Bernie Harverson
arboricultural consultant

HAVANT BOROUGH COUNCIL
14 MAR 2025
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TREE HEALTH & SAFETY AUDIT

20 Queens Road, Waterlooville

on behalf of

Mr & Mrs C Flint

10 Southleigh Grove, Hayling Island, Hampshire

[redacted]

Section No.	Subject
1	INTRODUCTION & CLIENTS BRIEF
2	VISUAL TREE ASSESSMENT EXERCISE
3	RISK ASSESSMENT
4	TREE MANAGEMENT STRATEGY RECOMMENDATIONS

Appendix	Subject
BH1	Tree Location Plan
BH2	Photographic Record
BH3	CCTV Inspection [by a specialist company]
BH4	Qualifications & Experience

1.0 Introduction & Clients Brief

1.1 I am instructed by **Mr Chris Flint** who is the new owner of the property at **20 Queens Road, Waterlooville**.

1.2 There is a mature TPO'd Lawsons Cypress tree in the rear garden of this property which is giving the owner considerable cause for concern.

1.3 As part of the legal disclosure on sale of the property the previous owner advised that there had been a history of root incursion into the drainage system and Mr Flint has just had a CCTV inspection carried out (*see attached report at Appendix BH3*) which revealed that once again roots from the Lawsons Cypress have found their way into the drainage system.

2.0 Visual Tree Assessment Exercise

2.1 I carried out a visual tree assessment exercise on this tree on **Wednesday 5th March 2025.**

2.2 The tree was inspected 'by eye' from ground level and was not climbed.

2.3 The tools used for the purposes of this inspection were a rubber headed 'sounding hammer' and a metal 500mm long auger probe.

2.4 In addition to this the tree crown was inspected in some detail using high powered binoculars.

2.5 The tree that was surveyed has been shown on the scaled Tree Location Plan included with this report at *Appendix BH1.*

2.6 A series of digital photographs were taken at the time to record the findings of the inspection and some have been used in this report to identify and illustrate key points - *see at Appendix BH2*.

2.7 I have been advised that there is a **Tree Preservation Order No. 1207** in place to protect this tree.

2.8 Tree Safety Audit Schedule

TREE SAFETY AUDIT NOTES

N.B. – Tree Safety Audits will comprise all of the following items :-

These Tree Safety Audit Notes have been prepared in accordance with current industry guidelines; utilising my fifty (50) years of experience in the arboricultural industry and applying common sense and a pragmatic approach, whilst at the same time recognising that safety is the paramount consideration.

- Each tree or group has been allocated a unique number ***but no tags have been applied*** – the numbering system is repeated on the site sketch plan which accompanies the safety audit schedule and the colour coding system applied to each grade will be repeated on the plans for ease of management. The sketch plan which normally accompanies a Tree Safety Audit Schedule will indicate the approximate location of each surveyed tree/group on site and also have the trunk circle colour coded, with a unique number positioned beside each one.
- Tree species are identified in both English Common Name and Latin Botanical Name.
- An assessment of a tree or groups age is made in terms of its site specific maturity as part of the surrounding landscape, taking into account its overall shape and form in that setting, and is recorded thus :-
  Y - Young tree or group
  SM - Semi Mature tree or group
  EM - Early Mature tree or group
  M - Mature tree or group
  OM - Over mature tree or group
  V - Veteran tree or group
- Height assessments are estimated and dimensions are provided in metres.
- The trunk diameter is recorded in millimetres.
- The average crown spread is recorded in metres.
- Condition comments are included to describe the key features of a tree and any noted defects and health and safety issues – divided into distinct areas of the tree i.e. base; trunk and crown.
- The anticipated life expectancy of each tree is recorded in bands as follows :- <10; 10-20; 20-30; 30-40 and >40.
- The category grading for each tree/group is assessed according to a simple **A, B, C, D and V** grading system.
  A - (Green) Trees of high amenity value of good shape and form and in a sound and healthy condition with a long life expectancy.
  The only exceptions to this might be rare tree species or historical value which might also merit an A grade.
  B – (Blue) Trees of high amenity value but which are slightly misshapen or suppressed or have some other minor defect which prevents it being categorized as an A.
  C – (Brown) Trees which are in good overall order but have limited amenity value with no special or outstanding features.
  D – (Red) Trees which are dead, dying, diseased, dysfunctional or dangerous and will require urgent attention.

- Advice on the most appropriate course of management to render the tree(s) safe is given under the heading of Management Recommendations.

