



SITE ADDRESS:

Limewood Grange, Allington Lane, Fair Oak, SO50 7HX

CLIENT:

Limewood Grange (Fair Oak) Man Co Lt.

DATE:

2nd August 2025

AUTHOR:

R. Anderson

CHECKED BY:

C.A

REVISION: -

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1. INTRODUCTION AND TERMS OF REFERENCE

1.1. Limewood Grange (Fair Oak) Man Co Lt via Gateway Property Management, instructed the author to survey the trees within the land they maintain at Limewood Grange, Allington Lane, Fair Oak, SO50 7HX.

1.2. This report has been commissioned as the client wanted to meet their duty of care as the managing agent of the land as defined by both civil law and the Occupiers' Liability Acts of 1957 & 1984.

1.3. A search was conducted with the use of Eastley Borough Council's TPO list on the 2nd August 2025 to investigate any statutory protection covering the trees on this property. It was found that **all** of the trees are protected by a Tree Preservation Order (TPO) reference 552-E.

1.4. The site is not within a Conservation Area.

1.5. Any questions relating to the content of this report should initially be directed to the author, R. Anderson who can be contacted at Rob@thetreeconsultants.co.uk or by calling 07922 564 237.

1.6. The findings in this report do not take account of the effects of extreme weather events, vandalism or accidents. R. Anderson cannot, therefore, accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The findings of this report cease at any time stated within it, or if none stated after three years from the date of the survey.

1.7. The author of this report is a qualified LANTRA Professional Tree Inspector with 16 years of experience in tree surveying and making works recommendations, with seven years in local authority and within private practice since 2016. He is also a professional member of the Arboricultural Association and meets the Continuing Professional Development requirements.

2. SCOPE AND METHOD OF SURVEY

2.1. This inspection has been carried out from ground level using the Visual Tree Assessment (VTA) system (Mattheck & Breloer 1994). Visual tree assessment has been the conventional method of assessment used in surveying and inspecting trees for a number of years. This term describes a general approach to tree surveying using visual observation and recording, combined with experience and knowledge of tree biology and structure, to draw conclusions about tree conditions. The VTA system is a systematic approach that guides the inspector through a process from initial biological and mechanical observations through to diagnosis, using knowledge of failure criteria.

2.2. Tree dimensions are estimated unless otherwise stated. When measured, tree heights are measured using a TruPulse 200 Laser Rangefinder clinometer, canopy spreads are measured with a Leica DISTO D2 and stem diameters with a diameter tape.

2.3. A plan was supplied to the author by Gateway denoting the land they are responsible for which formed the survey area and can be found at Appendix 3.

2.4. The survey was conducted using a negative reporting approach. This is where all trees in the survey area are assessed but only the ones requiring work at the time were recorded. Issues of seasonal nuisance such as leaf and fruit fall or where trees are growing in contact with either streetlights or telegraph poles were not accounted for.

2.5. No tissue samples were taken nor were any internal investigations of the subject tree(s) undertaken. Two hand tools were used to aid in observations, these consisted of a nylon sounding hammer used to tap the tree to ascertain loose bark or cavitation below the bark surface. The second was a metal probe measuring approximately 50cm long used to give an indication of the depth of cavities or to run down the outer edge of the bark just below the soil line to see if there is degradation present.

To aid in assessing the upper canopy of trees 5x25 magnification binoculars were used.

2.6. On site, it was noted that some of the southernmost sections are still under construction there did not appear to be trees in these areas anyway, but this land was not assessed.

2.7. Private gardens were not entered.

2.8. The survey was conducted on Wednesday 30th August 2025.

3. RECOMMENDATIONS

3.1. Tree surgery recommendations only address works that are deemed necessary at the time of the survey for health and safety reasons, unless stated.

3.2. Full recommendations can be found within the Survey Schedule at Appendix 2

3.3. It is recommended that a routine cycle of inspection is carried out to ensure the trees are still in a healthy and safe condition. Based on the survey findings and the works prescribed the next survey should take place in 2 years when the trees are in full leaf (October 2027).

3.4. Albeit not a direct health and safety works recommendation, ivy severance work needs to take place on a regular basis on all the trees on the site; this should first happen within **6 months of this report**. Ivy firstly hinders inspection of the trees making it difficult to fully assess if remedial works are required. It also increases the sail effect of the tree(s) leading to an increased chance of limb and whole tree failures. Once it grows into the crown it smothers the tree by growing over the ends of the branches stopping light from getting to the tree. This work can be undertaken with the use of everyday hand tools by the maintenance team severing all the ivy to leave a 20cm gap around the entire girth of the tree. Care should be taken not to damage the tree bark when cutting the ivy.

