



Arboricultural Report

**9 Chalgrove Way, Emmer Green,
RG4 8SJ**

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References

- British Standards Institution (2010). *BS 3998:2010 – Tree Work: Recommendations*.
- Strouts, R.G. & Winter, T.G. *Diagnosis of Ill-Health in Trees*. Research for Amenity Trees No. 2.
- Slater, D. (2022). *Branch Junctions: A Classification System for Arborists*. Arboricultural Association Guidance Note 14.
- Lonsdale, D. (1999). *Principles of Tree Hazard Assessment and Management*. DETR and Forestry Commission.
- National Tree Safety Group (2024). *Common Sense Risk Management of Trees*. Crown Copyright.
- *Trees in Relation to Design, Demolition and Construction*.
- NHBC Standards *Chapter 4.2 Building Near Trees*.

1.0 Instruction

This Arboricultural report has been instructed by Mr Adam Bowden

The site visit was carried out on Monday 13th July 2026.

This report has been commissioned to assess the current safety and condition of an Oak tree (*Quercus sp.*) after the recent failure of a branch. The assessment identifies observable defects, physiological or structural concerns and any associated risks to persons or property, with appropriate management recommendations provided where necessary. In commissioning this assessment and implementing any recommended works within the specified timescales, the tree owner is demonstrating a reasonable and proportionate approach to tree risk management and their duty of care in respect of public liability.

The report provides professional advice on appropriate management and maintenance measures to minimise associated risks. All recommendations are made in accordance with *BS 3998:2010 Tree Work – Recommendations*, *BS 5837:2012 Trees in Relation to Design, Demolition and Construction*, and *NHBC Standards Chapter 4.2 Building Near Trees*.

All recommendations are made in the context of visual tree assessment (VTA) principles and should be reviewed by a competent arborist prior to implementation.

The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. Non-invasive inspection equipment was used (probe, mallet, binoculars) to assess the trees structural integrity.

It is recommended that the trees are re-surveyed in approximately 18 months' time, unless otherwise stated in the report.

2.0 Limitations

- The contents are intended for the sole use of the client and the property owner. No liability is accepted for their use by any other parties to advance an argument or claim (including legal or financial) without prior consent.
- No liability is accepted for defects hidden from view by soil, vegetation or other obstacles to access.
- Formal assessment of topography, drainage, service conduits, & soil conditions will not be made and are beyond the scope of this report.
- Specific laboratory investigations of soil properties (plasticity index, moisture content, soil suction pressure) will not be made and are beyond the scope of this report.
- Reports only consider the potential for the tree to cause damage or injury under normally expected weather conditions.
- No liability for damage arising from any other source or mechanism is accepted.
- Reports consider risk mitigation measures, as opposed to risk elimination. Thus, if the tree is retained, a level of risk will remain.

- Plants are biological organisms & change with time. Assessment remains valid for 12 months from the date of inspection, or until a major storm (Wind Force 6 +) and or significant snow fall is experienced.
- It is understood that any risks associated with these limitations are accepted by the clients.

3.0 Legislations

3.1 Tree Constraints

TPO 156/01 *(Plan included in appendices)*

9 Chalgrove Way is subject to Individual TPOs Tree Protection Order. An Individual TPO is a legal protection placed by a Local Planning Authority on a specific tree. It protects the identified tree due to its amenity value, visibility, or contribution to the character of the area.

Under TPO, written consent must be obtained from the Local Planning Authority before carrying out works such as felling, lopping, topping, uprooting, wilful damage, or destruction of the protected tree. The purpose of the Order is to safeguard the tree's public amenity value and ensure its long-term retention. Carrying out unauthorised works to a protected tree is a criminal offence and may result in prosecution and financial penalties.

3.2 Protected Species

The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, afford statutory protection to birds, bats, and other wildlife that may occupy trees. These legal requirements can significantly influence when and how tree works are undertaken. To avoid disturbance to nesting birds and roosting bats, tree works should ideally be carried outside of 1 March - 31st July, when trees are less physiologically active and most protected species are less likely to be present.

Where urgent works are required, careful consideration must be given to potential ecological impacts. A qualified Ecologist should be consulted prior to any significant pruning, felling, or habitat modification to ensure that proposed operations comply with current wildlife legislation and do not harm protected species or their habitats.

