

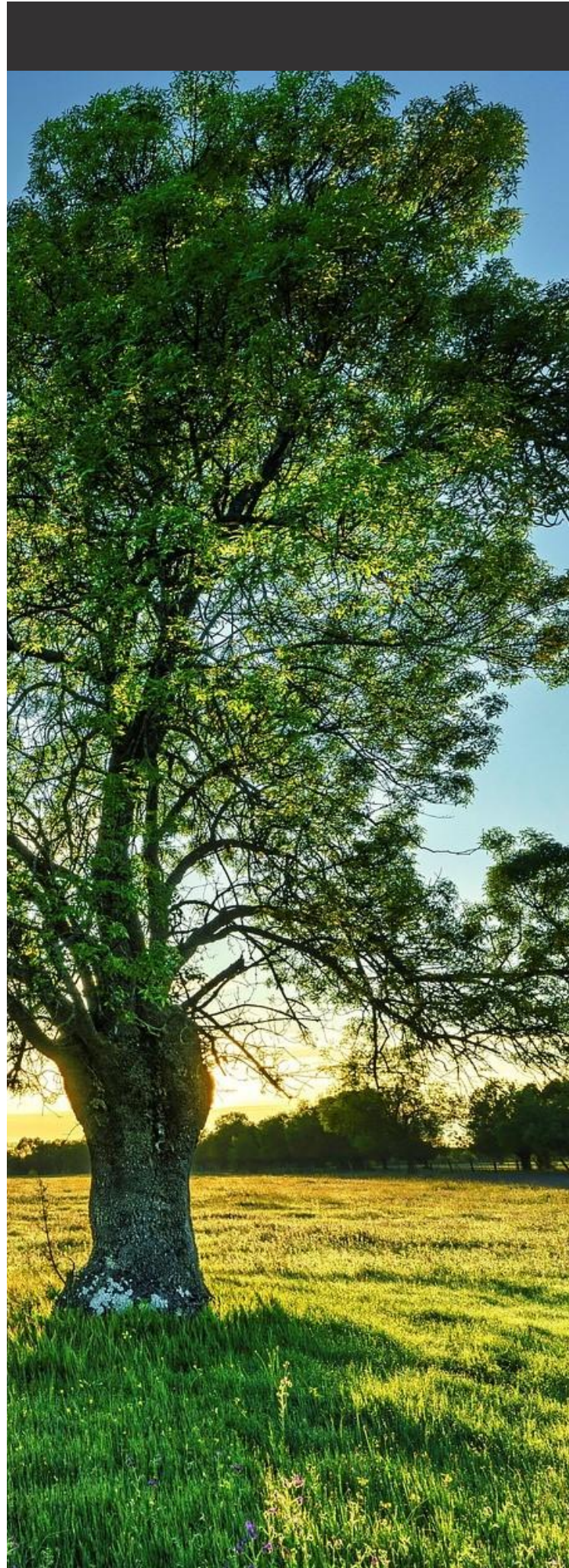


DOWN TO EARTH
— ROOTED 1979 —

Shoreham Parish Council, High St, Shoreham, TN14 7TE

Tree Condition Report

12th August 2026





Instructing client:	Shoreham Parish Council
Site address:	Shoreham Parish Council, High St, Shoreham, TN14 7TE
Report reference:	DTE 24171

	Name	Position	Date
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1.0 Executive Summary

1.1.1 Down To Earth Trees Ltd conducted a visual inspection of the principal trees at Shoreham Parish Council, High St, Shoreham, TN14 7TE. Observations were made from ground level, focusing on health, structure, and risk, with remedial actions recommended as appropriate.

1.1.2 On 5th and 12th August 2026, a total of 22 individual trees, 3 tree groups, 0 hedges, and no shrub/scrub areas were assessed under clear and dry conditions. Observations and recommendations are based on visual inspection from ground level.

1.1.3 Only trees with significant defects or those which require future management were recorded; however, all trees were inspected using the VTA method. Trees that were inspected but not recorded were considered to have a broadly acceptable risk.

1.1.4 All trees assessed during the survey are listed in the Tree Survey Schedule in [Appendix 2](#) which includes observations and associated recommendations. A separate summary of proposed remedial works only is presented in [Appendix 3](#). Tree locations are shown in the Tree Location Plan (TLP) in [Appendix 4](#).

2.0 Introduction

2.1 Instructions

- 2.1.1** Down To Earth Trees Ltd was appointed by Shoreham Parish Council to undertake a ground-level visual inspection of the key trees at Shoreham Parish Council, High St, Shoreham, TN14 7TE. The survey's objective was to assess the structural integrity and physiological condition of each tree, identify any features of concern, and provide clear, risk-based management recommendations. The assessment followed recognised arboricultural standards, including the Visual Tree Assessment (VTA) method (Mattheck and Breloer, 1994), supported by risk evaluation principles from Lonsdale (1999). The survey aligns with relevant guidance from the National Tree Safety Group and BS 3998:2010.

2.2 Site Description

- 2.2.1** Shoreham Parish Council, High St, Shoreham, TN14 7TE is situated to the east of the M25 and is north of Otford. The area surrounding the sites surveyed primarily consists of low-density residential accommodation however outside of Shoreham there is a large amount of agricultural use land. The allotments have a large tree belt on the eastern fringe, running parallel to the River Darent. The trees within this belt are primarily early mature/mature, medium/large trees. The recreation ground is situated 200m to the south of the allotments and is surrounded by wooded areas on its northern and western sides, with an avenue of trees following a footpath on its southern border. The trees within the Recreation ground are primarily early mature/mature, medium/large trees.

2.3 The Trees - Observations

- 2.3.1** The site visit and inspections were carried out by Rhys Leah on the 5th and 12th August 2026. All significant trees were assessed using the Visual Tree Assessment (VTA) method, a total of 22 individual trees, 3 tree groups, 0 hedges, and no shrub/scrub areas were recorded.

3.0 Legal Status of the Trees

Protection Type	Yes/No
Tree Preservation Order (TPO)	Yes
Conservation Area	Yes

3.1.1 See the image below, which displays a snapshot of the Sevenoaks District interactive map that illustrates the extent of Tree Preservation Orders (TPOs) and Conservation Areas affecting the site. Both sites fall entirely within a Conservation area, and it appears likely that T0582 is covered by a TPO. It is the responsibility of the client to ensure that there are no further standing protections on the trees with proposed works before those works can be carried out.