2.9 **Tree Assessment**

Tree No & Species	Statistics	Tree Condition Comments
1 **Lawsons Cypress** *Chamaecyparis lawsoniana*	Age – Mature Diameter – 660mm Height – 11m Grade – **C** **Est. Life Expectancy** 10 - 20 years	Roots; • History of root incursion into drainage system and a current CCTV inspection has revealed that this root incursion has been repeated. Basal Area: • The basal area was 'sounded' and this revealed no sound resonance that might indicate decay or hollowing. • Using an auger to probe all points around the basal area there were no openings or fissures noted and no fungal brackets or clumps were present arising from the roots or ground around base of this tree. Trunk: • Multi stemmed from 2m above ground. • Tight forks with included bark at this juncture. Crown: • Previously very heavily topped out at around 10m with large wounds of around 300mm diameter clearly visible when viewed from the road to the south side. Given the size of these wounds I would assess that the original tree was around 20m tall when this work was undertaken. The result is a very stunted and flat topped tree undermining its visual amenity value in the landscape. This is most likely to have been carried out in an attempt to reduce the vigour and vitality of the tree in an effort to prevent it from invading the drainage system and causing blockages. • Added to this the neighbour to the east side has flat pruned the canopy in line with their property boundary such that the radial crownspread to this direction is only 0.5m to 1m as opposed to 3m to 4m to other compass points. • Deadwood and small diameter dieback throughout.

3.0 Risk Assessment

3.1 ***Roots*** – current root incursion and blockage of drains.

3.2 ***Trunk*** – sound and stunted and no immediate risk of collapse or failure.

3.3 ***Crown*** – albeit compromised in terms of its visual amenity value the crown in this stunted form represents no immediate risk of collapse or failure.

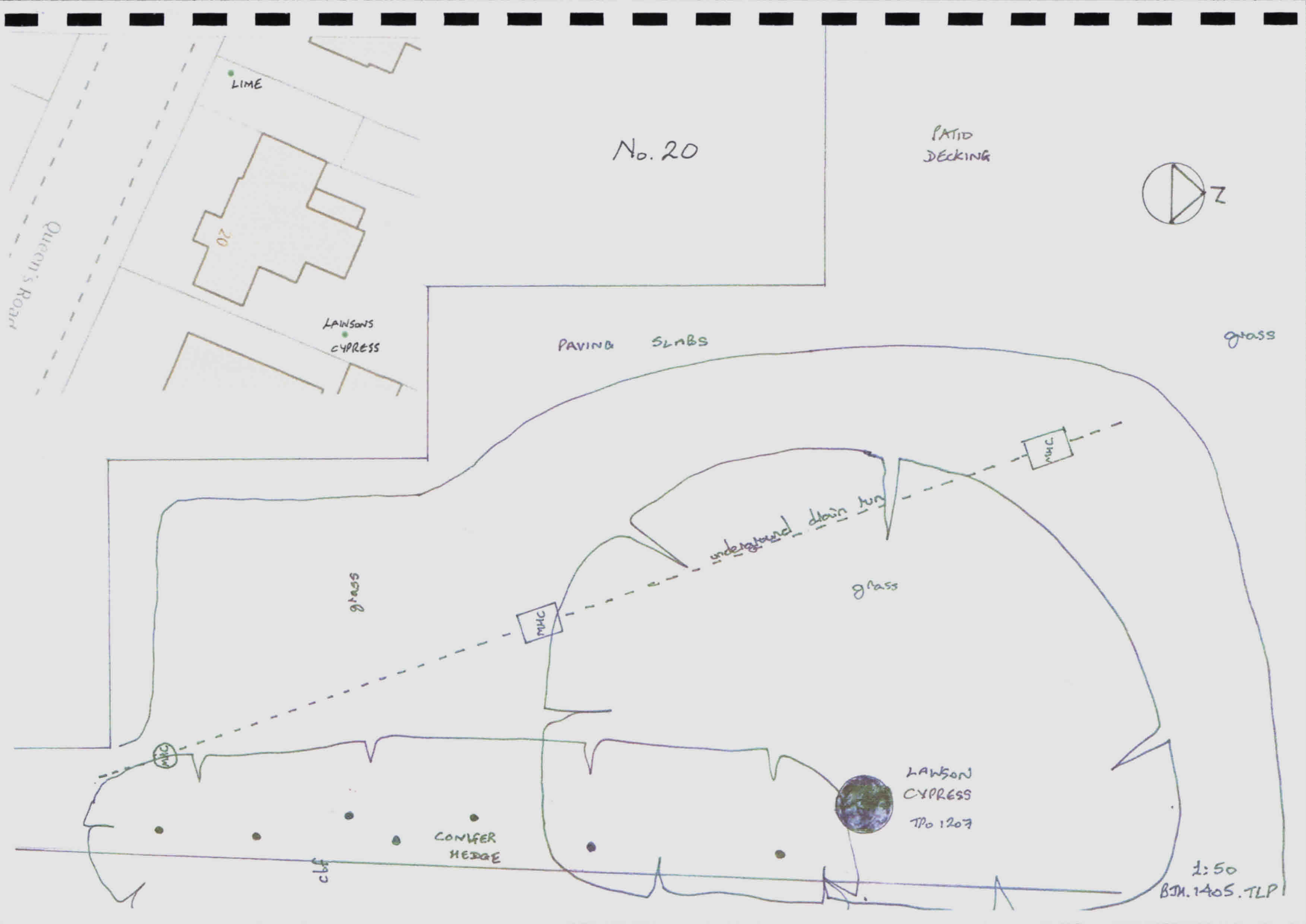
4.0 Tree Management Strategy Recommendations :-

4.1 The root incursion and blockage of the drainage system will only be resolved by either the complete removal of the tree or replacement of the drainage system with root resistant materials.