4.0 Data Tables

Ref.	Species	Measurements	Survey Notes	Overall Condition	Recommendations
T001	Oak (<i>Quercus sp.</i>)	Height (m): 14 Crown Radius (m): 8 DBH (cm): 109 Life Stage: Mature Life Exp.: 30+ Years	Stem and base sound. Hammer taps to base and buttresses from ground level to at least 2m indicate normal sounding. There is no evidence of historic or current fungal fruiting bodies at the base of the stem. Tree leans at approximately 25° in a southerly direction. Pronounced basal buttressing and adaptive growth are present, indicative of a long-standing physiological response to the tree's lean. Historic branch tear on Southeastern aspect at approximately 3m. Heartwood exposed. Evidence of the wound occluding. At the time of inspection, no indications of significant decay. Historic branch tear on Southern aspect at 7 to 8m approximately 1m in length 30 cm in width. Heartwood exposed wound occluding well. At the time of inspection, no evidence of significant decay. Stem bifurcates at approximately 6m. Limb extending in a south-westerly direction with a circumference of approximately 1.5m. At the time of inspection, Union appears sound. Southwestern limb extends over neighbouring property number 9 St Benet's Way. Non-structural secondary branch growth extends approximately 1-2m beyond the roofline of the main structure at approximately 5-6m. The crown is asymmetrical with a bias to the Southwest with further secondary branches in the upper canopy overhanging the rear garden of 9 St Bents Way. Evidence of branch reduction within the last week to make safe a limb at approximately 9 m southwestern aspect, circumference approximately 60cm. Significant dead wood throughout the canopy. Typical for a tree of this age and species. Unions throughout the canopy appear sound at the time of inspection. Crown showing good vitality.	Good	Crown reduce the southern and south-western aspects of the canopy by pruning secondary branches back to suitable growth points, to achieve a minimum clearance of 4m between the rear elevation of the dwelling and the retained canopy Timescale:3 months Crown clear remove all significant dead wood over 2.5 cm in diameter throughout the canopy. Timescale:3 months Ensure child's trampoline is removed from underneath canopy of oak tree. Timescale: Immediately

5.0 Discussion

5.1 Trees

T001 Oak (*Quercus robur*)

The tree is in the back garden of a property that is currently rented, it is also in influencing distance of neighbouring back gardens and another property (9 St Benet's Way). The owner has a duty of care to manage it appropriately. Under the Occupiers' Liability Acts 1957 and 1984, together with the common law of negligence, tree owners are expected to take reasonable steps to identify and manage foreseeable hazards. This does not require trees to be made risk-free, but it does require proportionate inspection and maintenance. Implementing the recommendations within this report and undertaking periodic inspections by a suitably competent person will assist the owner in demonstrating that they have fulfilled their duty of care.

The oak is a mature tree of significant proportions, approximately 14 m in height with an average crown radius of 8 m and a stem diameter of approximately 109 cm. At the time of inspection, the tree was in good overall physiological condition and displaying good crown vitality.



Photo from SW

The stem and accessible basal area appeared sound when inspected from ground level. Sounding of the lower stem, basal area and accessible buttresses, from ground level to approximately 2m, produced normal resonant responses, with no significant areas of abnormal sounding identified. No current or historic fungal fruiting bodies were observed at the base of the stem at the time of inspection.

The tree has a pronounced lean of approximately 25° in a southerly direction. Pronounced basal buttressing and adaptive growth are present and are considered indicative of a long-standing physiological response to the tree's lean. No obvious recent movement, soil cracking, lifting of the root plate or other observable indicators of basal or root instability were identified at the time of inspection.

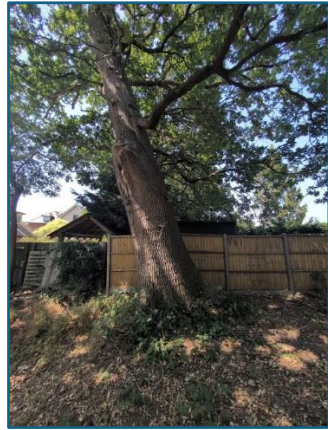
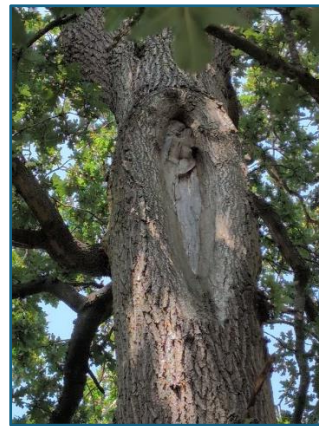


Photo from east – tree lean, increased buttressing on northern aspect to compensate lean

Historic branch tears are present on the south-eastern aspect at approximately 3m and on the southern aspect at approximately 7-8m. Heartwood is exposed at both locations; however, there is evidence of progressive occlusion around the wound margins. At the time of inspection, no obvious external indicators of significant decay or dysfunction associated with these wounds were observed.

