



Tree Condition Survey



Trees on land at
2 Ashley Court, Bursledon

Location: **2 Ashley Court, Providence Hill, Bursledon SO31 8AT**

Client: **Craig Bulmer**

Survey Date: **4th June 2024**

Surveyor: **Kevin Cloud**

Report reference number: **TCA-KC/2ASHLEY/001**

Report date: **June 2024**



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1. Instructions

- 1.1 I was instructed by Craig Bulmer of 3 Renoldson Drive, Bursledon SO31 8LT to undertake a ground based tree condition survey of trees within land at the 2 Ashley Court, Providence Hill, Bursledon SO31 8AT.

2. Purpose of report

- 2.1 The purpose of a tree condition survey is to determine whether any trees pose an unreasonable risk to people or property. Trees are not usually hazardous simply because of their size but failure may occur as a result of recognisable hazardous features. This report provides opinion on the condition of the trees and makes recommendations aimed at ensuring risk of failure is as low as reasonably practicable (ALARP¹) with a timescale for action and review.

3. Tree survey method

- 3.1 The industry standard tree inspection procedure is known as Visual Tree Assessment (VTA)² and involves surveying trees from ground level to detect possible weaknesses. The principles of VTA are discussed in *Principles of Tree Hazard Assessment and Management* and have been incorporated into *Hazards from Trees - A General Guide*³. The National Tree Safety Group has issued guidance on tree management and inspections in *Common sense risk management of trees*⁴. These texts have guided the procedure adopted.
- 3.2 The trees have been surveyed on a walkover basis. This means that whilst every tree within the survey area has been reviewed, only those trees which have notable features that warrant action by the client are noted in the tree schedule. Trees reviewed but not noted in the schedule are considered to have an acceptable level of risk at the time of the survey.
- 3.3 The trees were surveyed from ground level using binoculars where required. If appropriate, a nylon sounding mallet and a metal probe were used to assess the possible presence of internal decay. Where photographs would improve the client's understanding of a particular tree and/or defect, these are included.

4. Limitations

- 4.1 This assessment concerns arboricultural aspects only. No inspection has been made of the soil structure. No digging or other detailed investigation was carried out. Identification of fungi is made on a visual basis only. No account has been taken of the effects of the tree or its removal directly or indirectly

¹ Further details under Risk Assessment section below.

² 1994 Mattheck and Breloer (DETR), TSO

³ <https://cdn.forestresearch.gov.uk/2000/01/fcpg13.pdf>

⁴ <https://cdn.forestresearch.gov.uk/2011/12/fcms024.pdf>

on any building(s) or structure(s) relating to the possibility of subsidence or heave.

- 4.2 Trees are dynamic self-optimising organisms that grow in reaction and stimulus to their immediate surroundings and influence of wider environmental conditions. Consequently, tree health and condition will inevitably change over time. Therefore any comments made in this report can only be considered valid for three years unless otherwise stated under the report “review period”.
- 4.3 This report does not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and/or built environment around the tree after the date of this report, nor any damage whether physical, chemical or otherwise

