

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

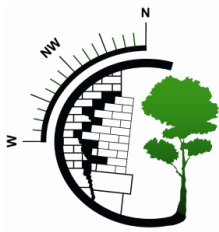
TREE SURVEY AT PARK LANE BRIDLEWAY WATERLOOVILLE



**Prepared for:
David Wilson Homes Southern
Norgate House
Tealgate
Charnham Park
Hungerford
RG17 0YT**

24 January 2023

Ref: PB/VTa-23/01.04



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The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Tree Surveys cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after two years from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s) whichever is the sooner.



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SUMMARY

Thirty individual trees were assessed, and their positions are shown on the tree location plan included at Appendix 1.

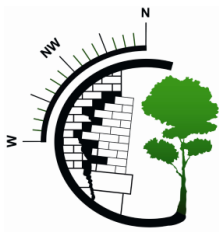
Complete details of the trees are set out in the tree schedule included at Appendix 2.

The survey highlighted one tree (T)20 that requires felling, and two requiring maintenance pruning (T22 and T23) within 3 months, trees requiring attention within three months of the date of this report are highlighted in red.

The survey also highlighted 6 trees that require remedial works within 12 months (T8, T9, T10, T11, T12 and T26).

All the tree work recommendations are set out in the tree schedule included at Appendix 2.

The photographic record in Appendix 3 shows remedial work indicatively as marked up photographs.



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1. INTRODUCTION.

1.1 Instructions.

1.1.1 Tree Surveys was instructed by Andy Nicholls of Paradise Garden Services, Magnolia House, Old School Road, Hook, RG27 9NJ to conduct a visual tree assessment from ground level, capturing those trees over 300 millimetres diameter only, when measured at 1.5 metres above ground level (AGL), upon the trees either side of the bridleway known as Park Lane, Waterloooville, owned and managed by David Wilson Homes Southern, Norgate House, Tealgate, Charnham Park, Hungerford, RG17 0YT.

1.1.2 We are further instructed to provide a report commenting upon the structural and physiological condition, health and safety of the trees and to produce a schedule identifying works required as a result of our investigations.

1.2 Background information.

1.2.1 This is our first survey at this site.

1.2.2 We have no connections with any of the parties involved in this case that could influence the opinions expressed in this report.

1.3 Scope.

1.3.1 This report is concerned specifically with the structural characteristics and physiological condition of all the trees on the site. The primary purpose of this report is to establish the physiological and structural condition of the trees and formulate management proposals in line with industry best practice.

1.3.2 The basic visual tree survey process is a simple data collection process; it followed procedures comparable to those prescribed by Lonsdale, 1999¹, Mattheck and Breloer, 1994² and National Tree Safety Group 2011³ gathering visual information, for trees and groups, on such things as:

- Tree size, age and health
- Tree species
- External Biomechanical signs
- Previous history of pruning
- External signs of decay
- Field identification of fungi.

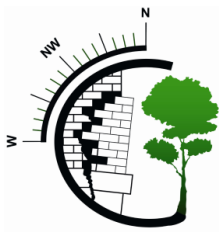
1.3.3 Where appropriate the process may then require data from further diagnostic tests such as:

- Maps of decay or cracking
- Vitality testing
- Root investigation
- Pathogen identification

¹ Principles of Tree Hazard Assessment and Management, DoE booklet Research for Amenity Trees No. 7, 1999

² The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994

³ Common Sense Risk Management of Trees. National Tree Safety Group, The Forestry Commission 2011



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- 1.3.4 Recommendations or options are then drawn up taking into account the type of site usage and the target area.
- 1.3.5 The information contained in this report covers only those trees that we examined and reflects the observed condition of those specimens at the time of inspection.
- 1.3.6 The visual tree inspection offers no guarantee, either expressed or implied, of the internal condition of the stem, furthermore, no warranty that problems or deficiencies may not arise in the future can be given.
- 1.3.7 Care has been taken to obtain all information from reliable sources, and all data has been verified where possible. However, no guarantee can be given of the accuracy of information provided by others.
- 1.3.8 Please note: all abbreviations introduced in brackets are used throughout the report.