3.5. As a general recommendation and not related to health and safety, is that young tree maintenance should be conducted within the site. This includes formative pruning, removing stakes and adding strimmer guards.

3.6. Consideration was given to the decision to remove T2 given its size and prominence. The decision was reached due to the discovery of a *Phaelous schweninitzii* fungal brackets at the base. This fungus is known to cause a loss of tensile strength, leading to brittle fractures at the stem base. A review of historic photos indicates the thinness of the crown is increasing, a sign of reducing vitality. Also, the target area should the tree fail, being a school and several houses. The reduced vitality would also mean the tree would not be able to sufficiently compartmentalize the fungi increasing its chances of failure.

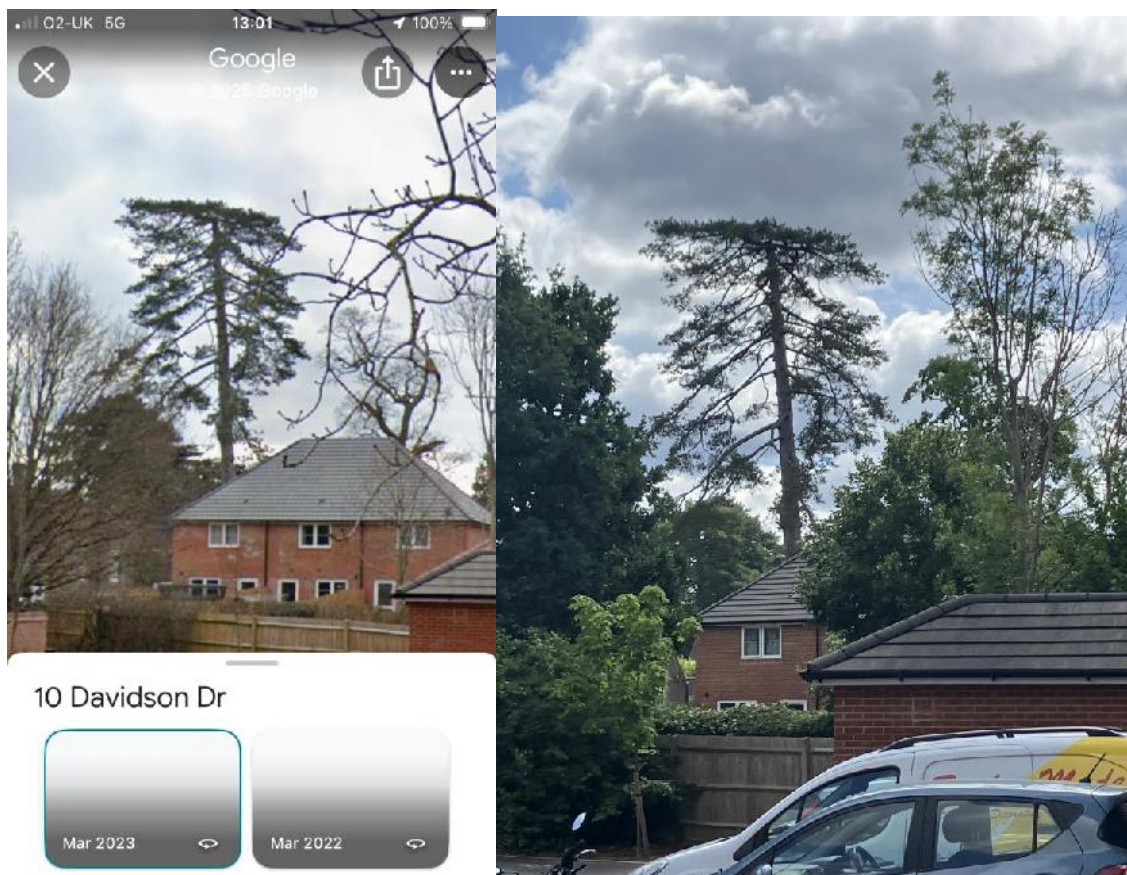


Photo 1&2: Screenshot from Google Street View taken in March 2023 (on left). Photo taken in July 2025, shown taken from approximately the same location (on right).