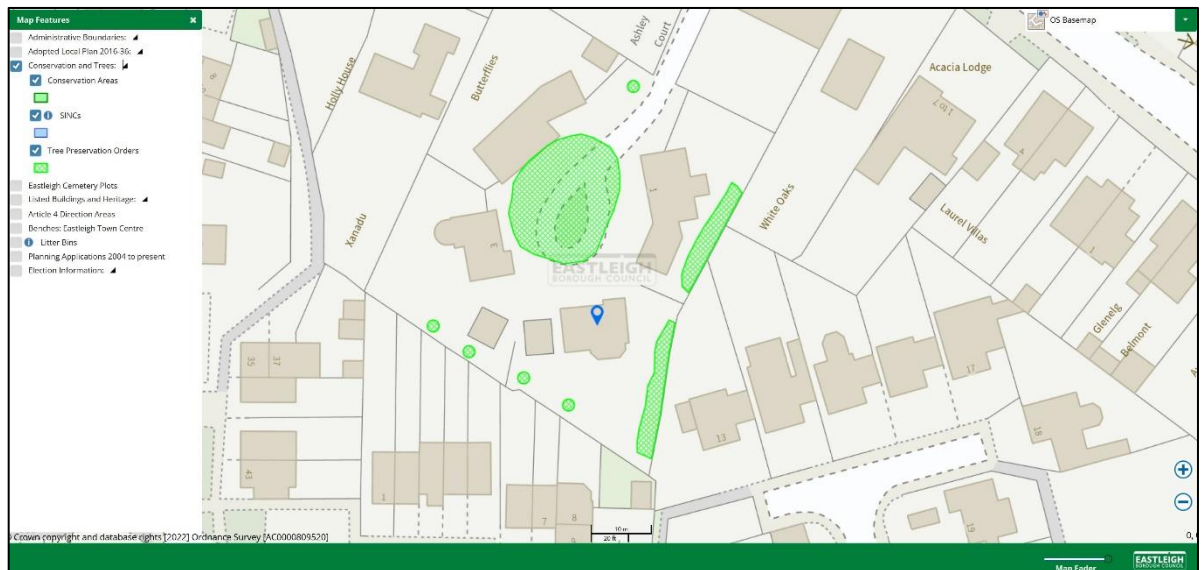
5. Legal constraints

- 5.1 The Town & Country Planning Act (Tree Preservation)(England) Regulations 2012 and the Town & Country Planning Act 1990 (as amended) provides legislative protection for trees within England.
- 5.2 A Tree Preservation Order prohibits the cutting down, uprooting, topping, lopping, wilful damage and wilful destruction of trees without the Local Planning Authority’s consent. A formal application must be made before undertaking non-exempt works to protected trees. Before carrying out exempt works, such as the removal of dead trees or the removal of dead branches, the Local Planning Authority must still be given 5 days written notice for trees subject to a TPO. For trees that present an urgent and serious safety risk, you must give the LPA written notice as soon as practicable after the work becomes necessary. Trees growing in Conservation Areas are afforded a similar level of protection.
- 5.3 As of the date of this report, I have checked with the local planning authority for the presence of Tree Preservation Orders and Conservation Areas that may be relevant and confirm that, at the time of writing, the local planning authority website⁵ shows a group of three oaks to the eastern boundary albeit only one oak (T001) was identified in this area at time of survey. Two individual trees, a birch (T006) on the southern boundary and an oak (T007) close to the garage are also shown protected. The client should therefore only commence arboricultural work recommended by this report (in respect of those protected trees) following the issue of formal consent from the local planning authority – notwithstanding certain statutory exemptions. I have indicated the trees shown protected on the website with a note “[TPO]” below

⁵ Whilst local planning authority web data is generally accurate and reliable you are advised to fully check by viewing a copy of the Tree Preservation Order (TPO).

the tree number in the schedule. Works to trees not protected do not require any submission to the local planning authority.

Figure 1. Tree Preservation Order detail from local planning authority website.



- 5.4 In the UK, a felling licence is required under the Forestry Act (1967), for any tree removals, although some exemptions do apply such as trees standing or growing in an orchard, garden, churchyard or public open space⁶.
- 5.5 Trees may contain wildlife such as bats and nesting birds which are protected by law (*Wildlife and Countryside Act 1981* and *The Conservation of Habitats and Species Regulations 2017*). These place a duty upon landowners to ensure that best practice is followed, or an appropriate license issued, prior to any work commencing which may affect bats, reptiles or dormice. These could impose constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. These issues are not the subject of this report.

6. Survey results

- 6.1 The trees were surveyed on 4th June 2024 using the VTA method. The survey was limited to trees within the boundary of the survey property. Detailed information on selected trees (considered notable during the walkover survey) is provided at appendix one.
- 6.2 The location of the trees noted in the schedule is shown in figure two below
- 6.3 The trees are located in an area bordered by access road to the north with 3rd party gardens and dwellings to the east, south and to the west. The land is generally level. The trees are exposed to prevailing winds with local

⁶ See [Tree felling Getting permission - updated 2023](#)



buildings providing some shelter. The predominant use of the land is private dwelling and garden.

Figure 2. Location of trees recorded in tree schedule at appendix one.



7. Opinion

- 7.1 The garden appears over stocked with trees and shrubs, many of which have been allowed to grow without much management. As such open garden space is reduced by the extent of foliage and crown growth into it.
- 7.2 T001 is not a particularly good shape however there is nothing of concern with the tree thus gaining consent for work from the local planning authority may be difficult as justification may be limited.
- 7.3 Other trees noting have equally detracting features but again these are not factors that increase risk of failure. Many also provide effective screen to neighbouring property.

