



MARK WELBY
CONSULTING ARBORISTS

Tree Condition Assessment

39 Bridefield Crescent, Waterlooville, PO8 8QY

Reference: MW.2402.BCW.TCA

Client: Mr Colin Pykett

Date: 22 February 2024



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Table of Contents

1. Instructions and Terms of Reference	2
Statutory Legislation	2
2. Tree Owner Responsibilities	3
3. Methodology	3
4. Limitations	4
5. Observations and Recommendations	4
6. Tree Surgery	5
7. Limitations of Use and Copyright	5
Appendices	6
i. Tree Risk Features Guide	7
ii. Tree Assessment Schedule	8
iii. Tree Location Plan	9
iv. Photographs	10

1. Instructions and Terms of Reference

- 1.1. In January 2024, I was instructed by Mr Colin Pykett to undertake a tree condition assessment of 2No. trees at 39 Bridefield Crescent, Waterlooville, PO8 8QY, to ensure risk is as low as reasonably practicable, and also to make management recommendations if appropriate.
- 1.2. A ground-based assessment of the trees was undertaken to enable my client to fulfil their duty of care as defined by both civil law and the Occupiers' Liability Acts of 1957 & 1984.
- 1.3. The trees were assessed to discern their overall condition and to identify any unacceptable risk they may pose to persons and property.
- 1.4. In line with ARLAP principles (see section 2), where the level of risk is deemed unacceptable, remedial works are prescribed to reduce the risk to acceptable levels. Additionally, general management advice has been provided as and when appropriate.
- 1.5. In addition to the relevant and appropriate formal qualifications, professional memberships and associated CPD, I am a LANTRA Professional Tree Inspector and authorised user of the VALID Tree Risk-Benefit Assessment & Management system.
- 1.6. Any questions relating to the content of this report should be directed, in the first instance, to mark@mwelby.com or 01730 239492 quoting the site address and report reference number.

Statutory Legislation

- 1.7. According to Havant Borough Council's online service¹, both trees are covered by a tree preservation order (checked at the time of writing).
- 1.8. Therefore, an application must be made, and consent received from the council, prior to any work being carried out. There are exemptions to this that can be found here: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#limitations>
- 1.9. Any works shown in red on the appended schedule will require consent.

¹ <https://maps.havant.gov.uk/havant.aspx>

2. Tree Owner Responsibilities

- 2.1. We have a duty of care to manage the risk from our trees. That duty requires that we should be reasonable, proportionate, and reasonably practicable when managing this risk. What this means is, that there is balance we need to strike between the many benefits of trees provide, the risk from them, and the cost of managing the risk. By taking a balanced approach, we don't waste resources by reducing risk (and losing the benefits) where risk is already acceptable.
- 2.2. The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions where risks are imposed and have benefits. ToR identifies Broadly Acceptable and Unacceptable levels of risk. Between these two risks is a region where the risk is Tolerable if it's 'As Low As Reasonably Practicable' (ALARP).
- 2.3. 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".
- 2.4. Public safety is not the only concern when deciding how to manage trees. Other broader concerns, such as ecological, landscape and aesthetic values, must also be taken into account.
- 2.5. This tree assessment has been carried out using ALARP principles and applying them to tree management. Risk reduction work will be given priority when risk is highest, and where it's most cost-effective. As the overall risk from tree failure is extremely low, carrying out a formal assessment of every tree, every year or every other year isn't always reasonable, proportionate, or reasonably practicable.

3. Methodology

- 3.1. The assessment was carried out from ground which is easily accessible. Climbers, undergrowth, basal growth were not removed, and hedgerows were not cut to get a closer look unless there were obvious 'triggers' (such as ivy removal on large old trees next to a highway) to justify the costs of this work, in which case it will be specified in the work schedule.
- 3.2. The Visual Tree Assessment (VTA)² process is used, along with current best tree assessment practice. VTA has been the conventional method of assessment used in surveying and inspecting trees for many 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 condition. The VTA system is a systematic approach that guides the assessor through a process from initial biological and mechanical observations through to diagnosis, using knowledge of failure criteria.
- 3.3. No tissue samples were taken nor were any internal investigations undertaken.