3.7. The cracking noted in the lower stem, its lean towards the properties, and the very one-sided crown of T11 make its removal a high priority but it should be considered ASAP. A two-month timeframe has been suggested to allow for the TPO application process. However, the author considers this could be done under a 5-day notice.



Photo 3: Showing the split at the base of T11 – probe is approximately 60cm long.

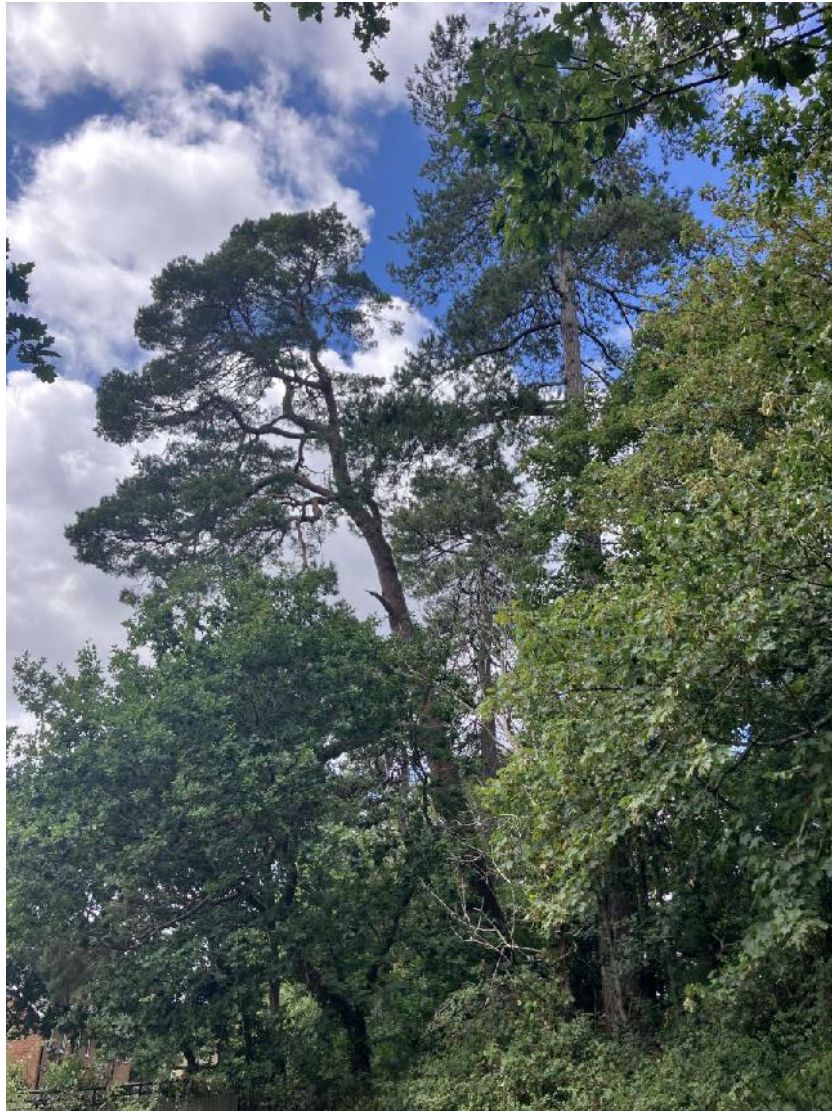


Photo 4: Showing the lean of T11.

4. Bibliography

- (2010). *BS3998- Recommendations for Tree Work*. London: British Standards Institute.
- Mattheck, C., & Breloer, H. (1998). *The Body Language of Trees: A Handbook for Failure Analysis*. H.M.S.O.
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- Watson, G., & Green, T. (2011) *Fungi on Trees; An Arborists' Field Guide*. Arboricultural Association
- (1957 & 84). *Occupiers Liability Act*. London: HMSO.
- (1981). *Wildlife and Countryside Act*. London: HMSO.

