Fallen&Found Arboriculture®

Independent Arboricultural Consultancy

Ground Based Professional Tree Inspection

Project Name:	3 Granville Close, Warblington (Tree Preservation Order TPO No. 1074)	Document Reference:	Q0647\Burt\PTI\2026_V2
Location:	3 Granville Close, Warblington, Havant, Hampshire, PO9 2TR	Date:	19/08/2026
Prepared By:	Mr Oliver Lower	Revision:	0.1

19/08/2026

Executive Summary

Fallen&Found Arboriculture Ltd was instructed by Mr & Mrs Burt to undertake a professional ground-based Visual Tree Assessment (VTA) of a single mature Common Oak (*Quercus robur*), designated as T1, situated centrally within the rear garden of 3 Granville Close, Warblington, Havant, Hampshire, PO9 2TR. The subject tree is protected under Havant Borough Council Tree Preservation Order (TPO No. 1074). This formal inspection was commissioned following the sudden failure of a primary eastern lateral limb on 15th August 2026, which caused localised damage to an adjacent summer house roof.

The subject tree possesses significant visual amenity value within the local landscape. Biologically, T1 displays good physiological vitality, characterised by normal leaf density, vibrant foliage colour, and healthy shoot extension despite recent regional drought conditions. However, a detailed visual assessment identified several localised biomechanical defects across the stem and canopy. These include historic pruning wounds containing heartwood decay, a decayed upper-stem cavity at 8.0 metres above ground level, an open fracture stub from the recent limb loss at 4.5 metres, an upper-surface decayed lateral limb overhanging an adjacent Yew tree, and an active longitudinal Hazard Beam fracture on a major southern lateral extending over neighbouring property boundary.

Mallet sounding of the basal flare and root buttresses yielded a solid acoustic resonance, with no external evidence of cambial necrosis or significant structural hollowing at ground level. Nevertheless, several garden structures are positioned within 5 metres of the stem base and reported unconfirmed fungal fruiting bodies within the rooting zone necessitate ongoing observation to ensure root plate integrity remains uncompromised.

The target environment within the fall zone of T1 comprises low-to-moderate occupancy domestic features, including garden summer houses, boundary fencing, and private residential amenity space. Whilst the identified biomechanical defects represent elevated localised hazards if left unmanaged, they are readily remediable and do not indicate a systemic failure of the main stem or root plate. Complete removal of the tree is therefore unjustified. In the professional opinion of the author, implementation of the recommended remedial crown management will reduce the overall risk presented by T1 to an acceptable level (As Low As Reasonably Practicable — ALARP), facilitating the safe, long-term retention of this protected specimen.

Urgent emergency remedial works were initiated regarding the southern lateral limb under the 5-day notice provision for dangerous protected trees, with formal permission granted by Havant Borough Council on 19th August 2026. This operation entails reducing the limb in length by 3.0 metres back to suitable lateral growth points in accordance with BS 3998:2010, alongside the installation of an 8-tonne Cobra dynamic, non-invasive bracing system to support the remaining branch structure over adjacent curtilages.

Subject to a standard formal TPO application to the Local Planning Authority, priority works include an overall crown reduction of up to 2.0 metres in height and radial spread. This overall reduction will decrease wind-sail exposure, lower leverage forces acting upon internal stem cavities, and manage stress on the leaning stem. Additional works comprise target-pruning the eastern fracture stub back

to the branch collar, reducing the decayed north-eastern lateral, and removing major deadwood exceeding 50 millimetres in diameter throughout the canopy. All operations must be executed by a qualified contractor adhering to BS 3998:2010 standards. Furthermore, the tree should undergo routine ground-based re-inspections every 12 months or following severe storm events, with any emerging fungal fruiting bodies submitted for specialist identification.

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Quality Control			
Author	**Oliver Lower**	**Checked by**	**Stephanie Smith** (19/08/2026)

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1. Introduction

1.1. Instruction

I have been instructed by you (Mr & Mrs Burt) to conduct a ground based professional inspection of a single Common Oak (Quercus robur) tree growing within the rear garden of your property at 3, Granville Close, Warblington, Havant, Hampshire, PO9 2TR.

1.2. Scope

The purpose of this tree inspection is to assess the tree regarding its health and 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.

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

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

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.

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.