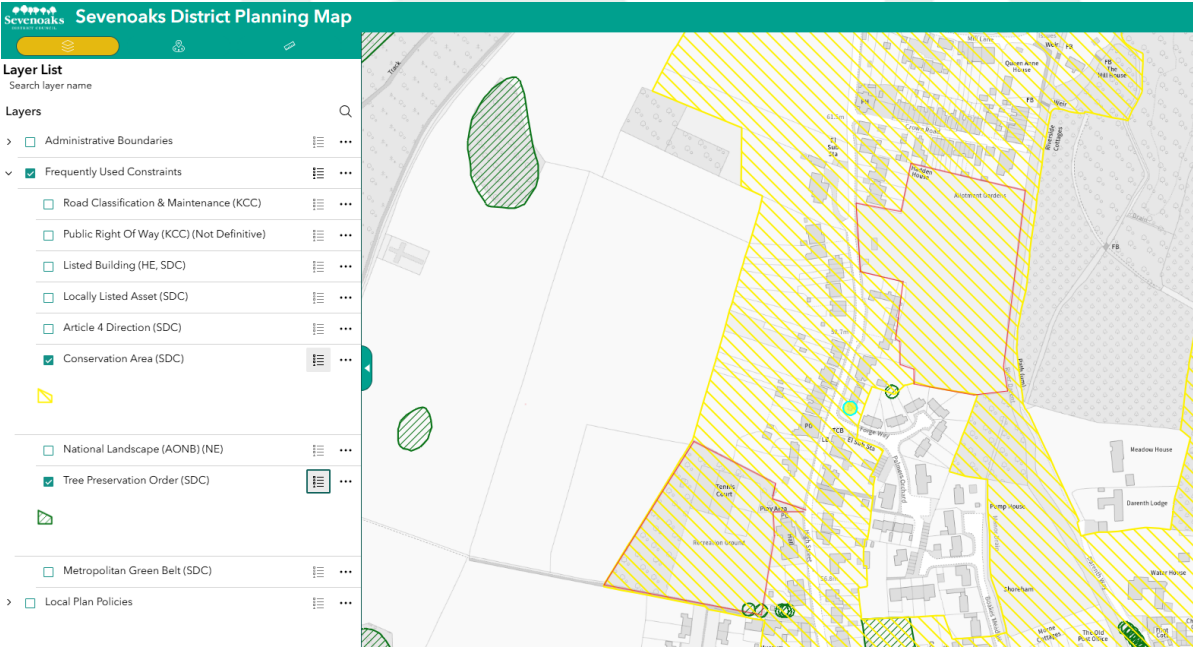


Figure 1 Snapshot from national planning Interactive map showing TPOs and CAs

3.1.2 See [Appendix 5](#) for more information on the statutory protection of trees.

4.0 Recommendations

4.1 Work Priorities and Risk Ratings

4.1.1 All recommended tree works have been prioritised based on the assigned risk ratings for each individual tree and tree group. This prioritisation ensures that risks are managed effectively and proportionately, addressing the most urgent issues first. The risk ratings are represented using colour-coded categories which are cross-referenced with the Tree Location Plan ([Appendix 4](#)), and with the Tree Survey Schedule ([Appendix 2](#)), to facilitate easy identification of associated trees and their respective risk levels.

4.1.2 The recommended timescales for actions are:

Risk Rating	Recommended Timescale	Details
Extreme Risk	As soon as practicably possible	Work should be prioritised immediately, focusing on mitigation works for these trees first.
High Risk	As soon as practicably possible	After extreme-risk trees, high-risk trees should be addressed promptly.
Moderate Risk	As soon as practicably possible	Work to be completed after finishing work in the high and extreme-risk categories.
Low Risk	Within 1 year	Can be scheduled for routine maintenance within 1 year. Trees that do not require any tree work will also appear in this category.

4.1.3 The necessary tree work should be prioritised according to risk ratings, beginning with those categorised as extreme risk, followed by high risk, and then moderate risk. All low-risk tasks must be completed within one year at the latest.

Important Note: Failure to address identified risks within a reasonable timeframe may expose duty holders to legal liabilities.

- 4.1.4** The table below displays the number of trees and tree groups assigned to each risk rating

Risk rating	Number of trees and tree groups
Extreme Risk	2 trees fall into the extreme-risk category
High Risk	1 tree falls into the high-risk category
Moderate Risk	15 trees fall into the moderate-risk category
Low Risk	5 trees fall into the low-risk category
	Total: 25

- 4.1.5** For detailed information on our risk assessment methodology and the assignment of risk ratings, please refer to [Appendix 5, Section 5: Tree Risk Assessment System](#).

5.0 Routine Inspection Cycles

- 5.1.1** A three-year inspection cycle is generally suitable for monitoring tree health and safety. However, higher-risk areas, such as paths, car parks, and building entrances, may require annual or biennial inspections to account for increased human interaction and environmental pressures.
- 5.1.2** Tree inspections assess tree condition at the time of the survey, but unforeseen events such as extreme weather, soil changes, or pest outbreaks may still result in failures between inspections. Regular inspections, combined with ongoing observation by site users, form part of a proactive tree management strategy but do not eliminate all risks.
- 5.1.3** Tree owners are responsible for ensuring inspections occur at appropriate intervals. Site users should report visible concerns such as:
- ✓ Dead or hanging branches,
 - ✓ Leaning trees,
 - ✓ Fungal growth, or
 - ✓ Cavities in stems or major branches.
- 5.1.4** For further guidance on recommended inspection practices, refer to Appendix 5: Tree Reinspection Guidance.

5.2 Inspections Following Adverse Events

- 5.2.1** Additional inspections may be needed after significant events that could affect tree stability, including:
- ✓ **Severe weather** (storms, high winds, heavy snowfall).
 - ✓ **Extended drought or flooding.**
 - ✓ **Construction or excavation near trees.**
 - ✓ **New signs of pests or disease outbreaks.**
- 5.2.2** Prompt assessment after these events helps identify new risks and allows for timely intervention. For more details on post-event inspections, refer to [Appendix 5](#).

6.0 Conclusion

- 6.1.1** Based on our assessment, we recommend targeted interventions for trees exhibiting significant defects or conditions that elevate risk. Where no intervention is deemed necessary, trees have been identified as either low-risk or otherwise healthy and stable, according to the DTE Risk Matrix risk banding system.
- 6.1.2** In alignment with the National Tree Safety Group's (NTSG) guidance on proportional tree management, this report emphasises that the likelihood of injury from tree-related incidents is exceptionally low. By following NTSG's principles, we aim to manage these trees within reasonable safety parameters, balancing the risks with the significant environmental and social benefits provided by the mature tree stock. Our recommended actions are intended to reduce risk to "As Low As Reasonably Practicable" (ALARP) while preserving the health and value of the trees at Shoreham Parish Council, High St, Shoreham, TN14 7TE Ongoing monitoring and adherence to these recommendations will help maintain both public safety and tree vitality over time.