1.4 Plans and documents.

- 1.4.1 We have not been supplied with a detailed site plan. We have therefore prepared a tree location plan under licence from Ordnance Survey© Crown Copyright 2021. All rights reserved. Licence number 100022432. A copy of the tree location plan is included at Appendix 1.

1.5 Site visit.

- 1.5.1 The site visit was undertaken unaccompanied by Paul Billin BSc MICFor of Tree Surveys on the 9 January 2023. The weather was dry and sunny, with clear visibility.
- 1.5.2 The trees were inspected from the ground with the aid of binoculars, no climbing inspections were conducted.

2. THE SITE.

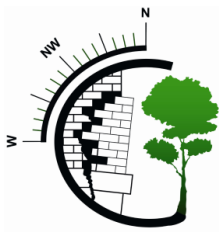
2.1 Site description.

- 2.1.1 The site comprises a grassed bridleway running north-side through a housing estate, with mature oak trees on either side. The bridleway surveyed runs southwards from Grasmere Way, Waterloooville, PO7 8QZ, and ends at the bridge over the A3(M).

3. SURVEY FINDINGS AND OPINION.

3.1 General.

- 3.1.1 All the trees surveyed are described in the tree schedule included at Appendix 2 and their locations plotted on the tree location plan included at Appendix 1.



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3.2 Findings and opinion.

- 3.2.1 Complete details of the trees are set out in the tree schedule included at Appendix 2.
- 3.2.2 The survey highlighted one tree (T20) that requires felling, and two requiring maintenance pruning (T22 and T23) within 3 months and 6 trees that require remedial works within 12 months they are T8, T9, T10, T11, T12 and T26. Full details of the works are set out in the tree schedule included at Appendix 2.
- 3.2.3 Full details of the tree work are set out in the tree schedule included at Appendix 2.
- 3.2.4 Trees requiring remedial work within 3 months are highlighted in red.
- 3.2.5 The photographic record in Appendix 3 shows remedial work indicatively.

4. CONCLUSIONS.

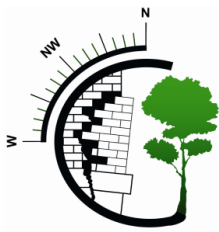
4.1 General.

- 4.1.1 The works identified following this inspection are required in the interest of safety and or good arboricultural practice.
- 4.1.2 Ivy present on some trees limits the visual inspection procedure, increases the risk of wind throw and may cause the collapse of smaller trees. However, it provides valuable habitat and requires careful consideration before removing.
- 4.1.3 Bats, a protected species, use dense ivy for roosting and birds may also nest in ivy clad trees. Prior to any pruning works an assessment of preliminary bat roost features must be undertaken to assess the likelihood of roosting bats and, if during the nesting season, an inspection for nesting birds.

5. RECOMMENDATIONS.

5.1 Works required.

- 5.1.1 A complete list of tree work recommendations is included in the tree schedule at Appendix 2, with those trees requiring attention within three months of the date of this report highlighted in red.
- 5.1.2 One tree, T20 a Monterey cypress, with a large inclusion with a vertical crack splitting open, with a high likelihood of failure, is recommended for felling within 3 months. The tree is located on the boundary between a private house and an estate path, and therefore exact ownership needs to be verified.
- 5.1.3 Two mature English oak trees, T22 and T23, are recommended for maintenance pruning. The pruning of T22 should be undertaken below the previous cutting heads. This work is shown indicatively in Appendix 3 on photographs 5 and 6.



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6. LEGAL STATUS ON THE TREES.

Havant Borough Council on-line map 'My Maps' was checked on 6 January 2023 which confirms that there are a number of individual tree and group Tree Preservation Orders (TPOs) upon many of the trees along the bridleway:

TPO No	Possible Tree No on Tree Schedule
1150 – G2	T8, T9, T10, T11
1150 – G3	T12, T13, T14, T16, T17, T19 and T21
1224	T7, T18, T22, T25, T26

A Tree Work Notification must be submitted to the local authority and approved before tree works are carried out to protected trees.

7. ARBORICULTURAL STANDARDS.

- 7.1 All tree works recommended should be carried out in accordance with British Standard BS 3998:2010 Tree Work Recommendations and should be undertaken by a properly qualified and experienced tree contracting company. It is advised that they should carry public and products liability insurance of £5 million cover.
- 7.2 Trees are dynamic structures and therefore subject to many changes. Wind loading, if sufficiently high enough, can blow over the healthiest of trees. Where decay or root structure is compromised there is an increased risk of failure and therefore regular inspection is recommended.

