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Mr J Givons
Bucklands Farm
RH17 6JT

13th October 2023

Dear Mr Givons

RE: Pods at Bucklands Farm, RH17 6JT

Thank you for your instruction to undertake a survey of the trees at the above property. You asked me to survey access road to the residential pods as well as the areas around each of the two pods, in order to identify any trees that pose an unacceptable risk to guests. I visited the site on the 13th October 2023 and can now advise as follows.

Introduction:

Owners or occupiers of land have a duty of care that has implications for tree management; this can include the implementation of proactive inspections and maintenance. It is important that people having or taking ownership of, or responsibility for trees are aware of their condition. Tree inspections provide relevant information, to inform management decisions and demonstrate that care has been taken.

Trees are dynamic living organisms capable of achieving considerable size and structural complexity. The laws and forces of nature dictate a natural failure rate even among intact trees. By their very nature trees cannot be considered entirely free of risk.

The inherent risks associated with trees mean that it is a mistake to manage them in an overly risk-averse manner. In addition to considerations of tree safety, it is important that management decisions are taken in light of their wider benefits (aesthetic ecological, environmental and sociological). Management decisions to address identified hazards that exceed what is necessary to the detriment of these benefits are inappropriate.

Scope of work:

- The survey is concerned with the arboricultural aspects of the site only.
- The planning status (tree preservation orders / conservation areas) of the site was not investigated in detail.
- The survey was conducted from ground level.
- No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- Dense vegetation or climbers (such as ivy) prohibited full inspections for some trees.
- The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994). Trees were inspected to identify any visible, foreseeable defects. Not

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all defects require remedial action and recommendations for tree works were considered with the potential “target” in mind.

- When completing the recommended tree surgery work, the client’s attention is drawn to their responsibilities under the Wildlife and Countryside Act (1981).
- The recommendations made in this report do not take account of the effects of extremes of climate, vandalism or accident whether physical, chemical or fire. GHA Trees cannot therefore accept liability in connection with these factors, nor where prescribed work is not carried out in accordance with current industry best practice. The authority of this inspection ceases at any stated time within it, or if not stated after 12 months from the date of the survey or when any site conditions change, or pruning or other works unspecified in the report are carried out to, or affecting the subject tree(s), whichever is the sooner.

Survey methodology:

To conduct the survey, I walked the access road and areas around the pods. I undertook a ‘walkover’ survey whereby I walked the agreed routes, surveying trees as I walked the site. If obvious defects were observed or suspected, the subject tree was investigated in greater detail and any necessary recommendations made.

Tree survey details:

Following the survey, I attach a site plan highlighting each tree / group I surveyed; the locations are estimated on the plan. I also attach a tree schedule which lists species and any recommendations I have made; it also lists a description of the tree location where helpful to assist in finding each tree.

Please note that permission for tree work must be sought from the relevant authority for any trees that are covered by any statutory protections.

As well as the specific recommendations for each tree, I also have the following general observation from my site visits:

- **Ash trees:**

Many of the ash trees on site are struggling. A large percentage of the mature trees are exhibiting die back in the upper crown. These large trees will need to be kept under review as some may now decline quickly.

- **Deadwood:**

Deadwood is present on most older trees, especially older oaks. It would not be practicable or reasonable to remove all deadwood from trees in public areas. I have only recommended removal where I feel deadwood poses an imminent threat to pod users.

I hope this is of assistance to you, however should you have any queries please do not hesitate to contact me.



