Services Ltd

TREE INSPECTION
&
ARBORICULTURAL REPORT

Relating to

Sycamore Grange
Branksomewood Road
Fleet
Hants
GU51 4JU

FS 646739 EMS 646740

APPENDICES

APPENDIX 1
Tree Inspection Schedule with recommended works

APPENDIX 2
Tree Inspection Plans (not to scale)

APPENDIX 3
Firstport Retirement Property Services Instruction Letter

Produced for:

Sycamore Grange Care of Firstport Retirement Property Services
Mrs Theresa Buckland
Sycamore Grange
Branksomewood Road
Fleet
Hants
GU51 4JU

Prepared by:

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Reviewed by:
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Friday 17th November 2023

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1.0 INTRODUCTION

1.1 Brief. We have been instructed by Mrs Theresa Buckland as the House Manager on behalf of Firstport Retirement Property Services to carry out a Tree Inspection of all the trees on site in accordance with the specification set out in their letter, appendix 3. The Tree Inspection was carried out for Health & Safety purposes and in order to make recommendations for appropriate tree work.

1.2 The purpose of this Report is to ensure that the owners of the site have taken reasonable steps to prevent injury to residents/staff/visitors or damage to property by the subject trees. The Owners' & Occupiers' Liability Acts 1957 and 1984 state the person responsible for trees has a 'Duty of Care' to carry out regular tree inspections in order that sufficient care is taken to avoid foreseeable harm or damage by the trees under the individual's control.

2.0 TREE INSPECTION METHOD

The trees within the specified areas which could cause injury or damage to people or property due to structural instability were inspected on Friday 17th November and the weather conditions were Cloudy, cold with fair visibility. Each tree has been assessed from ground level in line with Visual Tree Assessment guidance (VTA). A nylon sounding mallet was used when decay was suspected combined with a metal probe to aid diagnosis.

2.2 The height, stem diameter and crown spread of the trees were estimated as the accuracy of these measurements is generally not critical to the decision-making process when recommending necessary tree works.

2.3 Trees that require assessing in accordance with the instruction have been tagged with tree tags (0975 – 0986a) and marked on a Tree Inspection Plan. All tree tags are attached to the trees at approx. 1.5m from ground level and are facing the main building. Details of the tree works are provided in the Tree Inspection Schedule with recommended tree works.

2.4 Each tree is given a Zone classification as High, Moderate or Low based on its location and the likelihood and consequence of any potential damage. This should be used as guidance in the prioritisation of any works.

3.0 LEGAL STATUS

3.1 Prior to any tree work being undertaken, your contractor should verify whether there are any Tree Preservation orders, Conservation Area status or Planning Restrictions affecting the works. Should any or all of these be the case, formal Local Authority Planning Consent should be obtained in writing unless the works are deemed to be of an exempt nature where a separate notice may apply. For further information please visit https://www.treeline.co.uk/legislation

4.0 GENERAL SITE DESCRIPTION

4.1 The site in question is situated within the administrative jurisdiction of Hart District Council. www.hart.gov.uk

5.0 TREE APPRAISAL

5.1 All trees on site within the scope of our instruction have been indicated on the Tree Survey Schedule with recommended tree works as Appendix 1 and the Tree Inspection Plan as Appendix 2.

6.0 RECOMMENDATIONS

6.1 As shown on Appendix 1, there are no trees considered (Category U) under the British Standards Grade column, therefore, no urgent works are considered necessary at this time. However, The Tibetan Cherry T0975 has been recommended for a crown reduction to the previous points to limit the impact of the crown on the small court yards area of the gardens and to encourage new growth. Also, to thin the crown by removal of the upright water shoots and epicormic growth. The Hornbeam Hedge has been recommended for the stake and tie to be removed from the forth tree from the northwest end due to the tie constriction around the main stem, If the climbing rose is staying in this location, then just the tie to be removed off the main stem. The Holly T0980 has been recommended for felling to near ground level due to the 85% deceased crown overhanging the public foot path and within falling distance of the main road or site car park area. The Adjacent Holly T0981 has been suggested for a re-inspection in spring 2024 as this tree is also in decline. The remainder of the work specified is considered good management and should be programmed in within the timeframes set out in the schedule.

6.2 It is recommended that the work is undertaken by an Arboricultural Association Approved Contractor. All works should conform to British Standards (BS) 3998:2010 Recommendations for Tree Work and to current Arboricultural best practice.

6.3 Recommended inspection re-visits from a Health & Safety perspective are shown in Appendix 1, the inspection frequency is set in accordance with the instruction letter appendix 3, as every two years unless we feel it necessary to revisit more frequently.

