 towards the Northwest edge of the village boundary, within the Eastleigh Borough of Hampshire, England. Central to coordinates 50.881129376814, -1.3539145852372

The topography of the land is flat in proximity to the property and has a shallow gradient towards the adjacent lake, it is a private residential detached property with a garage, several outbuildings and garden.

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

The site is accessed from Fountains Park. The approximate location of the trees surveyed is shown on the Tree Location Plan along 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 where 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 28th October 2024 The meteorological conditions prevailing during the survey are documented in the Table 2.1

Table 2.1 Weather conditions at time of survey	
Date	28.10.2024
Wind speed (mph)	18-24mph
Wind direction	Southwest
Cloud cover, precipitation	80% overcast , Dry, Fair

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 Borough Councils (2024) interactive TPO maps accessed on Wednesday, 08 January 2025 indicated that at the time of the assessment, all trees are subject to statutory protection, in the form of an Area TPO (80-H), Netley Abbey Conservation area and the northern boundary is abutted to the West Wood Grange Field (EA0140) SINC (Sites of Importance to Nature Conservation) see Annex E. 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 trees at this site have 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 **THIRTY FIVE** individual trees growing within the curtilage of Abbots Way, Netley Abbey, Southampton, Hampshire, SO31 5HB as directed by the client.

4.2 See 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 the works stipulated in Annex B is carried out within 6 months and importantly at the optimal time to prune these species, late spring -summer, as stated in the Arboricultural Association publication 'Guide to Pruning' (Annex F) .

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 this period, 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 18 months (July 2026).

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

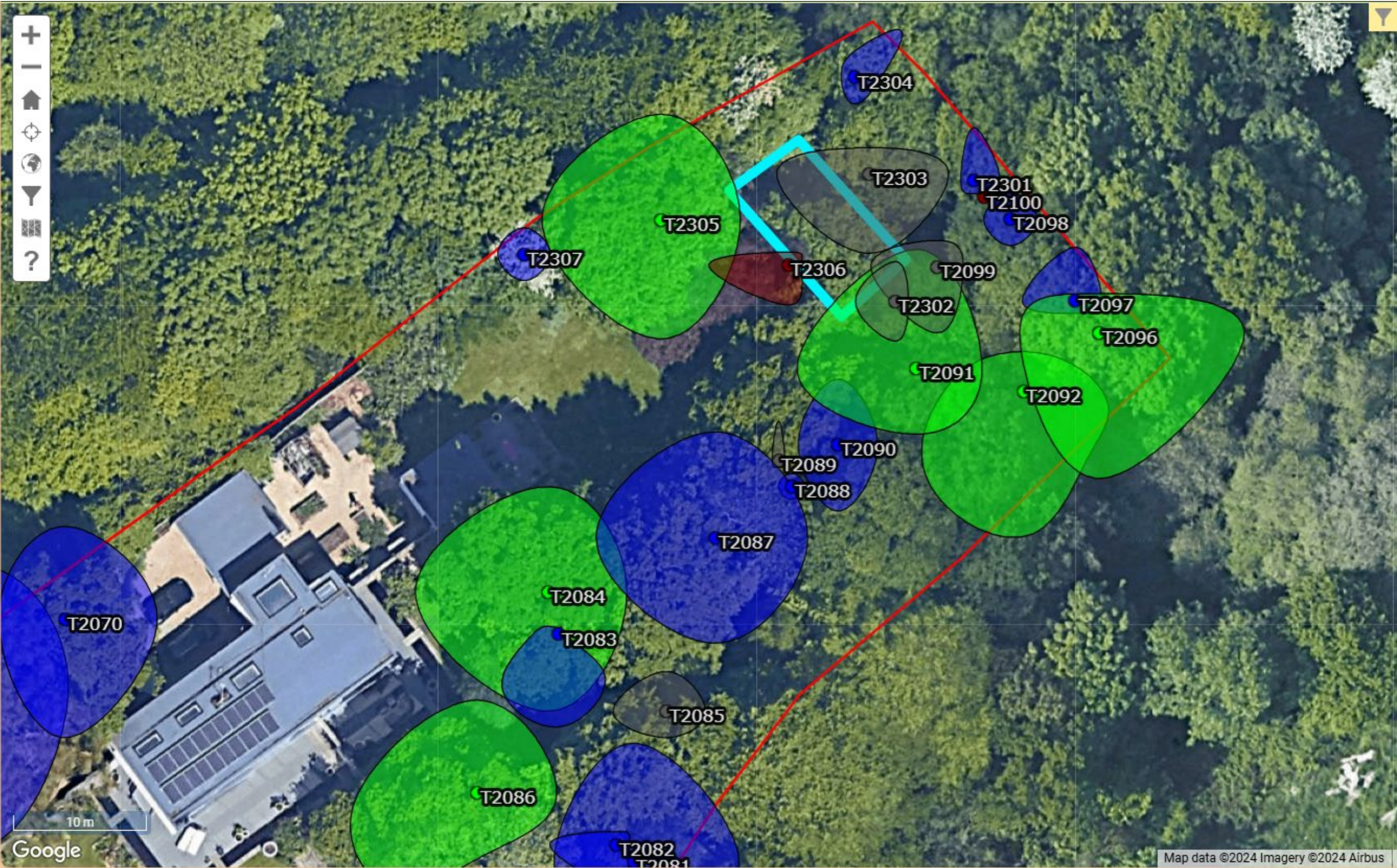
Tag number	N E S W	Comments
Numbers relate to those marked on the Tree Location plan (Annexe C) and the individual tags on the trees.	Branch Spread. Radial crown spread assessments are estimated in metres (m) from the centre of the trunk / group to each of the 4 cardinal points of the compass (North, East, South, West,). These provide a general guide to the outline of a tree / group crown.	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).
Common Name Species of tree listed by common name.	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	QTRA Risk assessment calculation. The section colours correlate with the 'Tolerability of risk Framework' in Annex E.
Scientific Name Species of tree listed by scientific name.	Strut Con An assessment of a tree / group's overall structural condition is recorded as: Good / Fair / Poor	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.
Phys Con An assessment of a tree / group's overall physiological condition is recorded as: Good / Fair / Poor / Dead	ERC Estimated remaining contribution, in years: long >40, Medium 20-40, Short 10-20, Very short <10.	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'.
Hgt Height assessments are estimated in metres (m).	Q British Standard category grading (U or A to C) - see guidance extracted from BS5837:2012.	
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.		

