



Tree Hazard Assessment

Prepared for:

Meadfleet Ltd, Unit 2,
Meadway Court, Meadway
Technological Park, Rutherford
Close, Stevenage, Hertfordshire,
SG1 2EF.

By:

Arborcare
Unit N, Shangri-La Farm
Todds Green
Stevenage
Hertfordshire
SG1 2JE

Site:

White Trees Farm Site Number: 050
White Tree Close
Fair Oak
Eastleigh
SO50 7FE



Location: White Trees Farm, White Trees Close, Fair Oak, Eastleigh, SO50 7FE.	Arborcare Ref: 12345
Client: Meadfleet	Client Ref: White Trees Farm 050
Survey Inspector: Brian Cole	Date of Inspection: 05/01/2026
Document Prepared by: Brian Cole	Date of Submission: 06/01/2026

Local Authority: Eastleigh Borough Council	
Tree Protection Status:	It is understood the site and its grounds are not located within a Conservation Area. The trees are protected by a Tree Preservation Order (TPO).

Instructions: Issued by Samantha Hursey on the 23 rd September 2025.
Terms of Reference: To survey the trees located at the above site as per the edged red plan provided, to assess their general condition from ground level in accordance with the Meadfleet's Tree Management Policy 2017 version 1.



Survey Summary

Tree Category:	Number on Site:
Individual Tree	14
Group of Trees	4
Woodland	Nil

Work Summary

High Priority Work Within 3 Months	Tree Number:
Requires felling	Nil
Requires remedial pruning	Nil

Moderate Priority Work Within 6 Months	Tree Number:
Requires felling	Nil
Requires remedial pruning	T09, T10

Low Priority Work Within 1 Year	Tree Number:
Requires felling	Nil
Requires remedial pruning	Nil



Target Zones/Zone usage

The target/usage evaluation for each site would be created using the criteria formulated in the table below. A brief description of each category has been provided.

Zoning Category	Property (repair or replacement costs)	Pedestrian Frequency	Vehicular Frequency
High	Very high value ranging from £15,000- £1,000,000	10 per hour – constant flow	Any UK highway from designated B roads - motorways
Moderate	Moderate value ranging from £1,000- £15,000	< 10 per hour- 1 per day	Unregistered road or track
Low	Low value >£1,000	< 1 per day – None	No vehicle access

Property

The target structure would firstly be assessed (form a lay person perspective) to determine if it would withstand the impact of the failed tree or branch and be occupied. In this event the zone would be classed as high. If users or occupiers are not likely to be affected, the approximate cost of the property repair or replacement would be considered.

Pedestrian

The potential for pedestrians to be occupying a zone is calculated on the basis that a pedestrian will spend, on average, five seconds passing beneath an average tree, unless a longer occupation is likely as with a habitable structure or seating.

Vehicular

For ease a simplistic approach is taken, where any designated highway is instantly regarded as a high usage/target zone. In the case of vehicles, the potential impact may relate either to the tree striking the vehicle or to the vehicle striking the fallen part.