1.5. Qualifications and experience

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

Concerns have been raised regarding the tree's biological and biomechanical condition following the recent shedding of a primary limb on the morning of the 15th of August 2026 at approximately 05:45am. The limb having detached and fallen onto the garden summer house causing some damage to the roof of the structure. I have also been informed by you of fungal fruiting bodies growing within the rooting zone of the tree and sporadically appearing close to the trees stem base. The identification of these fruiting bodies as yet cannot be confirmed.

1.7. Legal protection of trees

The subject tree, referred to as T1 for the purpose of this report, is a Common Oak (Quercus robur) tree located within the rear garden of 3, Granville Close, Warblington, Havant, Hampshire, PO9 2TR. A desktop study session revealed that the subject tree is covered by a confirmed Tree preservation Order.

TPO Title: Havant borough Council Tree Preservation Order (TPO No. 1074).

TPO Number: 1074

Protected tree reference: TPO Single Tree

Relevant LPA application history: N/A

The presence of statutory protection means that no works should be undertaken to the tree without the necessary consent from the Local Planning Authority, unless an exemption applies. Any future application should be supported by clear arboricultural evidence and should refer to the current condition of the tree, including the biomechanical features recorded during this inspection, rather than relying solely on the historic application history.

1.8. Survey methodology

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.

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.

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

2.

2. Location

2.1. Site visit

I undertook a site visit on the morning of Tuesday, 18th August 2026, for the purpose of carrying out a ground-based professional tree inspection of the subject tree. Weather conditions at the time of inspection were overcast with light wind conditions. Access to the tree was good, and the majority of the above-ground structure was visible from multiple aspects, allowing a suitable visual assessment to be undertaken from ground level.

Conditions (Avg)	Result
Temperature	23°C
Cloud Cover	60%
Precipitation	0%
Humidity	50%
Wind Speed (Beaufort)	F1

Red circled area is indicative of tree location.

2.2. Site description

The subject tree is growing within the rear garden of 3, Granville Close, Warblington, Havant, Hampshire, PO9 2TR close to the southern boundary fence.

General Description The subject property, 3 Granville Close, is a detached residential dwelling situated within a quiet cul-de-sac in the Warblington district of Havant, Hampshire (Grid Ref: SU 725 059 / Postcode: PO9 2TR). The property comprises a private residential plot featuring private gardens to the front and rear, bounded by neighbouring domestic curtilages.

Topography and Soil Context The site occupies relatively level terrain characteristic of the coastal plain of south Hampshire. According to British Geological Survey (BGS) mapping data, the underlying geology predominantly consists of Chalk Group (White Chalk Subgroup) overlain by superficial deposits of Head (clay, silt, sand, and gravel) or River Terrace Deposits. Clay-rich upper horizons in this locality can exhibit shrink-swell potential, which is an important consideration regarding tree proximity to built structures.

Local Microclimate and Exposure Positioned approximately 1 mile north of the upper reaches of Chichester Harbour (a designated Solent maritime area), the site experiences a temperate coastal-influenced microclimate. Whilst partially sheltered by the surrounding low-density residential canopy and built form, mature trees on site—particularly those exceeding roof-ridge height—remain exposed to prevailing south-westerly winds.

3. Inspection & observations

3.1. Tree dimensions

Species: Common Oak (Quercus robur)
Number of trees: 1
Height: 23m
Number of Stems: 1
Average Stem Diameter @ 1.5m agl: 1380mm
Crown radius average spread: 12.4m
Height of crown clearance: 4.3m, average above ground level
Age class: Mature
Vitality: Normal
Distance from built structures: X3 summer houses and property boundaries all located within 5m of the trees stem base.
Amenity value: High amenity value with the tree sitting prominently within the landscape and viewable from multiple angles, properties and from a great distance.
Above ground targets: Boundaries; dwellings; occupants; adjacent properties.

3.2. Initial Observations

The subject tree is growing prominently within the site landscape being positioned centrally at the rear of the garden[1]. The tree has good foliar density and a semi balanced canopy albeit with a leaning stem. The tree canopy has a dark green foliage colour in contrast to many surrounding trees despite the extended period of drought we have been experiencing.

3.3. Roots and root buttresses

During my inspection, I observed that a significant percentage of the tree's rooting zone has been mulched using tree bark. Several garden structures have been constructed within the rooting zone of the tree. The trees stem has normal taper and root buttress formation characteristic of the trees age and species[2]. Mallet sounding of the buttress roots and basal stem flare did not produce a resonance characteristic of internal hollowing or cavities, neither did I find any loose or necrotic bark or cambium.