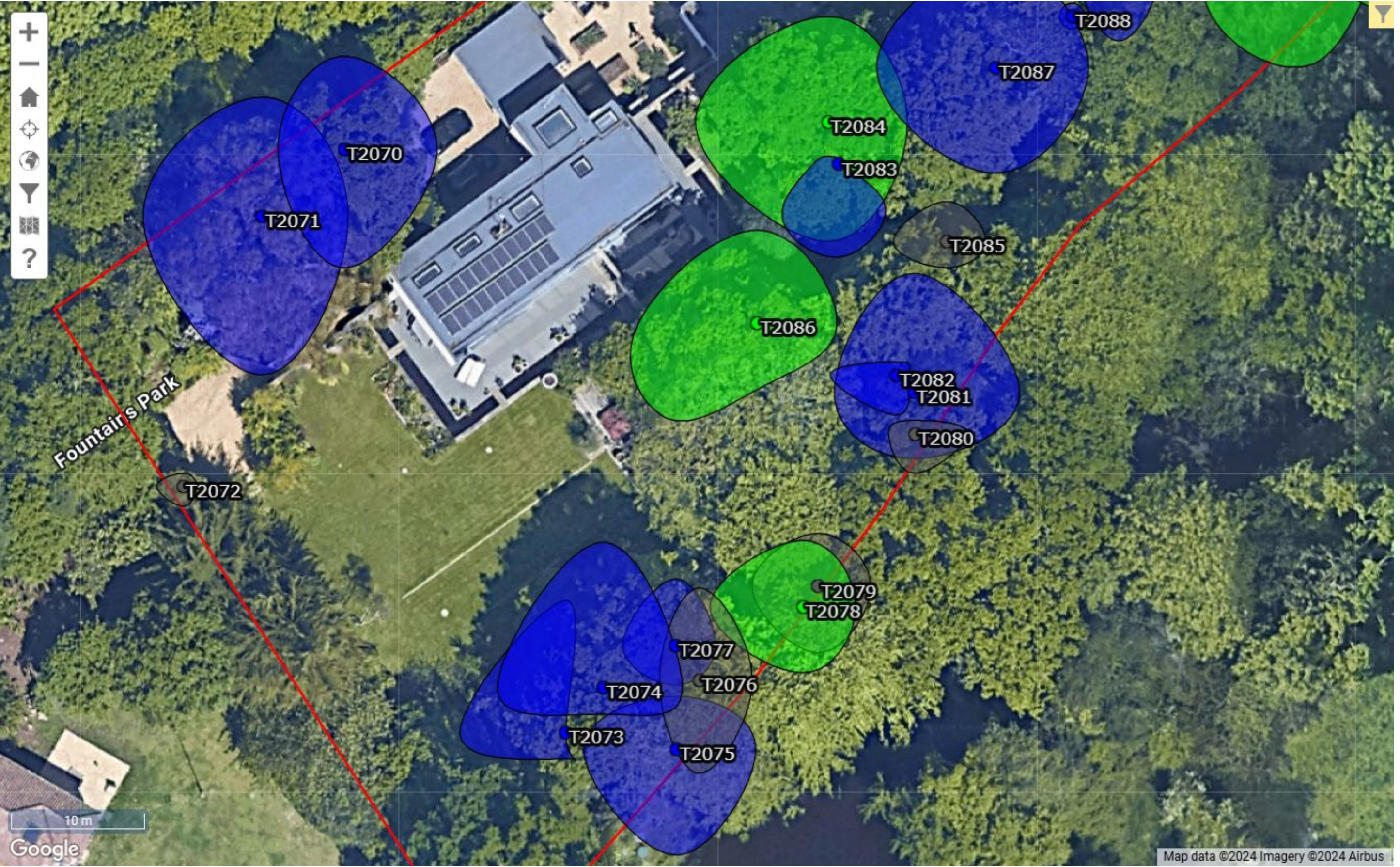
9.2 Annex B - Arboricultural Condition Survey