Please get in touch with us first if you have any questions regarding this survey or report.

Rhys Leah RFS Cert. arb



Arboricultural Consultant
Down To Earth Trees Limited

Appendix 1: Key to Tree Survey Schedule

Tree numbers - Each tree or group of trees is assigned a unique identification reference number. These numbers are interactive and clickable, linking directly to Google Maps to show the precise location of the tree, marked by a pin. This facilitates easy identification and navigation. For example:

✔ **T1** – Individual tree

✔ **H3** – Hedge

✔ **G2** – Group of trees

✔ **S4** – Shrub/Scrub area

Species – The species are listed by scientific name with the accompanying common name in parentheses.

Attributes – Key characteristics of the tree, such as size, form, or notable features.

Survey notes – This section consists of two key elements:

- ✔ **Survey Notes:** Observations about the tree, such as its general condition or notable defects, that may influence its health and structural stability.

Physiological Condition – Describes the tree's overall health, vitality, and biological function. Categories include:

- ✔ **Dead:** A tree that is entirely dead.
- ✔ **Dying:** A tree showing poor health or vitality.
- ✔ **Low:** A tree with low health and/or vitality
- ✔ **Below average:** A tree with below-average health and/or vitality.
- ✔ **Normal:** A tree with normal health and/or vitality.

Structural Condition – Assesses the tree's structural stability and form, referenced by the following categories:

- ✔ **Critical:** A tree with severe structural defects that is likely to fail.
- ✔ **Irremediable:** A tree with structural defects that cannot be corrected.
- ✔ **Manageable:** A tree with structural defects that can be addressed through management, such as pruning or bracing.
- ✔ **Stable:** A structurally sound tree with no significant defects.

Risk Assessment – An assessment of potential risks posed by the tree, particularly regarding its location and proximity to targets.

Risk Rating – The assigned risk rating is based on a combination of physiological and structural condition, target proximity, and other risk factors.

Recommended Works – The recommended actions to maintain or manage the tree, such as pruning, removal, or monitoring. The term **ALARP** (As Low As Reasonably Practicable) will be used here when no tree works are required. **ALARP** refers to a level of risk that is considered broadly acceptable.

Appendix 2: Allotments Tree Survey Schedule

Weather conditions: clear and dry

Site address: Shoreham Allotments, High St, Shoreham, TN14 7TE

Surveyor: Rhys Leah

Report ref:

Survey date:

24171

5th August 2026

Clickable link for PDF	Species	Measurements	Description	Survey Notes	Physiological Condition	Structural Condition	Risk Assessment	Risk Rating	Recommendations	Photo	Pests and Diseases	What 3 Words
T002	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 16 Crown Radius (m): 8.25 DBH (cm): 1210 Stems: 2 Life Stage: Veteran Life Exp.: 30+ Years	Riverside tree. Target # - footpath. - Within 1x tree height.	Tagged on the northern side of the stem at 1.8m 2x patches of missing bark on the western and northwestern side of the stem at 1m: W height - 120cm, width - 20cm (dry) NW height - 40cm, width - 10cm (bleeding) (no audible decay) Lower southern limb at 1.5m. 3m out from the stem there is a <i>Cerioporus squamosus</i> fruiting body. Southern limb at 6m has a historical split roughly 4m in length. Lower eastern limb at 0.5m. 1m out from the stem there is forming hazard beam, additionally 4m out from the stem there's a significant cavity: (approximate measurements) (stem diameter approx. 40cm) Height - 100cm, Width - 20cm, Depth - 40cm Lower northern limb at 4m is symptomatic of <i>Pseudomonas syringae</i> pv. <i>aesculi</i> . Dense inner and outer crown. Outer crown has <i>Cameraria ohridella</i> .	Fair	Fair	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Crown reduce by 03 m. Timescale: 05-Feb-2027 (6 Months)		<i>Cerioporus squamosus</i> <i>Pseudomonas syringae</i> pv. <i>aesculi</i> <i>Cameraria ohridella</i>	///puns.calculating .robots
T006	Crack willow (<i>Salix fragilis</i>)	Height (m): 20 Crown Radius (m): 13 DBH (cm): 940 Life Stage: Over Mature Life Exp.: 30+ Years	Riverside tree. Target # - footpath. - Within 1x tree height.	Tagged on the northern side of the stem at 1.5m. The stem has a notable western bias. Significant fluting on the eastern side of the stem from the base up to 1.7m. (no audible decay) Symptomatic of a historical internal crack on the eastern side of the stem, running from 3m to 5m. Previously pollarded. Lapsed pollard.	Good	Fair	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Re pollard. Timescale: 05-Feb-2027 (6 Months)		N/A	///smug.busy .refers
T007	Crack willow (<i>Salix fragilis</i>)	Height (m): 18 Crown Radius (m): 8 DBH (cm): 890 Life Stage: Over Mature Life Exp.: 30+ Years	Riverside tree. Target # - footpath. - Within 1x tree height.	Tagged on the western side of the stem at 1.7m. The stem has a significant northern bias. Historic wounds from previous ivy sever. Fluting on the northern side of the stem from ground level up to 3m. (audible decay) 3x occluded unions on the northern side of the stem at 5m. Large historic cavity on the northern side of the stem at 6m: (rough size*) Width - 15cm, Height - 100cm, Depth - N/A Previously pollarded. Pollard is lapsed.	Good	Fair	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Severe Risk Rating: Moderate	Moderate	Re pollard. Timescale: 05-Feb-2027 (6 Months)		N/A	///pepper.punt .straw
T0472	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 13 Crown Radius (m): 5 DBH (cm): 230 Stems: 3 Life Stage: Early Mature Life Exp.: <10 years	Riverside tree. Target # - footpath. - Within 1x tree height.	Tagged on the northwestern side of the stem at 1.8m. Significant crown dieback, no photosynthetic growth above 3m.	Poor	Decaying	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell tree. Timescale: 05-Nov-2026 (3 Months)		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///smiles.damp .alive
T0473	Crack willow (<i>Salix fragilis</i>)	Height (m): 11 Crown Radius (m): 6 DBH (cm): 350 Stems: 2 Life Stage: Early Mature Life Exp.: 20+ Years	Riverside tree. Target # - footpath. - Within 1x tree height.	Tagged on the northern side of the western stem at 1.8m. Primary eastern stem is in heavy decline, 70% crown dieback.	Poor	Physical Defect	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell the eastern stem. Timescale: 05-Feb-2027 (6 Months)		N/A	///play.stocks .spice
T0474	Purple norway maple (<i>Acer platanoides</i> 'Crimson King')	Height (m): 13 Crown Radius (m): 5 DBH (cm): 530 Life Stage: Early Mature Life Exp.: 50+ Years	Tree in fence line. Target # - footpath. - Within drip line. Target # - dwelling. - Within 1x tree height. Target # - overhead wires. - Within drip line.	Tagged on the northern side of the stem at 2m. Bulging and discoloured bark on the eastern side of the stem at 1m. (audible decay) Major deadwood within the crown, overhanging the allotment access and neighbouring property. Lower eastern and northeastern branches are in contact with overhead cables.	Good	Fair	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Mitigation Actions 1: Reduce the lower northeastern branches away from the overhead cables, allowing for at least 1m clearance. Timescale: 05-Feb-2027 (6 Months) Mitigation Actions 2: Remove deadwood - greater than 50 mm. Timescale: 05-Feb-2027 (6 Months)		N/A	///powder.cowboy .agree
T0475	Norway maple (<i>Acer platanoides</i>)	Height (m): 17 Crown Radius (m): 12 DBH (cm): 850 Stems: 4 Life Stage: Over Mature Life Exp.: 40+ Years	Tree in fence line. Target # - footpath. - Within drip line. Target # - building - Within drip line. Target # - overhead wires. - Within drip line.	Tagged on the southwestern side of the stem at 1.7m Western primary limb is pressing considerably on overhead cable. (not remediable without considerable structural adjustment) Missing bark on the eastern side of the central stem at 3m. Major deadwood within the crown. (no significant target) Lower southeastern branches are in contact with the shed roof.	Good	Fair	Likelihood of Failure: Improbable Likelihood of Impact: High Failure x Impact: Unlikely Consequences: Significant Risk Rating: Low	Low	Reduce lower branches away from the shed, allowing for at least a 2m clearance. Timescale: 05-Aug-2027 (1 Year)		N/A	///studio.needed .sounds