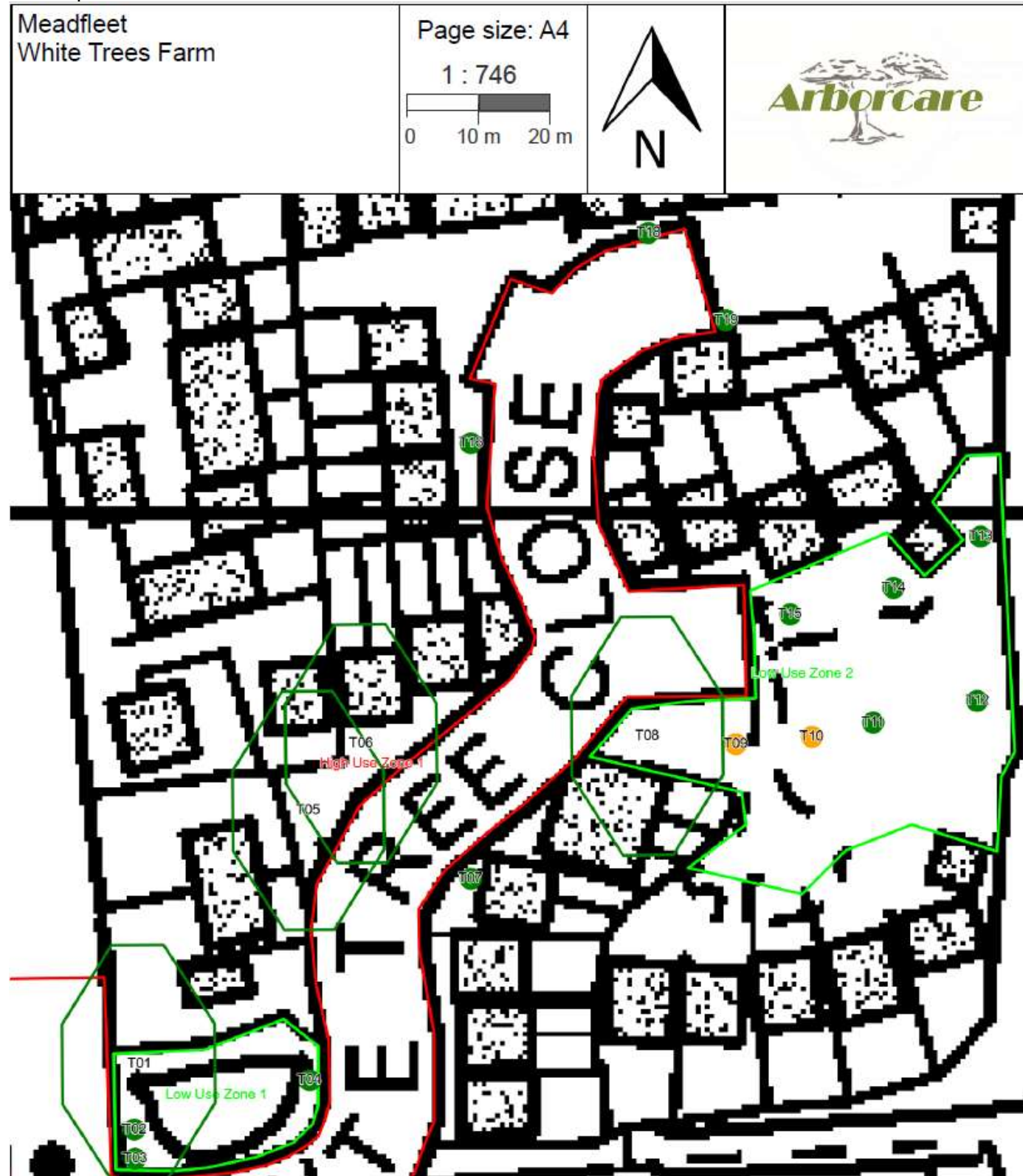
Work Priority

All work highlighted within the surveys will be allocated a priority rating dependant on the trees location and condition. The table below provides details of these categories.

<u>Tree Works Priority Guide</u>	
Priority	Type of maintenance that normally fall into each priority band.
Priority 1 – Urgent public safety work Following inspection the tree(s) require(s) urgent maintenance work to make its current condition acceptable. Target completion – Work that should be completed as a matter of priority to minimise the risk of injury or property damage.	Dead, dying and diseased trees in high pedestrian and traffic flow areas Trees that pose imminent danger to people or property Deadwood in high usage areas
Priority 2 Non urgent, but essential safety work Following inspection the tree(s) require(s) Non Urgent but essential maintenance work to resolve safety issues identified during inspection. Target completion – Work of a moderate priority should be undertaken as a part of a programmed maintenance.	Tree branches below 2.5mtrs over high pedestrian flow footpaths Tree branches below 5.2mtrs over high traffic flow roads Tree branches causing damage to property Deadwood in moderate usage areas
Priority 3 – Non essential, but desirable work Following inspection the tree(s) is identified as requiring non-essential maintenance work. Due to the nature of the work identified it will only be completed as resources allow. Target completion – Work of low priority usually recommended for aesthetics or good arboricultural practise, rather than risk management. To be undertaken if resources allow.	All other general tree maintenance work that is causing no risk of harm to people or property.



