

Site: No.25-27
Woodcroft Lane,
Waterlooville,
Hampshire, PO8 9QG

Site Visit Date: 11th July 2023

Client: Vivid Housing Association



A trading name of RG Consultancy Limited

**Prepared by
Richard Daubeney
Our Ref 0723-RD
12th of July 2023**

Scope of Works

The two English Oak trees T1 and T2 are located within the boundaries of Vivid Housing Associations Residential Land have been inspected using industry recognised system of Visual Tree Assessment (VTA). The English Oak trees are assessed for risk, taking into account features such as general health, vigour, condition of the trunk, branches and foliage, buttress roots, the presence of decay fungi and other indicators of health status and mechanical defects which may affect structural stability.

The 2 English Oaks within this report have been inspected from ground level. In addition, the trees T1 and T2 have been drilled using a Resistograph. This seeks to measure the internal wood properties around the area of drilling. All drilling was undertaken from ground level.

To carry out Resistograph tests on tree numbers T1 and T2 within the front driveways of No.25 and 27 Woodcroft Lane, Waterloo. These two English Oak trees have previously been identified for holding gross defects investigating for structural soundness and decay mapping.

Statutory Protection

Given our checks with the Local planning authority, we can confirm that the tree T1 and T2 within this site are subject to statutory protection by means of Tree Preservation Orders and but is not located within a Conservation area for Havant Borough Council.

Before any tree works are carried out the presence of Tree Preservation Orders (TPO) or Conservation Area status should be established with the Local Planning Authority and permission from neighbours if trees are outside the curtilage of the property obtained. All tree works should be carried out by qualified, trained and fully insured operators in accordance with BS 3998: 2010 'Recommendations to Tree Works'. In the event the trees are to be removed we can source suitably qualified contractors to quote for the works.

Observations

The two mature English Oak trees located on the site have not previously been subjected to tree inspection as part of a management program. The two English Oak trees are located in the front of the houses. The trees are within the driveways adjacent to the public footpath and main road. Both trees have had historic reductions carried out to the crowns. It was noted that both trees have soil and loose stone piled around the bases of the stems restricting inspection of base of stems. There is also recent excavation carried out within the canopy spreads of both trees highlight that possible root severance is likely.

The trees surveyed have a number of years of safe life remaining and problems of a physical nature are not anticipated within the foreseeable future (10-20yrs). However, trees are dynamic structures and regular inspection to evaluate tree condition and structural stability is recommended, especially where poor or declining health is suspected. Signs of dieback or fungal fruiting bodies should be investigated by a qualified Arboriculturist. If the larger trees close to the property remain regular inspections are required.

Conclusion

T1 English Oak held gross defect upon resistograph inspection with a T/R ratio of under the industry recommended 30% point. Based on the readings provided it would suggest that the likelihood of failure at test point is significant, even under normal climatic circumstances. It should be noted that T/R ratio does not take into account tree height, and as such does not define the user's preliminary recommendations. The resistograph readings taken suggest a column of decay based to the West and Southwest sides, both in depth and height which coincides with the basal cavity. The remaining live holding wood based to the East side is not sufficient to withstand the weight and pressure of the canopy on the stem.

The tree has historically been reduced but it has continued to show slight dieback in the upper areas of the crown. Whilst inspecting the tree it was noted the public footpath had been excavated within the canopy spread, which potentially might have led to root severance of the roots linked to T1.

Based on the above evidence, a crown reduction of 5-6m all round. The tree will then have a significantly reduced and compact canopy, reducing the risk to the public, public footpath and main road. I also advise the removal of the soil around the base of stem, including the removal of the raised drive to the East of the stem. A further tree inspection is advised within 3 years from the date of this report, to ensure no further change to health or condition.

T2 English Oak held no gross defect upon resistograph inspection with a T/R ratio of over the industry recommended 30% point. Based on the readings provided it would suggest that the likelihood of failure at test point is not significant. The testing carried out by the resistograph shows that the tree had very minor areas of decay within the stem, which would indicate that the tree is showing good areas of live holding wood throughout the stem.