Appendix 3: Recreation Ground Tree Survey Schedule

Weather conditions: clear and dry												
Site address: Shoreham Recreation Ground, High St, Shoreham, TN14 7TE												
Surveyor: Rhys Leah												
Report ref: 24171												
Survey date: 12th August 2026												
Clickable link for PDF	Species	Measurements	Description	Survey Notes	Physiological Condition	Structural Condition	Risk Assessment	Risk Rating	Recommendations	Photo	Pests and Diseases	What 3 Words
G0567	Common ash x4 (<i>Fraxinus excelsior</i>)	Height (m): 15 Crown Radius (m): 4 DBH (cm): 300 Trees: 4 Life Stage: Early Mature	Woodland tree. Target # - footpath. - Within 1x tree height.	The northern most tree is tagged on the eastern side of the stem at 2m. 4x dead ivy clad stems within falling distance of the footpath.	Dead	Decaying	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell 4x dead stems. Timescale: 12-Feb-2027 (6 Months)		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///pillow.spine.gloves
G0572	Elm x3 (<i>Ulmus sp.</i>) Cherry (<i>Prunus sp.</i>) Cherry	Height (m): 9 Crown Radius (m): 2 DBH (cm): 300 Trees: 4 Life Stage: Early Mature	Tree in fence line. Target # - footpath. - Within drip line. Target # - playground. - Within 1x tree height.	The eastern most tree is tagged on the southeastern side of the stem at 1.8m. 4x dead stems, adjacent to the playground, footpath and neighbouring property.	Dead	Decaying	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell 4x dead stems. Timescale: 12-Nov-2026 (3 Months)		N/A	///spots.gasp.tame
G0579	Common beech x12 (<i>Fagus sylvatica</i>)	Height (m): 14 Crown Radius (m): 6 DBH (cm): 24 Trees: 12 Life Stage: Early Mature Life Exp.: 40+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - building - Within drip line.	The southern most tree is tagged on the southern side of the stem at 2m. The lower eastern branches are in contact with the adjacent structure.	Good	Good	Likelihood of Failure: Improbable Likelihood of Impact: High Failure x Impact: Unlikely Consequences: Significant Risk Rating: Low	Low	Reduce the lower eastern branches away from the the building, allowing for 1.5m - 2m of clearance. Timescale: 12-Aug-2027 (1 Year)		N/A	///bring.spike.amuse
T0476	Common beech (<i>Fagus sylvatica</i>)	Height (m): 23 Crown Radius (m): 10.25 DBH (cm): 1490 Stems: 5 Life Stage: Veteran Life Exp.: 30+ Years	Parkland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the northwestern side of the stem at 2m. Historic wound on the northern side of the stem from the base of up to 2m. (no audible decay) Significant fluting around the circumference of the stem up to 3m. (no audible decay) Static steel bracing between the eastern and southeastern branches at 9m. FAILED Cobra bracing on the central northern most stem at 14m.(directly over the tag)	Good	Physical Defect	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Severe Risk Rating: Extreme	Extreme	Reinstate failed bracing with 8T COBRA. Timescale: 12-Sep-2026 (1 Month)		N/A	///vivid.invite.submit
T0477	Common beech (<i>Fagus sylvatica</i>)	Height (m): 21 Crown Radius (m): 12.5 DBH (cm): 1360 Stems: 4 Life Stage: Over Mature Life Exp.: 30+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - Park bench. - Within drip line.	Tagged on the eastern side of the stem at 2m. 5x Ganoderma adspersum fruiting bodies on the northwestern and western sides of the stem between 2m and 4m. Cavity on the southwestern side of the center most southern stem at 4m: (approximate measurements) Height - 15cm, Width - 15cm, Depth - unknown. Major deadwood within the crown. (no significant target) Hanging branch on the eastern side of the stem at 5m, 4m out from the stem over a park bench.	Good	Fair	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Severe Risk Rating: High	High	Mitigation Actions 1: Remove the broken hanging branch on the eastern side of the crown over the bench. Timescale: 05-Nov-2026 (3 Months) Mitigation Actions 2: Remove deadwood - greater than 100 mm. Timescale: 05-Nov-2026 (3 Months)		Ganoderma adspersum	///heave.voice.encounter
T0568	Elm (<i>Ulmus sp.</i>)	Height (m): 5 Crown Radius (m): 2 DBH (cm): 150 Life Stage: Young	Tree in fence line. Target # - building - Within 1x tree height.	Tagged on the southern side of the stem at 2m. Dead stem adjacent to the footpath and neighbouring property.	Dead	Decaying	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Severe Risk Rating: Moderate	Moderate	Fell tree. Timescale: 12-Feb-2027 (6 Months)		N/A	///march.stack.smoke
T0569	European lime (<i>Tilia x europaea</i>)	Height (m): 22 Crown Radius (m): 6 DBH (cm): 650 Life Stage: Mature Life Exp.: 40+ Years	Parkland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the southern side of the stem at 2m. Major deadwood overhanging the footpath and neighbouring property on the south eastern side of the stem at 14m.	Good	Good	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Severe Risk Rating: Moderate	Moderate	Remove deadwood - greater than 50 mm. Timescale: 12-Feb-2027 (6 Months)		N/A	///notion.crest.game
T0570	European lime (<i>Tilia x europaea</i>)	Height (m): 21 Crown Radius (m): 9 DBH (cm): 80 Life Stage: Mature Life Exp.: 40+ Years	Parkland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the southern side of the stem at 2m. Major dead branch overhanging the play area on the northern side of the crown at 9m.	Good	Good	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Severe Risk Rating: Moderate	Moderate	Remove deadwood - greater than 50 mm. Timescale: 12-Feb-2027 (6 Months)		N/A	///rarely.moth.memory
T0571	Common beech (<i>Fagus sylvatica</i>)	Height (m): 25 Crown Radius (m): 16 DBH (cm): 1120 Stems: 5 Life Stage: Over Mature Life Exp.: 20+ Years	Parkland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the western side of the stem at 2m. 2x Recent branch failures over footpath and adjacent playground: Western side of the crown at 8m. Southern side of the crown at 9m. (likely summer branch drop) Major dead branch on the northern side of the crown at 6m. Major deadwood within the crown overhanging the footpath and playground. Historical crown reduction. (5+ years) (5 day notice TPO has already been applied for to reduce previously failed branches and branches overhanging the playground)	Fair	Collapsing	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Severe Risk Rating: Extreme	Extreme	Reduce lower failed branches and branches overhanging the playground in accordance with the 5 day TPO notice. Timescale: 12-Sep-2026 (1 Month)		N/A	///shots.tries.table

