



Tree Condition Survey



Trees on land at
1 Cotsalls, Fair Oak

Location: **1 Cotsalls, Fair Oak, Eastleigh, Hampshire SO50 7HP**

Client: **Ed Anwyl**

Survey Date: **21st October 2025**

Surveyor: **Kevin Cloud**

Local Authority: **Eastleigh Borough Council**

Report reference number: **TCA-KC/COTSALLS/002**

Report date: **October 2025**



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Any enquiries regarding this report should be addressed by email to info@techarb.co.uk.

1. Instructions

- 1.1 Technical Arboriculture Limited was instructed by Ed Anwyl of 1 Cotsalls, Fair Oak, Eastleigh, Hampshire SO50 7HP to undertake a ground based tree condition survey of trees within land at the 1 Cotsalls, Fair Oak, Eastleigh, Hampshire SO50 7HP.

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

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>

has been taken of the effects of the tree or its removal directly or indirectly on any building(s) or structure(s) relating to the possibility of subsidence or heave.

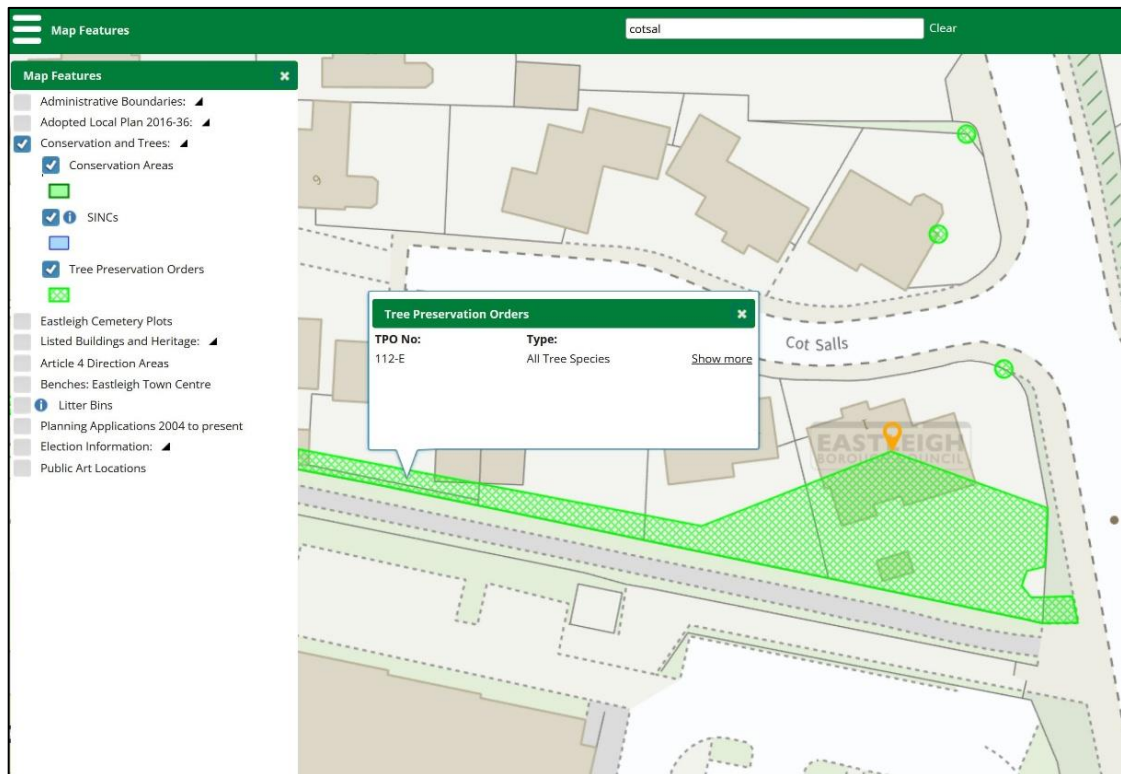
- 4.2 Trees are dynamic self-optimising organisms that grow in reaction and stimulus to their immediate surroundings and influence of wider environmental conditions. Consequently, tree health and condition will inevitably change over time. Therefore any comments made in this report can only be considered 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.

