

Tree Condition Assessment Survey Report

Tranquil Wood

Property: Tranquil Wood

Location: Old Road, Bethworth

Prepared by: Colin Corkhill MICFor

On behalf of: Betchworth Parish Council

Date: July 2026



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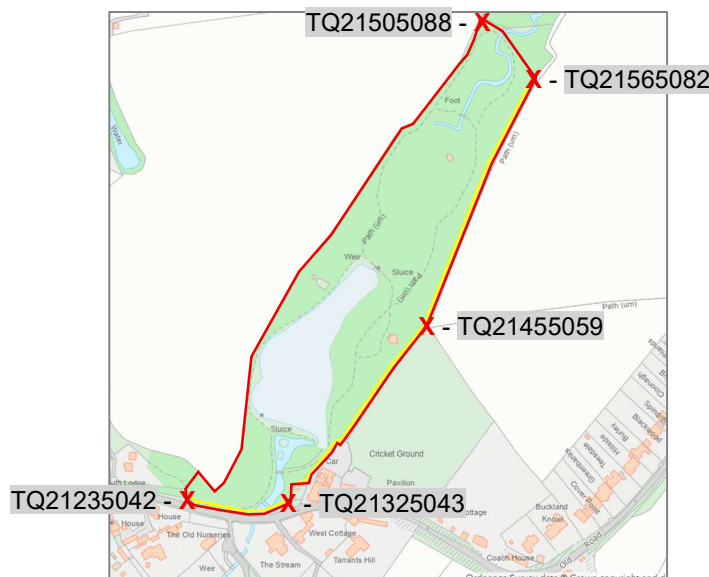
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1. Summary

- 1.1 This report contains the findings of a series of ground-based, visual tree assessment safety inspection carried out on the 28th day of July, 2026. The survey was completed on behalf of Betchworth Parish Council, incorporating those trees found within the proximity of the public highway, public right of way, and the boundary of the Red Lion public house, within the property land holding known as 'Tranquil Wood', as described on the Site Plans within the fourth appendix, and shown in Figure 1. below, with the central grid reference of: TQ21415066.
- 1.2 The visual tree assessment was undertaken by Mr Colin Corkhill MICFor, FdSc LWM, who holds a Professional Tree Inspection qualification under LANTRA, and has worked in the industry as an arborist and forester for in excess of eighteen years. The brief was to carry out a tree safety survey in the interests of safety due to the presence of trees within close proximity to areas of public access and high value property. The negative findings of the inspections have been documented in this report; highlighting those trees requiring remedial works, where necessary.
- 1.3 Figure 1. Site Limitations



2. Survey Limitations

- 2.1 This report is prepared solely and exclusively for the person to whom it is addressed, and its contents must not be divulged to third parties without the written consent of Regenerative Forestry Ltd. Any third party referring to this report or relying on the information contained therein does so entirely at their own risk.
- 2.2 The report relates only to those trees growing within the areas of survey, either as shown on the enclosed plan or as listed in the tree schedule. Trees beyond the survey area were not inspected.
- 2.3 The findings and recommendations contained in this report are only valid at the time of inspection. As, it should be noted that trees are living organisms subject to change. It is therefore strongly recommended that any recommended time scales are adhered to and all trees are re-inspected within the given schedules.
- 2.4 The recommendations relate to the site as it exists at present, and to the current level and pattern of usage. The degree of risk and hazard may alter, and the site may require re-inspection and re-appraisal.
- 2.5 No guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic events can cause damage to (or make unsafe) apparently healthy trees.
- 2.6 This report represents the analysis of arboricultural observations following an external assessment of the trees from ground level only.
- 2.7 The investigation may have been carried out on days with limited visibility and the report refers only to the conditions prevailing on the days that the trees were surveyed.



