



Fallen & Found Arboriculture[®]

Independent Arboricultural Consultancy

Tree Condition Survey

Ground based visual tree condition survey prior to purchase.

Project Name:	Mr Russell, Professional Tree Inspection 2026	Document Reference:	Q0588\Russell\PTI\2026-V1
Location:	1, Swallow Close, Havant. Hampshire PO9 2RA	Date:	22/01/2026
Operation:	N/A	Revision:	0.1





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Quality Control			
Author	Oliver Lower	Checked by	Stephanie Smith (22/01/2026)



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1. Introduction

1.1. Instruction

1.1.1. I have been instructed by you (**Mr Anthony Russell**) to conduct a ground based professional inspection of a single Common Walnut tree (*Juglans regia*) growing within the front garden of your property at **1, Swallow Close, Havant, Hampshire, PO9 2RA.**

1.2. Scope

1.2.1. The purpose of this tree inspection is to assess the tree regarding its health, condition and to identify any immediate and non-immediate risks posed by the tree to public and personal safety. Risk level will be assessed depending on the hazard, probability of failure, the target area, and public occupancy. Consideration will also be given to the probability of direct damage to above-ground structures at the site.

1.2.2. All my tree observations are of a preliminary nature without any investigations using invasive or diagnostic equipment. All data and findings will be assessed to form relevant conclusions on which subsequent recommendations will be made. The assessment and conclusions contained within the report are in the interest of health and safety and the continued management of the tree/s. All observable significant biomechanical features will be photographed and discussed within the body of the report.

1.3. Document disclosure

1.3.1. I have not been supplied with any other supplementary documentation regarding the subject tree/s, neither has there been any other third-party input or detailed schematic used for the purposes of this report.

1.4. Ecological constraints

1.4.1. Any works on or around any of the trees or hedges contained within or located outside of the site should bear in mind The Wildlife & Countryside Act 1981 as amended the Countryside and Rights of Way Act 2000. All wild Birds are protected by the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act – 2000. This makes it an offence to intentionally kill, injure, take, possess, or trade in any wild animal listed and prohibits interference with places used for shelter or protection, or intentionally disturb animals occupying such places. The Bird Breeding season extends from the 1st of March to the 31st of July, as a result, all disturbing activities should be avoided during these times.

1.4.2. All species of Bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981. It is an offence for anyone intentionally to kill, injure or handle a Bat, to possess a Bat (whether live or dead), disturb a roosting Bat, or sell or offer a Bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by Bats for shelter, whether they are present or not. These issues are outside of my area of experience and separate advice from a suitably qualified ecologist should be sought in the instance that any of these constraints apply to this site.



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1.5. Qualifications and experience

1.5.1. The conclusions and recommendations contained in this report are formed from my own site observations and the provided information. The opinions expressed within it are based on my arboricultural experience. My qualifications and experience in arboriculture are included in **Section 5** at the end of this document.

1.6. Background information

1.6.1. Concerns have been raised regarding the trees biological and biomechanical condition. The subject tree is located in close proximity to the main dwelling, property boundary, has developed a significant lean and black exudate is present on the stem of the tree.

1.7. Legal protection of trees

1.7.1. The subject tree which shall be referred to as **T1** for the purpose of this report is afforded statutory legal protection via a Tree Preservation Order (**TPO Number: 0758**). The local planning authority is Havant Borough Council.

1.7.2. The presence of any statutory protection including Tree Preservation Orders and Conservation Areas should be ascertained by the owner/contractor prior to the commencement of any potential tree works at the site. Any recommended works will require permission from the Local Planning Authority.

1.8. Survey methodology

1.8.1. The survey will be conducted using the Visual Tree Assessment (VTA) techniques which were devised by Prof. Dr Claus Mattheck & Ass. Jur Mrs Helge Breloer at the Karlsruhe Research Centre, Germany in 1994. Assessment and recommendations given or made have been done so using my own expertise and judgement given the situation and application. A pair of binoculars will be used to further inspect the tree crowns, stems, and branch attachments where applicable. Component parts of tree structure will be recorded using a compass to give aspect and a laser measure to indicate height. The recorded data and any pertinent observations will be categorised in order of importance. This will be calculated by assessing the potential risk posed by any observed hazards. The location of the tree/s, the potential hazard posed, and the density of public use in that area will be considered when categorising any recommendations. In this report, a hazard is any part of a tree which displays outward signs that there is a significant possibility that it may fail. The risk is then assessed by combining the information about its significance and the likelihood of its failure.