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 trees identified in this report are subject of a Tree Preservation Order (see figure one). The client should therefore only commence arboricultural work recommended by this report following the issue of formal consent from the local planning authority – notwithstanding certain statutory exemptions. I have submitted a Tree Preservation Order (TPO) tree works application to the local planning authority and appended this report as supporting evidence. Details of the application will be sent to the client by email separately.

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



- 5.3 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 space⁵.
- 5.4 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 21st October 2025 using the VTA method. A previous survey was carried out in August 2018. Following the survey and a successful Tree Preservation Order (TPO) tree works application, recommended tree works were carried out later in the same year.
- 6.2 The survey was limited to trees within the boundary of the client's property.

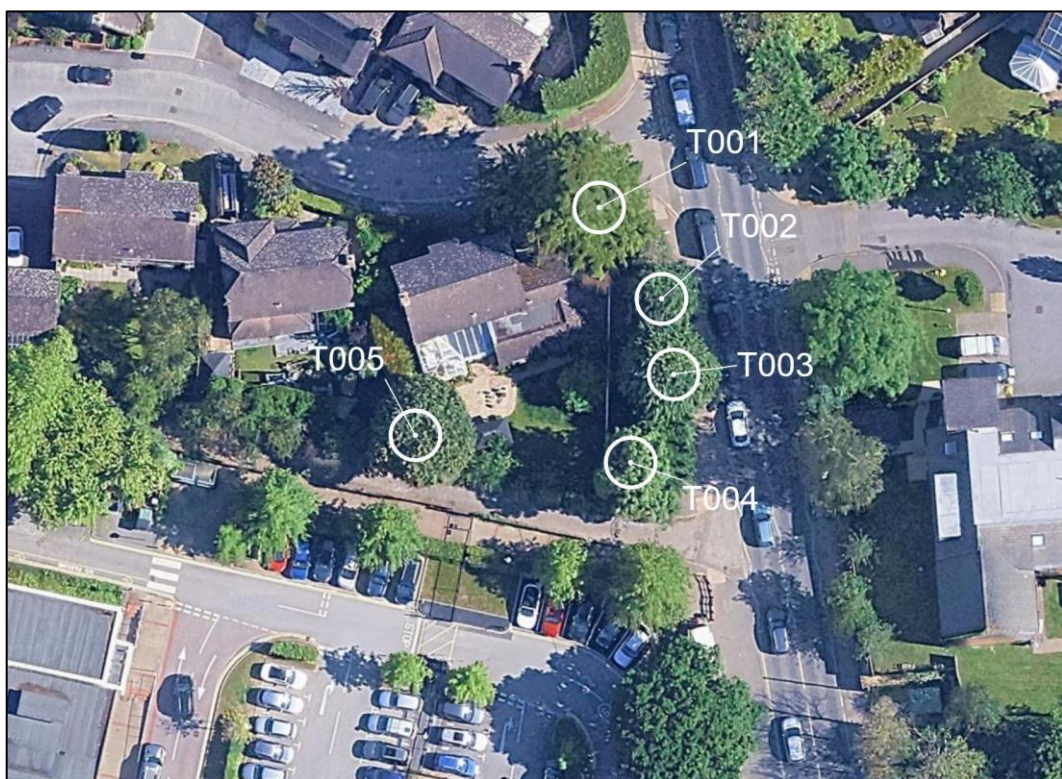
⁵ See [Tree felling Getting permission - updated 2023](#)



- 6.3 The survey area is bordered by the public highway of Cotsalls to the north, the public highway of the B3354 Botley Road to the east, access road to the public cemetery to the south and 3rd party garden and dwelling to the west. The land is generally level. The trees are located to the south and east of the client's dwelling. The trees are exposed to prevailing winds with other neighbourhood trees offering some companion shelter.
- 6.4 The predominant use of the land is private dwelling and garden.