The tree is twin stemmed with historic reduction to the crown. Like T1, T2 has also had excavation works carried out to the public footpath within the canopy spread of the tree, with likely chance of root severance linked to T2. Given the above information, it would be therefore advisable to crown reduce by 3m all round. The tree can then be retained at a lower height with a reduced risk to the public, public footpath and main road. I would recommend a further inspection 3 years from the date of this report to ensure there are no further changes to the tree's health and condition.

Please see the article written by David Lonsdale (Principles of tree hazard Assessment and Management 1999) which highlights the decay within trees.

Chapter 3 Decay: its development in trees.

"Decay is one of the more important causes of hazards, as it commonly occurs in many tree species and can weaken wood enough to increase the chance of mechanical failure. Failure can occur even in the absence of decay and of other recognizable defects. Given extreme conditions. Equally, the mere presence of decay does not necessarily make failure more likely than it would be otherwise. In many instances, decay is not extensive enough to comprise the safety factor of the tree. Even if the mechanical characteristics of the tree have been affected, its safety factor may have been largely or wholly maintained by compensatory development of new wood around the affected zone"

Please see further details below:

- Tree table
- Tree pictures
- Resistograph data
- Trees location map

All works to date has be undertaken within the requirements of the tree table works schedule.



Richard Daubeney
Arboricultural Consultant
12th of July 2023

Tree Table

Tree No.	Tree Species	Hgt (m)	Past Management	Age Class	Risk Target	TPO	Defects	Works	Work Priority
T1 Tag N/A	English Oak	19m	No significant recent management	Mature	High (Inspect again in 2025)	TPO 1605 Havant Borough Council. Botanical Name: Quercus robur	Gross defect noted. Basal cavity to West side, with depth of approx. 50cm. Hollow sound when tapped with a sounding hammer to that side. Historic large wound at 2.5m above ground level. Major deadwood over 100mm throughout canopy. Historic reduction to crown. Recent excavations within the footway to the North side within the canopy spread. Soil mounded up against stem restricting future growth. Recent instalment raised loose stone driveway to East of stem.	Crown Reduce by 5m-6m. Sever ivy at ground level, strip and leave 2m clearance. Soil to be removed from base of stem. Remove loose stone driveway to East of stem.	Immediate

Tree No.	Tree Species	Hgt (m)	Past Management	Age Class	Risk Target	TPO	Defects	Works	Work Priority
T2 Tag: N/A	English Oak	19m	No significant recent management	Mature	High (Inspect again in 2025)	TPO 1605 Havant Borough Council. Botanical Name: Quercus robur	No gross defect noted. Twin stemmed at 1.4m above ground level, with minor inclusion within union. Soil level has been raised to East of stem. Multiple pruning wounds on stems. Historic reduction to crown. Recent excavation within footway of canopy spread to North side.	Crown reduce by 3m all round. (To BS3998 Tree Works 2010) No pruning wounds to exceed 50mm. Removal of raised soil bed to East of stem.	Immediate

Photographs



T1 Looking to South.



T1 Extensive basal cavity to Northwest side.



T1 soil mound against stem.



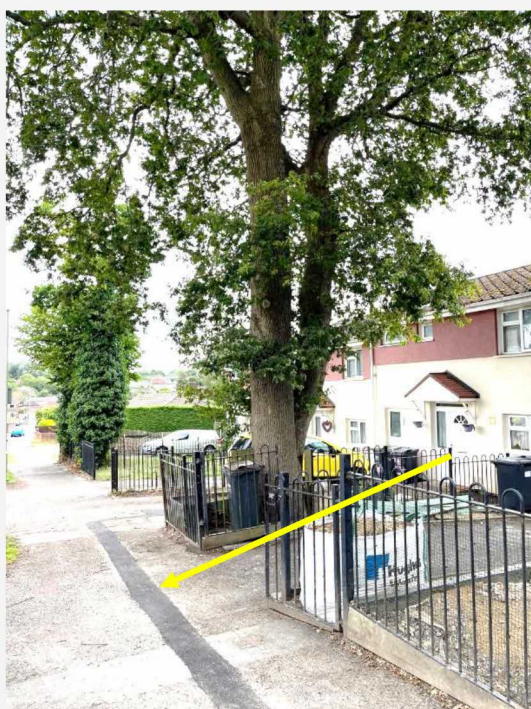
T1 Looking to the East to loose raised driveway