² Mattheck & Breloer 1994

- 3.4. If, in my opinion, any risk reduction work is necessary, it is specified. It is also decided whether the tree remains as part of the standard formal assessment cycle, or if it's monitored and assessed more frequently.
- 3.5. If required to aid tree identification and location, tags and/or spray paint may be used. If so, this will be detailed in the schedule.

4. Limitations

- 4.1. It is recommended that the status of the trees is checked before any work is undertaken.
- 4.2. In the UK, a felling licence is required under the Forestry Act (1967), for any tree removals, although some exemptions do apply.
- 4.3. Where measurements have been included in the schedule, they are estimated and thus for notional reference only.
- 4.4. Where necessary, binoculars have been used. No climbing inspections have been carried out. No analysis of soil samples was undertaken, and the condition of root systems was only investigated by way of a surface visual inspection, light excavation around the buttress (if expedient) and assessment of the tree(s) overall vitality.
- 4.5. This record reflects the condition of the trees at the time of the assessment only. Trees are dynamic structures that vary in condition with time and they can be impacted by environmental conditions such as extreme weather events.

5. Observations and Recommendations

- 5.1. The assessment date is shown on the appended Tree Schedule along with individual observations and recommendations for trees requiring work, or that are noteworthy in some way.
- 5.2. A reassessment is recommended in 2.5 years' time.
- 5.3. A brief overview of basic tree risk features is appended, for your reference.
- 5.4. A broad priority is assigned to any work prescribed.
 1. **Urgent**- Work should be carried out immediately to avoid likely harm or damage
 2. **High**- These trees present features that indicate the risk of harm or damage occurring is unacceptable. Recommended for completion within 2 months.
 3. **Medium**- These trees may present a risk that is not tolerable or have been prescribed work under good management. Recommended for completion within 12 months.
 4. **Low**- This work will have been prescribed as good management and has no timescale.

- 5.5. Please note that it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. The nesting season runs from approximately March to August, but it is always best to check the trees before working.

6. Tree Surgery

- 6.1. If you need help choosing a tree surgeon (arborist), the Arboricultural Association provide guidance in the form of a downloadable leaflet³ ([link](#)).
- 6.2. British Standard 3998:2010 *Tree Work- recommendations* provides guidance for tree pruning that any contractor should follow.
- 6.3. I strongly recommend that you seek at least three quotes, and references for any work as they, along with arborist competence, can vary significantly.
- 6.4. I work closely with several local contractors who are happy to recommend. A link to their details can be found on my website⁴ ([here](#)).

7. Limitations of Use and Copyright

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³ <https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Documents/ArbAC/Choosing-Your-Arborist-Lft-19-Public.pdf>

⁴ <https://www.mwelby.com/tree-surgery>



Appendices

Compared to everyday risks we readily accept
our risk of being killed or injured from trees or branches falling is extremely low
The risk over a year is less than a 400km/250mi drive (one in a million)



1 When might a tree be dangerous?

Trees with the highest risk
are the easiest to spot

Be watchful after storms

When a tree has a risk that might not be Acceptable or Tolerable, it'll usually have an obvious tree risk feature you can't help but notice. If you come across a tree with anything like these obvious features, it should be looked at by an Arborist (tree expert) who's been trained in tree risk assessment.

1.1 Root failure

Storms can break tree roots
without blowing them over

Signs to look out for are

Change in angle of the trunk
Large cracks in the soil
Hump in the ground on one side



1.2 Hanging branches

Don't forget to look up

Branches can break during storms
and still hang on

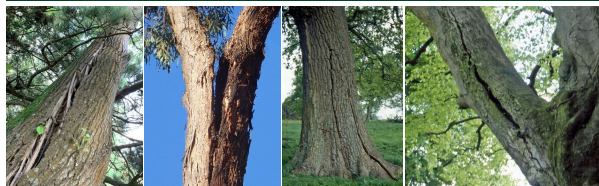
Sometimes they can get stuck
up there for quite a while