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Q	Comments	QTRA	Recommendations
T2070	Pedunculate oak	Quercus robur	18	740	7	9	7	5	Mature	Good	Good	Long (>40 years)	B	Ivy, buttressing on north facing side of stem at ground level(See Image) with a small cavity #15 cm historically occluded wounds throughout the canopy,	Target: 1 Size: Property POF: 6 RoH: 1 in 300k	Sever ivy at ground level & remove from the mainstem. Crown lift 3 m & give clearance to the building by 1 m, Remove major Deadwood.
T2071	Eucalyptus	Eucalyptus spp.	20	980	9	12	6.5	9	Early-mature	Good	Fair	Long (>40 years)	B	The soil level is raised on the north west side of the main stem a metal pole protrudes on the west side of the main stem, stem divides at #2.5 m The stem to the north grows vertically, the stem to the south grows with a # 20° lean.	Target: 1 Size: Property POF: 5 RoH: 1 in 30k	Crown lift over driveway to 4 m
T2072	Leylandii	Cupressocyparis	14	372	1	1.5	1	2	Mature	Fair	Fair	Medium (20 to 40 years)	C	The tree is multi stemmed, stem to the east is Dead	Target: Size: 2 POF: 2 RoH: 1 in 10k	Remove dead stem
T2073	Pedunculate oak	Quercus robur	19	540	10	2	0	8	Early-mature	Good	Good	Long (>40 years)	B	Inspection restricted. Rhododendron surrounding the tree at ground level.	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Carefully clear Rhododendron around main stem to enable future inspection.
T2074	Pedunculate oak	Quercus robur	19	680	11	2	6	8	Early-mature	Good	Good	Long (>40 years)	B	Ivy & Rhododendron around base inhibit full inspection	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Sever Ivy at base clearing 1m up the mainstem.
T2075	Common beech	Fagus sylvatica	18	510	4	8	6	7	Early-mature	Good	Good	Long (>40 years)	B	Growing on the embankment of the lake, the tree has a slight lean towards the south east	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	None
T2076	Pedunculate oak	Quercus robur	17	510	7	7	4	3	Early-mature	Fair	Fair	Medium (20 to 40 years)	C	Occluded diametrical crack at ground level On the Northeast & Southwest side of the main stem. Sparse canopy with Major deadwood, had already dropped leaves comparative to other trees. Ivy on the tree	Target: 4 Size: 1 POF: 3 RoH: 1 in 400k	None. Remove major deadwood that is unstable >50mm Ø.
T2077	Common holly	Ilex aquifolium	8	331	5	3	3	4	Early-mature	Fair	Fair	Long (>40 years)	B	Multi stemmed, has historically been reduced in height.	Target: 4 Size: 2 POF: 5 RoH: 1 in <1M	None
T2078	Common beech	Fagus sylvatica	20	500	5	5	4	7	Early-mature	Good	Good	Long (>40 years)	A	Rhododendron base, historic wound on north facing side has occluded multiple occluded wounds on main stem. major deadwood	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Keep ground clear around base of main stem. Removal of unstable major deadwood >50mm Ø.
T2079	Common holly	Ilex aquifolium	10	347	4	5	4	5	Early-mature	Fair	Fair	Long (>40 years)	C	The tree is multi stemmed at the base epicormic growth is evident at the base. Each stem has a significant canker. see Images.	Target: 4 Size: 2 POF: 4 RoH: 1 in <1M	Reduce height by 1.5 m, maximum cut 50 mm Ø, reduce mechanical loading & maintain tree health & visual screening.
T2080	Silver birch	Betula pendula	17	330	1	3	4	2	Late-mature	Fair	Fair	Medium (20 to 40 years)	C	Buttressing around base. Percussion testing indicated significant changes in resonance. Brown & Black exudate observed from lesion on Southwest Side of stem, epicormic growth & cankers evident throughout lower canopy deadwood in upper section of canopy.	Target: 4 Size: 2 POF:2 RoH: 1 in 100k	Reduce height by 2.5-3 m leaving no cut greater than 75 mm Ø to ensure the long-term retention of this Tree.
T2081	Common beech	Fagus sylvatica	21	540	9	5	8	6	Early-mature	Good	Good	Long (>40 years)	B	Many exposed roots above ground level(see image). Buttressing. helical fissures/fiber buckling observed on low lateral heading north. Major deadwood.	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Removal of unstable major deadwood >50mm Ø.
T2082	Common holly	Ilex aquifolium	16	320	1	3	1	5	Early-mature	Fair	Fair	Long (>40 years)	B	Profuse epicormic growth emanates from the base & continues throughout the canopy up to #5 m The stem leans towards the south with a 30 degree lean. Black exudate is observed from a lesion on the southwest facing side of the main stem.	Target: 3 Size: 2 POF: 3 RoH: 1 in 100k	Lateral flow test for Phytophthora confirmed positive. see image. Reduce height by 2.5-3 m leaving no wound greater than 75 mm in diameter to ensure the long-term retention of this tree & the aesthetic/visual screening it provides.
T2083	Pedunculate oak	Quercus robur	18	570	0.5	7	0.5	2	Early-mature	Good	Good	Long (>40 years)	B	Ivy & Rhododendron at base large buttresses forming on the east facing side of the main stem (see image) the canopy grows towards the south & has been suppressed by the adjacent oak. It has grown photographically South.	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Remove ivy & Rhododendron in contact with main stem.
T2084	Pedunculate oak	Quercus robur	20	870	8	9	6	10	Mature	Good	Good	Long (>40 years)	A	Cherry laurel Ivy & Holly growing At base/inside cavity. Symmetrical buttressing is observed with hollows between buttresses extending under the mainstem. Epicormic growth on main stem & lower branches throughout canopy. Potential bat roost on East facing side at # 11 m on the stem that grows south. low branches encroach over garden. major deadwood.	Target: 1 Size: Property POF: 6 RoH: 1 in 300k	Crown lift to 5 m. Removal of unstable major deadwood >50mm Ø & Epicormic growth. Remove Ivy Cherry laurel and Holly.
T2085	Common holly	Ilex aquifolium	10	304	3	2	3	4	Early-mature	Fair	Good	Medium (20 to 40 years)	C	Ivy. Stem growing south east is dead. Epicormic growth throughout canopy, foliage is sparse with evidence of gurgling stems & black spot on the leaves. Confirmed Phytophthora in proximity, symptoms are conducive with the disease. very few berries are observed	Target: 4 Size: 2 POF: 4 RoH: 1 in <1M	Monitor.
T2086	Pedunculate oak	Quercus robur	17	860	7	5	6	9	Early-mature	Good	Good	Long (>40 years)	A	Tree grows in a border. The first lateral has been architecturally encompassed in the structural wall & is growing around it. Historic pruning wound # 15 cm diameter on the north facing side is occluding, heartwood is exposed the tree has grown phototropically Southwest the canopy over the decking area is, # 1.5 m above ground level. Major deadwood is observed	Target: 1 Size: Property POF: 6 RoH: 1 in 300k	Crown lift canopy over decking area to 2.5 m. final cut Ø <50mm. Removal of unstable major deadwood >50mm Ø.