1.8.2. Risk level will be assessed depending on the hazard, probability of failure, the target area, and public occupancy. Recommendations will be made to reduce risks to be as low as is reasonably practicable, whilst pertaining to the retention of trees where possible. Trees with biomechanical features, dead wood, fallen trees, and decaying structures will be retained where practicable or where it is safe to do so. The purpose of the survey is to identify hazards which pose an unacceptable risk to the residents and the public frequenting the site.



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Inspection Instruments			
Height	Haglöfs ECII Clinometer	Assessment tools	Thorex sounding mallet.
Distance	Laser Measure		1m inspection pin.
DBH (Diameter @ 1.5m agl)	10m Diameter tape		Binoculars



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2. Location

2.1. Site visit

2.1.1. I undertook a site visit on the afternoon of **Thursday, 15th of January 2026** for the purpose of conducting a ground-based professional tree inspection of the tree. The weather during the inspection was overcast rainy and cool with a light wind. Overall, the weather did not pose a significant constraint on the surveying process, and most parts of the tree's above-ground structures were visible during the survey.

Conditions (Avg)	Result
Temperature	7°C
Cloud Cover	100%
Precipitation	60%
Humidity	80%
Wind Speed (Beaufort)	F3



Red circle is indicative of tree location.

2.2. Site location

2.2.1. The subject tree is growing within the front garden of the aforementioned address close to the main dwelling and access driveway.

2.3. Site description

2.3.1. The survey area is located at **1 Swallow Close, Havant**, a residential corner plot situated at the junction of Swallow Close and its primary access road. The site comprises a detached dwelling with associated hardstanding to the front and a private garden enclosed by [e.g., timber fencing/brick walling]. The topography is generally level, and the trees are primarily located within the [e.g., southern and eastern] boundaries, contributing to the visual amenity of the immediate street scene.



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3. Inspection & observations

3.1. Tree dimensions

Species: Common Walnut (*Juglans regia*)

Number of trees: 1

Height: 9.6m

Stem Diameter @ 1.5m agl: 420mm

Crown radius average spread: 6.6m

Height of crown clearance: 3.6m avg

Age class: Mature

Vitality: Poor

Amenity value: Moderate

Above ground targets: Boundaries; Dwelling; Pathways; Gardens x2; Parked Cars; Above Ground Utilities.

3.2. Initial Observations

3.2.1. On first inspection of the tree from a reasonable distance it is apparent that the tree has a significant lean toward the north and the main entrance to Swallow Close¹. Although hard to quantify accurately, I approximate this lean to equate to an angle of 25 degrees toward the north². The tree has a profusion of low diameter deadwood within its canopy³ at its canopy extremities. Considering the age, species and size of the tree, the tree has low foliar density. Black exudate can be observed on the northern side of the trees main stem to an approximate height of 1.4m above ground level⁴.

3.3. Roots and root buttresses

3.3.1. The ground in which the tree is growing I primarily laid to lawn there is an obvious mound on the southern side of the tree's rooting zone. A concrete driveway is located a very short distance from the trees stem base flare. This concrete has been lifted by root action creating a perpendicular crack.

3.3.2. Visual inspection of the trees stem base exposed a small cavity projecting downward at a 45° angle below the trees stem base. A probe can be inserted 200mm deep into this cavity⁵.

3.3.3. Mallet sounding of the trees stem circumference from ground level to an approximate height of 1.5m resulted in a loud resonance from the northern portion of the trees main stem to an approximate height of 1.2m above ground level. During the sounding of the trees stem a small section of bark fell from the trees lower stem base close to ground level in its northwestern quadrant⁶. Closer inspection of this detached area of bark revealed wood fibres which were soft to the touch, wet and smelled strongly of fungus. The cambium below the detached section of bark is obviously dysfunctional and undergoing decay.