1.3 A crack or split into the wood, beyond the bark

When trees bend and twist in storms
the wood can split and crack

Vertical cracks in the bark
are just the tree growing well
there's no need to worry



1.4 Decline & death

To stay healthy and strong trees
need 'solar panel' leaves to make food

When trees suffer they often have much
less leaf cover and many dead branches

Standing dead trees have great
habitat benefits but need checking



1.5 Decay fungi fruiting bodies

To decay fungi these 'fruits' are
like apples to an apple tree

Decay fungi and trees mostly
live happily together creating
essential habitat for wildlife

Fungi can sometimes 'eat' too
much wood and weaken the tree



1.6 Construction damage

Tree roots are surprisingly shallow



Trees can't repair wounds
Digging or building near trees makes
them very vulnerable to damage





ii.

Tree Assessment Schedule

Please see the following page(s)

Tree Assessment Schedule

Client: Mr Colin Pykett
 Ref/Site: 39 Bridefield Crescent, Waterlooville, PO8 8QY
 Date: 2024.02.21
 Surveyor: Mark Welby DipArb(RFS), TechCert(ArborA), FARborA, RCarborA



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TPO / Conservation area trees work is **red**: consent required

Priority: **Urgent**- Immediate; **High**- within 2 months; **Medium**- within 12 months; **Low**- No timescale/good practice/management advice

*NOTE: Remove poorly attached deadwood: deadwood is a valuable habitat that can persist on some species for decades, and must be retained if possible. Where included, this specification requires the arborist's judgment and applies to all deadwood over 25mm diameter.

This report refers to the condition of the tree(s) and property on the day of the survey. The trees were assessed from ground level only. The assessment of tree health/condition is based on a standard industry-accepted method of Visual Tree Assessment (VTA). No invasive or destructive tests were undertaken and no soil or root samples were analysed off-site. Trees are dynamic organisms and their condition can change rapidly due to circumstances such as (but not limited to) storms and other extreme weather such as drought, accidents/vandalism, pests and diseases and nearby building & maintenance works. It is recommended that any significant trees are inspected professionally on a regular basis and, where safety issues have been raised, annual inspections are typically recommended. I cannot be held liable for any tree or branch failures arising from changed circumstances.