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Qu	Comments	QTRA	Recommendations
T2087	Pedunculate oak	Quercus robur	20	850	8	8	7	9	Early-mature	Fair	Poor	Long (>40 years)	B	The main stem exhibits a prominent root flare, buttressing, a partially occluded diametrical shear crack & longitudinal ribs up to where the stem divides # 3.5m. Major deadwood & epicormic growth is observed throughout the canopy. Multiple Bat features.	Target: 1 Size: Property POF: 4 RoH: 1 in 3k	Examine the compression union at 3.5m. Reduce height by 3 m leaving no cut greater than 80mm Ø Removal of unstable major deadwood >50mm Ø.
T2088	Lawson cypress	Chamaecyparis lawsoniana	16	310	1	1	1	1	Early-mature	Good	Good	Long (>40 years)	B	Buttressing at base exposed roots on south side	Target: 4 Size: 2 POF: 4 RoH: 1 in <1M	None
T2089	Sweet chestnut	Castanea sativa	16	190	3	0.5	0.5	0.5	Semi-mature	Good	Good	Long (>40 years)	C	A young tree with potential. vertical lesions # 6-10cm long are observed in several locations on the main stem from ground level up to 2m. see images	Target: 4 Size: 3 POF: 4 RoH: 1 in <1M	Monitor. Confirmed Phytophthora in proximity, symptoms are conducive with the disease.
T2090	Sweet chestnut	Castanea sativa	17	430	5	5	3	3	Early-mature	Good	Good	Long (>40 years)	B	A good mast is observed	Target: 4 Size: 2 POF: 4 RoH: 1 in <1M	none
T2091	Pedunculate oak	Quercus robur	19	780	9	5	5	9	Mature	Good	Good	Long (>40 years)	A	The stem exhibits root flare & buttressing at the base. It bifurcates at # 6 meters. Significant deadwood is present throughout the canopy, & historical pruning wounds remain. Black exudate from a lesion on the Northeast side of the mainstem (see image) T2091,2092,2096 form one canopy.	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Removal of unstable major deadwood >50mm Ø.
T2092	Pedunculate oak	Quercus robur	20	730	3	11	6	6	Mature	Good	Good	Long (>40 years)	A	The understory vegetation consists of Cherry Laurel & Rhododendron. The tree exhibits phototrophic growth southeast-west, T2091,2092,2096 form one canopy. Major deadwood is present.	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Removal of unstable major deadwood >50mm Ø.
T2096	Pedunculate oak	Quercus robur	20	820	3	11	11	6	Mature	Good	Good	Long (>40 years)	A	Garden arisings are present on both the eastern & western sides of the main stem covering the rooting area. The tree has exhibited phototrophic growth south -east. T2091,2092,2096 form one canopy.	Target: 4 Size: 1 POF: 4 RoH: 1 in <1M	Removal of unstable major deadwood >50mm Ø. To alleviate anoxic conditions & optimise root gaseous exchange, the careful removal of garden waste reinstating its original level is strongly recommended.
T2097	Common holly	Ilex aquifolium	9	234	4	1	2	4	Early-mature	Good	Good	Long (>40 years)	B	A multi-stemmed tree that has grown in the understory of the three Oaks	Target: 4 Size: 3 POF: 7 RoH: 1 in <1M	none
T2098	Lawson cypress	Chamaecyparis lawsoniana	17	350	2	2	2	2	Early-mature	Good	Good	Long (>40 years)	B	Soil level appears raised on the Southeast facing side of the main stem.	Target: 4 Size: 2 POF: 6 RoH: 1 in <1M	if the soil has been raised, to alleviate anoxic conditions & optimise root gas exchange, careful removal of additional soil/arisings reinstating its original level is advised.
T2099	Portuguese laurel	Prunus lusitanica	10	270	2	5	2	5	Mature	Fair	Fair	Medium (20 to 40 years)	C	Damage at the base on the North facing side, cankers on the main stem from the base up to 1.5 meters on the west facing side, branches have been removed & no pruning cuts have been made. Damage is also evident on the west facing side below the stubs that have been left. exudate is observed. (see image)	Target: 4 Size: 2 POF: 6 RoH: 1 in <1M	Undertake pruning cuts as per BS3998.
T2100	Lawson cypress	Chamaecyparis lawsoniana	6	290						Dead	Poor	Very Short (<10 years)	U	Dead stem	Target: 4 Size: 2 POF:2 RoH: 1 in 100k	retain as standing deadwood habitat check structural integrity in 2 years.
T2301	Common holly	Ilex aquifolium	8	130	4	1	2	1	Semi-mature	Good	Good	Long (>40 years)	B	Raised soil levels are observed on the north side of the main stem	Target: 4 Size: 3 POF: 6 RoH: 1 in <1M	To alleviate anoxic conditions & optimise root gas exchange, careful removal of additional soil/arisings reinstating its original level is advised.
T2302	Leylandii	Cupressocyparis	8	189	3	3	1	3	Semi-mature	Good	Fair	Long (>40 years)	C	The stem divides 20 cm above ground level with a compression union. The tree has grown photo tray south. & is on the edge of the woodland group	Target: 4 Size: 3 POF: 6 RoH: 1 in <1M	Reduce the height of the smaller stem to reduce the mechanical loading on the compression union.
T2303	Common beech	Fagus sylvatica	14	320	2	6	6	7	Early-mature	Good	Good	Medium (20 to 40 years)	C	Is in proximity to the adjacent building. A raised soil level is observed on the Southeast side of the main stem. Squirrel damage is evident at # 8 meters & further up at 9 meters.	Target: 4 Size: 2 POF: 6 RoH: 1 in <1M	To alleviate anoxic conditions & optimise root gas exchange, careful removal of additional soil/arisings reinstating its original level (to the root flare) is advised.
T2304	Common holly	Ilex aquifolium	11	190	2	2	2	1	Semi-mature	Good	Fair	Long (>40 years)	B	The tree exhibits phototrophic growth & an oblique lean towards the northwest.	Target: 4 Size: 3 POF: 3 RoH: 1 in <1M	Reduce tree height by 3 m to mitigate the risk of catastrophic failure & promote long-term tree health.
T2305	Pedunculate oak	Quercus robur	18	700	8	9	6	9	Early-mature	Good	Good	Long (>40 years)	A	Buttressing at the base, major deadwood & epicormic growth throughout the canopy.	Target: 4 Size: 1 POF: 6 RoH: 1 in <1M	Removal of unstable major deadwood >50mm Ø.
T2306	Sycamore	Acer pseudoplatanus	9	190	1	3	1	6	Semi-mature	Fair	Fair	Short (10 to 20 years)	U	Situated in front of a building. A large exposed root is observed on the south facing side of the main stem. multiple historic wounds on the main stem, Abrasion damage is evident on the upper surface of the west-facing lateral limb, with additional damage throughout the canopy. foliage has dropped.	Target: 4 Size: 3 POF: 6 RoH: 1 in <1M	Monitor. None
T2307	Common hawthorn	Crataegus monogyna	9	240	2	2	2	2	Early-mature	Fair	Fair	Medium (20 to 40 years)	B	Tree forms part of the boundary on the north side of the property it has historically been managed at # 2m. compression unions developing at previous pruning height.	Target: 6 Size: 3 POF: 6 RoH: 1 in <1M	Reduce height Leaving no cut greater than 75 mm Ø.