3.4. Stem

Close inspection of the trees main stem up to the point at which its canopy is formed by major branching structure contains a number of biomechanical features.

The first feature of note is a large diameter historic pruning wound located at 3m agl on the northern side of the trees stem. This wound measures approximately 300mm x 330mm and is in the process of occluding with callus forming around the wound site[3].

[1] Appendix A, Photo 1
[2] Appendix A, Photo 2
[3] Appendix A, Photo 3

A small cavity is present on the western side of the trees stem at a height of 2.7m agl. This cavity measures 50mm x 60mm and extends into the trees stem to an unknown depth. Due to the height of this feature, I was not able to measure its depth. However, mallet sounding of this area produced a hollow resonance below the cavity opening to a distance of 400mm below the opening[4]. Further evidence of historic limb loss can be observed above the cavity with exposed heartwood present evident and callus forming around the wound site with a profusion of epicormic growths in the same area[5].

Another site of historic pruning or limb loss can be viewed on the southern side of the trees stem at a height of 2.5-2.7m agl[6]. The exposed heart wood contains a small cavity and is visibly decayed, as is the exposed heartwood at all of the previous sites discussed previously. This particular historic wound measures approximately 400mm x 400mm.

Stepping back from the tree into the rear garden in a northerly direction, and additional sites of biomechanical interest can be observed[7]. The first area of interest if located at approximately 8m above ground level and consists of a historic limb failure or removal. This area has obviously decayed with a cavity now being present and possibly being widened and used as a home by wildlife. The second site is located approximately 2-3m above this first site and has the external appearance of a historic limb failure due to its jagged/torn nature. Both of these sites can be viewed in the photographic record contained within the appendix of this document.

3.5. Branch attachments and branches

I was initially instructed to carry out my inspection of the tree following the failure of a limb located on the eastern side of the tree. The resulting stub is still present on the tree located at 4.5m agl[8]. The presence of this stub and the fractured section left on the ground below the tree allows full inspection to find the causative agent or agents for the failure of this limb. I inspected both fractured sections of the limb, being the torn stub on the tree and the section on the ground. The section of residual wood on the ground contains dry wood fibres and a coalesced area of decay originating from two separate wound sites on opposite sides of the woody section[9].

A small diameter lateral limb located at 7.39m agl projecting Northeast over an adjacent Yew tree has a decayed upper surface with exposed and decayed heartwood extending up to 2m in length along its uppermost side originating from close to its attachment point to its parent stem[10].

A large diameter lateral limb located at 4.7m agl projecting south over neighbouring property gardens contains a fracture characteristic of a Hazard Beam type fracture at an approximate distance of 1.5m from its point of origin with its parent stem[11]. This limb is of considerable length and weight and extends a significant distance over the neighbouring properties.

[4] Appendix A, Photo 4
[5] Appendix A, Photo 4
[6] Appendix A, Photo 5
[7] Appendix A, Photo 6
[8] Appendix A, Photo 7 & 8
[9] Appendix A, Photos 9
[10] Appendix A, Photo 10
[11] Appendix A, Photos 11 & 12

During my inspection of the trees canopy I observed small and large diameter deadwood sections throughout the trees canopy overhanging the rear garden.

3.6. Leaves and shoots

As previously mentioned, the trees canopy and leaves display normal vitality characteristic of this trees species and age class. I observed normal growth extension of the tree's apical shoots.

4. Conclusion

Summary of Condition and Health

The subject tree (T1, Common Oak) is a prominent, mature specimen possessing high visual amenity value within the surrounding landscape. Biologically, the tree exhibits normal physiological vitality, characterised by good foliar density, healthy leaf colour, and normal apical shoot extension despite recent regional drought conditions.

Biomechanical Defect Analysis

Despite its reasonable biological health, T1 displays significant structural and biomechanical defects across its stem and canopy that present an elevated risk of localised structural failure:

- **Recent Limb Failure & Decay:** Inspection of the primary limb that failed on 15th August 2026 confirms that the failure was driven by extensive internal decay originating from historic wound sites. The resulting fractured stub at 4.5m above ground level (agl) remains a site of potential fungal colonisation.
- **Active Hazard Beam Fracture:** A large-diameter primary lateral limb extending southwards at 4.7m agl over neighbouring garden curtilages exhibits a distinct Hazard Beam fracture approximately 1.5m from its point of attachment. Given its weight, leverage, and position directly over high-occupancy target areas, this limb presents a high risk of imminent failure.
- **Stem Cavities & Internal Decay:** Mallet sounding and visual inspection identified multiple historic pruning wounds, open cavities, and localised areas of heartwood decay along the main stem (notably between 2.5m and 8.0m agl). These features indicate progressive internal decay, though current stem wall thickness remains sufficient to support the main axis at present.
- **Defective Lateral Canopy Elements:** An additional lateral branch projecting north-east at 7.39m agl exhibits severe upper-surface decay along a 2m length. Furthermore, deadwood of varying diameters is distributed throughout the canopy directly over internal target areas (garden structures and boundary lines).

Fungal Context & Rooting Environment

While basal mallet sounding did not indicate extensive lower-stem hollows, the presence of multiple garden structures within 5m of the stem base and reported fungal fruiting bodies within the rooting zone warrant caution. Unidentified fungal species could indicate underlying saprotrophic or parasitic root/butt decay, which could compromise long-term anchorage—particularly given the tree's exposure to prevailing south-westerly winds.

Risk & Retention Assessment

The target environment within the immediate drop zone of T1 includes low-to-moderate occupancy domestic features, such as garden summer houses, boundary fencing, and private residential amenity space.

While the tree displays good physiological vitality and does not warrant removal, localised biomechanical defects—specifically the recent lateral limb failure, the hazard beam fracture over the southern boundary, areas of upper-surface branch decay, and reported fungal fruiting bodies—represent elevated localised hazards if left unmanaged.

However, these defects are localised and manageable. They do not indicate systemic failure of the main stem or root plate. In my professional opinion, upon completion of the specified remedial works (including the 3m reduction and Cobra bracing of the southern lateral, the overall 2m crown reduction, and deadwood management), the risk presented by T1 will be reduced to an acceptable level (As Low As Reasonably Practicable — ALARP). These proportionate interventions will manage leverage forces acting on historic stem wounds while facilitating the safe, continued retention of this high-amenity, TPO-protected tree.

5. Recommendations

The following remedial works and management strategies are recommended to mitigate the identified structural hazards, manage leverage forces across the main stem cavities, and facilitate the safe retention of the tree.

5.1. Completed Emergency Works (5-Day Notice)

- **Primary Southern Lateral (Hazard Beam Limb at 4.7m agl):** Due to the severe structural instability presented by the longitudinal Hazard Beam fracture overhanging adjacent properties, formal notification was submitted to Havant Borough Council under the 5-day notice provision for dangerous protected trees. Written permission to proceed was granted on the morning of 19th August 2026.
    - **Action Taken:** The limb is to be systematically reduced in length by 3.0 metres back to suitable lateral growth points in accordance with BS 3998:2010. Furthermore, an 8-tonne Cobra dynamic, non-invasive bracing system is to be installed[12]. These measures are to be implemented to eliminate the immediate threat of structural failure over neighbouring curtilages and to ensure the long-term, safe retention of the remaining branch structure.

[12] 8 Ton Cobra Bracing System

5.2. Priority Remedial Tree Works (Subject to Standard LPA Application)

Because T1 is protected by Havant Borough Council Tree Preservation Order (TPO No. 1074), a formal TPO application supported by this report must be submitted to the Local Planning Authority prior to commencing the following works:

1. **Overall Canopy Reduction:**
   - **Work:** Reduce the overall height and radial spread of the crown by up to **2.0 metres**, pruning back to suitable live lateral growth points.
   - **Rationale:** Reducing the overall canopy mass will decrease wind-sail exposure, lower leverage forces acting upon the defective upper stem cavities (at 8m agl) and reduce stress on the leaning stem and root plate.
2. **Eastern Fracture Stub (4.5m agl):**
   - **Work:** Target-prune the fractured stub left by the recent limb failure back to the branch collar or a suitable lateral branch to facilitate clean callus occlusion and minimise further decay ingress.
3. **North-Eastern Lateral Limb (7.39m agl):**
   - **Work:** Prune back the north-eastern lateral branch exhibiting upper-surface decay, incorporating it into the overall 2-metre crown reduction to significantly reduce end-weight over the adjacent Yew tree.
4. **General Canopy Deadwood Management:**
   - **Work:** Remove all major deadwood exceeding 50mm in diameter throughout the canopy to eliminate the risk of falling debris into target areas within the garden.
5. **Work Standards:** All tree work must be executed in strict accordance with ***BS 3998:2010 Tree Work – Recommendations*** by a fully qualified and insured arboricultural contractor.