6.4 The Wildlife & Countryside Act 1981 (as amended by The Countryside & Rights of Way Act 2000) and The Habitat Regulations 1994 place a legal obligation on the owners and Arboricultural Contractors working on their behalf to protect wildlife species and their habitats. In particular, care should be taken to avoid disturbing all wild birds, bats and badgers (including nests, roosting sites and setts). This normally dictates that pruning and felling should not be carried out during bird nesting season (from March to October) unless safety is an issue. This may have a significant impact on the timing and methodology of the tree works and the client will be made aware of this.

7.0 THIRD PARTY TREES

7.1 In the event that work is recommended to a third party owned tree (off site), the persons requiring the work to be carried out has a legal responsibility to offer the arising's from any cutting operations back to the owner prior to any works being carried out, the above applies to cutting back third party trees working from within your own property. If access is required onto third party land to carry out work over your own property or pruning is required beyond the boundary then written permission for access and working on third party trees would be required from the owner prior to any work being carried out.

8.0 CONCLUSIONS

8.1 The agreed areas have been Inspections and recommendations have been made for appropriate works. These works should be carried out in full in accordance with the given timeframes. It is advised that this Inspection should be reviewed at intervals of two years.

9.0 LIMITATION

9.1 The assessments are based on professional experience and expert observation at the time of the inspection. No liability can be assumed to rest with Treeline Services limited should site conditions or features alter after our inspection.

9.2 Validity Period:
The conclusions and recommendations in this report are valid for a period of one year from the date of survey. Trees are living organisms subject to change: this validity period may be reduced should changes in condition occur to the subject(s) of the report or surrounding area. All recommendations are given in the context of the site's current usage; any change would dictate a re-inspection.

10.0 GLOSSARY

10.1 Definitions: In the context of tree management services, the following meanings apply:

Survey: A general assessment of trees from ground level as specified by the instructing party and plotting of trees individually or in groups on a Tree Schedule and recording of observations on a tabulated schedule (Appendix. 1). Trees are surveyed and assessed only from land in the clients ownership, management or public land, access from neighbouring private land is not sought other than by special arrangement with the instructing party.

Inspection: A detailed examination of a tree or trees to determine the state of their health or mechanical integrity or both as might be specified by the instructing party, or to determine the cause of an effect such as damage to a structure in relation to a tree or trees. Trees will be surveyed, assessed and inspected only from land in the clients ownership or public land, access from neighbouring private land will not be sought other than by special arrangement with the instructing party.

Target: A target is anything of value (persons or property), which could be harmed in the event of tree failure.

10.2 EXPLANATION OF MANAGEMENT PRESCRIPTIONS

Management Prescription	Explanation
Bracing Work Required	Installation of modern, industry standard tree bracing system (e.g., Cobra System) to mitigate risk of union failure. Steel Bracing may also be recommended in certain circumstances.
Coppice	Felling of the main stem(s) (usually of a previously coppiced tree or species that is commonly coppiced) to ground level, promoting regrowth of fresh shoots.
Crown Lift	Removal of the lowest branches or parts of these branches (secondary growth) which extend below a particular height, usually to necessitate access. Removal of branches greater in diameter than one third the diameter of the stem from which they are removed should be avoided.
Crown Reduce	A crown reduction is a very common arboricultural operation performed to reduce the height and/or spread of a tree by selectively cutting back smaller/secondary branches. This can be done to help prevent damage to the tree caused by 'wind-loading', but more commonly is performed when a tree is outgrowing its confines, or for purely cosmetic reasons. Crown reductions are specified as a reduction of a specific meterage both in height & lateral spread. Reductions of greater than 30% of crown volume should be avoided except in exceptional circumstances as this can be detrimental to the health of the tree. The branch removed should not leave a wound diameter greater than ⅓ of the diameter of the parent branch from which it has been cut at the pruning point.
Crown Thin	Crown thinning involves the removal of some of the branches and leaf area of the tree with the intention of creating an even and balanced tree structure. This may include the removal of damaged, crossing and crowded branches. As with reductions, removal of more than 30% of the leaf area should be avoided and the branch removed should not leave a wound diameter greater than a ⅓ of the diameter of the parent branch from which it has been cut, at the pruning point.
Decay Detection	Decay detection by invasive or non-invasive measures is recommended if it is suspected that the tree is afflicted by decay fungi and may be structurally unsound.