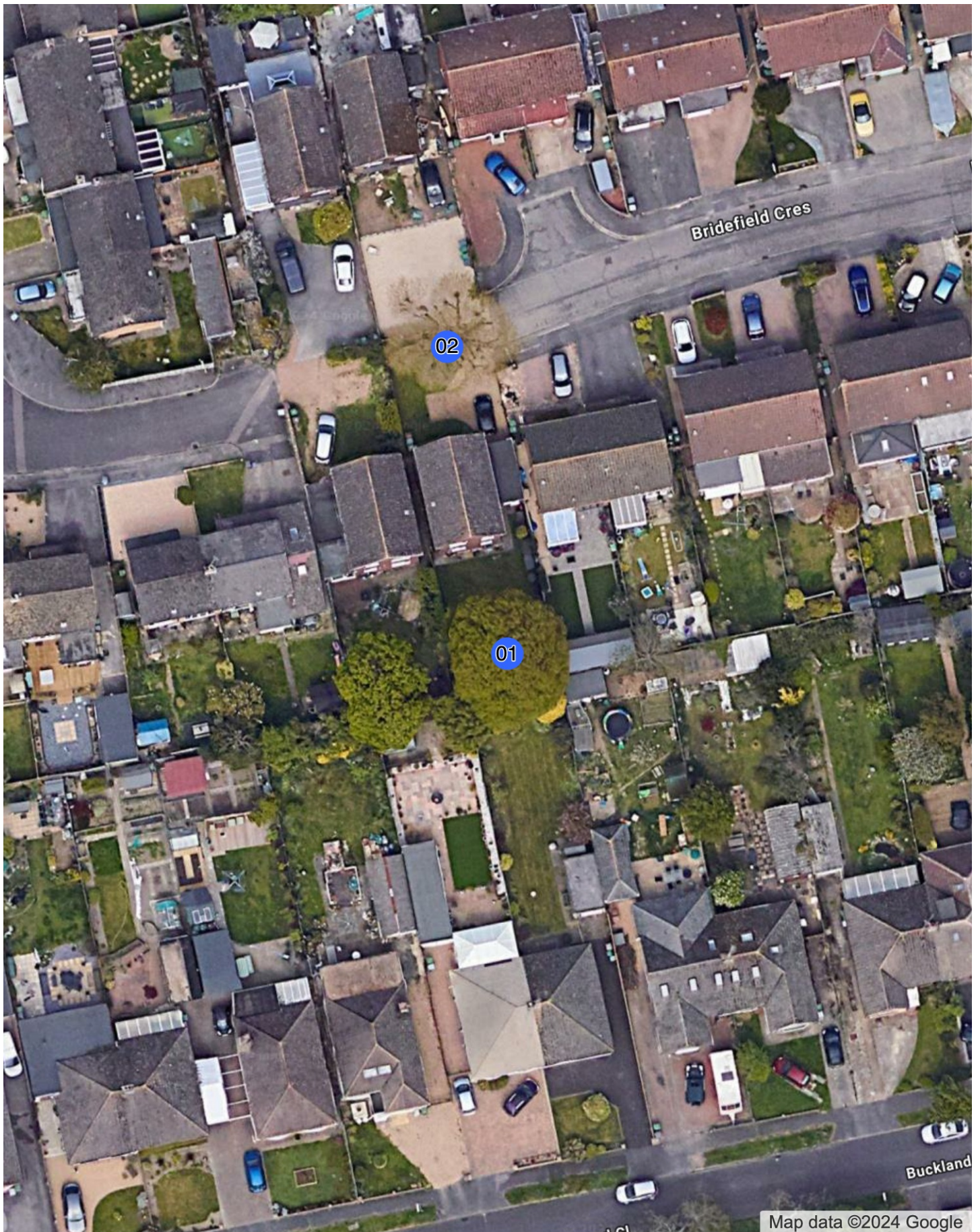
Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	Reassess	Priority
01	Pedunculate oak (<i>Quercus robur</i>)	90	17	No obvious signs of root plate instability or movement Reasonable root flare and buttressing No obvious fungal fruiting bodies or bark necrosis visible around stem base. Surrounding ground is covered with mulch. Lower stem appears sound when tapped with nylon mallet Very little deadwood present. Crown regularly reduced and now forming typical knuckles at regrowth points. Regrowth appears very healthy. Bud distribution and fine branch reiteration are as expected. No obvious risk features or issues.	None at this time. Repeat reduction to be carried out in 2-3 years	2.5 years	
02	Poplar (<i>Populus sp.</i>)	90	22	Tree growing in driveway overhanging adjacent driveways Historically crown reduced, now regrown. Developing substantial knuckles at pruning points. No obvious signs of root plate instability or movement Reasonable root flare and buttressing. Kerbing is somewhat displaced by roots but displacement is currently minor. No obvious fungal fruiting bodies or bark necrosis visible around stem base. Lower stem appears sound when tapped with nylon mallet. Bifurcation at 2.5 m into two main stems which then fall further. One branch growing to north showing bark necrosis/decline in upper crown. Regrowth is becoming very mature and is ready for repeat reduction. Fine branch reiteration and bud distribution are good and indicative of sound physiological health	Remove regrowth since last reduction back to previous pruning points (no cuts into branches greater than 150mm diameter) Remove dead/declining branch to north (see photo)	2.5 years	Medium



iii.

Tree Location Plan

Please see the following page(s)

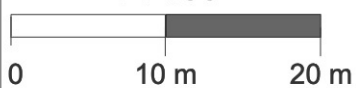


Map data ©2024 Google

Tree Condition
Assessment
39 Bridefield
Crescent,
Waterlooville, PO8
8QY

Page size: A4

1 : 488



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iv.

Photographs

Photographs on the following page(s)



01 P001



01 P002



01 P003



02 P001



02 P002



02 P003



02 P004



02 P005