T2 Looking Southwest



T2 Raised soil planter against stem.



T2 Looking East note the footpath excavation.

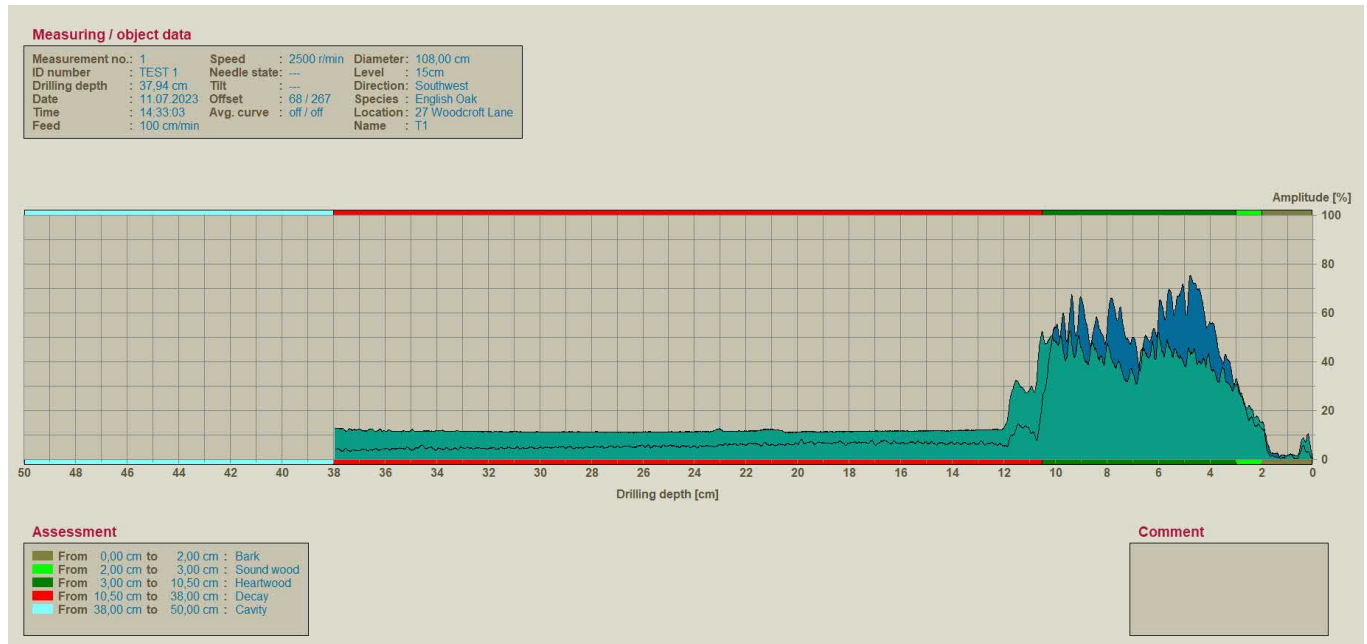


T2 looking East.