Epicormic Growth Removal	Epicormic growth is the proliferation of young shoots around the stem and branches from adventitious buds present beneath the bark.
Acoustic Test	The trunk is sounded with a non-damaging instrument, such as a broad-headed mallet made of nylon. The tree risk assessor strikes the tree trunk in multiple places and listens for tone variations that may indicate hollows or dead bark.
Fell To Near Ground Level	Complete removal of the tree leaving a stump near to ground level.
Fell Tree and Treat Stump	Complete removal of the tree leaving a stump, which is then poisoned to prevent regrowth.
Formative Prune	Formative pruning is an operation usually completed early in the life of a tree to promote good form and reduce the possibility of defects forming in later life.
Hanger Removal	Removal of a partially or completely loose branch which presents a hazard, especially in high wind.
Sever Ivy	Severing ivy at the base of the tree to kill off growth in the canopy. A section of ivy approximately 100cm should be removed to prevent ivy from re-grafting together and continuing to grow. This should be carried out using hand tools only.
Ivy Removal	Complete removal of ivy.
Monolith to Safe Level	Removal of all side branches and treetop leaving a standing trunk at a given height which may then be left to decay and fall apart usually for ecological reasons.
Pollard to Original Points	Pollarding involves cutting back the crown of the tree back to the trunk and allowing new branches to sprout from the cuts and is, strictly speaking, the correct term only when a tree has been previously pollard and there are already pollard points present. Pollarding to original points is to make a new series of cuts at the same position as the cuts of the previous cycle.
Remove Basal Growth	Removal of shoots from around the base of the stem of a tree

Removal of Deadwood	Removal of all or a specified diameter of dead or dying and damaged branches.
Stub Removal	Pruning cuts should be made in accordance with the recommendations in BS3998 2010 – cuts should be made at the appropriate place neither flush cutting, nor leaving stubs.
Stump Removal	Removal of the stump either through excavation by hand, or by grinding out with a mechanical stump grinder.
Undertake Climbing Inspection	A climbing inspection may be deemed necessary to inspect features in the crown which are not sufficiently visible from the ground. A written report of the relevant findings should be produced.

TREE INSPECTION REPORT

QUOTATION NO: 46483
SITE ADDRESS: Sycamore Grange, Branksomewood Road, Fleet, Hants, GU51 4JU
DATE & WEATHER CONDITIONS: Friday 17th November 2023 Weather: Cloudy, cold with fair visibility.

Tree No. on Plan	Species	Age Class	Height (Ms)	Spread (Ms)	Stem Diameter mm	Vigour	Life Expectancy	B.S. grade	Physiological Condition/ Remarks	Recommendations	Informed by Risk Rating		
											Risk Zone	Work Priority	Inspection Frequency
0975	Prunus Serrula Tibetan Cherry	M	5	2	3x 50	A	20 – 40	B	Good amenity value tree for site, Triple stemmed tree from ground level, Crown reduced in past, Minor deadwood present in crown in range of 25mm and smaller, Low lateral branches over flower beds, Bird feeders hanging in crown, Extensive regeneration growth preset, Dense crown with upright water shoots, No fruiting bodies present at time of inspection, Acoustic test inconclusive.	Crown reduce by 1 – 1.5m to previous points, this crown by removal of upright water shoots and epicormic growth.	2	3	2
0975a	Malus spp X2 Hazel & Apple Group	M	7	1.5	100	A	20 – 40	B	Offsite trees in neighbouring garden, Good screening value trees, Reduced in past, Lateral branches cut back from overhanging hedged boundary, Minor deadwood present in crown in range of 25mm and smaller, Southwest stem enveloped in ivy to a height of 4m, Basal inspection impeded due to location of trees and boundary fence.	No works required.	3	0	2
0976	Carpinus Betulus Line of Espalier Hornbeam	SM	4	1	100	A	20 – 40	B	Line of 17 espalier trees, Good screening trees from neighbouring large car park, Reduced in height from 6m to 4m, Bamboo canopy supports removed from in trees, Stakes still in situ on 4th tree from northwest, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test OK.	Remove stake and tie from forth tree from Northwest if rose still attached just remove tie from main stem of tree.	2	3	2