8. RE-INSPECTION.

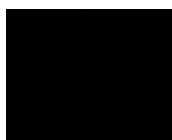
It is recommended that all the trees and groups are visually re-inspected in the summer of 2024. This will enable the trees to be inspected in full leaf as leaf density, colour and size can be useful indicators to tree health.

9. QUERIES.

Any queries regarding this report should be addressed, in the first instance, to Tree Surveys:

Bramley House
Newnham Bridge
Tenbury Wells WR15 8NX

Telephone: 0118 9762 902
Email: info@tree-surveys.com



Paul Billin BSC MICFor
Chartered Arboriculturist
Tree Surveys



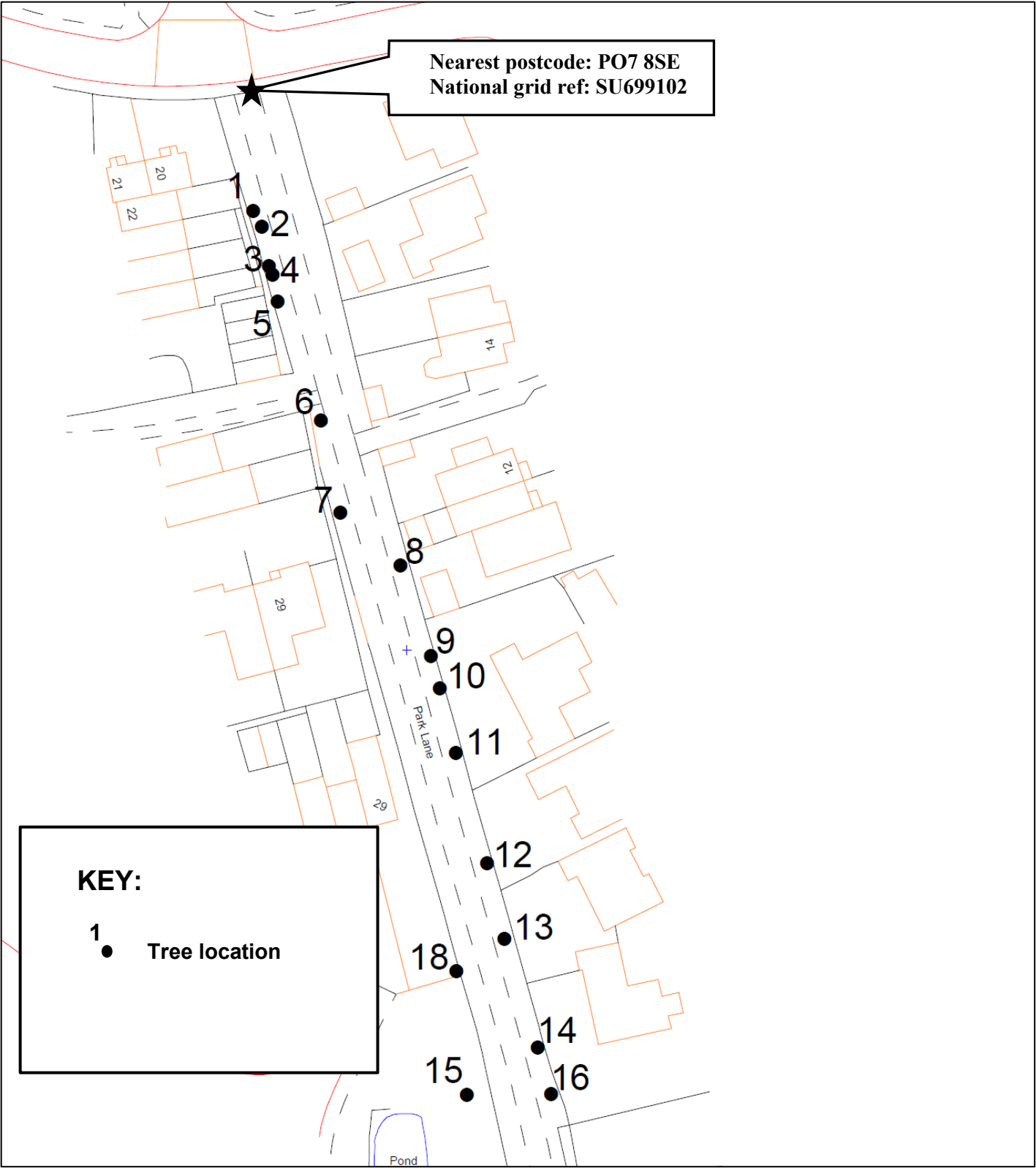
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APPENDIX 1