8. Risk Assessment

- 8.1 The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions. 'Tolerability' does not mean 'acceptability'. It refers to a willingness to live with a risk so as to secure certain benefits and in the confidence that it is being properly controlled. ToR identifies Broadly Acceptable and Unacceptable levels of risk. Between these

two levels of risk is a region where the risk is Tolerable if it is 'As Low As Reasonably Practicable' (ALARP).

- 8.2 The Health and Safety Executive (HSE) states that at the core of ALARP "*is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it*".
- 8.3 Public safety is not the only concern when deciding how to manage trees. Other broader concerns, such as ecological, landscape and aesthetic values, should also be taken into account⁷.
- 8.4 At present the level of risk in most trees surveyed is considered to be '**As Low As Reasonably Practicable**'
- 8.5 The level of risk of T007 is considered to be **UNACCEPTABLE**. Refer to the tree schedule for greater details.

9. Conclusion

- 9.1 I have assessed the condition of trees on my client's purchase property and, having regard to the health, vitality and condition of the trees, location and the species, I consider most trees (with exception of T007) present a **reasonable (ALARP)** level of risk in respect of whole tree failure or large branch failure.
- 9.2 T007 presents a risk of failure that ins **UNACCEPTABLE** at the present time.

10. Recommendations

- 10.1 I recommend the works as detailed in the tree schedule at appendix one.
- 10.2 Priority should be given to works to T007.
- 10.3 It would be prudent to seek advice from a structural engineer in respect of cracking to the garage near T007.

11. Bibliography

- 11.1 This arboricultural report is based on the following primary technical references:
- British Standards Institute, 2010. *BS3998:2010 Tree work – Recommendations*. British Standards Institute, London.
 - Lonsdale, D. 1999. *Principles of Tree Hazard Assessment and Management*. The Stationery Office, London.

⁷ NTSG Common Sense Risk Management of Trees, 2011, page 27

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- Watson, G. 2013. *Tree pests and diseases. An arborist's field guide.* The Arboricultural Association, Cheltenham.
- Watson, G. and Green, T. 2011. *Fungi on trees. An arborist's field guide.* The Arboricultural Association, Cheltenham.
- Wilson. P. 2013. *A-Z of tree terms. A companion to British arboriculture.* Ethelberga House, Kent.

Appendix One - Tree Survey Schedule

Tree Number (No) Tag No Each tree has been allocated a unique number. Where specifically instructed small metal tags have been applied to each tree surveyed. Common Name The common name of tree species. Height (Hgt) Stated in metres above ground level at point of stem contacting ground. Diameter Stem diameter (in millimetres) measured at approximately 1.5 metres above ground level. Branch spread Overall spread of crown expressed in metres at the four cardinal points (NESW) Age An assessment of age expressed as fifths of maximum age. Thus broadly; 1/5 = Young, 2/5 = Early mature 3/5 = Mature 4/5 = Over mature 5/5 = Veteran. Unless otherwise stated: All measurements are in metres (m) or millimetres (mm). All heights are stated above ground level (AGL) of tree stem. All distances are from base of tree. Cardinal points are abbreviated e.g. SW = South West	Physiological Condition An assessment of a tree's overall physiological condition is recorded as: Good Fair Poor Dead Structural Condition An assessment of a tree's overall structural condition is recorded as: Good Fair Poor Crown density An assessment of the density of live crown as a useful indicator of crown health. Stated as a bracket percentage of remaining live crown as follows: 76-100% 51-75% 26-50% 0-25% Rem Con Estimated remaining contribution in years. Target Appraisal of the key features within falling distance of the tree or parts of it.	Is Risk ALARP? Yes or No Is the risk As Low As Reasonably Practicable? If the answer to this is NO then remedial work should be carried out to reduce the risk to the lowest practicable level. The Health and Safety Executive (HSE) states that at the core of ALARP "is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it". Timescale for action Suggested timescale for carrying out remedial action. Review Period Suggested timescale for carrying out repeat survey or review of tree(s). Condition comments Where possible the whole of the tree has been surveyed and inspected as per the client's brief. If any sections have been omitted for any reason this will be stated. Unless otherwise stated all measurements in this section will be approximate. Unless stated otherwise, heights provided in relation to any noted aspects will be above ground level (AGL) at base of tree. Cardinal points are abbreviated to N, S E and W. Recommendations Suggested remedial action
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Tree Survey Schedule