Bernie Harverson

BH 1

Tree Location Plan


LIME
No. 20
PATIO
DECKING
N
Queen's Road
20
LAWSONS
CYPRESS
PAVING SLABS
grass
MHC
underground drain run
grass
grass
MHC
MHC
LAWSON
CYPRESS
TPO 1207
CONIFER
HEDGE
clay
1:50
BJH.1405.TLP

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BH 2

Photographic Record

Photographic Record – Site Visit 5th March 2025

Manhole covers

Illustrating the relationship between tree; drain run & property

Photographic Record – Site Visit 5th March 2025

Illustrating the close proximity to the boundary fence and the neighbouring property.

Illustrating the heavy lopping back on the east side in line with the neighbours boundary.

Photographic Record – Site Visit 5th March 2025

The tree viewed from Queens Road (to the south)

The picture below illustrates quite clearly the large numerous wounds of 30cm or more diameter that were left from a previous heavy lopping operation

Photographic Record – Site Visit 5th March 2025

Looking to the north of the tree to show the large area of rear garden that would readily accommodate a replacement tree

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BH 3

CCTV Inspection

Project Report

CHRIS FLINT

CHRIS FLINT ASSOCIATES

20 QUEENS ROAD
WATERLOOVILLE
PORTSMOUTH
PO7 7SB

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	Project Information	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id	8
Client	CHRIS FLINT ASSOCIATES
Address 1	20 QUEENS ROAD
Adresss 2	WATERLOOVILLE
City	PORTSMOUTH
PostCode	PO7 7SB
Parking Restrictions	NO
Reason	CCTV SURVEY
Operator Name	NATHAN KENT
Weather	D = No rain or snow

Engineers Notes:

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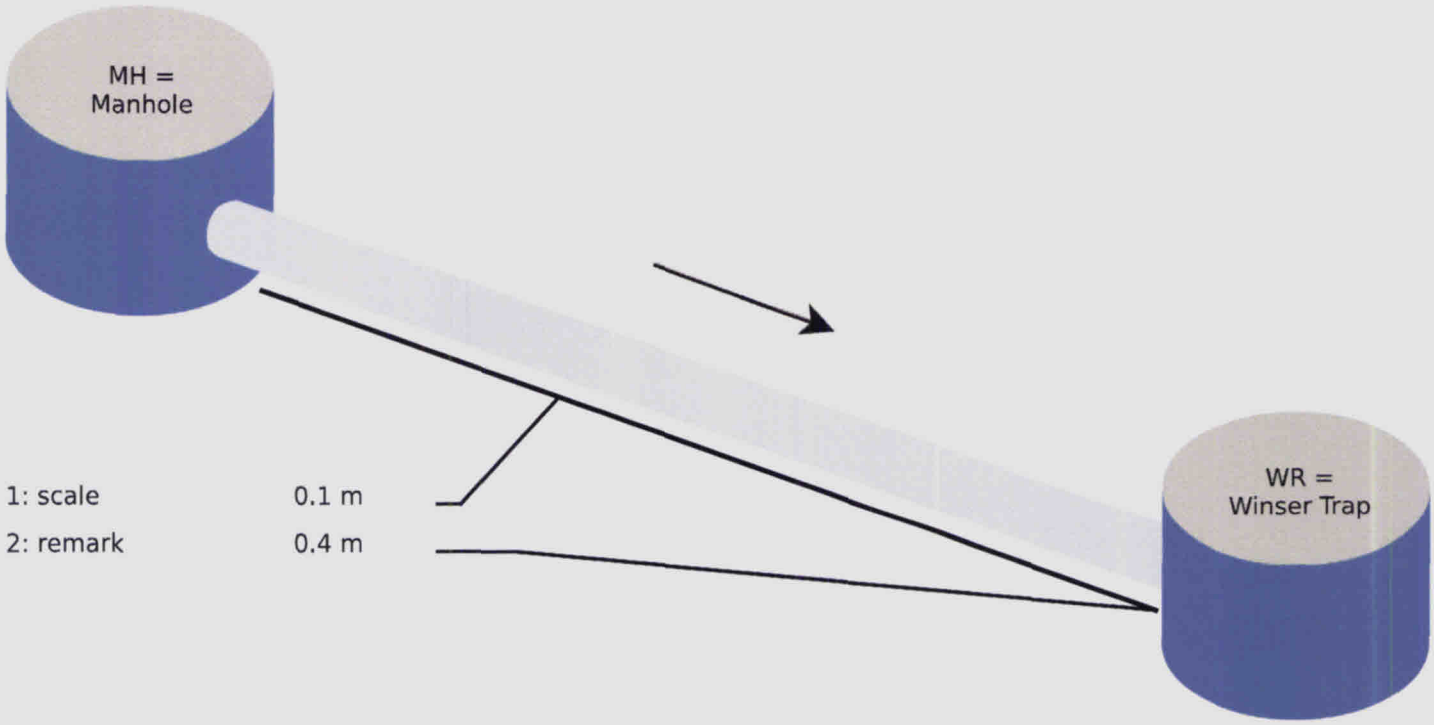
	Section 1 **MH1**	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id: 8	Start: MH = Manhole	Direction: U = Up Stream	End: WR = Winser Trap
Usage: F = Foul	Material: VC = Vitrified clay	Pipe Diameter: 100	Pre Cleaned: N = No
Profile: CIRCULAR	Invert Depth: 0.30		
Date: 2025-02-17	Time: 12:06:34	Comments:	