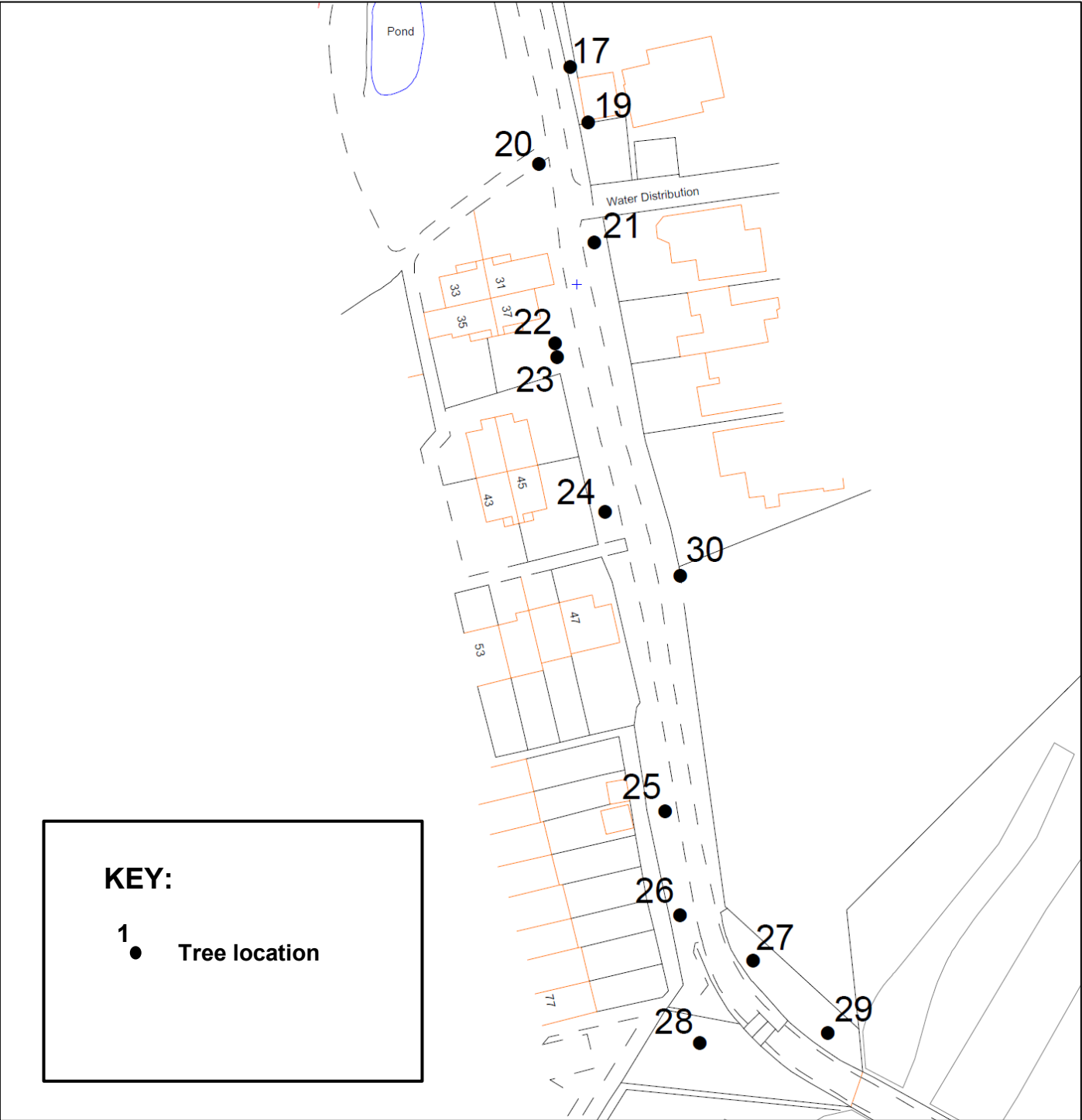
TREE LOCATION PLAN

Plan 1 – North

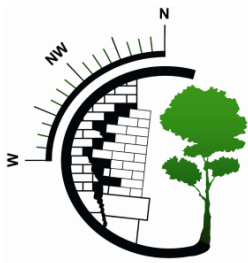


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Plan 2 - South



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APPENDIX 2

TREE SCHEDULE

Park Lane Bridleway, Waterloooville – Tree Survey Schedule 4 January 2023

Tree No	Species	Height (m)	Av. crown spread Radius (m)	Condition/Observations	Recommendations	Work Priority	Next Inspection
1	Robinia	9.5	3	Single stem. Fair form and condition	No work required	n/a	Summer 2024
1	Hawthorn	8	2.5	Co-dominant stems union 2m AGL. Asymmetric canopy biased to north	No work required	n/a	Summer 2024
2	English oak	13	6	Single stem. Growing out of bank, dog-leg in lower stem; severe lean to west. Co-dominant stems unions 2.5m AGL. Minor deadwood <50mm diam.	No work required	n/a	Summer 2024
3	English oak	13	6.5	Single stem. Co-dominant stems unions 2.5-3.5m AGL. Minor deadwood <50mm diam.	No work required	n/a	Summer 2024
4	English oak	12.5	3.5	Single stem. Growing out of bank, minor dog-leg in lower stem; slight lean to west. Co-dominant stems unions 2.5-3.5m AGL. Minor deadwood <50mm diam. Suppressed by neighbour (T3)	No work required	n/a	Summer 2024
5	English oak	10.5	5.5	Co-dominant stems from ground level. Minor deadwood <30mm diam. Previous crown pruning	No work required	n/a	Summer 2024
6	Hawthorn	9	3	Single stem. Leaning and asymmetric canopy biased to northeast	No work required	n/a	Summer 2024
7	English oak	21	8.5	Single stem. Mature tree. Spreading branches, fair form and condition. Minor deadwood <40mm diam.	No work required	n/a	Summer 2024