Clickable link for PDF	Species	Measurements	Description	Survey Notes	Physiological Condition	Structural Condition	Risk Assessment	Risk Rating	Recommendations	Photo	Pests and Diseases	What 3 Words
T0573	Common whitebeam (<i>Sorbus aria</i>)	Height (m): 9 Crown Radius (m): 4 DBH (cm): 250 Life Stage: Early Mature Life Exp.: <10 years	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the northern side of the stem at 2m. Lifted bark with visible Rhizomorphs at the base of the western side of the stem: Width - 88cm, Height - 23cm (audible decay) Symptomatic of internal structural damage on the northern side of the stem at 1m. (no audible decay) And on the southern side of the stem at 1.5m up to 2m. (no audible decay) Historically removed eastern stem at 3m.	Fair	Poor	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell tree. Timescale: 12-Feb-2027 (6 Months)		N/A	///races.cigar .area
T0574	Common whitebeam (<i>Sorbus aria</i>)	Height (m): 9 Crown Radius (m): 9 DBH (cm): 400 Life Stage: Early Mature Life Exp.: 30+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the northern side of the stem at 2m. The lower southern branches are in contact with the adjacent play area fence.	Good	Good	Likelihood of Failure: Improbable Likelihood of Impact: High Failure x Impact: Unlikely Consequences: Significant Risk Rating: Low	Low	Reduce the lower southern branches away from the adjacent fence, allowing for at least 1.5m of clearance. Timescale: 12-Aug-2027 (1 Year)		N/A	///gazed.knots .reply
T0575	Common whitebeam (<i>Sorbus aria</i>)	Height (m): 9 Crown Radius (m): 7 DBH (cm): 300 Stems: 4 Life Stage: Early Mature Life Exp.: 20+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the northeastern side of the stem at 2m. Significant historical damage on the tension side of the western limbs, missing bark: Width - 17cm, Height - 92cm (audible decay) The union between the western limbs has split, allowing for noticeable movement when physical force is applied to the base of the limbs. Eastern basal union is occluded. Significant historical damage on the tension side of the northeastern limb: Width - 12cm, Height - 62cm (no audible decay)	Good	Poor	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell 2x western limbs. Timescale: 12-Feb-2027 (6 Months)		N/A	///vision.price .green
T0576	Elm (<i>Ulmus sp.</i>)	Height (m): 6 Crown Radius (m): 2 DBH (cm): 150 Life Stage: Young	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the northwestern side of the stem at 1.7m. Dead stem resting on adjacent play area fence.	Dead	Decaying	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Severe Risk Rating: Moderate	Moderate	Fell tree. Timescale: 12-Feb-2027 (6 Months)		N/A	///degree.heavy .complains
T0577	Not identified (<i>Not identified</i>)	Height (m): 22 Crown Radius (m): 10 DBH (cm): 1070 Life Stage: Mature Life Exp.: 40+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the northwestern side of the stem at 2m. Large area of historic missing bark at the base of the stem on the north western side of the stem: Width - 47cm, Height - 128cm (no audible decay) Lower southern branch is obstructing pedestrian access. Deadwood within the crown, not of a significant size and no significant target. Recent branch drop on the northern side of the stem at 9m.	Good	Fair	Likelihood of Failure: Improbable Likelihood of Impact: High Failure x Impact: Unlikely Consequences: Severe Risk Rating: Low	Low	Reduce the marked southern lower limb, allowing for a minimum height of 3m for pedestrian clearance. Timescale: 12-Aug-2027 (1 Year)		N/A	///taken.string .rail
T0578	Elm (<i>Ulmus sp.</i>)	Height (m): 8 Crown Radius (m): 2 DBH (cm): 200 Life Stage: Young	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line.	Tagged on the western side of the stem at 2m. Dead stem adjacent to footpath, structure and play area.	Dead	Decaying	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell tree. Timescale: 12-Feb-2027 (6 Months)		N/A	///loudly.leaves .noon
T0580	Common beech (<i>Fagus sylvatica</i>)	Height (m): 21 Crown Radius (m): 14 DBH (cm): 1110 Life Stage: Over Mature Life Exp.: 40+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line. Target # - Park bench. - Within drip line.	Tagged on the southern side of the stem at 2m. Large dead broken hanging branch on the southern side of the crown at 6m. Major deadwood within the crown. (no significant target) The southwestern limb is statically steel cable braced to the northern and eastern limbs at 9m.	Good	Good	Likelihood of Failure: Possible Likelihood of Impact: Medium Failure x Impact: Unlikely Consequences: Severe Risk Rating: Low	Low	Remove dead broken hanging branch on the southern side of the crown at 6m Timescale: 12-Aug-2027 (1 Year)		N/A	///beside.gosh .crib
T0581	Common beech (<i>Fagus sylvatica</i>)	Height (m): 22 Crown Radius (m): 14 DBH (cm): 1300 Stems: 5 Life Stage: Over Mature Life Exp.: 40+ Years	Woodland tree. Target # - footpath. - Within drip line. Target # - playground. - Within drip line. Target # - Park bench. - Within drip line.	Tagged on the eastern side of the stem at 2m. Major deadwood overhanging the wooded path on the northern, western and south western sides of the crown between 5m and 12m. Large broken hanging dead branch on the western side of the crown at 9m. Broken hanging branch on the southwestern side of the crown at 12m. Static steel cable bracing on the northeastern and southeastern limbs, being anchored to the central stem at 9m.	Good	Fair	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Mitigation Actions 1: Remove deadwood - greater than 100 mm. Timescale: 12-Feb-2027 (6 Months) Mitigation Actions 2: Remove 2x broken hanging branches. (See survey notes) Timescale: 12-Feb-2027 (6 Months)		N/A	///bonus.badly .mops
T0582	European lime (<i>Tilia x europaea</i>)	Height (m): 22 Crown Radius (m): 7 DBH (cm): 970 Life Stage: Mature Life Exp.: 30+ Years	Parkland tree. Target # - footpath. - Within drip line. Target # - dwelling. - Within 1x tree height. Target # - playground. - Within drip line.	Tagged on the southern side of the stem at 2m. Basal epicormic on the southeastern side of the stem. Significant hanging dead branch on the northern side of the stem at 8m overhanging grassy area. Historical tear on the northern side of the main stem at 11m. Major deadwood overhanging grassy area on the northern side of the crown.	Good	Good	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Mitigation Actions 1: Remove broken hanging branch on the northern side of the stem at 10m. Timescale: 05-Feb-2027 (6 Months) Mitigation Actions 2: Remove deadwood - greater than 100 mm. Timescale: 05-Feb-2027 (6 Months)		N/A	///scope.vibrate .fight