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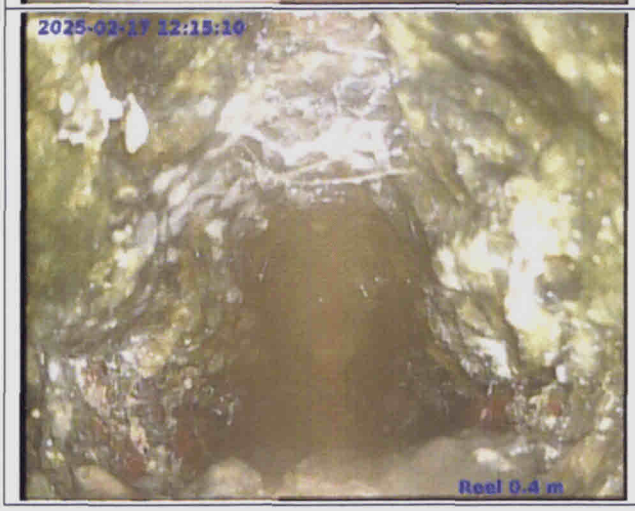
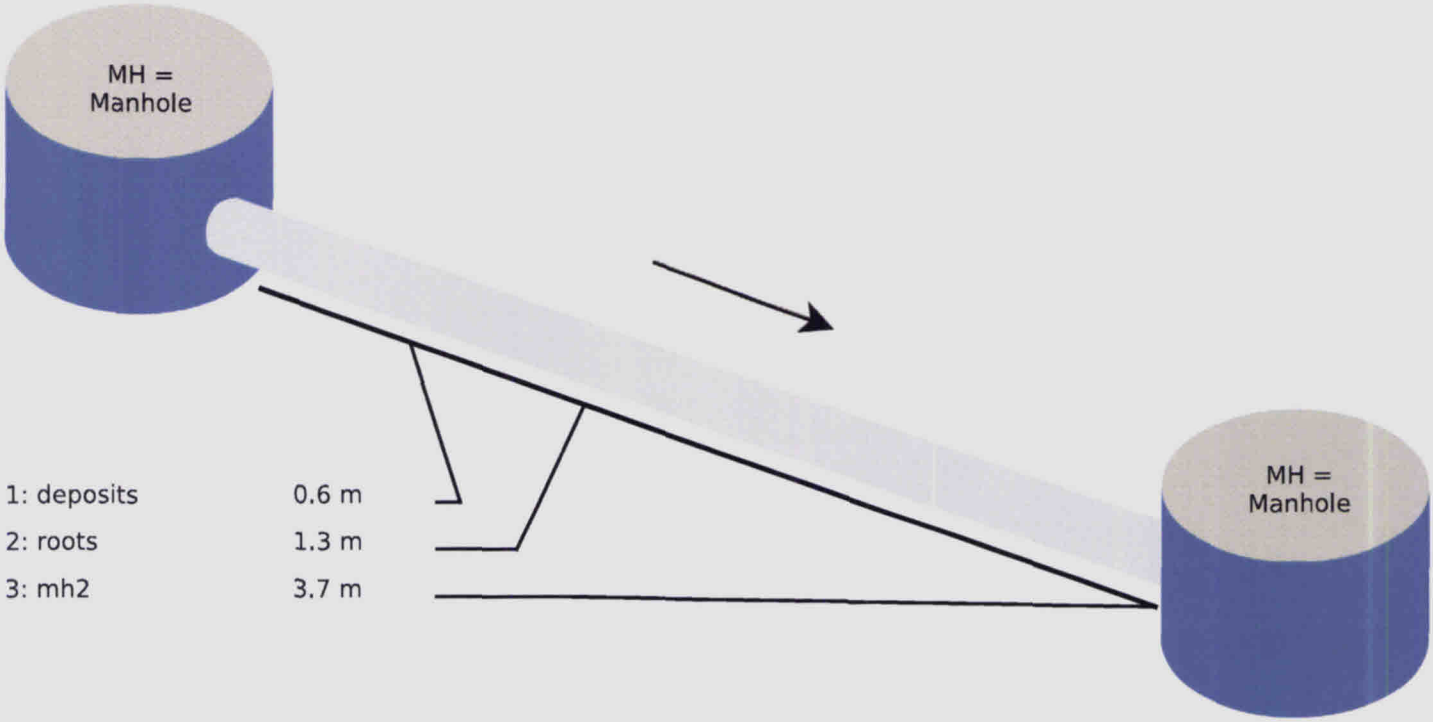
	Section 1 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