¹ Appendix A, Figure 1

² Appendix A, Figure 2

³ Appendix A, Figure 1

⁴ Appendix A, Figure 3

⁵ Appendix A, Figure 4

⁶ Appendix A, Figure 5



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3.4. Stem

3.4.1. The northern side of the trees main stem, within the vicinity of the potentially decayed area highlighted by mallet sounding plays host to numerous areas of black exudate which is leaking down the bark of the trees stem⁷. These areas create a roughly teardrop shape when viewed from the north and extends from ground level to an approximate height of 1.4m above ground level⁸.

3.4.2. The trees stem projects upwards, albeit at a significant lean to an approximate height of 2.5m where it forms a crown with multiple upright and lateral branches. I did not observe any notable biomechanical features characteristic associated with potential hazards at this point.

3.5. Branch attachments and branches

3.5.1. I did not observe any biomechanical features associated with instability around the main branch attachments during my inspection. I did, however, observe minor deadwood sections throughout the trees canopy.

3.6. Leaves and shoots

3.6.1. As previously mentioned, there is a significant amount of small diameter deadwood located at the trees canopy extent. This small diameter deadwood is characteristic of apical dieback, poor vitality and stress. Although my inspection took place in winter it is obvious that the trees foliar density is low, consisting of mainly comparatively small shoots with poor growth extension considering the trees species and age.

⁷ Appendix A, Figure 6

⁸ Appendix A, Figure 7



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4. Conclusion

- 4.1. The subject tree has biological and biomechanical characteristics of a tree which is in poor overall health and is undergoing an overall decline in vitality.
- 4.2. The trees lean toward the north is increasing. This is characterised by the trees stem base and root flare disappearing below ground level on its northern side. The mounding within the lawn on the southern side of the tree's rooting zone is also characteristic of root plate lifting typical of a tree which in a state of creeping collapse with a lean which continues to increase usually as a result of decaying roots, excessive crown weight bias or partial windrow due to waterlogging and prevailing wind.
- 4.3. The black exudate covering the northern side of the trees main stem is characteristic of Honey Fungus⁹ colonisation. This "bleeding" occurs when the fungus attacks and kills the vascular cambium (the living layer under the bark) at the base of the tree, causing the bark to crack and exude resin. I have observed this on numerous trees where the presence of Honey Fungus is confirmed. You have also mentioned that a Lime tree growing to the southeast of the subject tree was colonised by Honey Fungus and removed historically. Honey fungus (*Armillaria*) active pathogenesis involves aggressive root and lower stem infection, spreading via soil-borne rhizomorphs (bootlaces) or direct contact, destroying host tissue with enzymes, leading to wilt, dieback, and tree death, especially when plants are stressed, differentiating from its saprobic role on dead wood. The fungus actively secretes enzymes to break down host cell walls (pectinolytic enzymes), creating dysfunctional zones and progressing colonization through mycelium, often starting from infected stumps or buried wood. The ever-increasing lean of the subject tree is likely due to decay of its roots as a result of this colonisation.
- 4.4. Considering my observation, my training and experience, it is my professional opinion that the future failure of the tree is foreseeable and as a result, poses a significant and broadly unacceptable risk to persons or property within its zone of influence.

5. Recommendations

- 5.1. The subject tree should be felled to ground level using sectional dismantling techniques. All arisings should be chipped and removed from site. The resulting tree stump should be mechanically ground below the existing soil height¹⁰. Grindings to be removed from site and burnt. Grindings decompose and rob the soil of nitrogen (nitrogen drawdown), which will starve a new planting of beneficial nutrients and macro-nutrients. Fill the hole with a mix of fresh topsoil and well-rotted organic matter (compost). This helps dilute any remaining fungal spores and replenishes nutrients. Ideally, wait at least **6 to 12 months** before planting a replacement tree. This allows the remaining small roots to rot down and gives you time to see if the Honey Fungus has spread.

⁹ *Armillaria mellea*

¹⁰ CAT scan area prior to grinding to locate any potential utilities.



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5.2. There is sufficient space at the property for replacement planting. It is likely that the LPA¹¹ will insist upon a replacement tree to mitigate the loss of the subject tree. It is imperative that any replacement tree be planted in strict accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations**. Any new tree planting must take place between the months of November and February.