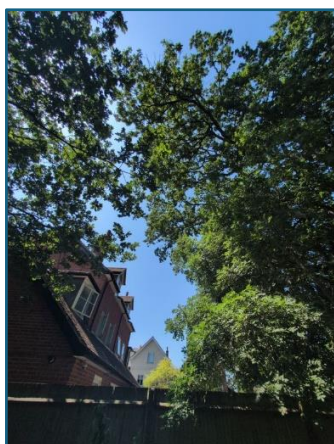


Branch tears; South eastern aspect 3m



Southern aspect 7-8m

The main stem bifurcates at approximately 6m, with a significant limb extending in a south-westerly direction. The limb has an approximate circumference of 1.5m and its union with the main stem appeared visually sound at the time of inspection. The crown is asymmetrical, with a pronounced bias towards the south-west. Secondary branch growth associated with the south-western limb extends over the neighbouring property, 9 St Benet's Way, with non-structural secondary branches extending approximately 1-2 m beyond the roofline of the main structure. Further secondary branch growth within the upper crown overhangs the rear garden of 9 St Benet's Way.



Canopy overhanging back garden and rear elevation - 9 Benets Way

The report was commissioned following the recent failure of a branch from the tree. Evidence of recent pruning was observed at approximately 9m on the south-western aspect, where works had been undertaken to make safe the affected limb. The branch had an approximate circumference of 60 cm. At the time of this inspection, no obvious visual defect or specific causal factor could be identified to conclusively explain the branch failure. Branch failure can occur because of several individual or combined factors, including localised structural weakness, previous damage, loading from wind or rainfall, changes in branch mass and leverage, or internal dysfunction that may not be externally visible. It is therefore not possible, based upon the observable evidence available at the time of inspection, to determine the precise cause of the recent branch failure.



Remedial work to make affected limb safe

Significant dead wood is present throughout the crown; however, the extent and distribution are considered broadly typical for a mature oak of this age and size.

The tree displays good vitality, the principal unions visible from ground level appear sound and no specific structural feature, cavity, fungal association or other observable defect has been identified that requires further detailed aerial investigation. The location of the recent branch failure has also been subject to recent remedial works to make the affected limb safe.

Notwithstanding the above, the crown extends over neighbouring property and areas of foreseeable occupancy. It is therefore recommended that:

- **The southern and south-western aspects of the crown are reduced by pruning secondary branches back to suitable growth points to achieve a minimum clearance of 4m between the rear elevation of the dwelling and the retained canopy.**
- **Significant dead wood greater than 2.5cm in diameter should also be removed throughout the crown.**
- **The child's trampoline should be relocated from beneath the canopy to reduce the period of occupancy beneath the tree.**

5.2 Recommended Tree Works

All specified tree works should be carried out in accordance with BS 3998:2010 – Tree Work: Recommendations.