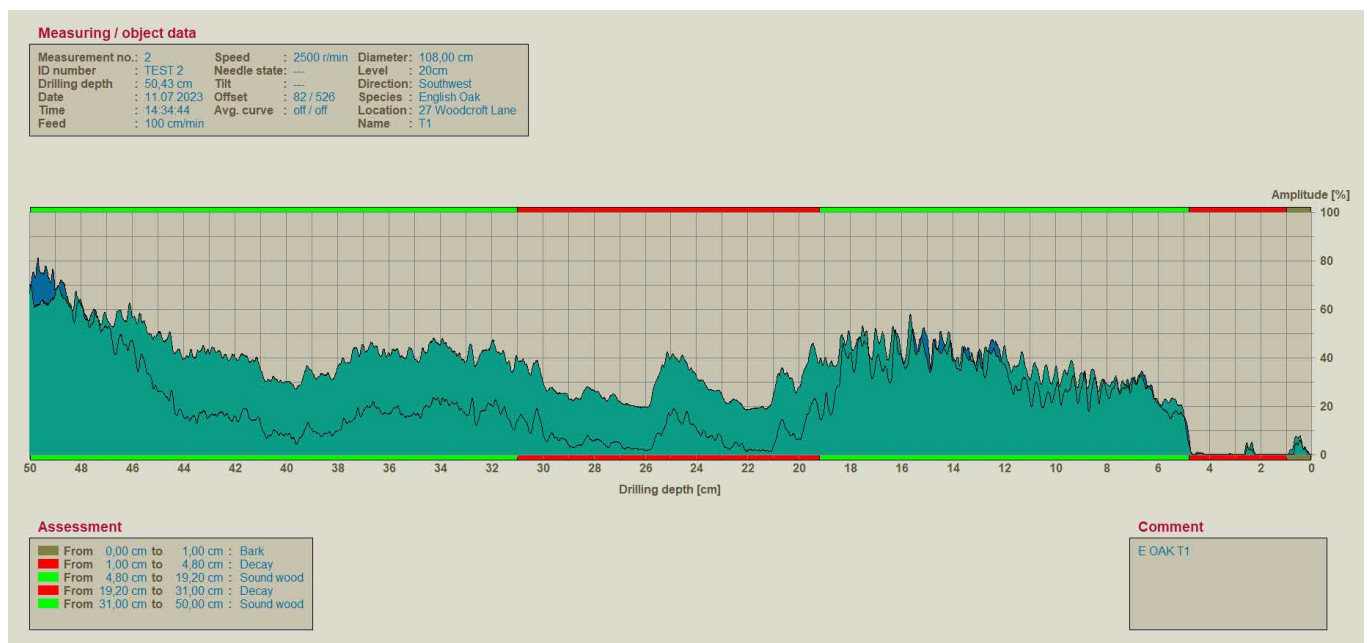
Resistograph Readings

The recommendations of the trees surveyed have been implicated due to the trees location and the significance of defects noted at the time of inspection. It is important that all recommendations are implemented within the time span specified within the tree tables. Please note we have carried multiple readings out on each tree, these will be stored on our system, we have displayed one reading from the tree below.