9.3 Annex C – Tree Location Plan





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

Tolerability of Risk Framework

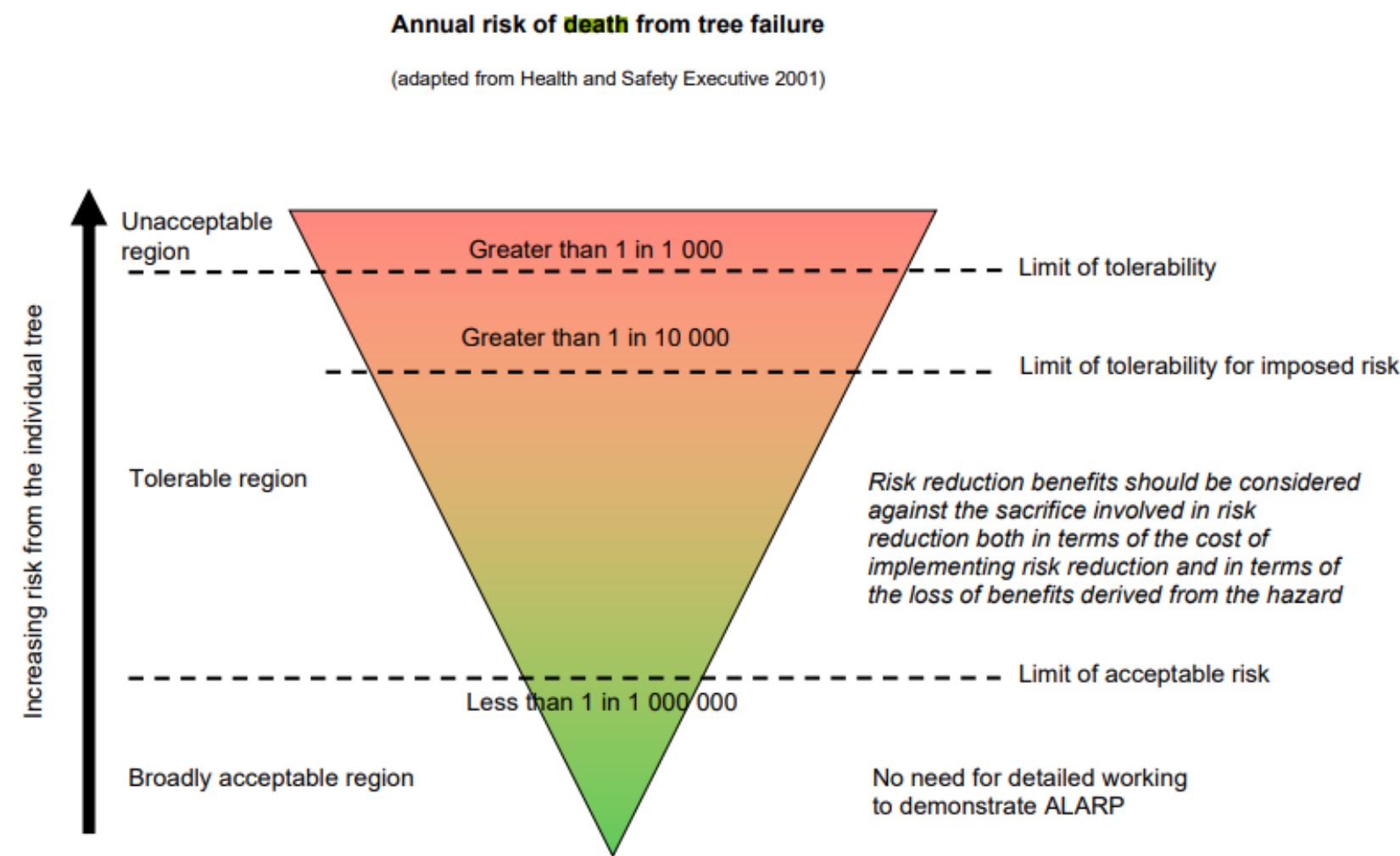
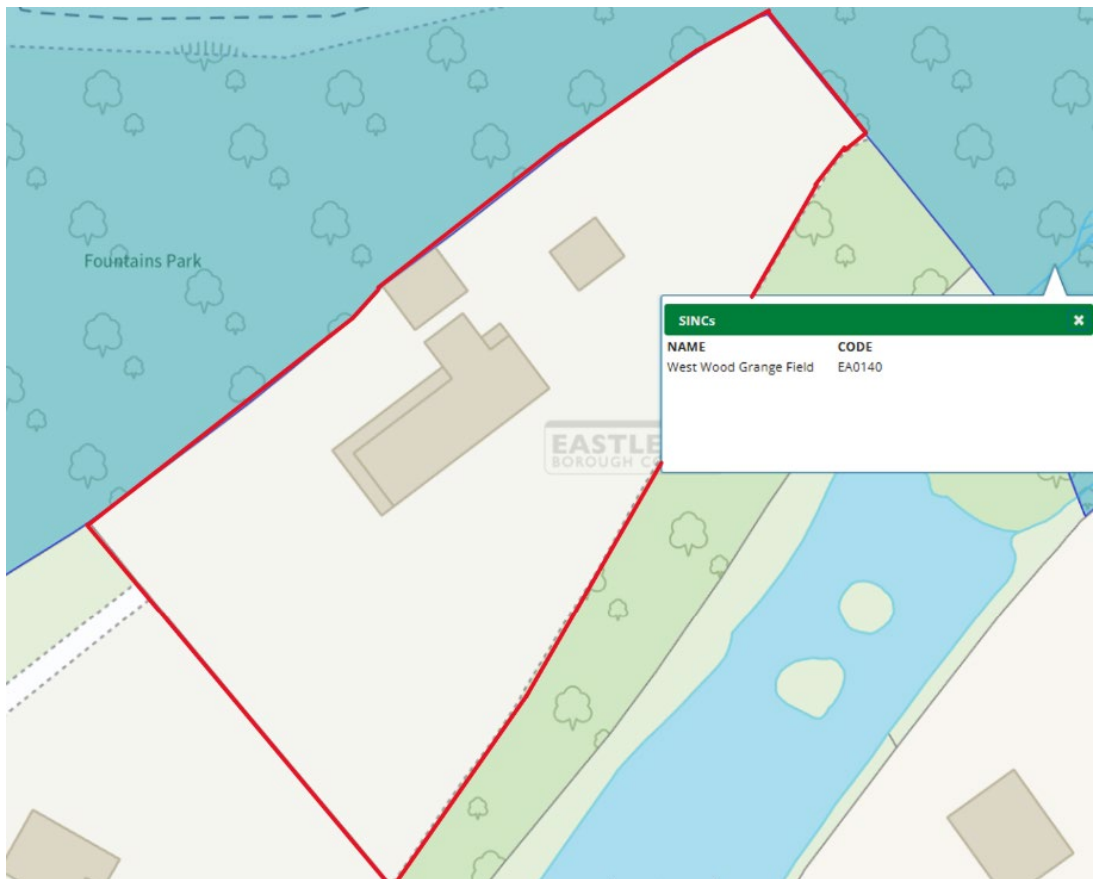
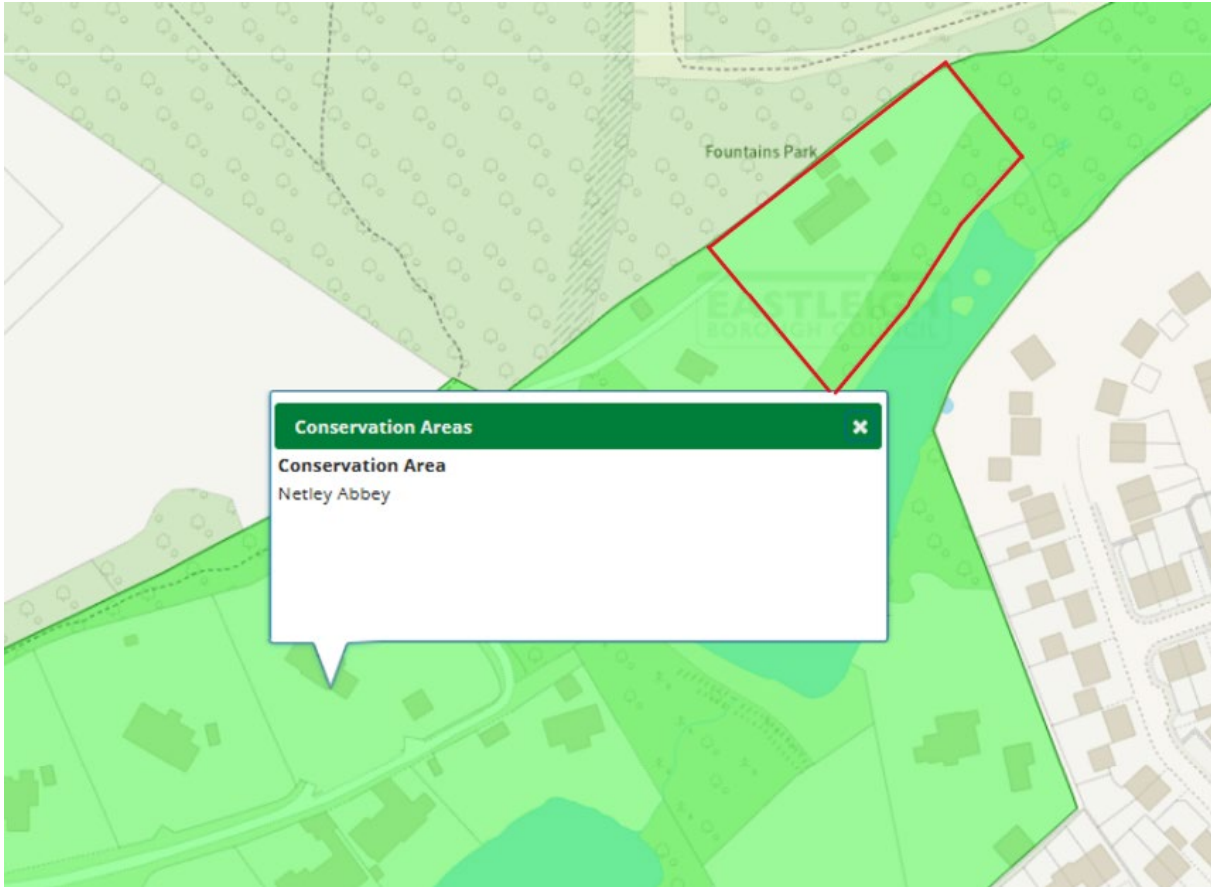
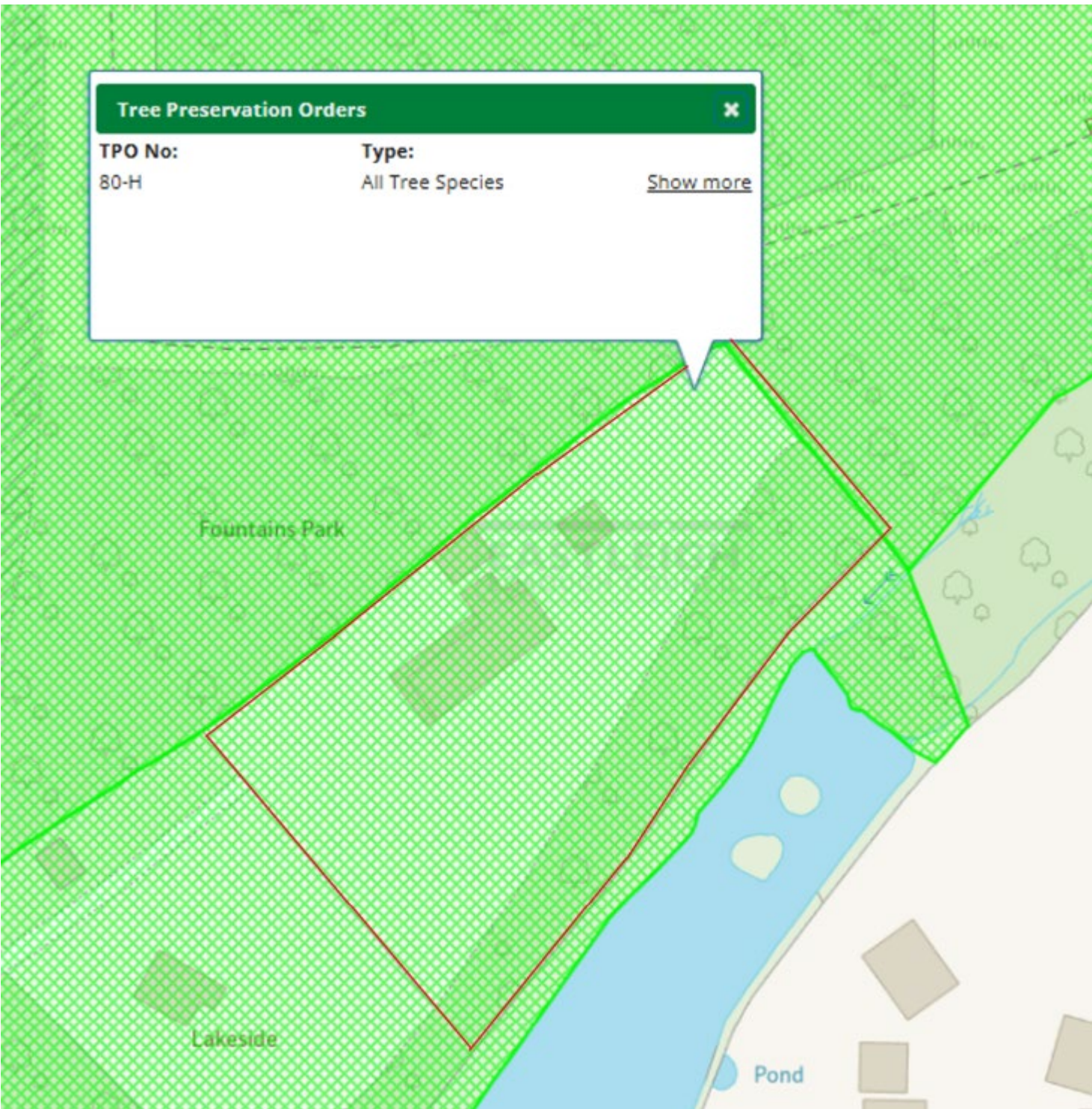


