

Arboricultural Appraisal Report

Subsidence Damage Investigation at:

3 Coronation Road
Waterlooville
PO7 7FA



CLIENT:	GHG Solutions Limited
CLIENT REF:	S2518361
MWA REF:	SUB260216-17984
MWA CONSULTANT:	Steve Swinburne
REPORT DATE:	24/02/2026

SUMMARY

Statutory Controls		Mitigation (Current claim tree works)	
TPO current claim	Yes – TG1, TG2	Policy Holder	Yes
TPO future risk	Yes – T1	Domestic 3 rd Party	Yes
Cons. Area	No	Local Authority	No
Trusts schemes	No	Other	No
Local Authority: -	Havant Borough Council		

Introduction

Acting on instructions from GHG Solutions Limited, the insured property was visited on 20/02/2026 to assess the potential role of vegetation in relation to subsidence damage.

We are instructed to provide opinion on whether vegetation is a causal factor in the damage to the property and give recommendations on what vegetation management, if any, may be carried out with a view to restoring stability to the property. The scope of our assessment includes opinion relating to mitigation of future risk. Vegetation not recorded is considered not to be significant to the current damage or pose a significant risk in the foreseeable future.

This is an initial appraisal report and observations/recommendations are made with reference to the technical reports and information currently available and may be subject to review upon receipt of additional site investigation data, monitoring, engineering opinion or other information.

This report does not include a detailed assessment of tree condition or safety. Where indications of poor condition or health in accessible trees are observed, this will be indicated within the report. Assessment of the condition and safety of third-party trees is excluded, and third-party owners are advised to seek their own advice on tree health and stability of trees under their control.

Property Description

The property comprises a two-storey, detached house. It has been extended with a single-storey addition to the rear. The date of construction is currently unknown.

External areas comprise gardens to the rear with the front laid predominantly to hard standing.

The site is generally level with no adverse topographical features.

Damage Description & History

Damage relates to the rear extension.

Further details of the damage can be obtained from GHG Solutions Limited.

We are unaware of any previous claims.

Site Investigations

Site investigations were carried out by Construction Testing Solutions on 19/01/2026, when a single trial pit was excavated to reveal the foundations, with a borehole sunk through the base of the trial pit to determine subsoil conditions. A drains survey was also undertaken.

Foundations:

Ref	Foundation type	Depth at Underside (mm)
TP/BH1	Concrete	1400

Soils:

Ref	Description	Plasticity Index (%)	Volume change potential (NHBC)
TP/BH1	Stiff, brown, grey veined, silty CLAY	36 - 27	Medium

Roots:

Ref	Roots Observed to depth of (mm)	Identification	Starch content
TP/BH1	1600	Rosa spp.	Present
TP/BH1	1600	Populus spp.	Present

Rosa spp. are roses.

Populus spp. are poplars and aspen; Salix spp. are willows.

Drains: The drains have been surveyed and no significant defects identified.

Monitoring: No information available at the time of writing.

Discussion

Opinion and recommendations in this report are made on the understanding that GHG Solutions Limited has identified clay shrinkage subsidence as a cause of building movement and damage.

Site investigations and soil test results have confirmed a plastic clay subsoil susceptible to undergoing volumetric change in relation to changes in soil moisture.

Roots were observed below foundation depth in TP/BH1. Samples recovered from TP/BH1 have been positively identified (using anatomical analysis) as *Populus* spp., the origin of which has the potential to be trees within TG1 and/or TG2. The *Rosa* spp. samples recovered from TP/BH1 will originate from SG1.

Based on the information currently available and our own site assessment we conclude there is damage with the potential to be linked to shrinkage of the clay subsoil exacerbated by the soil drying effects of vegetation.