	Observation (1): scale Type: DEE = Attached Deposits Encrustation Reel Position: 0.1 m attatched deposits and root will need a full descale
	Observation (2): Type: SA = Survey Abandoned Reel Position: 0.4 m unable to pass scale and deplaced joint

	Section 2 **fw1**	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id: 8	Start: MH = Manhole	Direction: D = Down Stream	End: MH = Manhole
Usage: F = Foul	Material: VC = Vitrified clay	Pipe Diameter: 100	Pre Cleaned: N = No
Profile: circular	Invert Depth: 0.30		
Date: 2025-02-17	Time: 12:16:13	Comments:	



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	Section 2 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

	Observation (1): deposits Type: DEE = Attached Deposits Encrustation Reel Position: 0.6 m hard deposits will need a full descale
	Observation (2): roots Type: R = Roots Reel Position: 1.3 m roots have infested the system will need a clean and poss
	Observation (3): Type: MH = Manhole Reel Position: 3.7 m 3.7 mtrs of liner to solve root ingress

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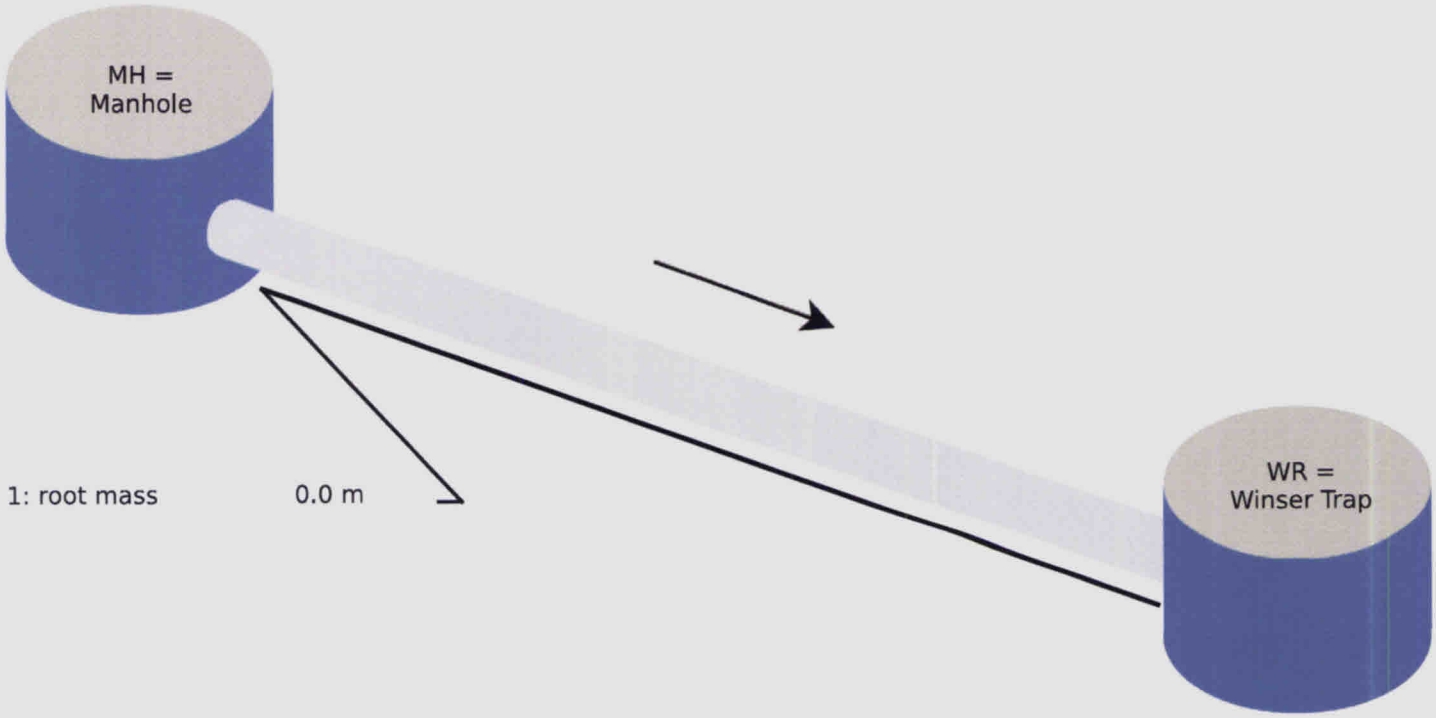
	Section 3 **mh2 lt1**	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id: 8	Start: MH = Manhole	Direction: U = Up Stream	End: WR = Winser Trap
Usage: F = Foul	Material: VC = Vitrified clay	Pipe Diameter: 100	Pre Cleaned: N = No
Profile: circular	Invert Depth: 0.32		
Date: 2025-02-17	Time: 12:22:20	Comments:	



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	Section 3 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Observation (1):

