

Tree Inspection and Risk Assessment

58 Brownhill Road

February 2025

Survey details

Site	58 Brownhill Road, Chandlers Ford
Client	Mr Lancaster
Author	Matthew Strand
Date	27/02/2025
Reference	MS01Lanc

Survey information

Instruction and Scope of Work	Instruction was received from Mr Lancaster (the client) to carry out a tree inspection and risk assessment, in relation to likelihood of structural failure, on an individual tree (reference T1) located at 58 Brownhill Road (the site). Identification of the trees was provided by the client on 9/1/2025. The aim of this report is to provide an overview of the tree survey and to provide management recommendations to the person responsible for the risk management of the site.
Sites and Management	58 Brownhill Road is a detached property located in the residential area of Chandlers Ford, Eastleigh. This site is bordered to the east, west and south by residential dwellings with mature gardens. To the north where the tree (T1) is situated lies a well-used residential highway consisting of two footpaths flanked by verges and a road. T1 is located at the northern boundary of the site adjacent the highway. The front garden consists of mature trees and shrubs and a driveway.
Targets	Targets include third-party property and a public highway. Please see individual tree observations for tree-specific targets and occupancy details.
Risk and Mitigation	Risk to a target is a combination of 1) the likelihood of a tree failure, and 2) the likelihood of the failed tree impacting that target, with associated consequences of the event. Therefore, low risk does not necessarily equate to low likelihood of a tree failing, it can also relate to low occupancy of targets. It follows, therefore, that risk can be mitigated not just by reducing the likelihood of failure, but also through reducing the likelihood of impact by target management (for example by excluding people from a target zone). However, as the main targets are external to the site, target management is not desirable or practical. Therefore, risk mitigation by target management has not been explored, and likelihood of failure is the focus of any risk mitigation recommendations.
Tree Survey Methodology	All trees, identified through the scope of work, underwent a systematic, visual inspection of their external surfaces (survey). This survey was carried out from ground level, and from within public or client-owned target areas, only.

	The aim of the survey is to identify any significant structural or physiological conditions of concern, evident at the time of the survey from public or client-owned target areas. Only trees where recommendations have been made were recorded and communicated in this report. These may be found in the <i>Schedule</i>. Tree tags were not used as part of this survey. The tree numbers relate to the plans shown in <i>O.O.</i> A preliminary inspection interval has been set at 3 years. Therefore, for all trees, including those <u>not</u> listed in the <i>Schedule</i>, the default re-inspection period is 3 year from the date of this report.
Generic Limitations	Trees are dynamic, living organisms and their condition is subject to change throughout their lifetime. All observations and recommendations relate solely to the arboricultural condition of the tree at the time of the inspection. Trees should be surveyed periodically and after significant change to their environment or situation. It is not possible to eliminate all risk associated with trees because even those of apparently good condition can fail when the forces acting upon them exceed their inherent strength; some risk must be accepted to experience the benefits that trees provide. The survey involved minimal interference with the natural environment due to the emphasis on conservation management. Where vegetative ground cover and climbing plants obscured the survey of individual trees from the target areas, removal of these obstructions was only recommended where symptoms of defects, or target occupancy, gave reasonable reason to do this.
Site Visits	Site visit was carried on 9/01/2025
Site Specific Limitations	No site specific limitations were observed
Recommendations	See Schedule
Re-survey	Not applicable

T1 – Lawson Cypress - *Chamaecyparis lawsoniana*



Observations

T1 is a mature tree located on the northern boundary of the site, adjacent the driveway and highway.

There have been no significant changes to the adjacent ground.

T1 is single stemmed and approximately 20m tall.

Diameter at 1.5m from ground level is 645mm

The crown spread is as per the following cardinal points.

Eastern -2m Southern - 5m Northern - 3m Western – 7m

The tree is mature and is considered an upright form and has an expected habit and characteristics for its species and age.

The tree has historically been truncated or reduced at approximately 12m from ground level, which has resulted in regrowth from the pruning wounds to form the upper canopy.

A recent stem failure has originated at this historic pruning wound. It was associated with high winds and decay at the point of attachment.

This recent stem failure landed in the adjacent highway.

The canopy has a low leaf and small twig density in comparison to similar adjacent trees.

Discussion

Recent Stem Failure

This stem failure occurred during a high wind event in early January of this year.

It was approximately 5m long with a diameter of 150mm, it landed in the highway and was cleared by the homeowner.

The failed stem originated adjacent the historic truncation/reduction point at 12m from ground level.

This stem is one of the regrowth points after the upper canopy was removed. This has formed a weak attachment point to the stem, as is characteristic with regrowth in coniferous species.