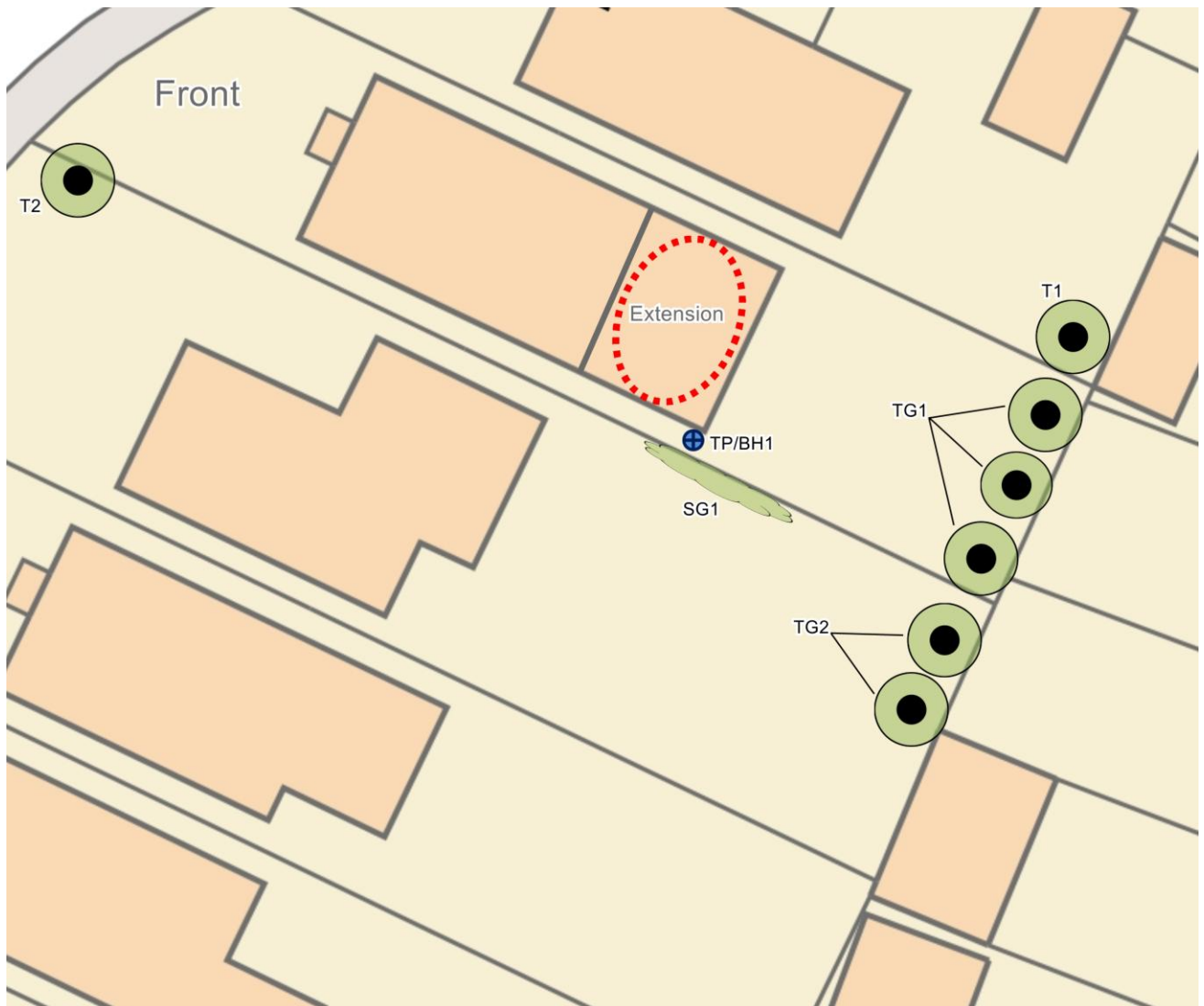
If an arboricultural solution is to be implemented to mitigate the influence of the trees/vegetation considered to be responsible for the movement/damage, works set out at Table 1 below are recommended.

Our recommendations are made with a view to reducing the overall moisture uptake across the site; we acknowledged the presence of multiple trees that hold the future potential to affect soil moisture content; we would recommend a period of monitoring is initiated to confirm building stability once the prescribed works are complete. Should further movement occur in the future then additional vegetation management, including the removal of T1 and TG2 may be required.

Where other vegetation recorded presents a potential future risk to building stability, management is recommended (see Table 2).

Recommended tree works may be subject to change upon receipt of additional information.

Site Plan



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Plan not to scale – indicative only



Approximate areas of damage

Tree/vegetation locations are based on what could be determined at the time of the survey.