Detailed information on selected trees (considered notable during the walkover survey) is provided at appendix one. The location of the trees noted in the schedule is shown in figure two below.

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



- 6.5 Refer to the tree schedule at appendix one for tree data and remedial action requiring the clients attention.
- 7. Opinion**
- 7.1 The trees are generally in good health.
- 7.2 A branch of T001 displays differentiated wood on a heavily loaded branch over the drive.
- 7.3 Limes trees have recovered well from the last pollard work.

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 account⁶.
- 8.4 The level of risk of some trees 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 land and, having regard to the health, vitality and condition of the trees, location and the species, I consider the trees present a **UNACCEPTABLE** level of risk.

10. Recommendations

- 10.1 I recommend the works as detailed in the tree schedule at appendix one.
- 10.2 It would be prudent to resurvey the trees in two years given proximity to public highway.

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.
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⁶ NTSG Common Sense Risk Management of Trees, 2011, page 27

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- Mattheck, C, and Breuloer, H. *The body language of trees – A handbook for failure analysis*. The Stationery Office, London.
- Schwarze, F.W.M.R., Engels, J. and Mattheck, C. *Fungal strategies of wood decay in trees*. Springer, Berlin.
- Strouts, R.G. and Winter, T.G. 1994. *Diagnosis of ill-health in trees*. The Stationery Office, London.
- The National Tree Safety Group. 2011. *Common sense risk management of trees. Guidance on trees and public safety on the UK for owners, managers and advisers*. Forestry Commission, Edinburgh.
- 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

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	Deodar cedar	20	1000	8 6.5 7 9.5	3/5	Good	Fair	51% - 75%.	Dwelling. Road. Footway. Parking.	20+	No	3 Mths	2 Years
Condition Comments Pruning history - Flush cuts. Utility wires free lower E crown. Lateral crack and exposed heartwood on limb to SE over utility wires Historic lost limb S side. Region of differentiated wood on underside of limb extending over drive and footway to W.								Management Recommendations Selectively reduce laterals on lowest branch to W by 3-4m focussing on reduction of end weight.					
T002	Lime	9	540	3 3 3 3	3/5	Good	Fair	0% - 25%.	Road. Footway. Parking.	20+	Yes	3 Mths	3 Years
Condition Comments Previously Pollard at 8m. Regrowth now 50mm.								Management Recommendations Re-pollard and repeat on 6 year cycle.					
T003	Lime	10	640	6 6 6 6	3/5	Good	Fair	26% - 50%.	Road. Footway. Garden.	20+	Yes	3 Mths	3 Years
Condition Comments Access prevents survey of base. Stem partially obscured by prolific regrowth from previous pollard at 8m. Regrowth now 50-60mm.								Management Recommendations Re-pollard and repeat on 6 year cycle.					
T004	Horse chestnut	11	510	4 6.5 5.5 2	3/5	Good	Fair	26% - 50%.	Footway. Garden.	20+	Yes	3 Mths	3 Years
Condition Comments Previously topped at 8m. Historical lost leader to W. Pruned for utility wires - now touching. Poor form.								Management Recommendations Prune to give 1m clearance to utility wires.					
T005	Lime	12	1060	5 4.5 6 6.5	3/5	Good	Fair	26% - 50%.	Dwelling. Garden.	20+	Yes	3 Mths	3 Years
Condition Comments Access prevents survey of base. Previously pollarded at 6m. Regrowth now 50-65mm								Management Recommendations Re-pollard and repeat on 6 year cycle.					



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Technical Arboriculture Limited

Registered Office:
1 Chase Farm Close,
Waltham Chase,
Hampshire,
SO32 2UB

01489 232280
info@techarb.co.uk

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