Type: R = Roots

Reel Position: 0.0 m

100% root mass leading to svp will need root cut and 3mt

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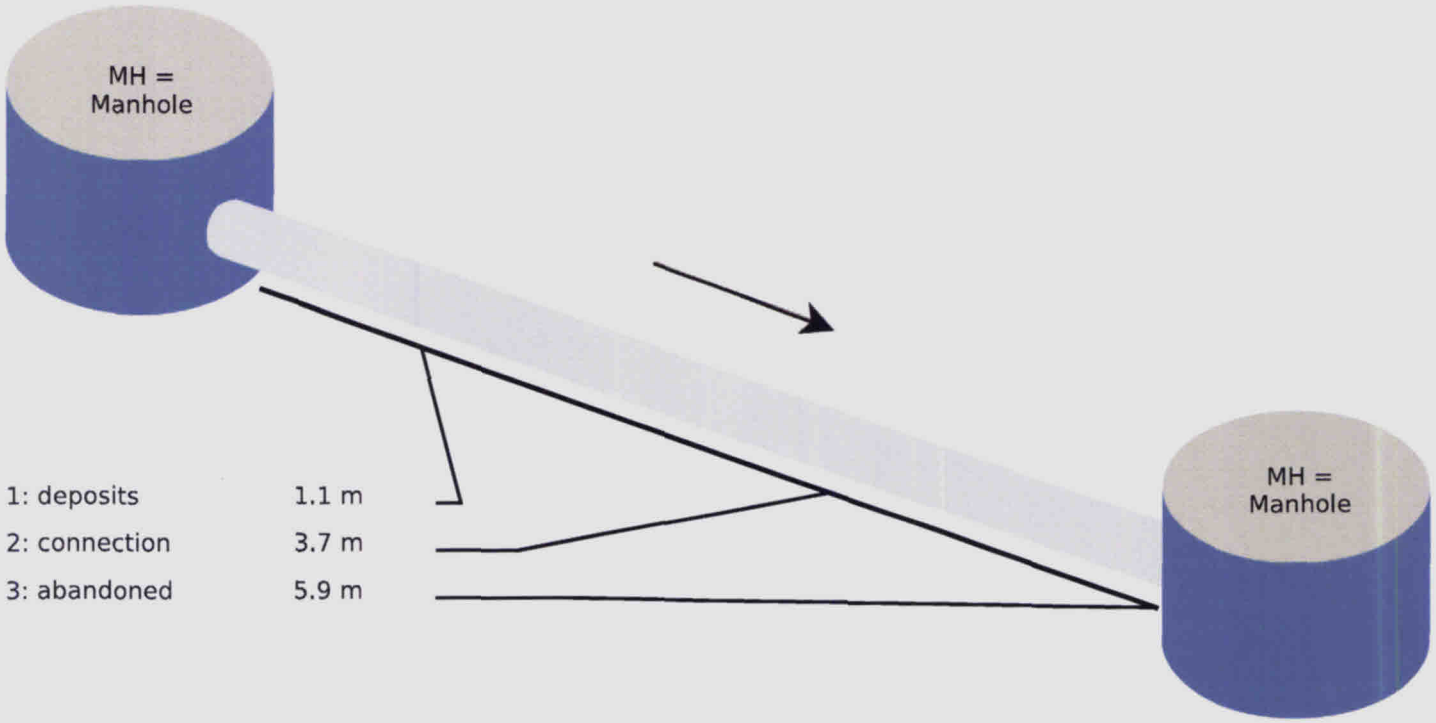
	Section 4 **mh2/mh3**	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id: 8	Start: MH = Manhole	Direction: D = Down Stream	End: MH = Manhole
Usage: F = Foul	Material: VC = Vitrified clay	Pipe Diameter: 100	Pre Cleaned: N = No
Profile: circular	Invert Depth: 0.4		
Date: 2025-02-17	Time: 12:28:41	Comments:	



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	Section 4 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Observation (1): deposits

Type: DEE = Attached Deposits Encrustation

Reel Position: 1.1 m

this line is needing a full descale

Observation (2): connection

Type: CN = Connection

Reel Position: 3.7 m

Observation (3):