Table 7. QTRA Advisory Risk Thresholds

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
1/10 000	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
	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

9.5 Annex E – TPO Map, Conservation Area and SINC (EastleighBC, 2025)



9.6 Annex F – Arboricultural Association Guide to pruning

Pruning – why, how and when

continued

Table 1 - Species tolerance to pruning and optimum time to prune.

Species	Tolerance to hard pruning Good, Fair or Poor	Optimum time to prune	Notes
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 <i>Prunus</i> sp. e.g. Almond, Apricot, Peach, Plum)	Fair	Summer	Prone to drought, frost damage and Silver leaf. Avoid fungal sporulation period (autumn)
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)	

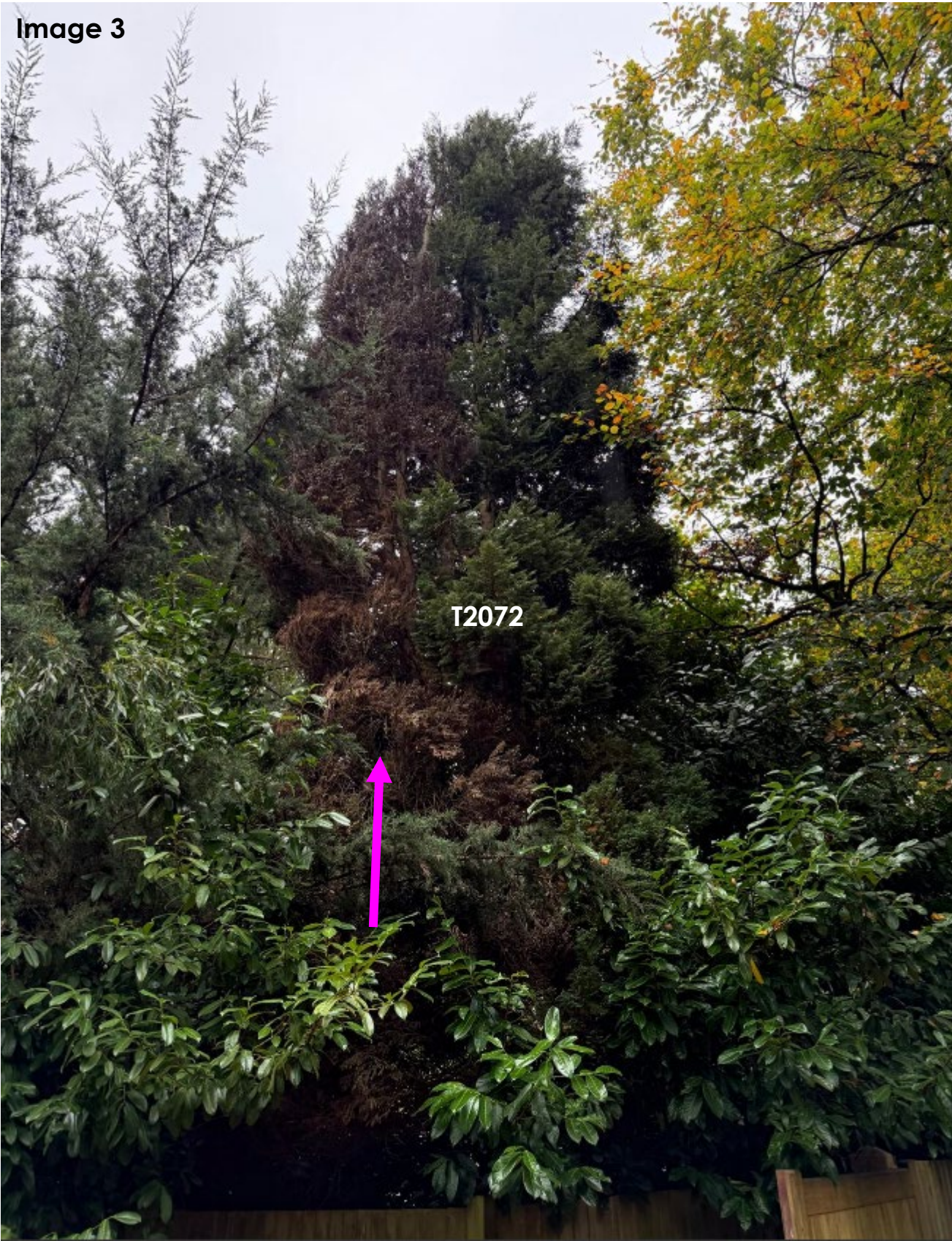


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Species	Tolerance to hard pruning Good, Fair or Poor	Optimum time to prune	Notes
Oak	Good	Spring (late) to summer	
Plane	Good	Spring (late) to summer	
Poplar	Good	Winter (mid)	Prone to bleeding
Robinia	Good	Summer (mid to late)	Prone to bleeding
Rowan	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)	

9.7 Annex G – Images







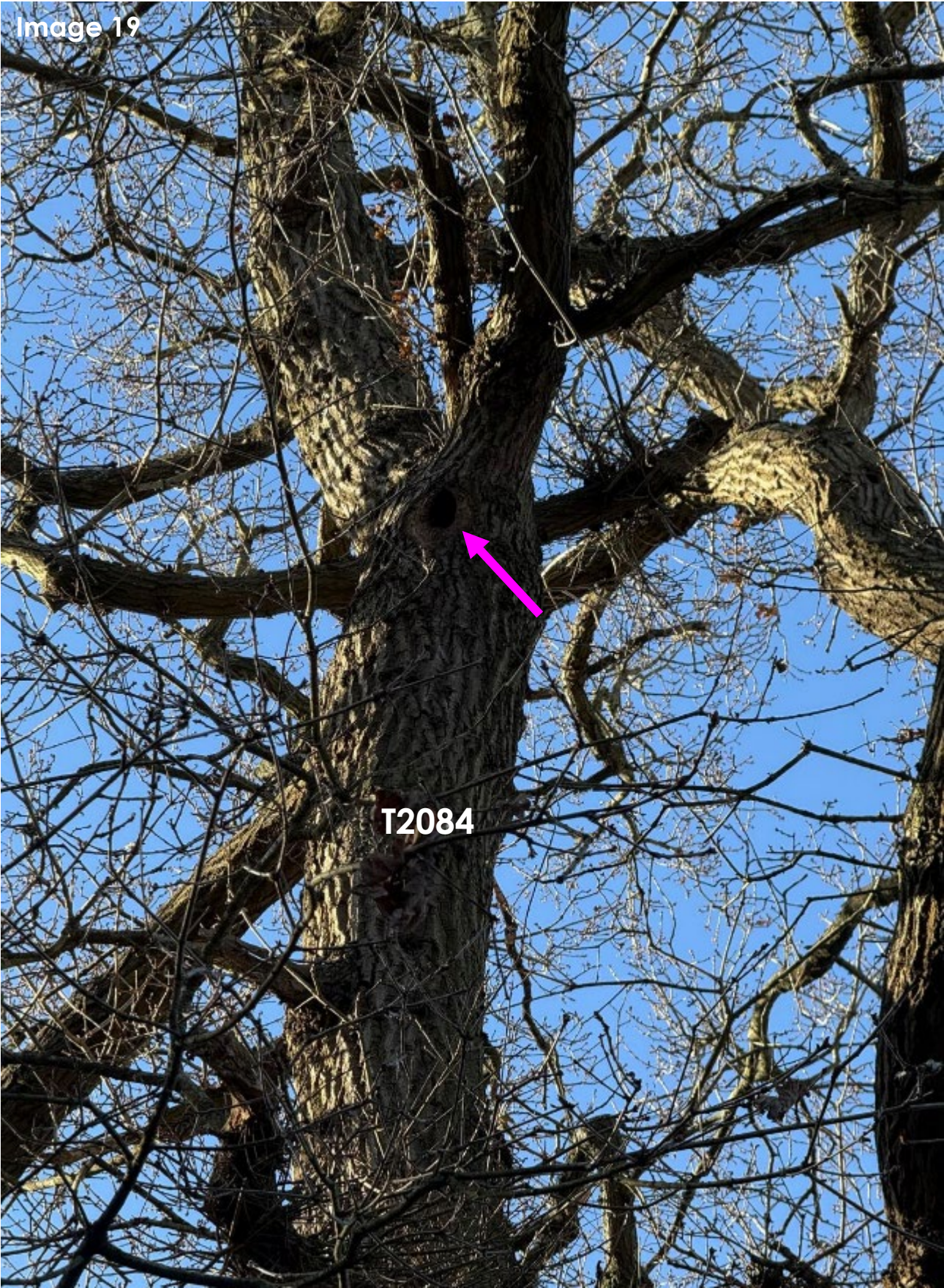




















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