The historic pruning wound has also begun to decay at this point, adjacent to the failure point.

The weak attachment point, and decay have resulted in this stem failure.

Low Canopy Leaf Density

It is obvious that the density of the canopy is significantly reduced in comparison to similar adjacent trees. This due to low vigour which could be a result of many factors, disease, soil compaction or the effects of long-term drought.

This is evidenced from street view pictures going back approximately 10 years, you can clearly see a decline in the trees canopy density over that period.

What is clear is trees significantly reduced photosynthetic area is affecting the trees vigour and long-term health and its amenity value in the street scene.

Conclusion

This tree has issues affecting both its structural integrity and its overall physiological condition.

It is likely that the decay and weak attachment points from the historic pruning will result in further failure within the canopy.

The physiological condition is likely to decline further.

It will get to a point, if it hasn't already that both issues will accelerate the trees ultimate decline.

The tree has little amenity value in its street side position, compared to 10 years ago.

Recommendations

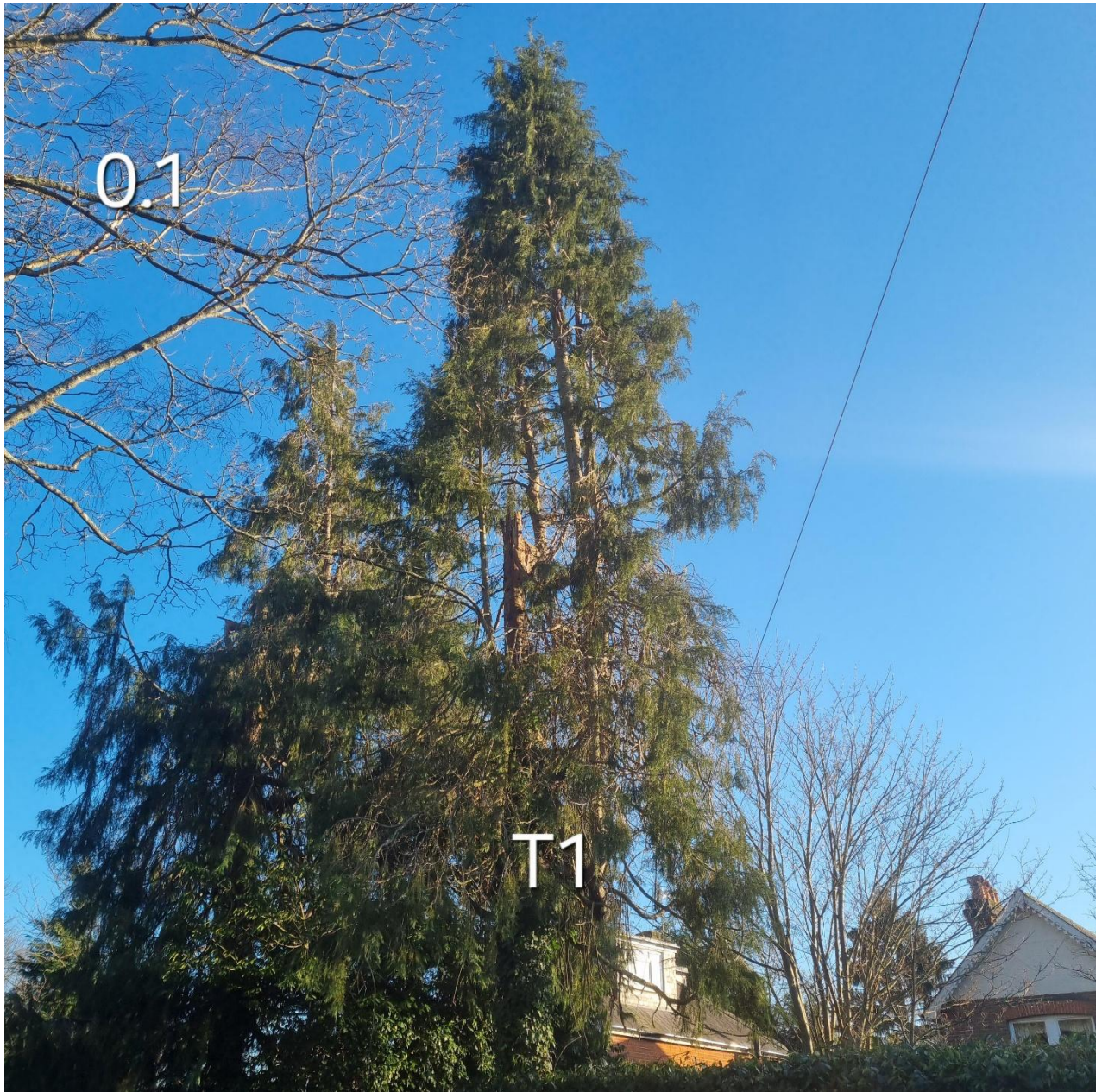
Given all the issues identified and evidenced with the tree and its location in relation to adjacent targets it is considered reasonable management to remove the tree and replant with a suitable species.