APPENDIX 1: Tree Location Plan



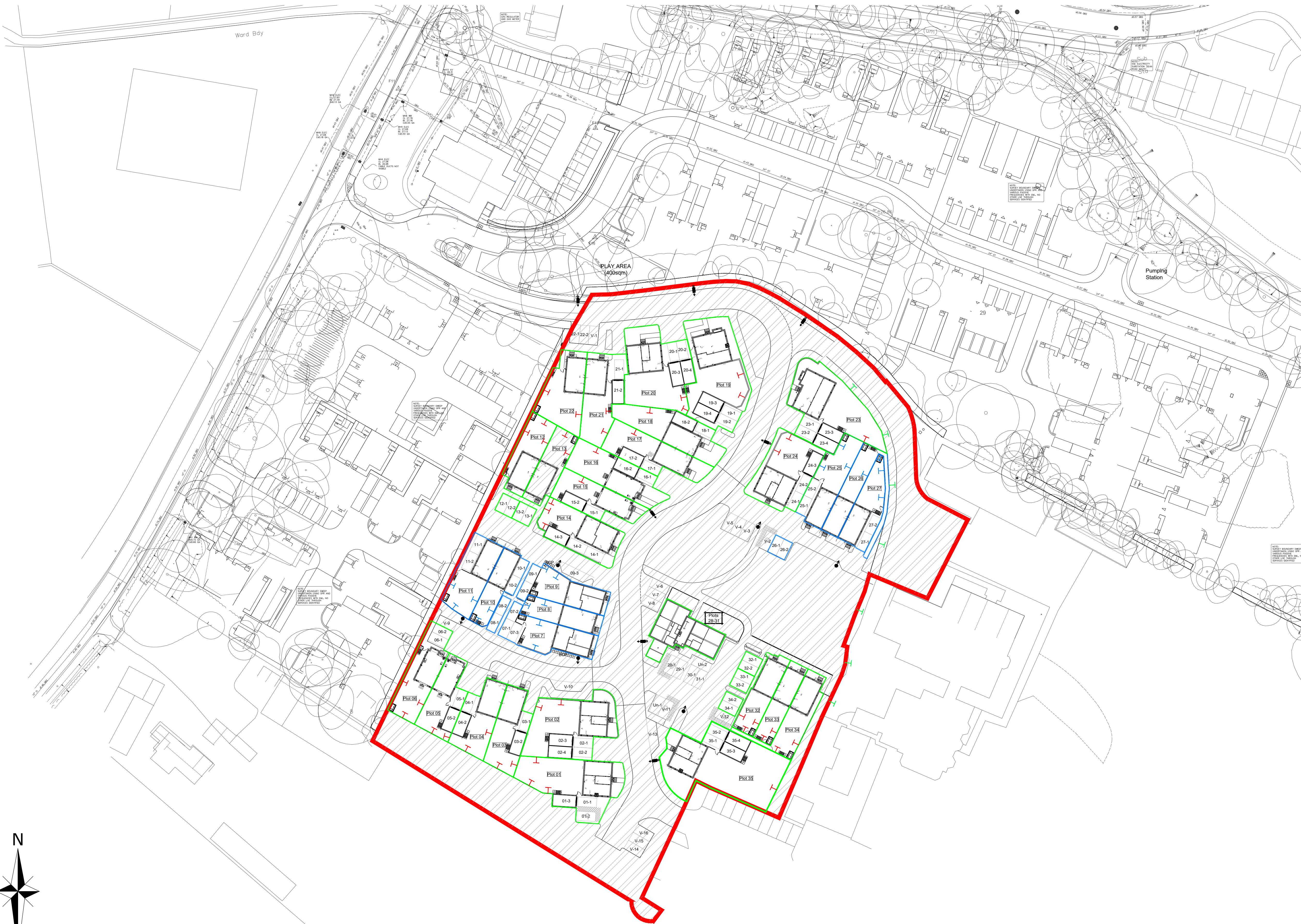
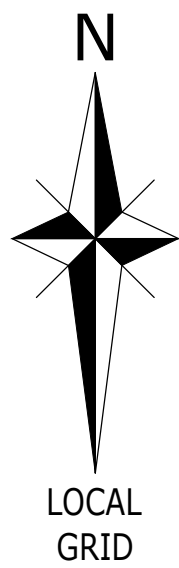
APPENDIX 2: Survey Schedule