Tree No	Common name	Hgt m	Dia mm	Branch Spread N E S W m	Age	Phys Cond	Struct Cond	Crown density	Target	Rem Con yrs	Is Risk ALARP ?	Time Scale	Review period
T001 [TPO]	Oak	12	730	6 6 6 6.5	3/5	Good	Fair	76% - 100%.	Dwelling. Outbuilding.	20+	Yes	N/A	1 Year
Condition Comments Multi-stemmed from 1m. Main union with tight forks ⁸ and bark inclusion ⁹ . Prune wound at union on S side, circa 400mm dia. Limited wound wood ¹⁰ response. Cluttered, less aesthetic form but no significant defects. Multiple prune wounds to 150mm dia. with partial wound wood response. Evidence of past crown reduction and shaping.								Management Recommendations No action required at time of survey.					
T002	Cypress	20	550	4 4 3 4	3/5	Good	Fair	76% - 100%.	Dwelling. Outbuilding.	10+	Yes	N/A	1 Year
Condition Comments Unsympathetically pruned on S side leaving limited foliage below 8m on S part of crown. Not particularly great looking specimen as a result but does offer screening to neighbouring property.								Management Recommendations No action required at time of survey.					
T003	Portuguese laurel	7	200	4 4 4 4	3/5	Good	Fair	76% - 100%.	Garden	10+	Yes	1 Year	5 Years
Condition Comments Dominating garden.								Management Recommendations Prune and shape as ornamental shrub/small tree.					
T004	Holly	8	250	3.5 3.5 3.5 3.5	3/5	Good	Fair	76% - 100%.	Garden.	10+	Yes	1 Year	5 Years
Condition Comments Outgrowing location.								Management Recommendations Prune to create smaller branch/crown framework.					

⁸ A kind of narrow fork with included bark in which continued radial growth results in pressure which tends to push the limbs of the fork apart.

⁹ Areas of bark on adjacent parts of a tree, typically on the inner faces of a narrow fork, which become grown over to occupy part of the internal joint.

¹⁰ In woody stems, the new wood developing in response to a wound, often resulting in a swelling (as round a pruning wound) which gradually occludes the wound.

Tree No	Common name	Hgt m	Dia mm	Branch Spread N E S W m	Age	Phys Cond	Struct Cond	Crown density	Target	Rem Con yrs	Is Risk ALARP ?	Time Scale	Review period
T005	Cypress	8	300	3.5 3.5 3.5 3.5	3/5	Good	Fair	76% - 100%.	Garden.	10+	Yes	N/A	1 Year
Condition Comments No special merit. Growing into crown of neighboring birch.								Management Recommendations Consider felling to allow more space for better birch - note may reduce screening in short term.					
T006 [TPO]	Birch	18	360	5 5 5 5	3/5	Fair	Fair	51% - 75%.	Dwelling. Outbuilding.	10+	Yes	1 Year	1 Year
Condition Comments Limited crown to E due to competition from oak.								Management Recommendations Reduce height of understory shrubs.					
T007 [TPO]	Oak	19	1100	9 8 10 9.5	3/5	Good	Fair	76% - 100%.	Dwelling. Outbuilding. Parking.	20+	No	1 Year	1 Year
Condition Comments Bifurcates at 1m. Lower stem prune wounds 200-400mm dia. with no significant wound wood response. Recent and historic limb loss resulting in missing section of central crown. Failed branch hanging over garage roof. Minor (<25mm dia.), moderate (25-100mm dia.) and major (>100mm dia.) dead wood. Low branching to garage. Minor cracks to garage corner.								Management Recommendations Crown lift to 5m over garage. Crown reduce by 3m on all sides as first part of staged retrenchment pruning ¹¹ . Investigate cracks to garage via structural engineer. Remove deadwood.					

¹¹ Crown reduction in late-mature and senescent trees to anticipate or keep pace with decline in the crown.



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