Tree No	Species	Height (m)	Av. crown spread Radius (m)	Condition/Observations	Recommendations	Work Priority	Next Inspection
8	English oak	21.5	8.5	Single stem. Mature tree. Spreading branches, fair form and condition. Previous crown lifting with dead stub wounds, and width reduction on east side of canopy. Minor deadwood <40mm diam. Lower over extended limb southeast has pruning wound 5.5m AGL with decay.	Prune back over extended limb on southeast side to 17m AGL, +/- 1m. (See Appendix 3 photo 1)	12 months	Summer 2024
9	English oak	18.5	8.5	Single stem. Mature tree. Spreading branches, poor form, fair condition. Asymmetric canopy biased to east Previous crown lifting with dead stub wounds. Minor dieback, deadwood <40mm diam. Lower limbs, northeast and east, are over extended.	Prune back over-extended limbs on northeast and east side to 6.5m, +/- 1m. (See Appendix 3 photo 2)	12 months	Summer 2024
10	English oak	18.5	8	Single stem. Mature tree. Spreading branches, poor form, fair condition. Asymmetric canopy biased to east Previous crown lifting with dead stub wounds. Minor dieback in canopy, deadwood <40mm diam. Lower over extended limb, east side, over-hanging gable end	Prune back over-extended limb on east side to 5.5m, +/- 1m. (See Appendix 3 photo 3)	12 months	Summer 2024
11	English oak	23	9	Single stem. Mature tree. Spreading branches, Previous crown lifting with dead stub wounds. Deadwood throughout canopy <70mm diam.	Crown clean, remove deadwood >40mm diam.	12 months	Summer 2024
12	English	11	6.5	Single stem. Over-mature tree. Previous major crown reduction with dead stubs. Deadwood <125mm diam.	Crown clean, remove deadwood >40mm diam.	12 months	Summer 2024