OS Map 1: Site

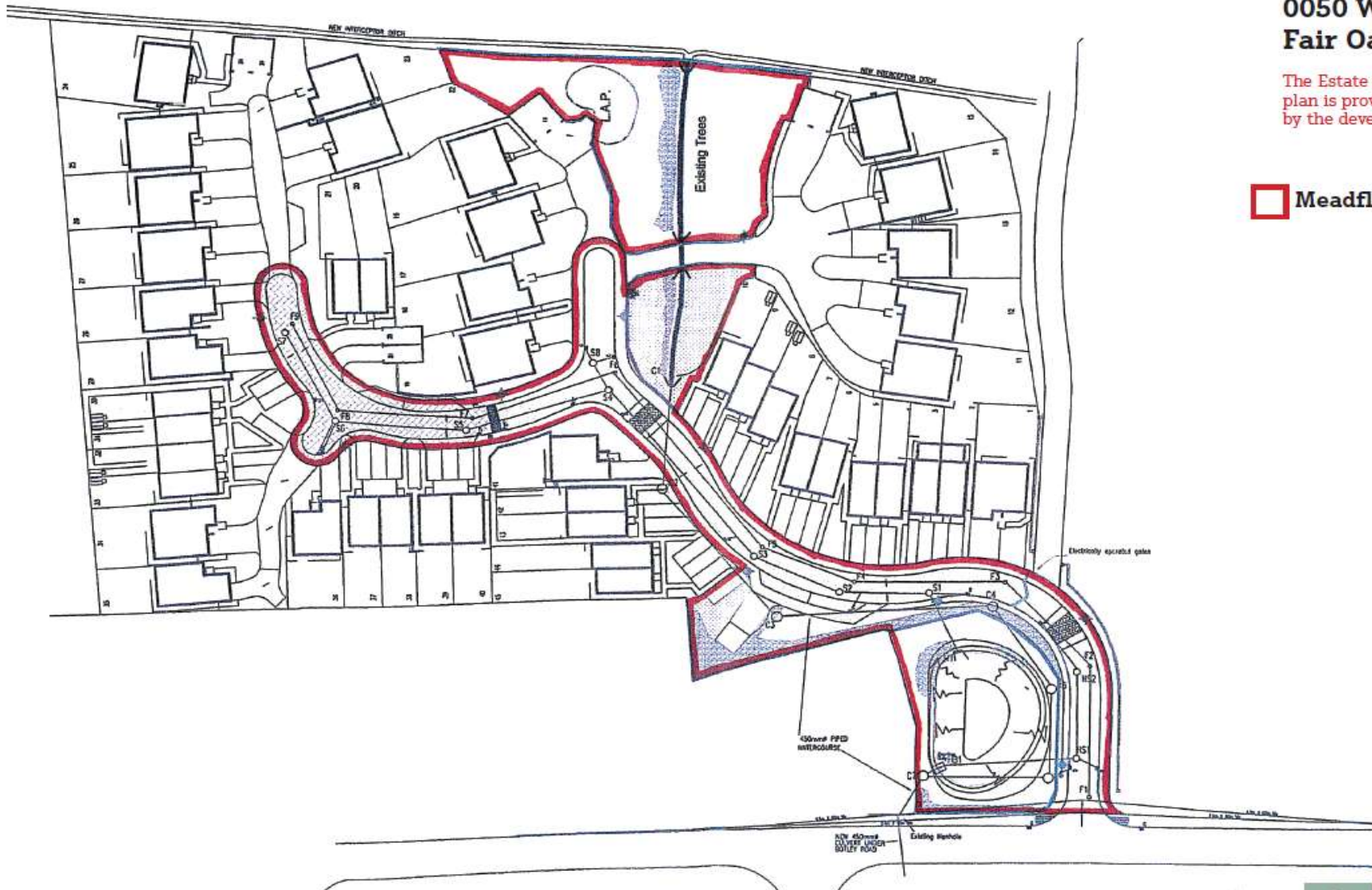




0050 White Tree Farm, Fair Oak

The Estate shown edged red on this plan is provisional and may be amended by the developer at Land Transfer