5.3. Diagnostic & Monitoring Recommendations

1. **Fungal Identification:**
   - The property owners should monitor the root zone and basal stem flare for the re-emergence of fungal fruiting bodies. When visible, photographs or physical specimens should be obtained for specialist identification to ascertain whether root-rot pathogens are active within the rooting environment.
2. **Re-Inspection Schedule:**
   - Due to the presence of stem cavities, historic limb failures, and nearby target areas, T1 should undergo a ground-based Visual Tree Assessment (VTA) every **12 months** or immediately following any significant severe storm event.

6. Considerations

All tree works should be undertaken by a competent, suitably qualified, and fully insured arboricultural contractor, operating in accordance with BS 3998:2010 – Tree Work – Recommendations. The contractor should prepare and implement appropriate risk assessments and method statements prior to the commencement of works, with due regard to current health and safety legislation, industry best practice, and site-specific constraints.

A Responsibility remains with the landowner and any appointed contractor to ensure that the legal status of the subject trees is fully established prior to the commencement of any works. Where trees are protected by a Tree Preservation Order (TPO) or are located within a Conservation Area, any proposed works will require formal consent or notification to the Local Planning Authority (LPA) in accordance with the Town and Country Planning Act 1990 and associated regulations.

No works should be undertaken to any protected tree unless the required permission has been granted in writing by the LPA, or the statutory notification period has expired without objection, as applicable. Failure to obtain the appropriate consent may constitute a criminal offence and could result in enforcement action.

Where recommended works are progressed on the basis of this report, it is advised that the scope and specification of works submitted to the LPA are consistent with the findings and recommendations contained herein, in order to ensure clarity of intent and facilitate effective decision making.

The presence or absence of statutory tree protection should be reconfirmed immediately prior to works commencing, as tree protection status may change independently of this report. This report does not constitute consent to carry out works to protected trees.

All tree works should take account of relevant ecological legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. In particular, nesting birds and roosting bats are afforded legal protection. Should evidence of protected species be identified during works, operations should cease immediately and advice sought from a suitably qualified ecologist before works proceed further.

Where replacement planting is undertaken, this should be carried out in accordance with BS 8545:2014 (as amended) Trees: from nursery to independence in the landscape, with appropriate establishment and aftercare measures provided to support successful establishment. In the absence of statutory tree protection, replacement planting is identified as a matter of best practice rather than legal requirement, intended to mitigate amenity loss and support longer term canopy cover and landscape function.

All contractors should implement appropriate biosecurity measures to minimise the risk of spreading pests, pathogens, or decay organisms during tree works. The Arboricultural Association's Application of Biosecurity in Arboriculture (Guidance Note 2) provides guidance on the responsibilities of tree work contractors and should be followed as a minimum standard. Tools, machinery, and equipment should be cleaned and, where appropriate, disinfected before and after

use, particularly where contact is made with decayed or infected wood. Arisings should be managed responsibly and disposed of in accordance with current waste and biosecurity guidance.

7. Additional information

7.1. Limitations of the report

Trees are living, dynamic structures that exist within a constantly changing environment and are subject to pests, diseases, extreme weather events, and alterations to their rooting environment. This report reflects the condition of the tree(s) at the time of inspection only. Accordingly, the findings, conclusions, and recommendations contained herein are based solely on observations made during the survey and may change over time. Re inspection may be required following severe weather events, significant site alteration, construction activity, or where there is an obvious change in tree condition or appearance. Notwithstanding the above, this report is regarded as valid for a period of twelve months from the date of issue (Wednesday, 19 August 2026).

The survey and its conclusions are based on a ground based visual inspection only and do not benefit from invasive investigation, climbing inspection, laboratory analysis, or third-party technical reports unless otherwise stated. The opinions expressed within this report are professional judgements formed using the author's arboricultural experience and recognised tree assessment methodologies.

This report relates exclusively to the arboricultural condition and management of the tree(s) and does not address ecological, archaeological, geotechnical, structural engineering, drainage, or other specialist disciplines that may be present on site.

There has been no instruction to assess the risk of indirect damage to surrounding or adjacent structures, services, or infrastructure. Accordingly, no consideration has been given to the potential for subsidence, heave, shrinkage, or changes in ground moisture regimes arising from tree retention, management, or removal. Specialist advice should be sought where such matters are of concern.