It should be noted that this is not always clear due to lack of access or a restricted view of the trees/vegetation and may be disputed by property owners.

MWA can undertake land registry searches as required.

Table 1 **Current Claim - Tree Details & Recommendations**

Tree No.	Species	Height (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
TG1	Poplar (Lombardy) x 3	16 *	600	7	11	Older than extension(s)	Policy Holder
Management history		No recent management noted.					
Recommendation		Remove (fell) to near ground level. Owner to physically remove any regrowth (no chemical treatment due to translocation risk).					
TG2	Poplar (Lombardy) x 2	18 *	700 *	8 *	13 *	Older than extension(s)	Third Party 5 Coronation Road PO7 7FA
Management history		No recent management noted.					
Recommendation		Reduce height by 8m. Remove regrowth on a biennial cycle to maintain at broadly reduced dimensions (subject to review if movement persists).					
SG1	Mixed species shrubs including ornamental shrubs and Laurel	2	Ms	3	1.25	Younger than Property	Third Party 5 Coronation Road PO7 7FA
Management history		No recent management noted.					
Recommendation		Remove (fell) to near ground level all stems within 3m of the property. Owner to physically remove any regrowth (no chemical treatment due to translocation risk). Reduce the Laurel and any remaining shrubs to a maximum height of 2m. Maintain all remaining shrubs at their reduced dimensions by periodic pruning.					

Ms: multi-stemmed * Estimated value

T - Tree; TG - Tree group; G – Group; H - Hedge; S - Shrub; SG - Shrub group; C - Climber; W – Woodland; ST - Stump

Table 2 **Future Risk - Tree Details & Recommendations**

Tree No.	Species	Height (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	Poplar (Lombardy)	9 *	650 *	5 *	11 *	Older than extension(s)	Third Party 1 Coronation Road PO7 7FA
Management history		Recently reduced/pruned.					
Recommendation		Remove regrowth on a biennial cycle to maintain at broadly reduced dimensions (subject to review if movement persists).					
T2	Cherry	7.5	345	8	7	Younger than Property	Third Party 5 Coronation Road PO7 7FA
Management history		No recent management noted.					
Recommendation		Reduce height by 2m and crown radius by 0.5m leaving balanced crown. Prune on a triennial cycle to maintain at broadly reduced dimensions.					

Ms: multi-stemmed * Estimated or approximate value

T - Tree; TG - Tree group; G – Group; H - Hedge; S - Shrub; SG - Shrub group; C - Climber; W – Woodland; ST - stump

Distance to building measurements are to the nearest point of the building unless otherwise stated.

Tree dimensions may be estimated or approximate based on accessibility.

Crown spread values are normally an estimate of the maximum spread but note tree crowns may be asymmetrical.

Photographs



View of T1, TG1 (3 trees) & TG2 (2 trees)



View of T1 and lower stems of two trees within TG1



View of SG1



View of T2

Management of vegetation to alleviate clay shrinkage subsidence.

All vegetation requires water to survive which is accessed from the soil. Clay soils shrink when water taken up by vegetation exceeds inputs from rainfall, which is at its maximum during the summer months. When deciduous vegetation enters dormancy and loses its leaves, and rainfall increases during the winter months, soil moisture increases and the clay swells. (Evergreen trees and shrubs use minimal/negligible amounts of soil water during the winter).

Buildings founded on clay soils are susceptible to movement as the clay shrinks and swells which when exacerbated by vegetation can result in building movement and cracking to walls.

Where damage does occur, pruning (reducing leaf area) can in some circumstances be effective in restoring stability however, removal of the influencing vegetation (trees, shrubs, climbers) causing the ground movement offers the most reliable and quickest solution in reducing seasonal volumetric changes in the clay, restoring building stability, and for this reason is frequently initially recommended as the most appropriate solution.

Often this is unavoidable due to the size or number of influencing trees, shrubs etc and their proximity to the building. Very heavy pruning of some species to a level required to effectively control its water use can result in the trees decline and ultimately death and is one factor considered when making recommendations for remedial and future management of a tree. Pruning alone, whilst reducing soil moisture uptake is often an unpredictable and unreliable management option in restoring building stability, either in the short or long term.