 Meadfleet maintained areas





Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	SurveyNotes	Recommendations	Priority	Photo
T01	108	Mixed species (Mixed species)	1 Alder, 2 Ash, 4 Pine, 3 Sorbus	Building Fence Footpath Highway	Early Mature	10 to 15	Good	Normal	50+	* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Trunk Codominant stems. Included bark. * Crown and Branches Pruning history - Raised.	None at present.	N/A	
T02	109	Eucalyptus (Eucalyptus sp.)		Fence Footpath Highway Overhead wires Street light	Mature	15 to 20	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Pruning history - Raised. * Trunk Included bark	None at present.	N/A	
T03	110	Common alder (Alnus glutinosa)		Fence Footpath Highway Street light	Early Mature	10 to 15	Good	Normal	50+	* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Trunk Included bark.	None at present.	N/A	



Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	SurveyNotes	Recommendations	Priority	Photo
T04	No tag	Silver birch (<i>Betula pendula</i>)		Fence Highway	Early Mature	10 to 15	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Trunk Codominant stems. Included bark.	None at present.	N/A	
T05	111	Mixed species (Mixed species)	Group of 4 Silver Birch, 4 Cherry	Fence Footpath Highway Substation	Early Mature	10 to 15	Good	Normal	50+	* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Trunk Codominant stems. Included bark. * Crown and Branches Pruning history - Reduced. Minor deadwood within crowns.	None at present.	N/A	
T06	112	Mixed species (Mixed species)	Group of 3 Ash, 1 Cherry	Car Park Fence Footpath Highway Substation	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Partial. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Pruning history - Topped. Cherry - Low overhanging branches over car park - Raised. * Trunk Codominant stems. Included bark.	None at present.	N/A	
T07	113	Wild cherry (<i>Prunus avium</i>)		Car Park Footpath Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Medium. Crown Density: Normal. Interior Branches: Normal. * Trunk Codominant stems. Included bark. * Crown and Branches Pruning history - Raised.	None at present.	N/A	



Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	SurveyNotes	Recommendations	Priority	Photo
T08	114	Mixed species (Mixed species)	Group of 2 Ash, 1 Oak	Building Fence Footpath Highway Street light	Mature	10 to 15	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Medium. - Crown Density: Normal. - Interior Branches: Normal. * Trunk - Codominant stems. - Included bark. - Heavy Ivy clad. * Crown and Branches - Pruning history - Reduced. - Overhanging branches encroaching on building No 37 - Reduced back. - Minor deadwood within crowns.	None at present.	N/A	
T09	115	Pedunculate oak (Quercus robur)		Building Fence Footpath Highway Street light	Mature	10 to 15	Fair	Moderate	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Medium. - Crown Density: Normal. - Interior Branches: Normal. * Trunk - Dead/Missing bark. - Included bark. - Cracks in main stem. - Heavy Ivy clad. * Crown and Branches - Deadwood within crown.	Remove deadwood - greater than 25 mm.	2	
T10	116	Pedunculate oak (Quercus robur)		Fence Footpath Highway	Mature	15 to 20	Fair	Moderate	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Deadwood within crown. * Trunk - Codominant stems. - Included bark.	Remove deadwood - greater than 25 mm.	2	
T11	117	Pedunculate oak (Quercus robur)		Fence Footpath Highway	Mature	15 to 20	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Deadwood within crown, not over a target area. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	



Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	Survey/Notes	Recommendations	Priority	Photo
T12	118	Pedunculate oak (<i>Quercus robur</i>)		Fence Footpath Building	Mature	15 to 20	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Deadwood within crown, not over a target area. * Trunk - Codominant stems. - Included bark. - Historic limb failure on the north side at 6m.	None at present.	N/A	
T13	119	Pedunculate oak (<i>Quercus robur</i>)		Fence Building	Mature	15 to 20	Good	Normal	50+	* Load Factors - Wind Exposure: Partial. - Crown Size: Large. - Crown Density: Normal. - Interior Branches: Normal. * Crown and Branches - Minor deadwood within crown. - Historic limb loss. - Pruning history - Reduced. * Trunk - Codominant stems. - Included bark. - Fistulina Hepatica (Beefsteak) fungus at base of tree (awaiting results of PICUS test from previous survey).	None at present.	N/A	
T14	120	Field maple (<i>Acer campestre</i>)		Building Car Park Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors - Wind Exposure: Full. - Crown Size: Small. - Crown Density: Normal. - Interior Branches: Normal. * Trunk - Codominant stems. - Included bark.	None at present.	N/A	
T15	121	Field maple (<i>Acer campestre</i>)		Building Car Park Highway	Early Mature	5 to 10	Good	Normal	50+	* Load Factors - Wind Exposure: Full. - Crown Size: Small. - Crown Density: Normal. - Interior Branches: Normal. * Trunk - Codominant stems. - Included bark. * Crown and Branches - Overhanging branches encroaching on building No 30 - Reduced.	None at present.	N/A	



Ref.	Tag	Species	Variety	Target	Age	Height (m)	Structural Condition	Vitality	Life Expectancy	SurveyNotes	Recommendations	Priority	Photo
T16	Too young to tag	Crab apple (<i>Malus sylvestris</i>)		Car Park Footpath Highway	Early Mature	0 to 5	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Small. Crown Density: Normal. Interior Branches: Normal. * Trunk Codominant stems. Included bark. * Crown and Branches Pruning history - Topped.	None at present.	N/A	
T18	Too young to tag	Field maple (<i>Acer campestre</i>)		Car Park Footpath Highway Street light	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Small. Crown Density: Normal. Interior Branches: Normal. * Trunk Codominant stems. Included bark. * Crown and Branches Pruning history - Reduced.	None at present.	N/A	
T19	122	Field maple (<i>Acer campestre</i>)		Car Park Footpath Highway Street light	Early Mature	5 to 10	Good	Normal	50+	* Load Factors Wind Exposure: Full. Crown Size: Small. Crown Density: Normal. Interior Branches: Normal. * Crown and Branches Pruning history - Reduced. * Trunk Codominant stems. Included bark.	None at present.	N/A	



Keys

Est – Estimated.

Hazard – Something with the potential to cause harm.

Risk – The probability that harm will actually be caused to persons or property by the tree with a defect.

Target – In order for there to be a risk there has to be a target; people and property constitute a target.

Deadwood – any deadwood greater than 1 metre and 50mm diameter.

Hazard Beam – A curved woody stem, who's loading tends to bend it against the direction of curvature, has a tendency to split through the centre, having the effect of straightening the part.

Compression Fork – 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.

Age Class – Y Young, SM Semi Mature, MA Middle Aged, M Mature and OM Over Mature. All age classes are related to the age for species.

Crown Reduction – A form of pruning in which the extent of the crown is decreased without (primarily) decreasing its density, to reduce loading, balance the crown, mitigate a nuisance, etc.

Crown Thinning – A form of pruning in which individual branches are removed from the crown to reduce its density without (primarily) reducing its extent. Alternatively, in forestry, crown thinning is a thinning type.

Crown Lifting – The removal of lower branches of a tree, whether complete branches or those arising from the lower limbs, to increase the headroom to the base of the crown.

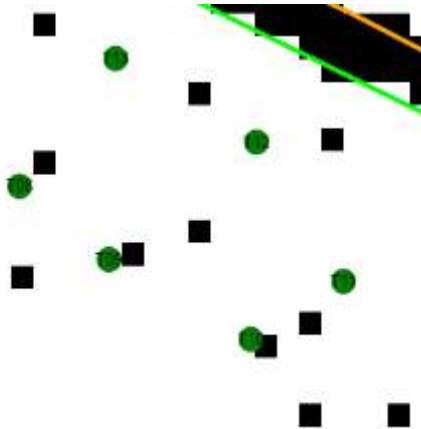
Fell – The cutting down of a tree, generally close to ground level, to leave a low stump.

Stump Grinding – To grind stump 300mm below ground level.

Tree Location – When /// is displayed, this is What3Words.



Trees on OS Maps – A coloured circle with a number represents a single tree.



Trees on OS Maps – A coloured octagon (or shape with many angles) with a number represents a group of trees with crown touching.