Only visible parts of the tree(s) were inspected. Areas obscured by dense vegetation, ivy cover, or restricted access may limit the ability to fully assess structural condition. Where visibility was restricted, this has been noted and, where appropriate, recommendations have been made to facilitate further inspection. Defects identified from ground level may require further investigation, including climbing inspection or internal assessment, to determine their extent and significance.

Trees exhibiting external characteristics suggestive of internal dysfunction or decay may require further assessment using specialist investigative equipment (for example, decay detection devices). Any such investigations fall outside the scope of this survey unless explicitly stated.

No soil excavation, root exposure, or below ground inspection was undertaken as part of this survey. Observations relating to soil condition, compaction, or drainage are therefore based on surface indicators only.

Where observations or comments are made regarding non arboricultural matters—such as built structures, construction practices, or soil conditions—these are provided as general observations only. Such comments are made from an arboricultural perspective and should not be relied upon as specialist advice. Confirmation should be sought from appropriately qualified professionals.

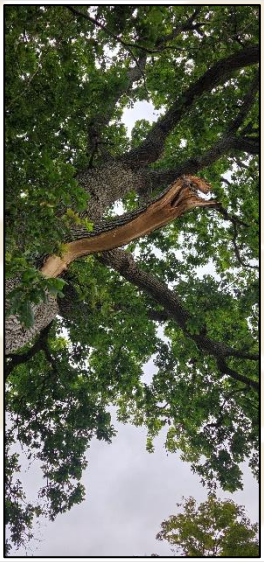
Cladoptosis (sudden branch drop) is a natural phenomenon that remains difficult to predict and may occur in otherwise healthy trees, often during or following prolonged periods of hot, calm weather. There are typically no reliable visual indicators of imminent branch failure associated with this process. While inspections are undertaken with this phenomenon in mind, no responsibility can be accepted for the occurrence of sudden branch drop.

This report has been prepared for the Client named within and for the stated purpose only. It should not be relied upon by any other party without the author's prior written consent. Any reliance placed upon this report beyond its stated scope is entirely at the reader's own risk.

Appendix A

Photo Ref	Photograph	Description / Observations
Photo 1		A southerly view of the subject tree growing within the rear garden of the property.
Photo 2		The tree stem bas showing normal rooting flare and mulched rooting zone. Note the cut up remnants of the failed limb to the left of the trees stem.

Photo 3		The tree stem has a tendency to lean toward the east. Note the historic wound from historic limb removal at 3m agl which is occluding.
Photo 4		A photo of the trees stem looking east. Note the small cavity in the trees stem which was sounded during my inspection. Further evidence of historic limb removal or failure can be observed above the cavity.
Photo 5		A photo of the trees stem looking north toward the main dwelling. Further historic limb removal can be observed on the trees stem.

Photo 6		A photo looking south and upwards into the main canopy break of the tree. S small cavity can be observed below and left of the brown mark below the primary limb. This is evidence of gnawing from Squirrels. A further site of likely limb failure can be observed on the trees primary limb structure in the top right side of the photo.
Photo 7		An image of the fractured stub resulting from the recent limb failure.
Photo 8		Another image of the fractured stub showing its location in relation to the summer house which was subsequently damaged.

Photos 9		Two images of the fracture surface taken at the point of failure post removal from the summer house roof. Note the internal decay in the uppermost image, desiccated internal wood fibres, and coalescence of decay resulting from two external areas of historic wounding.
Photo 10		A limb projecting northeast over an adjacent Yew tree which has a heavily decayed upper surface for approximately 2.5m of its length. Damage likely due to bark stripping by Squirrels.
Photo 11		An image of a large diameter primary limb projecting south over X2 adjacent property gardens at an approximate height of 4.7m agl. The subject limb has a hazard Beam fracture type biomechanical feature at 1.2-1.5m from its primary attachment point with its parent stem.

Photo 12		A close-up image of the subtle but significant open crack in the limb.

8. Qualifications & experience

This report was constructed and written by

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

Founder & Principal Arboricultural Consultant

I have 27 years' 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) and Level 6 Diploma (ABC) in Arboriculture, as well as a LANTRA Professional Tree Inspection qualification. I provide consultancy services to several local government authorities and a wide range of private, commercial and domestic clients. I am a professional member of the International Society of Arboriculture and the Consulting Arborist Society. 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)

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