Tree No	Species	Height (m)	Av. crown spread Radius (m)	Condition/Observations	Recommendations	Work Priority	Next Inspection
13	English	11	4.5	Single stem. Previous crown reduction; good secondary regrowth.	No work required	n/a	Summer 2024
14	English oak	21.5	7	Single stem, bifurcates 4.5m AGL. Previous crown reduction on east side, with good secondary regrowth. Previous crown lifting, wounds with poor occlusion. Minor deadwood.	No work required	n/a	Summer 2024
15	English oak	15.5	8	Co-dominant stems from ground level. Minor deadwood <40mm diam.	No work required	n/a	Summer 2024
16	English oak	16.5	5	Single stem. Slight lean and asymmetric canopy biased to south. Co-dominant stems from union 3.4m AGL. Previous crown lifting to 7m AGL on east side. Minor deadwood <50mm diam.	No work required	n/a	Summer 2024
17	English oak	19	10	Co-dominant stems unions 2.5-3.5m AGL. Previous crown reduction, good secondary regrowth. Minor deadwood <50mm diam. [Query ownership; located between close-board and netting fences.]	No work required	n/a	Summer 2024
18	English oak	24	12.5	Single stem. Bifurcates at 4m & 6m AGL. Mature tree. Deadwood <50mm diam. [Located within private garden]	No work required	n/a	Summer 2024
19	Whitebeam	14	5.5	Co-dominant stems from unions 2m AGL. Asymmetric canopy biased to south.	No work required	n/a	Summer 2024

Tree No	Species	Height (m)	Av. crown spread Radius (m)	Condition/Observations	Recommendations	Work Priority	Next Inspection
20	Monterey cypress	15.5	4.5	Co-dominant stems from included unions, 1.5-3m AGL. Large inclusion with vertical crack splitting open; likely to fail. (See Appendix 3 photo 4) [Query ownership; on garden boundary]	Fell	3 months	n/a
21	English oak	18.5	5.5	Single stem. Co-dominant stems from union 4.2m AGL. Previous width reduction on east side with good secondary regrowth. Minor deadwood <40mm diam.	No work required	n/a	Summer 2024
22	English oak	22	8	Co-dominant stems from ground level, with major bifurcations on northern stem at 2.2-2.5 & 4.5m AGL; this half of the tree has asymmetric canopy and stem is leaning towards the house (No 37) to the northwest, and overhanging the property. Previous crown reduction with vigorous secondary regrowth	Maintenance pruning to reduce height to 13-15m AGL, cutting about 1-1.5m below previous pruning heads. (See Appendix 3 photos 5 and 6)	3 months	Summer 2024
23	English oak	17.5	7	Single stem. Co-dominant stems from unions 4.3m AGL. Asymmetric canopy biased to south over garden	Maintenance pruning to reduce height to 11-13m and reduce width on southwest sector to 5m +/- 0.5m. (See Appendix 3 photo 6)	3 months	Summer 2024
24	English oak	17	7	Single stem. Co-dominant stems from unions 5.5m AGL. Canopy overhanging garden	No work required.	n/a	Summer 2024
25	English oak	6.5	1	Dead 'totem'. No access to base for inspection.	No work required	n/a	Summer 2024

Tree No	Species	Height (m)	Av. crown spread Radius (m)	Condition/Observations	Recommendations	Work Priority	Next Inspection
26	English	24	10.5	Single stem. Major bifurcations from unions 3.3-4.5m AGL. Stem and unions partially obscured by ivy. Previous canopy width reduction on west side	Clear around base and sever ivy to facilitate reinspection in summer 2024	12 months	Summer 2024
27	Hawthorn	9	4.5	Co-dominant stems from unions 2-3m AGL. Fair form and condition	No work required	n/a	Summer 2024
28	English	12	5	Single stem. Fair form and condition	No work required	n/a	Summer 2024
29	Silver birch	13.5	5.5	Co-dominant stems from ground level. Fair form and condition	No work required	n/a	Summer 2024
30	English oak	4.5	1	Dead 'totem'. Completely obscured by ivy	No work required	n/a	Summer 2024

Key to abbreviations:

AGL = above ground level Av. = average diam. = diameter m = metres mm = millimetres n/a = not applicable