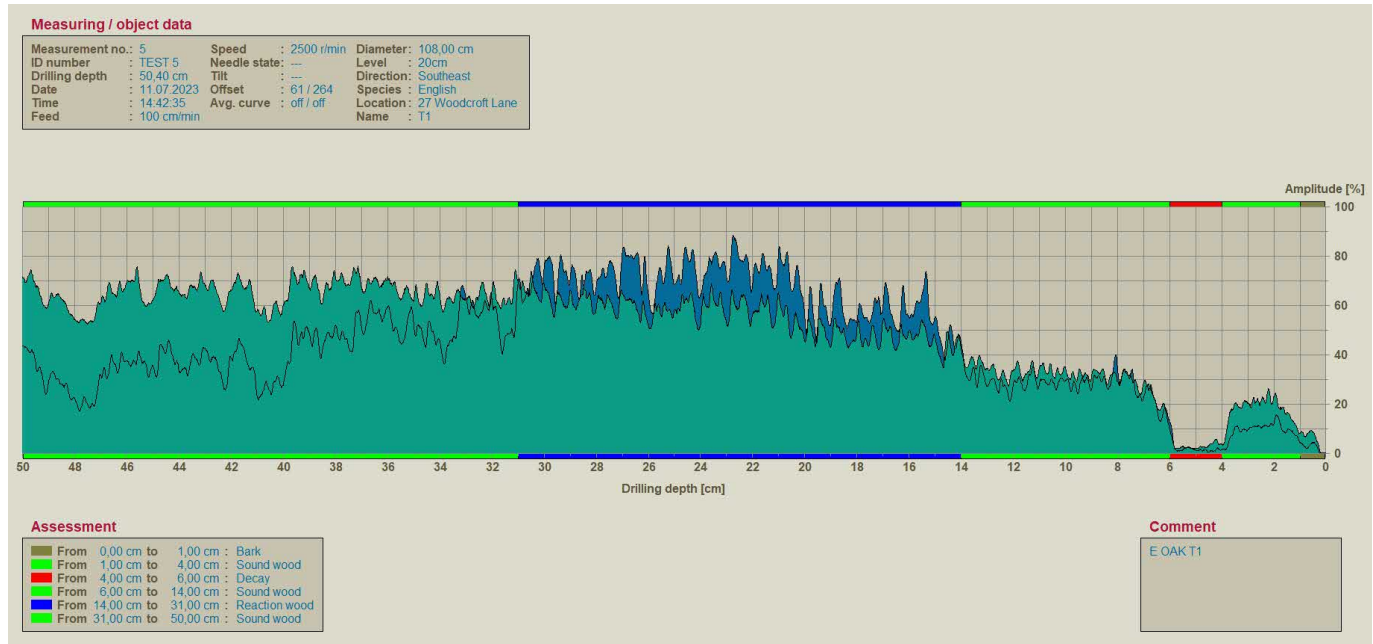
T1, Measurement 1



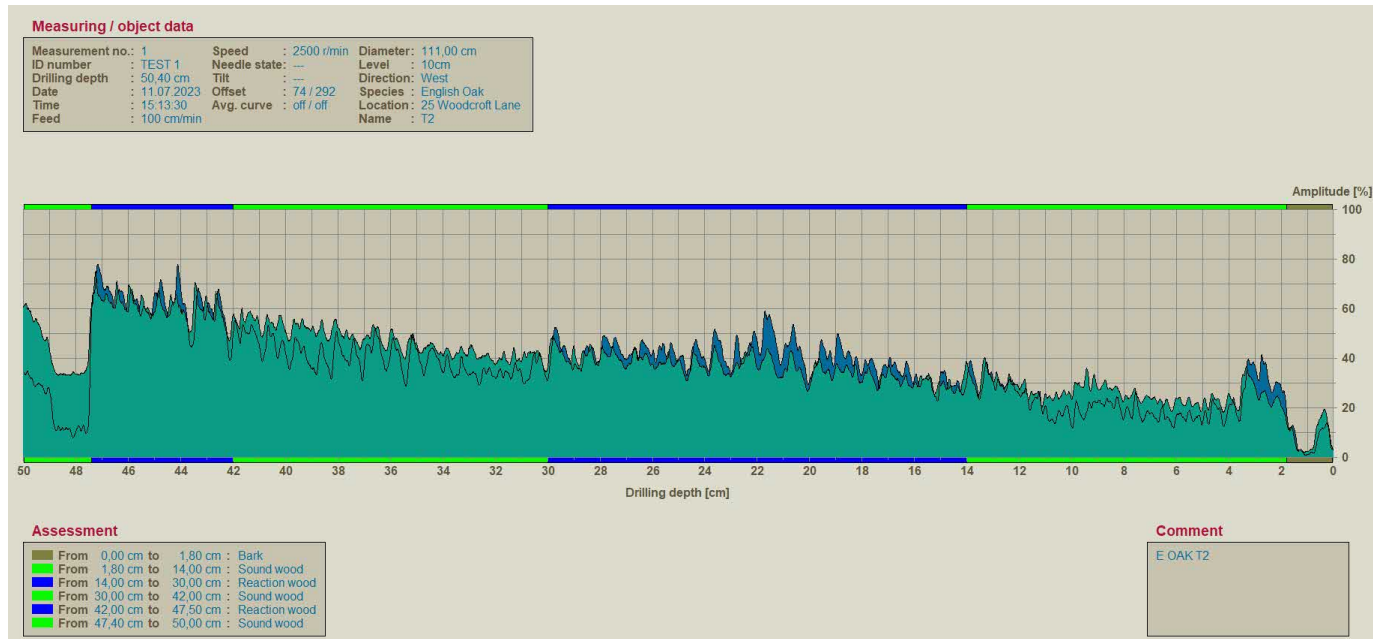
T1, Measurement 2