5.3. Although no tree or shrub is entirely immune to Honey Fungus¹², I have prepared a list of resistant tree species for your perusal. These trees are not immune, but they are among the least frequently affected and are generally recommended for planting on honey-fungus-infected sites.

Honey Fungus–Resistant or Low-Susceptibility Replacement Trees (UK)

Trees considered rarely affected / more resistant

- **Larch (*Larix* spp.)** – One of the few genera noted as resistant to Armillaria root rot.
- **Birch (*Betula* spp.)** – Also identified as resistant to Armillaria root rot.
- **Quince (*Cydonia oblonga*)** – Listed as a fruit tree with resistance.
- **Pear (*Pyrus* spp.)** – Considered resistant among fruit trees.
- **Fig (*Ficus carica*)** – Included in resistant fruit tree options.
- **Mulberry (*Morus* spp.)** – Noted as resistant.
- **Medlar (*Mespilus germanica*)** – Also listed as resistant.

Trees sometimes affected (usable with caution)

These species are less frequently attacked than highly susceptible genera but still have recorded cases. They may be acceptable if soil conditions are improved and stumps of infected trees are removed.

- **Acer (maples, sycamore)**
- **Carpinus (hornbeam)**
- **Ilex (holly)**
- **Pinus (pines)**
- **Platanus (plane trees)**

¹¹ Local Planning Authority

¹² I have observed Honey Fungus decay a tanalised gate post.



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6. Considerations

- 6.1. All tree works should be conducted by a fully qualified and insured arboricultural contractor conforming to **BS 3998: 2010 “Tree Work – Recommendations.”** The contractor should prepare and fill out all necessary Risk Assessments appropriate for the task/tasks and adhere to current health and safety standards. A list of Arboricultural Association approved contractors can be found on their website www.trees.org.uk.
- 6.2. The TPO status or the presence of any Conservation Areas, SSSI/NNR/SAC, or Schedule Monument designations applicable to the site and trees discussed in this report should be confirmed as a priority.
- 6.3. All contractors should implement appropriate Biosecurity measures. The Arboricultural Associations, Application of Biosecurity in Arboriculture, Guidance Note 2¹³ provides guidance on the responsibilities of Tree Work Contractors.
- 6.4. Any vegetation clearance and other tree work associated with the management of the trees must take into consideration the Bird Breeding season¹⁴.
- 6.5. Any replacement trees (where recommended) should be planted in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations** by an experienced person. Newly planted trees should be subject to a two-year aftercare program to ensure successful establishment.

¹³ <https://www.trees.org.uk/Help-Advice/Biosecurity>

¹⁴ Section 7



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7. Additional information

7.1. Limitations of the report

- 7.1.1. As living dynamic structures inhabiting a constantly changing environment, trees are exposed to pests, diseases, extremes of weather and rooting environment alterations. This report is based upon the condition of the tree/trees at the time of inspection. As a result, the contents of this report are an assessment of the tree/trees at the time of the survey. Reassessment may be required in the event of an extreme weather event, physical site changes or obvious changes in physical condition or appearance. Notwithstanding this report can only be regarded as valid for twelve months from the date of its issue **22/01/2026**. The survey and its conclusions are based on the data gleaned by a ground level inspection. The inspection does not benefit from a detailed third-party technical report. The conclusions and recommendations contained in this report are formed of my own opinions based on arboricultural experience and modern tree assessment techniques.
- 7.1.2. Only visible parts of the tree will be inspected. Areas which are obstructed (ivy-clad or covered by dense foliage) may need to be cleared in order that visual assessment can be carried out. In this instance, the recommendations to facilitate such inspection will be made. Defects noted from ground level may require further investigation to ascertain their significance. In this instance, a climbing inspection may be recommended.
- 7.1.3. Trees with external signs characteristic of internal issues will be recommended for further surveying using modern electronic internal examination equipment. Recommendations and suggestions about non-arboricultural matters may be given. This may include built structures, construction techniques, and soil data. Any opinion expressed as such should be viewed as provisional and confirmation from a qualified professional sought.