Appendix 4: Allotments Recommended Tree Works

Only trees with recommendations are listed. If a tree has several recommendations, then there will be several rows in the table.

Ref.	Tag Location	Species	Recommendation	Risk Rating
T0472	NW - 1.8m	Common ash (<i>Fraxinus excelsior</i>)	Fell tree.	High
T002	N - 1.8m	Horse chestnut (<i>Aesculus hippocastanum</i>)	Crown reduce by 03 m.	Moderate
T006	N - 1.5m	Crack willow (<i>Salix fragilis</i>)	Re pollard.	Moderate
T007	W - 1.7m	Crack willow (<i>Salix fragilis</i>)	Re pollard.	Moderate
T0473	N - 1.8m	Crack willow (<i>Salix fragilis</i>)	Fell the eastern stem.	Moderate
T0474	N - 2m	Purple norway maple (<i>Acer platanoides</i> 'Crimson King')	Reduce the lower northeastern branches away from the overhead cables, allowing for at least a 1m clearance.	Moderate
T0474	N - 2m	Purple norway maple (<i>Acer platanoides</i> 'Crimson King')	Remove deadwood - greater than 50 mm.	Moderate
T0475	SW - 1.7m	Norway maple (<i>Acer platanoides</i>)	Reduce the lower branches away from the shed, allowing for at least a 2m clearance.	Low

Appendix 5: Recreation Ground Recommended Tree Works

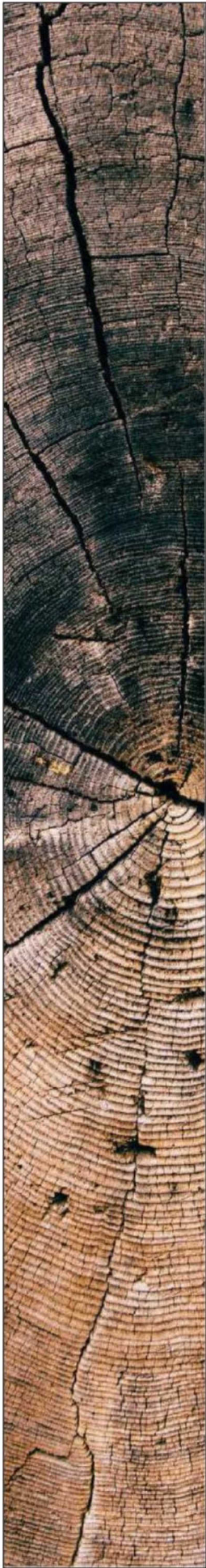
Only trees with recommendations are listed. If a tree has several recommendations, then there will be several rows in the table.

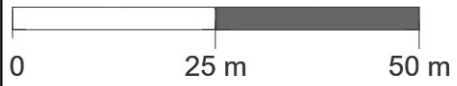
Ref.	Tag Location	Species	Recommendation	Risk Rating
T0476	NW - 2m	Common beech (<i>Fagus sylvatica</i>)	Reinstate failed bracing with 8T COBRA.	Extreme
T0571	W - 2m	Common beech (<i>Fagus sylvatica</i>)	Reduce lower failed branches and branches overhanging the playground in accordance with the 5 day TPO notice.	Extreme
T0477	E - 2m	Common beech (<i>Fagus sylvatica</i>)	Remove the broken hanging branch on the eastern side of the crown over the bench.	High
T0477	E - 2m	Common beech (<i>Fagus sylvatica</i>)	Remove deadwood - greater than 100 mm.	High
G0572	E most tree, SE - 1.8m	Elm x3 (<i>Ulmus sp.</i>) Cherry (<i>Prunus sp. 'Cherry'</i>)	Fell 4x dead stems.	High
T0582	S - 2m	European lime (<i>Tilia x europaea</i>)	Remove broken hanging branch on the northern side of the stem at 10m.	Moderate
T0582	S - 2m	European lime (<i>Tilia x europaea</i>)	Remove deadwood - greater than 100 mm.	Moderate
G0567	N most tree, E - 2m	Common ash x4 (<i>Fraxinus excelsior</i>)	Fell 4x dead stems.	Moderate
T0568	S - 2m	Elm (<i>Ulmus sp.</i>)	Fell tree.	Moderate
T0569	S - 2m	European lime (<i>Tilia x europaea</i>)	Remove deadwood - greater than 50 mm.	Moderate
T0570	S - 2m	European lime (<i>Tilia x europaea</i>)	Remove deadwood - greater than 50 mm.	Moderate
T0573	N - 2m	Common whitebeam (<i>Sorbus aria</i>)	Fell tree.	Moderate
T0575	NE - 2m	Common whitebeam (<i>Sorbus aria</i>)	Fell 2x western limbs.	Moderate
T0576	NW - 1.7m	Elm (<i>Ulmus sp.</i>)	Fell tree.	Moderate
T0578	W - 2m	Elm (<i>Ulmus sp.</i>)	Fell tree.	Moderate
T0581	E - 2m	Common beech (<i>Fagus sylvatica</i>)	Remove 2x broken hanging branches. (See survey notes)	Moderate
T0581	E - 2m	Common beech (<i>Fagus sylvatica</i>)	Remove deadwood - greater than 100 mm.	Moderate
G0579	S most tree, S - 2m	Common beech x12 (<i>Fagus sylvatica</i>)	Reduce the lower eastern branches away from the the building, allowing for 1.5m - 2m of clearance.	Low
T0574	N - 2m	Common whitebeam (<i>Sorbus aria</i>)	Reduce the lower southern branches away from the adjacent fence, allowing for at least 1.5m of clearance.	Low
T0577	NW - 2m	Not identified (<i>Not identified</i>)	Reduce the marked southern lower limb, allowing for a minimum height of 3m for pedestrian clearance.	Low
T0580	S - 2m	Common beech (<i>Fagus sylvatica</i>)	Remove dead broken hanging branch on the southern side of the crown at 6m	Low