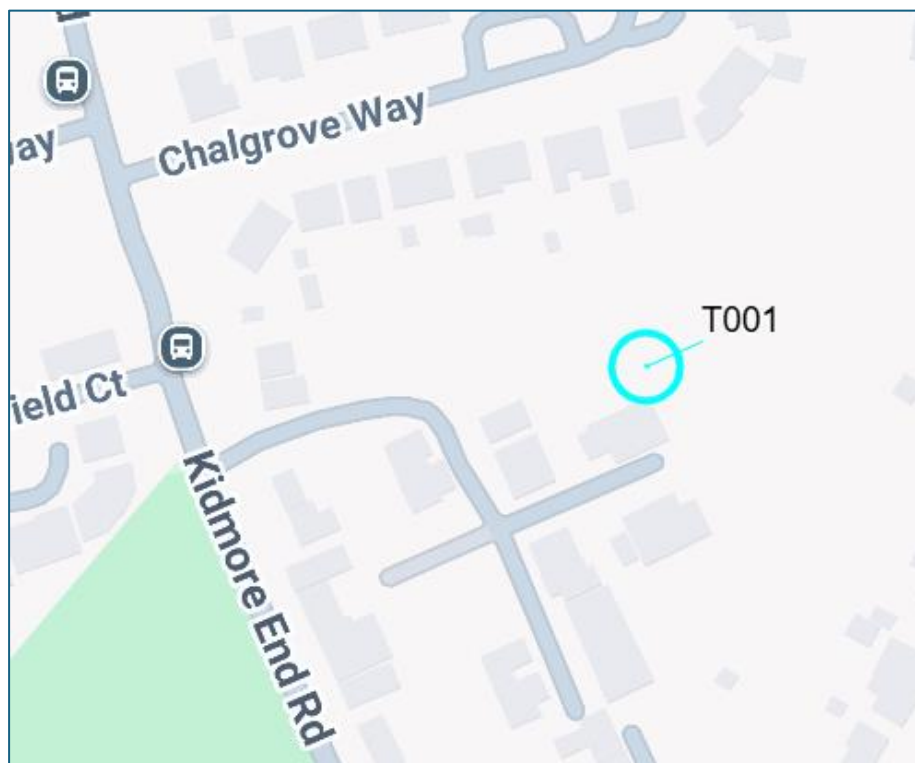
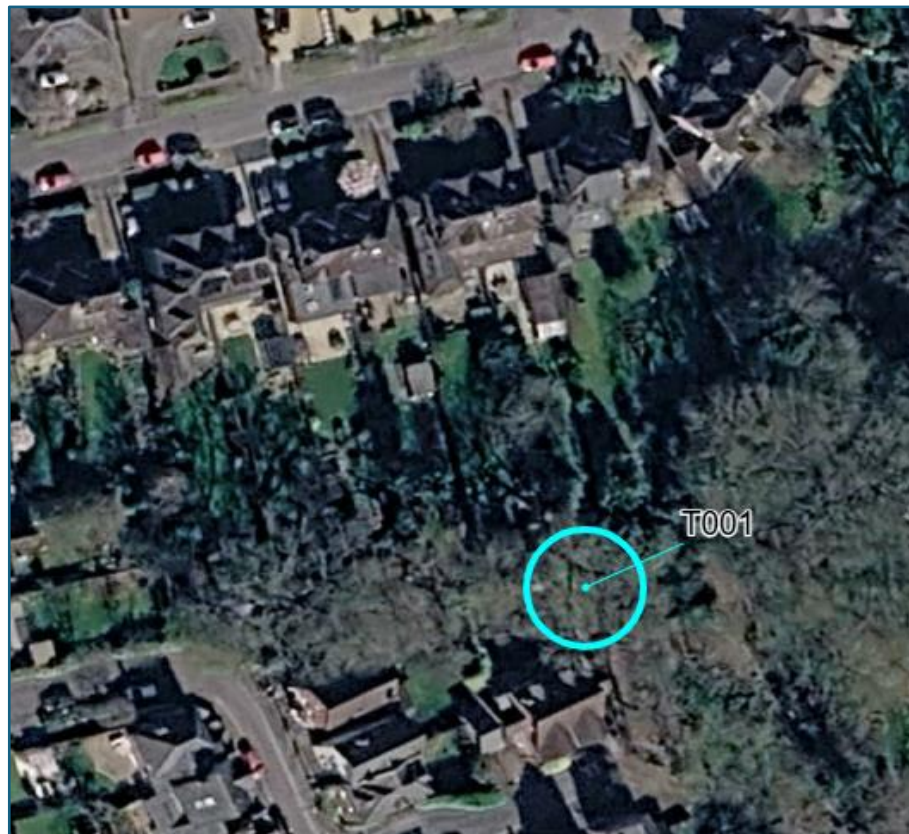
To minimise potential harm to trees during pruning operations, works to live trees should be undertaken during the summer months (July and August- unless stated for safety reasons in the report), avoiding periods of drought. Pruning should not be carried out immediately before or after leaf emergence (March to June), when trees' energy reserves are at their lowest and physiological stress is greatest.

All arisings from the works, including woodchips, brash, and timber, should be removed from around the bases of trees and not burnt on site. This will help prevent damage to roots and maintain soil health.

It is recommended that all works be undertaken by a competent and suitably qualified arboricultural contractor who holds appropriate Public and Products Liability Insurance (minimum £2 million cover) and Employers' Liability Insurance.

6.0 Appendices

6.1 Maps



6.2 TPO 156/01

