

The Chairman
Maisemore Gardens Ltd
c/o 48 Maisemore Gardens
EMSWORTH
P010 7JX
7 September 2012

Our Ref: 12262-Letl-PB

Dear Chairman

Re: Tree issues at Maisemore Gardens, Emsworth

I write to confirm my recent visit to the above site to assess a number of trees at Maisemore Gardens, Emsworth that are subject to the ownership and control of Maisemore Gardens Ltd. You requested that I inspect these trees and provide advice on their condition and suitability for retention in the context of public health and safety and the integrity of adjacent privately owned dwellings. The advice and management recommendations set out within this letter is based on my site observations interpreted in the context of my professional knowledge and experience. I have experience and qualifications in arboriculture that can be reviewed at www.barrelltreecare.co.uk/career-summaries/Phil%20CS.pdf.

I visited the site on 28 August 2012 and all my observations were from ground level without detailed investigations, but assisted by the use of binoculars where appropriate. The weather at the time of my visit was clear, still and dry with average visibility. For ease of future reference each tree and group was assigned a unique identifying number, and I noted its approximate location on an extract of the land registry plan that you supplied to me (a copy of which is attached as enclosure 1). This plan is for illustrative purposes only and no measurements should be scaled from it.

Tree 1 — Sycamore

Due to its position on the boundary between land adjacent to 70 Maisemore Gardens and 20 Brent Court it is not entirely clear if this tree is solely within the ownership and control of Maisemore Gardens Ltd. Efforts should be made as soon as is possible to confirm/agree the ownership of the tree to avoid potential contentions in the future. The tree is in relative close proximity to the

garage of 20 Brent Court and it is large enough to be having an influence on this garage and also has the potential to increase in size. The unknown nature of the subsoil means that there may be a high risk of damage arising from the tree establishing a persistent soil moisture deficit, however, the lack of any advised damage suggests that, at present, any tree related influence is not excessive and is not resulting in any detrimental impact.

This preliminary appraisal can be confirmed beyond any doubt by more detailed investigations of the soil and garage foundation. However, this level of investigation would only normally be justified where damage has already occurred. Until damage has occurred, tree management is normally considered an acceptable means of reducing the risk to an acceptable level. The tree has been subject to management pruning in the past (aimed at reducing its overall canopy size). These works altered the structural form of the overall tree canopy and the tree now needs further remedial pruning works to maintain acceptable levels of risk. It is my advice that the canopy of the tree is reduced in overall height by a maximum of 3m with the remaining extents reduced to form a broadly symmetrical form. The tree canopy should also be thinned by 25% volume with a focus on the removal of crossing or conflicting branches. During these works the canopy of the tree should be fully inspected and any encountered defects reported so that further management decisions can be formed.

Group 2 - Sycamore

These two trees are located adjacent to the rear garden boundary of 20 Brent Court. They significantly shade the garden area of this property and are likely to be considered a major inconvenience by the occupier. Additionally, the dense shade cast by their canopies appear to be creating desirable conditions for the growth of moss on the existing footpath to the west which may result in a slip hazard. Past management of these trees has resulted in poor structural form and limited amenity value. Further remedial pruning is unlikely to provide a long term benefit or improvement in amenity value. It is my recommendation that these two trees are removed and that more suitable placement trees or shrubs are established at this location.

Tree 3 - Norway maple

This tree requires some minor pruning to branches on the western side of its canopy to ensure that it does not conflict with high sided vehicles entering or leaving Maisemore Gardens.

Tree 4 - Cypress

This large and over mature tree showed signs of relatively recent storm damage. These damaged branches need to be removed and the points of failure inspected. These damaged areas have left surrounding sections of canopy highly vulnerable to further weather related failures and this cannot be adequately addressed by remedial pruning or relocation of target (such as the adjacent dwelling, the highway and footpath). Given these limitations and the overall unsustainable nature of the tree it is recommended that this tree should be felled to ground level. It should be both practical and economic for the stump of this tree to be mechanically ground out which would then provide an opportunity to establish a new tree as replacement. Prior to the removal of

the tree I strongly advise that the expertise of a structural engineer is obtained to assess the likelihood of soil heave/recovery arising from the absence of the cypress tree and provide any appropriate mitigation measures.