Appendix 6: Tree Location Plan (TLP)

Tree Condition Report

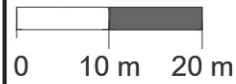
Appendix 6
Tree Location Plan (TLP)





Risk Rating

- Extreme
- High
- Moderate
- Low
- Not Recorded



Appendix 7: *Legal Responsibilities, Risk Management & Report Limitations*

Tree Condition Report

Appendix 7

[1.0 Tree Risk Assessment System](#)

[2.0 Tree Reinspection Guidance](#)

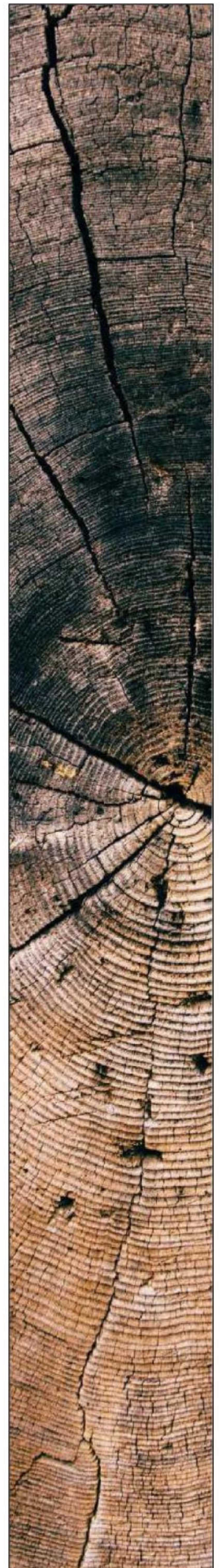
[3.0 Legal Responsibilities & Statutory Tree Protections](#)

[4.0 Risk Management & Health & Safety Compliance](#)

[5.0 Report Limitations](#)

[6.0 List of References](#)

Note: Click or tap on the section titles above to navigate directly to the corresponding page.



1.0 Tree Risk Assessment System

1.1 DTE Risk Matrix Approach

1.1.1 The risk assessment conducted in this report follows the Down To Earth (DTE) Risk Matrix, a structured approach to evaluating tree risk. This methodology aligns with:

- ✓ National Tree Safety Group (NTSG) principles,
- ✓ BS 3998:2010 - Tree Work Recommendations, and
- ✓ widely accepted risk assessment frameworks, including those used in ISA TRAQ.

1.1.2 The DTE Risk Matrix assesses tree risk based on Likelihood of Failure, Likelihood of Impact, and Consequence of Failure, ensuring a balanced and proportionate approach to tree management.

1.2 DTE Risk Matrix Principles

1.2.1 The DTE Risk Matrix categorises risk into four levels using a colour-coded system:

- ✓ **Green = Low risk**
- ✓ **Amber = Moderate risk**
- ✓ **Red = High risk**
- ✓ **Purple = Extreme risk**

1.2.2 This risk categorisation aligns with the Health and Safety Executive's (HSE) Tolerability of Risk (ToR) framework, ensuring that tree safety management is reasonable, proportionate, and in line with industry best practice.

1.2.3 Trees rated as Low Risk (Tolerable) typically do not require intervention, while Moderate to High-Risk trees may require management actions within specific timeframes to ensure risks remain As Low As Reasonably Practicable (ALARP).

1.3 Proportionate Risk Management

1.3.1 Risk assessments in this report are conducted using a proportionate approach, recognising that:

- ✓ The likelihood of injury from tree failure is extremely low, with fewer than five fatalities per year in the UK (NTSG data).
- ✓ This level of risk is substantially lower than many everyday hazards, reinforcing the need for balanced intervention strategies.
- ✓ Mitigation actions are only recommended where they are justified and proportionate to the actual risk posed.

1.4 Risk Assessment Matrices

1.4.1 The DTE Risk Matrix evaluates risk using a two-stage assessment:

1.5 Likelihood of Failure & Impact (Matrix 1)

1.5.1 This matrix determines the probability of a tree failing and impacting a target.

Likelihood of failure	Likelihood of impacting a target			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

1.6 Risk Rating Matrix (Matrix 2)

1.6.1 Once the likelihood of failure and impact is determined, it is cross-referenced with the consequences of failure to establish the final risk rating.

Likelihood of failure and impact	Consequence of failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

1.7 Site User Awareness & Monitoring

1.7.1 To support ongoing risk management, site users should remain vigilant and report the following key warning signs:

- ✓ Fungal growths (e.g., bracket fungi, honey fungus).
- ✓ Large cracks or cavities in stems or branches.
- ✓ Sudden leaning or root movement after storms.
- ✓ Dead branches over pedestrian or vehicular areas.
- ✓ Unseasonal dieback or significant leaf loss.

1.7.2 Any newly observed concerns should be reported for reassessment to ensure proactive tree safety management.

2.0 Tree Reinspection Guidance

2.1.1 Tree reinspection should be based on a combination of risk level, tree condition, and site usage.

2.2 General Reinspection Principles

- ✓ Trees should be inspected as frequently as necessary to manage risk reasonably and proportionately.
- ✓ Higher-risk trees in high-use areas may require more frequent monitoring.
- ✓ Environmental conditions such as storm events, construction activity, or signs of decline should trigger additional inspections.