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APPENDIX 3

PHOTOGRAPHIC RECORD



Photo 1: T8 –. Indicative pruning back of over extended limb

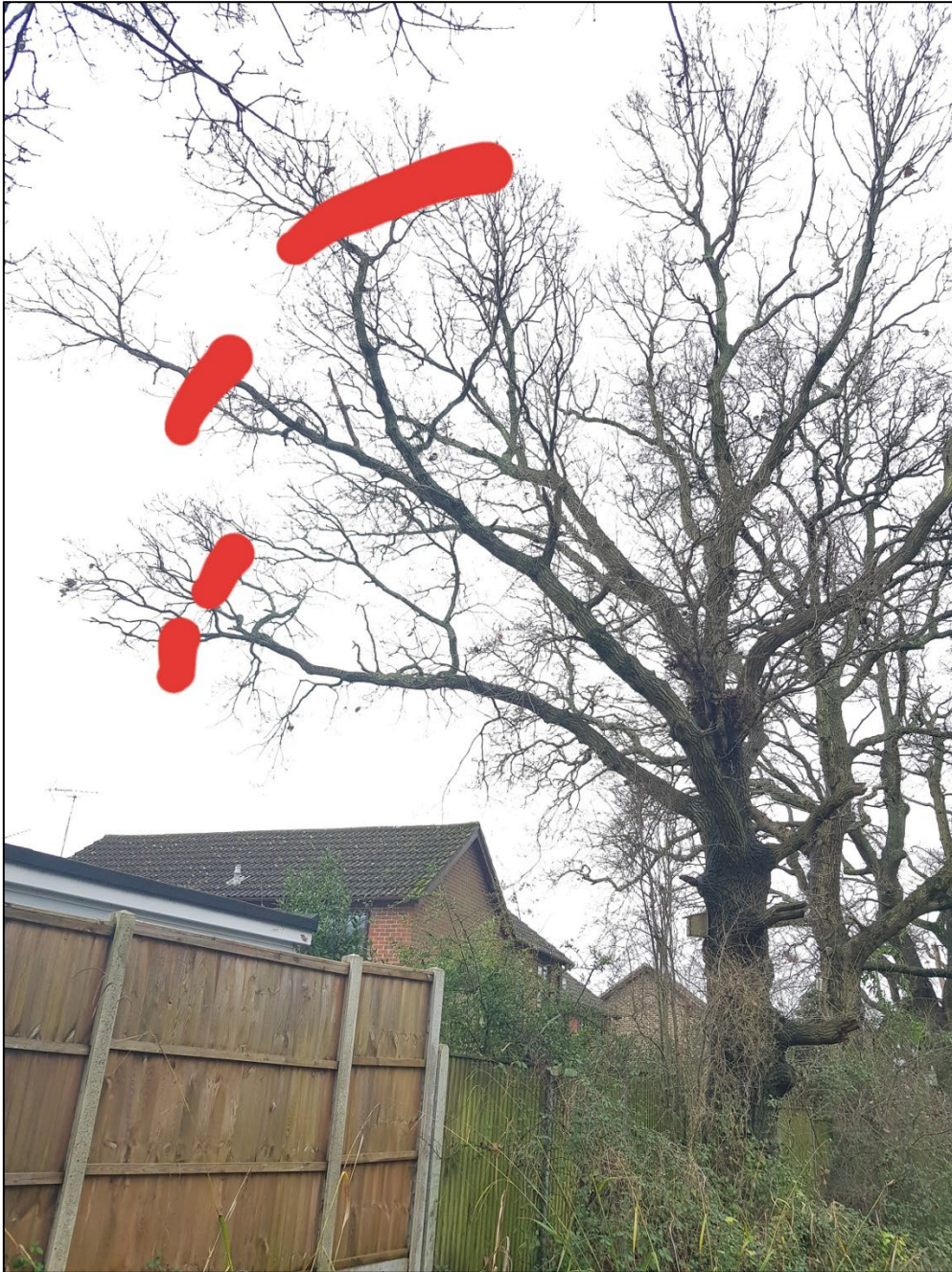


Photo 2: T9 – Indicative pruning back of over extended limbs



Photo 3: T10 – Indicative pruning back of over extended limb on east side



Photo 4: T20 –Included union with splitting vertical crack



Photo 5: T22 – Maintenance pruning to reduce height to 13-15m AGL, cutting about 1-1.5m below previous pruning heads.