Tree Number	Species Name	Height (m)	Trunk Diameter (mm) and (stem count)	Crown Spread (m)	Physiological Condition	Structural Condition	Comments	Recommendations	Urgency
T1	Common Oak (Quercus robur)	19	1050(1)	10	Average	Average	Large mature tree growing opposite door to No.19. Large deadwood noted in upper canopy that looks to have been there for some time.	Remove deadwood over 50mm dia.	Within 6 months
T2	Austrian Pine (Pinus nigra)	28	1200(1)	11	Below Average	Average	At ground level on the east side are two degraded fungal brackets measuring approximately 15cm across, both are consistent with Phaelus Schweinitzii. No indication from sounding mallet of cavitation. Multiple occluded pruning wounds on stem. Crown is sparse by 50% from normal for species, the remaining needles are shorter than normal.	Remove tree.	Within 3 Months
T3	Field Maple (Acer campestre)	3	75(1)	1	Dead	Dead	Dead sapling.	Remove tree.	Within 1 year
T4	Ash (Fraxinus excelsior)	7	120(3)	4	Poor	Average	Multi-stemmed from ground level. Dieback within the crown is consistent with Ash Dieback - 20% dead already.	Remove tree.	Within 6 months
T5	Ash (Fraxinus excelsior)	7	150(1)	4	Poor	Average	Multi-stemmed from ground level. Dieback within the crown is consistent with Ash Dieback - 40% dead all already.	Remove tree.	Within 6 months
T6	Ash (Fraxinus excelsior)	7	170(1)	4	Poor	Average	Multi-stemmed from ground level. Dieback within crown is consistent with Ash Dieback including crown retrenchment.	Remove tree.	Within 6 months
T7	Common Oak (Quercus robur)	7	180(1)	4	Good	Average	One-sided crown over the highway. Blocking the streetlight.	Prune to give 1.5m clearance to the streetlight. Crown lift to give 3m clearance.	Within 1 year
T8	Ash (Fraxinus excelsior)	7	100(1)	4	Poor	Average	Multi-stemmed from ground level. Dieback within the crown is consistent with Ash Dieback - 90% dead all already.	Remove tree.	Within 6 months
T9	Field Maple (Acer campestre)	6	250(1)	2	Dead	Dead	Dead tree growing abutting garden fence and leaning over into the garden.	Remove tree.	Within 3 Months

Tree Number	Species Name	Height (m)	Trunk Diameter (mm) and (stem count)	Crown Spread (m)	Physiological Condition	Structural Condition	Comments	Recommendations	Urgency
T10	Austrian Pine (Pinus nigra)	9	250(1)	2	Dead	Dead	Dead tree.	Remove tree.	Within 3 Months
T11	Scots Pine (Pinus sylvestris)	25	850(1)	10	Average	Poor	Large split from ground level to 1.4m on the north side of the tree. Sounding hammer indicated cavitation over 40% of stem, suggesting the crack propagates over a large area. Tree growing at an angle of 20° to the south (towards houses) with the crown completely on the south side. Slight gap between the crown and the adjacent tree suggests the tree has moved away from the neighbour in recent years, possibly when the split first occurred.	Remove tree.	Within 2 months
T12	English Elm (Ulmus procera)	7	180(1)	2	Dead	Dead	Dead elm tree.	Remove tree.	Within 6 months
T13	Sycamore (Acer pseudoplatanus)	15	350(1)	10	Dead	Dead	Dead tree.	Remove tree.	Within 6 months
T14	Sycamore (Acer pseudoplatanus)	11	300(1)	4	Dead	Dead	Dead tree.	Remove tree.	Within 3 Months
T15	Silver Birch (Betula pendula)	9	200(1)	3	Dead	Dead	Dead tree.	Remove tree.	Within 3 Months
T16	Ash (Fraxinus excelsior)	7	120(3)	4	Poor	Average	Multi-stemmed from ground level. Dieback within the crown is consistent with Ash Dieback - 70% dead all already.	Remove tree.	Within 6 months

APPENDIX 3: Ownership Plan – Areas shown with black line hatching were surveyed

[illegible]



NOTES

LEGEND:

SITE BOUNDARY

PRIVATE PLOT BOUNDARY

HA PLOT BOUNDARY

VISITOR PARKING

UNALLOCATED PARKING

BIN COLLECTION POINT

PLOT NUMBER

T MARKS DENOTING BOUNDARY RESPONSIBILITY

PRIVATE PLOT BOUNDARY

HA PLOT BOUNDARY

SCHOOL BOUNDARY

MANAGEMENT COMPANY AREA

5m LAMP COLUMN

1m LIGHTING BOLLARD

V-?

U-?

BCP

Plot 25

T

T

T

Rev	Amendments	Dm	Chk	App	Date

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Job Title

ALLINGTON LANE
FAIR OAK - PHASE 2

Drawing Title

LAND CONVEYANCE PLAN

Client

Linden
HOMES

Scale

1:500 @A1

Date

NOV. '18

Designed

ML

Drawn

ML

Checked

Approved

Job No

18-290

Drawing No

18-290-102

Rev

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