Photographs and Map



0.0

Map and location of T1



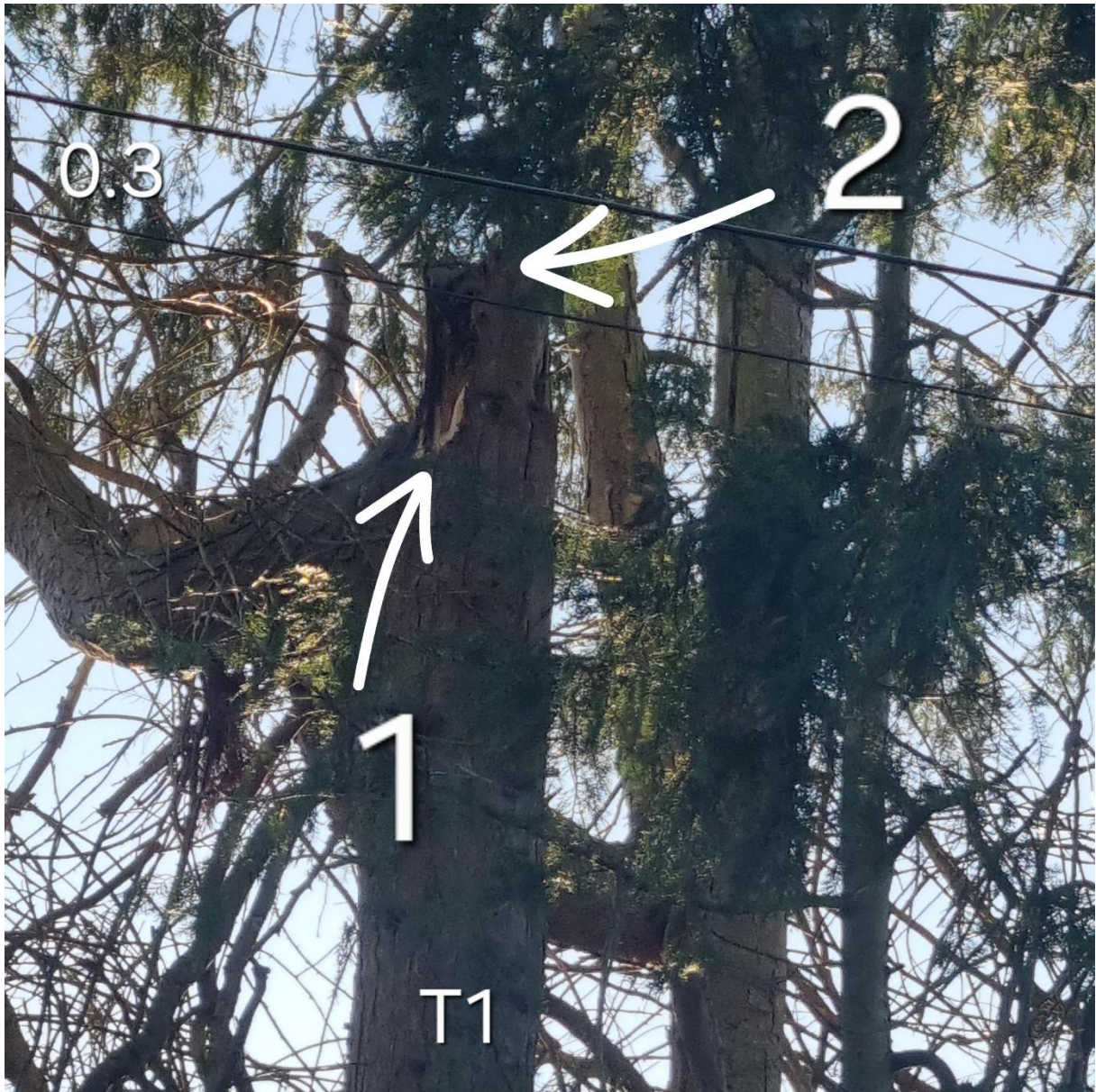
0.1

Western aspect of T1



0.2

T1 - Eastern aspect showing recent failure point (1).



0.3

Enlarged view of T1 showing (1) failure point and proximity of historic pruning wound with associated decay (2).



0.4

T1 - Good canopy density in May 2015



0.5

T1 - Declining canopy density in Sept 2020



0.6

T1 - Poor canopy density in Sept 2024