0977	Carpinus Betulus Single Espalier Hornbeam	SM	4	1	100	A	20 – 40	B	Single espalier tree front of buggy store, Reduced in height from 6m to 4m, Bamboo canopy support removed, Minor deadwood present in crown in range of 25mm and smaller, Secondary growth rubbing on roof line of out building, No fruiting bodies present at time of inspection, Acoustic test OK.	Reduce secondary growth to give 250mm clearance of outbuilding.	2	4	2
0977a	Acer pseudoplat-anus Sycamore	M	15	3	350 X2	A	20 – 40	B	Offsite tree in neighbouring developments garden, Twin stemmed tree at ground level, lateral branches overhanging driveway of site reduced back in past, Crown lifted in past, Minor deadwood present in crown in range of 25mm and smaller, Epicormic growth on main stem, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location of the tree.	No works required.	2	0	2
0977 b	Acer pseudoplat-anus Sycamore	M	16	4	350 X3	A	20 – 40	B	Offsite tree in neighbouring developments garden, Triple stemmed tree at ground level, lateral branches overhanging driveway of site, Minor deadwood present in crown in range of 25mm and smaller, Epicormic growth on main stem, Pruned over driveway in past, Low level vegetation adjacent to this tree overhanging the driveway comprising of Laurel, Privet, Wild rose and Holly, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location of the tree.	No works required.	2	0	2
0977 c	Acer pseudoplat-anus Sycamore	M	14	3	350 X2	A	20 – 40	B	Offsite tree in neighbouring developments garden, lateral branches overhanging shrub bed adjacent to driveway of site, Minor deadwood present in crown in range of 25mm and smaller, Epicormic growth on main stem, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location of the tree.	Reduce lateral branches overhanging Rhododendron hedge by 2.5 – 3m to previous points.	3	4	2

0977 d	Acer pseudoplat-anus Sycamore	M	15	3	350 X2	A	20 – 40	B	Offsite tree in neighbouring developments garden, lateral branches overhanging shrub bed adjacent to driveway of site, Minor deadwood present in crown in range of 25mm and smaller, Epicormic growth on main stem, Dead Ivy enveloped main stem to a height of 13m, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location of the tree.	Reduce lateral branches overhanging Rhododendron hedge by 2.5 – 3m to previous points.	3	4	2
0978	Prunus spp Cherry	SM	5	2	50	A	20 – 40	B	Tree located on corner of entrance and car park, 22° degrees off centre lean to southwest towards public footpath over laurel hedge, No fruiting bodies present at time of inspection, Acoustic test OK.	No work required. (Monitor lean)	2	0	2
0979	Juniperus communis Common juniper	SM	5	2	50	A	10 – 20	B	Tree located in overcrowded area of front garden, Heavily suppressed by larger Holly tree T0980, Minor deadwood present in inner and low crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test OK.	No work required.	2	0	2
0980	Ilex aquifolium Common holly	M	12	3	200 X2	L	Less than 10 years	C	Good screening tree from road, Phone line running through crown, Multiple natural bracing branches in crown, Crown overhanging public foot path to the front southwest of the site, 7° off centre lean to southwest, tree in decline, 85% deceased crown, No fruiting bodies present at time of inspection, Acoustic test inconclusive.	Carefully fell to near ground level.	2	3	2
0981	Ilex aquifolium Common holly	M	13	3	Multi stem 30 - 200	A	20 – 40	B	Multi stemmed tree in central location in front gardens, 5° off central lean towards dwelling southwest due to suppression from other Holly T980, Sparse crown on northern stems in group, Old tree tag on main stem No: 03270, No fruiting bodies present at time of inspection, Acoustic test OK.	Monitor condition for signs of dieback on northern stems Re-inspect in Spring 2024.	2	3	2

0982	Liquidambar styraciflua American Sweetgum	SM	11	3	150	A	20 – 40	B	Good amenity and landscape value tree for site, Low lateral branches growing into and through shrubs and vegetation to the front of site, Heavily suppressed on north side by larger Silver Birch Tree T0983, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test OK.	No works required.	2	0	2
0983	Betula pubescens White Birch	SM	14	3	200	A	20 – 40	B	Good amenity and landscape value tree for site, Reduced over garden in past, Minor deadwood present in crown in range of 25mm and smaller, Surface roots present in lawn area in range of 25mm, Low canopy overhanging garden area, No fruiting bodies present at time of inspection, Acoustic test OK.	No work required.	3	0	2
0984	ilex aquifolium variegate. Variegated Holly	SM	4	2	200	A	20 – 40	B	Good amenity value tree in front garden adjacent to pedestrian entrance, Lateral growth close to internal pathway, Minor deadwood present in inner crown in range of 25mm and smaller, Old tree tag on main stem No: 03266, No fruiting bodies present at time of inspection, Acoustic test OK.	No works required.	0	0	2
0985	Fraxinus excelsior Common Ash	SM	5	1	50	A	40+	B	Good landscape value and screening value tree for site, Minor deadwood present in crown in range of 25mm and smaller, No signs of Ash dieback at time of inspection. No fruiting bodies present at time of inspection, Acoustic test OK.	No works required.	2	0	2