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8. Appendix A



Figure 1



Figure 2

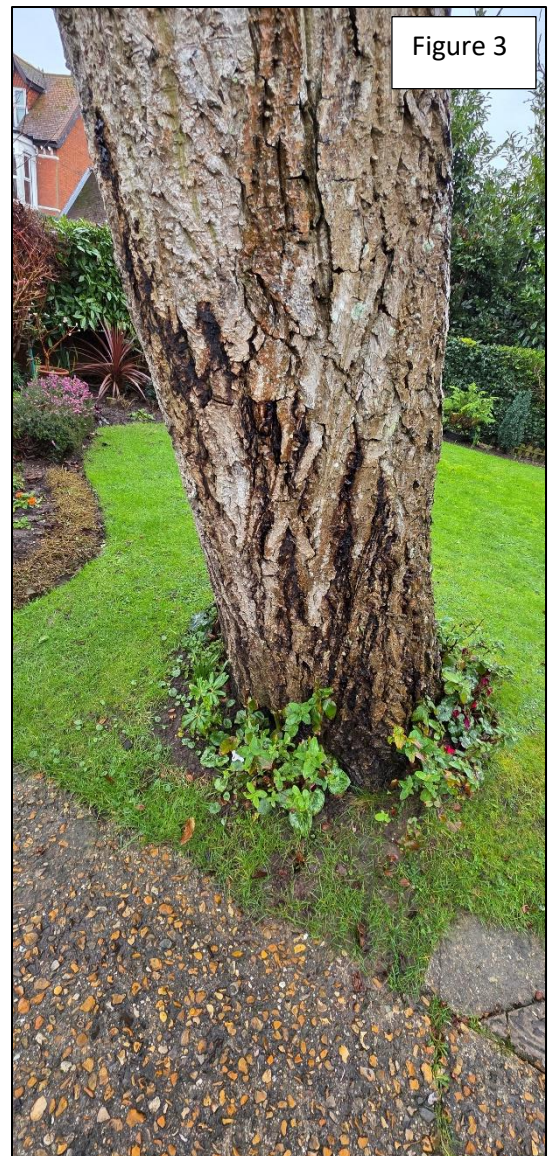


Figure 3



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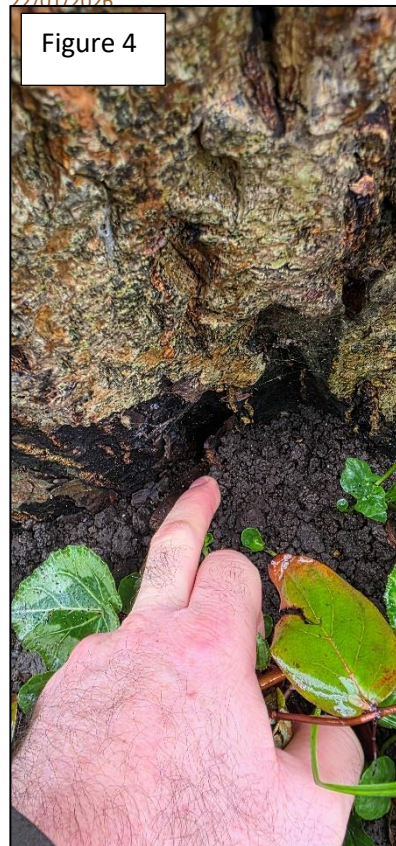


Figure 4



Figure 5



Figure 6



Figure 7



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This report was constructed and written by

Oliver Lower *ND Arb L3, Dip Arb L4, Dip Arb L6*

Founder & Principal Arboricultural Consultant

I have 27yrs experience in the Arboricultural industry having worked in both the UK and New Zealand during that time. and have attained the following accreditations a Level 4 Diploma (ABC) & Level 6 Diploma (ABC) in Arboriculture as well as a LANTRA Professional Tree Inspection Qualification. I provide consultancy service to several local government authorities and a wide range of private commercial and domestic clients. I am a professional member of the Consulting Arborist Society and Professional Tree Inspection Expert. A comprehensive list of my qualifications, experience and training can be found on LinkedIn using this link: <https://www.linkedin.com/in/oliver-lower-527a7377/>

Qualifications:

Professional Tree Inspection (LANTRA)

National Diploma Arboriculture L3

Level 4 Diploma Arboriculture (ABC)

Level 6 Diploma Arboriculture (ABC)





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