2.3 5.2 Reinspection Considerations

Factor	Influence on Reinspection Frequency
Tree Condition	Poor structural condition may require more frequent reassessments.
Target Usage	High pedestrian or vehicle usage increases risk and may warrant more regular inspections.
Environmental Exposure	Trees exposed to strong winds, flooding, or soil erosion may require closer monitoring.
Species-Specific Risks	Species prone to structural issues (e.g., Ash Dieback, Massaria in London Plane) may require specialist reinspection.
Site Changes	Construction, landscaping, or excavation near root zones may require ad-hoc inspections.

2.4 Example Inspection Scenarios

2.4.1 The following scenarios provide examples of when trees may require additional assessment:

Scenario	Recommended Action
----------	--------------------

Storm Event (>50mph winds)	Inspect for branch failures, root plate movement, or windthrow.
Visible Structural Decay Progression	Schedule reassessment to determine progression.
Public Complaints or Safety Concerns	Conduct ad-hoc site visit and evaluate risk.
Construction Near Trees	Monitor root disturbance, soil compaction, and stability.
Pollarded or Veteran Trees	Periodic checks to assess regrowth and structural integrity.

2.5 Adaptive Approach to Reinspection

2.5.1 We recommend an adaptive approach that balances risk with practicality:

- ✔ Trees rated as Extreme or High Risk should be monitored more closely, particularly if located near frequent public use areas.
- ✔ Moderate Risk trees should be reassessed when conditions change, such as following storms or visible changes.
- ✔ Low-Risk trees can remain on a standard monitoring cycle, aligned with routine maintenance schedules.

2.5.2 By following these guiding principles, inspections remain practical, proportionate, and site-specific.

3.0 Legal Responsibilities & Statutory Tree Protections

3.1 Duty of Care & Legal Obligations

- 3.1.1** Tree owners and land managers have a legal duty of care under the Occupiers' Liability Acts (1957 & 1984) to take reasonable steps to prevent foreseeable harm caused by trees on their property. This duty applies to all visitors and the general public.
- 3.1.2** For organisations, the Health and Safety at Work Act (1974) requires that risks be managed "as low as reasonably practicable" (ALARP), particularly in high-use areas such as footpaths, car parks, and building entrances.
- 3.1.3** Under common law, landowners may prune overhanging branches or encroaching roots at the boundary, provided that:
- ✔ The work is reasonable and does not harm the tree.
 - ✔ Statutory protections, such as Tree Preservation Orders (TPOs) or Conservation Areas, are respected.

3.2 Tree Preservation Orders (TPOs) & Conservation Areas

- ✔ TPOs protect trees of significant amenity value under the Town and Country Planning Act 1990. Written consent from the Local Planning Authority (LPA) is required for any work. Unauthorised work is a criminal offence, carrying fines of up to £20,000 for wilful destruction.
- ✔ In Conservation Areas, trees with a stem diameter exceeding 75mm at 1.5m height require six weeks' notice to the LPA before work begins. Work must not proceed until the LPA confirms non-objection or the six-week period expires.

3.3 Wildlife & Habitat Protections

- 3.3.1** The Wildlife and Countryside Act (1981) and Conservation of Habitats and Species Regulations (2010) protect legally protected species such as bats and nesting birds.
- ✔ Pre-work surveys may be required to assess risks to protected species.
 - ✔ If evidence of a bat roost or active bird nest is discovered, work must stop immediately, and advice should be sought from Natural England or an ecologist.

4.0 Risk Management & Health & Safety Compliance

4.1 Health & Safety Executive (HSE) Compliance

4.1.1 This system follows the HSE's "Tolerability of Risk" framework, which prioritises actions to reduce risks to ALARP (As Low As Reasonably Practicable).

-  Low-risk trees typically require no intervention beyond routine monitoring.
-  Moderate- and high-risk trees may necessitate mitigation measures to reduce hazards.

4.2 Occupancy Rate Estimates in Tree Risk Assessment

4.2.1 Occupancy rates provide context when assessing the likelihood of harm if a tree fails. These rates are estimates based on site use patterns and help prioritise risk management actions.

Factor	Influence on Risk
High-Use Areas (e.g., footpaths, playgrounds)	Higher risk due to frequent public presence.
Low-Use Areas (e.g., woodland trails)	Lower risk due to infrequent use.
Private Property/Restricted Areas	Risk depends on access levels.

4.2.2 Occupancy rates should be reviewed periodically, particularly if site usage changes.

5.0 Report Limitations

5.1 Tree Health & Structural Changes

- 5.1.1** Trees are dynamic, living organisms, and their condition may change due to environmental factors, disease, or unforeseen events. This report reflects conditions observed at the time of inspection and does not guarantee future stability.

5.2 Seasonal & Environmental Considerations

- ✔ Observations may be limited by seasonal factors (e.g., absence of fungal fruiting bodies in summer).
- ✔ Repeat inspections in different seasons may be necessary for a full assessment of tree health.

5.3 Report Validity & Reinspection Frequency

- ✔ The recommendations in this report are valid for two years, provided no major site changes or tree health declines occur.
- ✔ Tree risk assessments should be conducted every 2–5 years, depending on site usage and tree condition.

5.4 Conservation & Sustainable Arboriculture

- 5.4.1** Down To Earth Trees Ltd follows a conservation-led approach to tree management. Remedial tree surgery should be a last resort, with interventions designed to minimise harm to trees and their associated ecosystems.

6.0 List of References

- ✔ BS 3998:2010 - *Tree Work – Recommendations*. British Standards Institution, 2010.
- ✔ National Tree Safety Group (NTSG) - *Common Sense Risk Management of Trees: Guidance on Trees and Public Safety in the UK for Owners, Managers, and Advisers*. Forestry Commission, Second Edition, 2024.
- ✔ Mattheck, C. & Breloer, H. - *The Body Language of Trees: A Handbook for Failure Analysis*. Department of the Environment, 1994.
- ✔ Lonsdale, D. - *Principles of Tree Hazard Assessment and Management*. Forestry Commission, 1999.
- ✔ International Society of Arboriculture (ISA) - *Tree Risk Assessment Qualification (TRAQ) Manual*. Second Edition.
- ✔ Health and Safety Executive (HSE) - *The Tolerability of Risk Framework*. HSE Books, current edition.
- ✔ Wildlife and Countryside Act 1981 (as amended) - *The Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2010*.
- ✔ VALID Tree Risk-Benefit Management Strategies:
 1. *Homeowner Strategy v9.0*. VALID, 2024.
 2. *Landowner Strategy v9.0*. VALID, 2024.
 3. *School Strategy v9.0*. VALID, 2024.
- ✔ Quantified Tree Risk Assessment (QTRA) - *Best Practice Guidance*. QTRA, 2024.