Tree 5 - Aspen

The structural form of this tree has been significantly influenced by its close proximity to the adjacent cypress tree (tree 4). As such following the removal of tree 4 (as recommended), pruning works will be needed to this tree to ensure that previously sheltered/suppressed areas of its canopy are not overly exposed to inclement weather. It is recommended that the tree is reduced by 4m in height and reshaped to establish a broadly symmetric but naturalistic canopy. The lowest lateral branch on the southern side of the tree canopy currently obstructs the footpath and it is advised that this branch should be removed back to the tree trunk.

In the event that tree 4 is not removed, then it is advised that tree 5 should be maintained at its current size. This tree is in close proximity to the 16 Maisemore Gardens and whilst large enough to be having an influence on the soil beneath the building, the lack of any advised damage suggests that, at present, any influence this tree maybe exerting is not excessive and is not resulting in any detrimental impact. This preliminary appraisal can be confirmed beyond any doubt by more detailed investigations of the soil and garage foundation. However, as set out in the advice for tree 1 this level of investigation would only normally be justified where damage has already occurred. Until damage has occurred, tree management is normally considered an acceptable means of reducing the risk to an acceptable level.

Tree 6 – Hornbeam Several branches from this tree (on its northwestern side) are slightly encroaching over the footpath. Formative pruning should be undertaken to ensure that adequate clearance from the footpath is established and maintained.

Group 7 - Birch

Small trees relatively recently planted but established and appear to be growing well. In the event that one or more individuals need to be relocated then such works are best undertaken during the late autumn period or early spring. Following such relocation then measures should be taken to ensure that the tree(s) are adequately watered across the next two growing seasons as this will encourage and maintain fibrous root growth.

Tree 8 - Silver maple

This large and mature tree occupies a prominent position within the central area of green space. This tree has a twin stemmed nature, which although not uncommon in this tree species, does have implications for future management. Also it has five significantly sized secondary branches growing from its lower trunk area. These secondary branches are starting to adversely affect the broader structural form of the tree and should be removed.

Additionally, the overall canopy of the tree should be reduced by 5m in height in conjunction with a crown thin of 30%, concentrated on crossing or conflicting branches. Future management of this tree should aim to maintain

the tree at this reduced height thus ensure it remains a sustainable amenity feature into the future. Ongoing inspections of this tree (advised to be yearly) should closely examine the twin stemmed section of the tree in particular to check for any signs that would alert to a structural failure.

Tree 9 - Alder

Several low branches from this tree (on its northeastern side) encroaching over the adjacent car parking bays. These branches should be cut back to the tree trunk to provide adequate clearance.

Tree 10 - Alder

This large and over mature tree has a large area of decay at approximately 2.5m above ground level, associated with past limb failure/removal. Several areas of past branch failure was also noted within its upper canopy areas in association with broader signs of overall decline. It is advised that this tree should be felled to ground level and its stump ground out. A partially rotten secondary stem/stump was noted to the north of this tree and it is suggested that this is ground out as part of the overall tree works to tree 10. This will remove a potential source of decay from within the proximity of other retained trees (specifically tree 9).

Tree 11 - Alder

No works required.

Tree 12 - Silver birch

No works required beyond a check and potential adjustment to its stake and tie.

Tree 13 - Sweet gum

No works required beyond a check and potential adjustment to its stake and tie.

Tree 14 - Silver birch No works required.

Tree 15 - Weeping elm

No works currently required. Whilst this tree is in relative close proximity to 39 Maisemore Gardens and does have the potential to influence the soil profile beneath this structure, the lack of any advised damage suggests that, at present, any influence this tree maybe having is not excessive and is not resulting in any detrimental impact. Future management of this tree should therefore be focused on ensuring that this tree does not significantly increase beyond its current dimensions.

Trees 16 and 17 - Scots pine and silver birch (respectively)

Ivy has become established on the trunk of the Scots pine and it advised that this should be removed in the interests of good management. Both trees are located in close proximity to 46 Maisemore Gardens and whilst they do have the potential to influence the soil profile beneath this dwelling, the lack of any advised damage suggests that, at present, any potential influence these trees are having is not excessive and is not resulting in any detrimental impact.

Future management of these trees should therefore focus on ensuring that they do not significantly increase beyond their current dimensions.

In respect to future tree inspection I would advise that all retained trees should be re-inspected by an appropriately qualified individual on an annual basis. Please contact me if you need further clarification on any of these points.

Yours sincerely
Phillip Brophy HNDArb MARborA CEnv MICFor

Enclosure: 1: Plan identifying location of subject trees at Maisemore Gardens, Emsworth

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