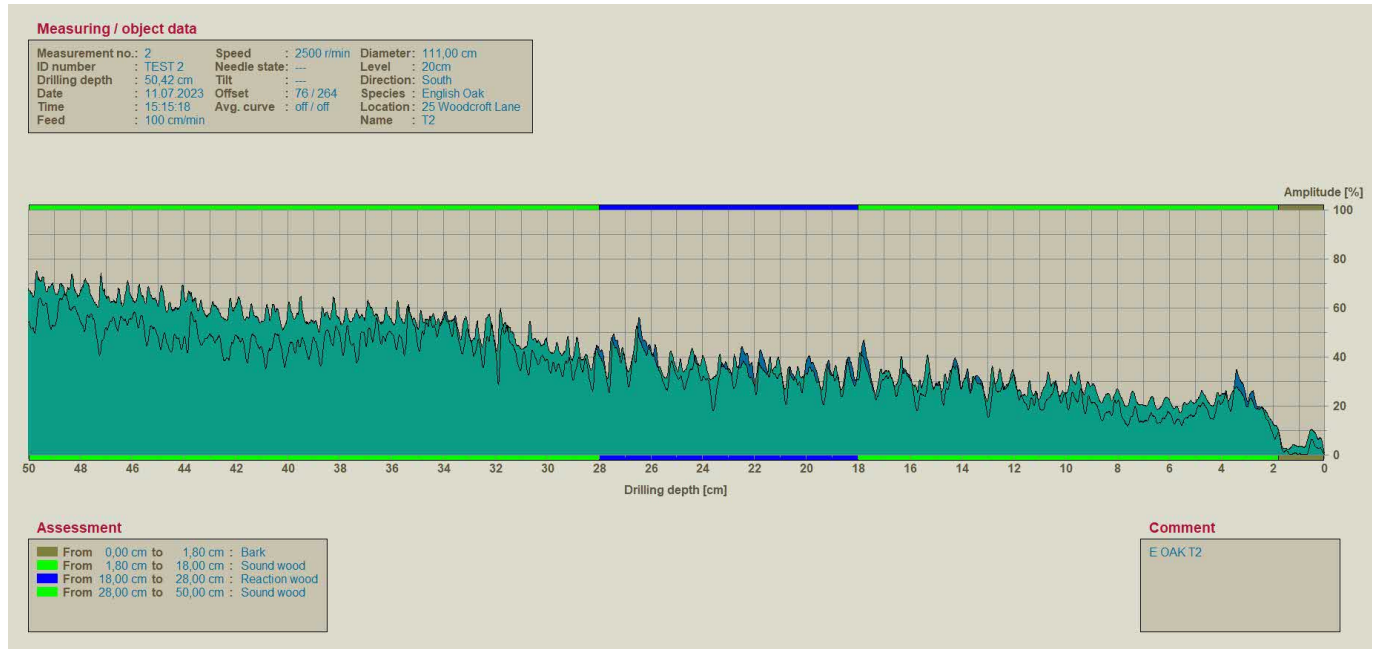
T1, Measurement 3



T2, Measurement 1



T2 Measurement 2



T2 Measurement 3