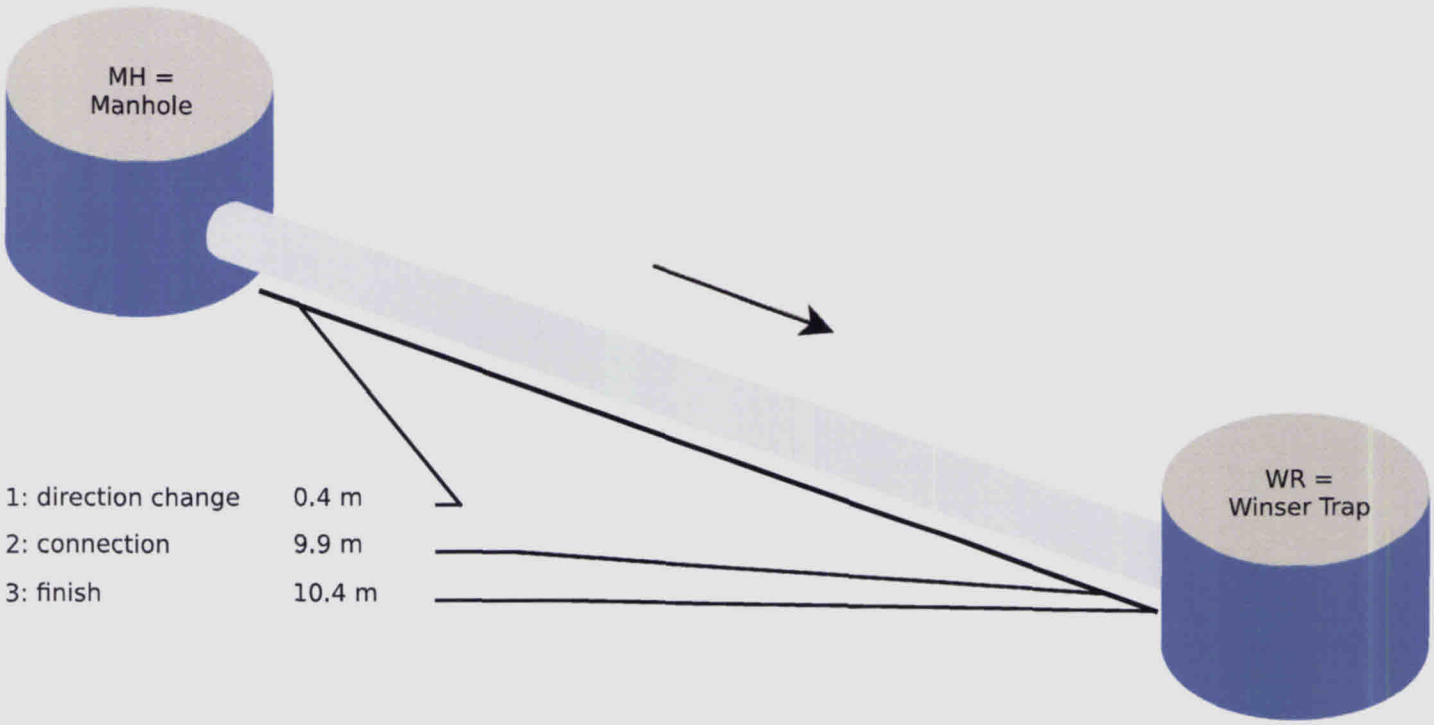
Type: SA = Survey Abandoned

Reel Position: 5.9 m

unable to see due to silt and linescale

	Section 5 **mh3**	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id: 8	Start: MH = Manhole	Direction: U = Up Stream	End: WR = Winser Trap
Usage: F = Foul	Material: PVC = Polyvinyl chloride	Pipe Diameter: 100	Pre Cleaned: N = No
Profile: circular	Invert Depth: 0.45		
Date: 2025-02-17	Time: 12:37:13	Comments:	



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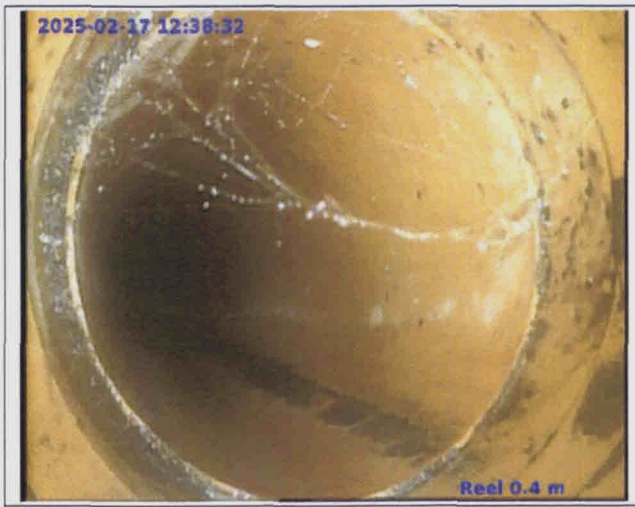
	Section 5 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

	Observation (1): direction change Type: LL = Line deviates Left Reel Position: 0.4 m
	Observation (2): connection Type: CN = Connection Reel Position: 9.9 m toilet connection
	Observation (3): Type: WR = Winser Trap Reel Position: 10.4 m