0985a	Tillia Common Lime	M	17	5	500	A	20 – 40	B	Offsite tree overhanging front garden area, Minor deadwood present in crown in range of 25mm and smaller, Epicormic growth rubbing on telegraph pole, Basal growth overhanging boundary laurel hedge, Dead hanging branch in basal growth at 3m, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location of tree.	No works required.	3	0	2
0986	Laburnum Alpinum	SM	5	1	20	A	10 – 20	B	Heavily suppressed tree under canopy of T985a, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test OK.	No works required.	3	0	2
0986a	Salix Caprea Goat willow	SM	9	4	250	A	20 – 40	B	Offsite tree overhanging roof of dwelling, Cut back in past from roof, Minor deadwood present in inner and low crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location of tree.	No work required.	2	0	2

Age Class:	Additional Comments:	Vigour	Life Expectancy	British Standard Grade	Inspection Frequency	Risk Zone	Work Priorty:
Y = Young		G = Good	Less than10	A = High	1. Monthly	1. High	1 = Urgent
EM= Early Mature		A = Average	10 - 20	B = Moderate	2. Annually	2. Moderate	2 = Within 1 month
SM = Semi-mature		L = Low	20 - 40	C = Low	3. Biannually	3. Low	3 = Within 6 months
M = Mature		D = Dead	40 +	U = Dangerous	4. Every3 yrs.		4 = Within 12 months
OM = Over-mature							5 – Within 24 months
V = Veteran							

APPENDIX 2


0985a
0986
0986a
0975
0975a
0985
0982
0984
0980
0983
0979
0981
0976
Branksomewood Rd
EXIT
0978
0977
0977d
0977c
0977b
0977a

APPENDIX 3

SPECIFICATION FOR RISK ASSESSMENTS ON TREES

General

The Risk Assessment is to be a detailed report of the trees. This is to include:

Details of the Site, which is the full address and post code.

Details of the person carrying out the inspection and their qualifications.

Date of the inspection.

Method as how they will carry out the inspections.

Specification of Works

Inspect all trees from ground level.

Mark all trees on a site layout and assign them ID numbers.

Provide Physiological conditions/ Remarks of the tree.

Make any observation about the trees.

Recommend any Arboricultural or other works to the trees to procure the continuing health and safety of the tree.

Provide a timescale in which the works are to be completed.

Trees to be inspected by an Arboriculturalist every two years as a minimum unless otherwise stated within appendix 1.

Limitations and Exclusions

Tree inspections are valid for a limited period only. Trees are subject to change as they are living organisms and are affected by the environment in which they live.

There is no such thing as a completely safe tree. Trees can fail as a result of exceptional weather conditions even if they are in good condition.

Method of Inspection

The trees are to be visually inspected from ground level only.

Information to be provided on report.

Tree ID – The number to be given to each tree and marked on the site layout.

Tree type - Common name of the tree.

Young – Establishing, usually with good vigour.
Early Mature – Established, Usually vigorous and increasing in height.
Semi Mature - Fully established, around half their species life expectancy, generally good vigour and achieving full height potential but crown still spreading.
Mature – Moderate vigour, no additional height expected and growth rate slowing.
Over Mature – Fully mature, in last quarter of life expectancy, vigour decreasing.
Veteran – An ancient tree with veteran features and that is of interest biologically, culturally or aesthetically because of its age or condition.

Height - The height of the tree in meters.
DBH (Stem Diameter at Brest height) - The diameter of the stem/s in millimetres at 1.5 meters above ground level.
Overall Condition – The Vigour of the tree.

G = Good - Tree in healthy condition or with minor defects of no significance.
A = Average - Trees with some defects but which can be rectified without removing the tree completely or those that mat require more frequent inspections.
L = Low - Trees with one or more significant defects.
D = Dead - Trees which show no sign of life.

Physiological Condition / Remarks - Any relevant comments about the tree.

Recommendations - Any Arboriculture recommendations necessary from a safety, amenity or tree health point of view.
01 – Urgent - recommended works to be carried out as soon as possible.
02 – High - recommended works to be carried out within one months.
03 – Moderate - Recommended works to be carried out within six months.
04 – Low - Recommended works to be carried out within one year.
05 – Advisory works - Recommended works to be carried out within two year.

Next Survey - The months within which the following survey should be carried out.

Firstport Retirement Property Services Instruction Letter 2011

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[redacted]

FS 646739 EMS 646740