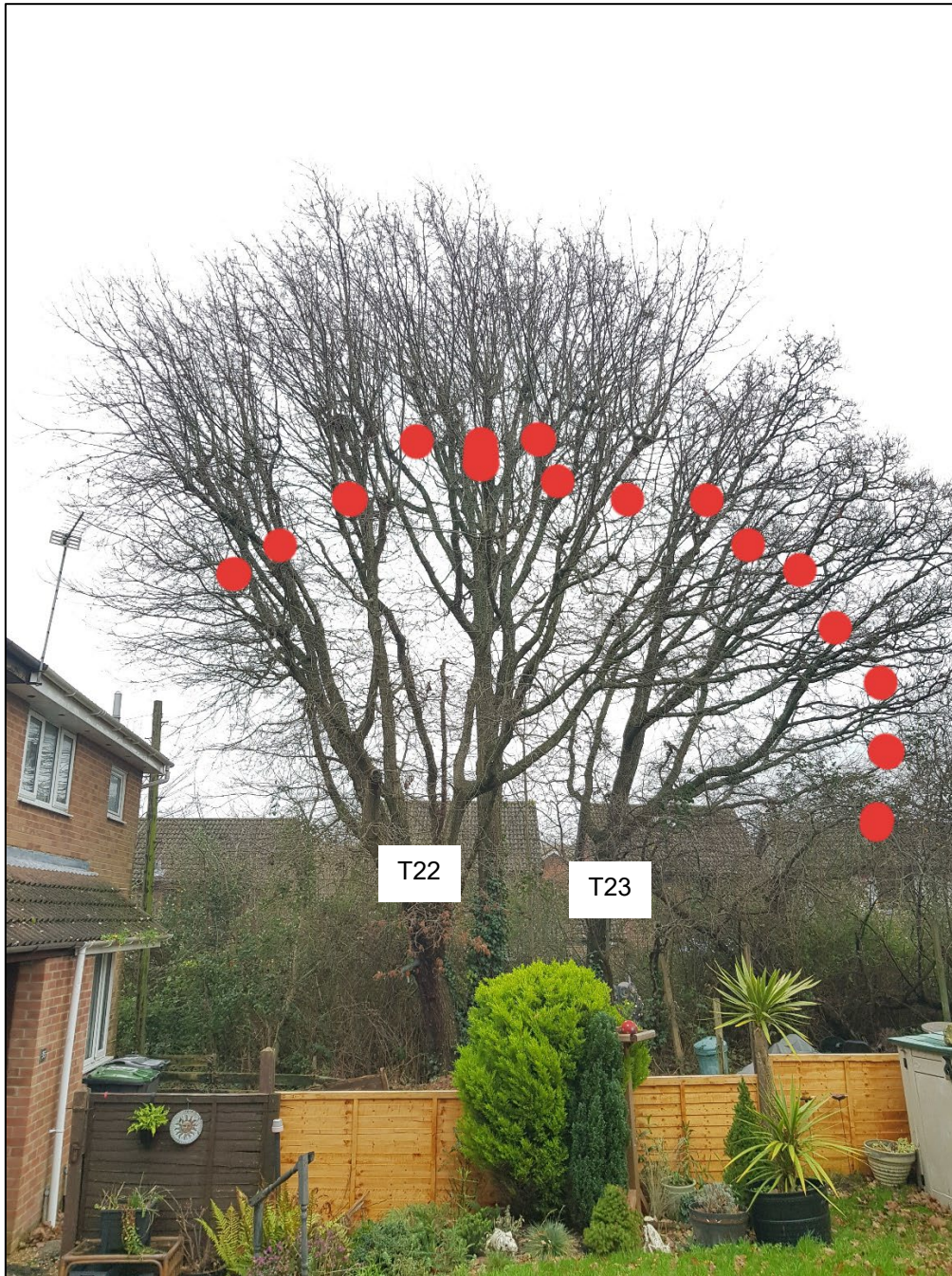


Photo 6:

Left on photo; T22 – Maintenance pruning to reduce height to 13-15m AGL, cutting about 1-1.5m below previous pruning heads.

Right on photo; T23 – Maintenance pruning to reduce height to 11-13m and reduce width on southwest sector to 5m +/- 0.5m