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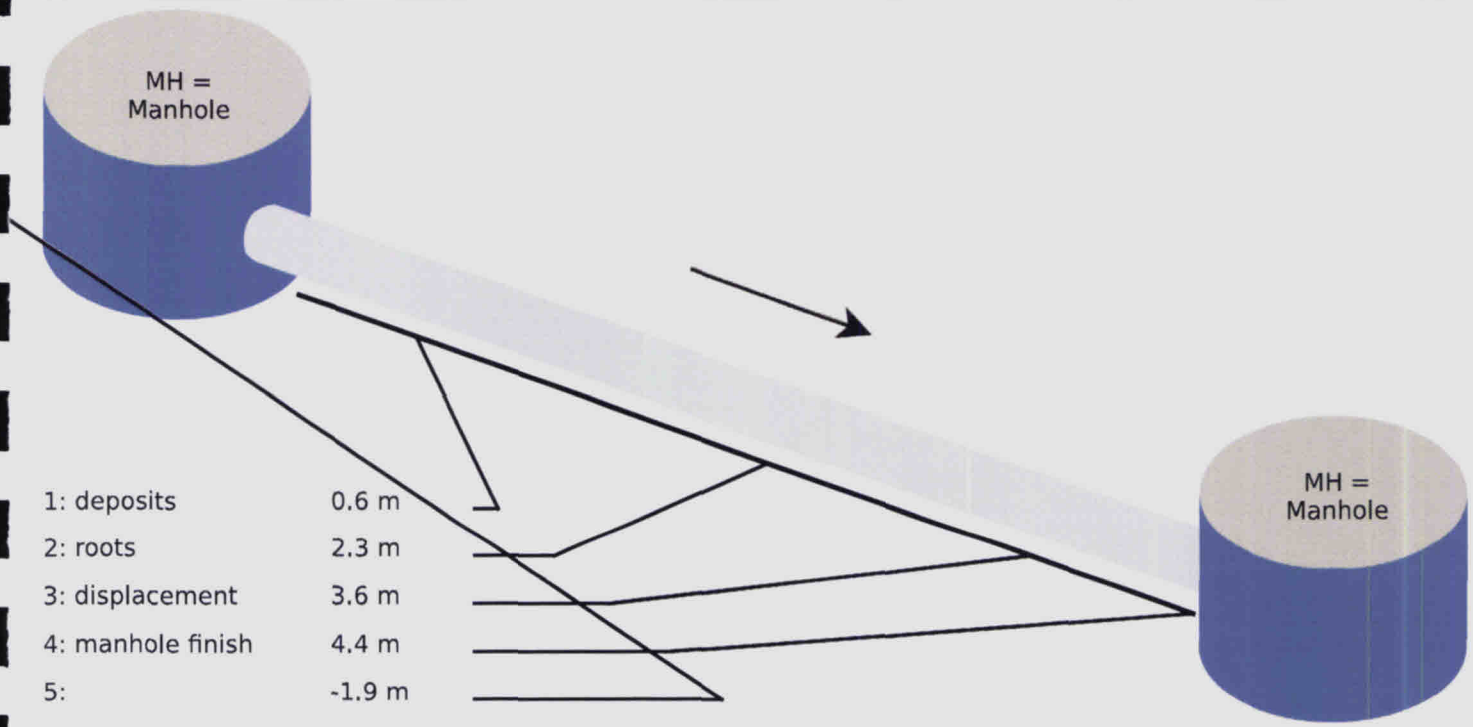
	Section 6 **mh3 d/s**	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Project Id: 8	Start: MH = Manhole	Direction: D = Down Stream	End: MH = Manhole
Usage: F = Foul	Material: PVC = Polyvinyl chloride	Pipe Diameter: 100	Pre Cleaned: N = No
Profile: circular	Invert Depth: 0.62		
Date: 2025-02-17	Time: 12:41:12	Comments:	



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	Section 6 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

	Observation (1): deposits Type: DEE = Attached Deposits Encrustation Reel Position: 0.6 m build up of silt and fat
	Observation (2): roots Type: R = Roots Reel Position: 2.3 m full descale and root cut
	Observation (3): displacement Type: JD(M) = Joint Displaced medium Reel Position: 3.6 m and root ingress

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	Section 6 Observations	20 QUEENS ROAD WATERLOOVILLE PORTSMOUTH PO7 7SB
Engineer: NATHAN KENT	**Date:** 2025-02-17	**Reference:** 002072

Observation (4):

Type: MH = Manhole

Reel Position: 4.4 m

manhole off property

Observation (5):

Type:

Reel Position: -1.9 m

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Qualifications & Experience

Bernie Harverson
arboricultural consultant

QUALIFICATIONS AND EXPERIENCE

- My name is ***Bernie Harverson*** and I am a self employed independent arboricultural consultant in private practice. I take instructions primarily in the South of England but also on occasions work nationwide and abroad and have offices at : – ***10 Southleigh Grove, Hayling Island, Hampshire PO11 0SH***
- I hold the following arboricultural qualification – **National Diploma in Arboriculture** (Royal Forestry Society – 1976)
- I have **fifty-five (55)** years of practical and managerial experience in the arboricultural industry including periods in both the public and private sectors.
- My Local Government sector experience comprises one year as a tree surgeon with Brighton Parks and nine years spent in Arboricultural Officer posts with both Westminster City Council and Portsmouth City Council
- My past practical experience in the private sector includes two years at Tilhill Forest Nursery and over ten years for various companies as a Climbing Arborist/Tree Surgeon.
- Managerial work in the private sector includes two years as manager of Beechings Tree Surgery Company and twelve years with CBA Trees as Managing Director and Senior Arboricultural Consultant.
- As an independent self employed Arboricultural Consultant since 2006 I now provide a comprehensive range of services including :-
  tree surveys, appraisals, assessments and inspections with particular reference to planning and development and tree safety audits with a service offered as a climber to undertake full climbing inspections to better understand the condition of a given tree before prescribing a management strategy.
- I also on occasion undertake litigation work appearing as an Expert Witness in Court Actions and at Planning Appeals, Hearings and Public Inquiries.

10 Southleigh Grove, Hayling Island, Hampshire PO11 0SH

[redacted]