- 2.8 Numerous potential defects that may affect a tree's health and safe useful life may not be detectable dependent upon the timing of the survey. Surveys prior to leaf flush cannot judge either the extent or size of the foliage and the effect of either abiotic or biotic factors on such foliage. Additionally, the decay mechanism that occurs in trees is often governed by wood decay fungi, these may only produce external fruiting bodies annually often from late summer through autumn and they themselves then decay during winter. Therefore, without visible fruiting bodies, or surveys during winter and spring, external symptoms of decay that is occurring within a tree may not be visible.
- 2.9 Trees were inspected externally: no instruments (such as ultrasound or resistographs) were used to examine the tree internally.
- 2.10 No underground or root system inspections were carried out and Regenerative Forestry Ltd were not aware of any underground conditions of compaction or changes in ground levels or aeration or drainage which may affect the trees, nor of any services, installations or any other excavations which may previously have taken place, and which may have caused damage to root systems.
- 2.11 No investigation has been carried out to determine whether the land under report is or has been in the past contaminated or polluted by any substances or organisms however occurring. This report and any recommendations are therefore on the basis that all the land and its environs are free from any such contamination or pollution and that no such polluting materials will be introduced onto the site or used during any construction works on the site.
- 2.12 The survey is based on information and maps supplied by the client relating to site boundaries, hazards, utilities, etc. Any required information not provided is at the assumption of the surveyor. No responsibility can be accepted relating to the accuracy of this information.
- 2.13 It should be assumed that no additional investigation was undertaken with regard to statutory designations, i.e., TPO, Conservation Areas, SSSIs, other than



information and documents supplied by the client. Approval for felling or other work may require authorisation; such authorisation is not the responsibility of Regenerative Forestry Ltd and must be obtained by the client before felling or cutting commences.

- 2.14 Regenerative Forestry Ltd undertake no responsibility for any damage, loss or injury arising from any action undertaken in response to this survey.

3. Assumptions and Legal Limitations

- 3.1 Any legal description provided to the surveyor is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 3.2 It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations or statutes.
- 3.3 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the surveyor can neither guarantee nor be responsible for the accuracy of information provided by others.
- 3.4 The surveyor shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 3.5 Loss or alteration of any part of this report invalidates the entire report.
- 3.6 Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the surveyor.



- 3.7 Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Regenerative Forestry Ltd - particularly as to value conclusions, identity of the surveyor, or any reference to any professional society or institute or to any initialled designation conferred upon the surveyor as stated in their qualification.

4. Hazard Evaluation

- 6.1 Hazard Evaluation & Assessment: Identification and correction of structural defects may prevent damage to property or injury to people i.e., targets, the elimination of tree defects may also prolong the life of the tree. Hazard assessment includes three components; the potential for the tree to fail; the environment that may contribute to failure, and the potential target. Each factor has an impact on the hazard rating of the tree.

- 6.2 Guidance Regarding Scoring:

Failure Potential

- 1 = **Low** potential of failure – Defects are minor
- 2 = **Medium** potential of failure – Defects are present and obvious
- 3 = **High** potential of failure – Numerous and/or significant defects present
- 4 = **Severe** potential of failure – Severe defects e.g., heart-rot decay brackets

Size of Part

- 1 = Most likely failure **less than 6 inches** in diameter at its largest point
- 2 = Most likely failure **6-18 inches** in diameter at its largest point
- 3 = Most likely failure **18-30 inches** in diameter at its largest point
- 4 = Most likely failure **greater than 30 inches** in diameter at its largest point



Target Rating

- 1 = **Occasional** use – <10 Daily Walkers
- 2 = **Intermittent** use – 10-50 Daily Walkers
- 3 = **Frequent** use – >50 Daily Walkers / Minor C or D Road
- 4 = **Constant** use – Main Pavement or Public Highway

Hazard Rating

This is simply the addition of the above scoring e.g., a maximum hazard rating of 12, and falls into the below categories:

- 3-5 = **Low Hazard Rating** – Unlikely any remedial works will be required
- 6-8 = **Medium Hazard Rating** – Minor remedial works may be required
- 9-12 = **High Hazard Rating** – Major remedial works, felling or removal of target may be required.

5. Scope of Inspection

- Site Name: Name of Property and/or Site.
- Date: Date the tree was inspected.
- Surveyor: Name of the surveyor who carried out the inspection.
- Tree Reference: The sequential number shown on map.
- Grid Reference: The tree's physical geographical position.
- Species: The botanical and common name of the tree.
- Age Class: Age category of tree based on experience:
Juvenile – still within the establishment phase;
Semi-Mature – established though not at full size;
Mature – at, or near to full size;
Over Mature – old for species, in natural decline.
- Height: Estimated height range from ground level.
- Crown Spread: Estimated spread of the crown at its widest point.
- DBH: Diameter of the tree's main stem at breast height (1.2-1.5m above ground level on the highest side).



- **Condition:** Current general health and form of the tree:
Poor - Poor health and vigour with significant defects requiring major works, felling or close monitoring to ensure safety.
Moderate - Reasonable health, vigour and form. Some minor defects may be present including deadwood, damaged limbs, and small areas of decay, but defects can be remediated.
Good - Good health, vigour, and form and free from significant defects.
Dead Standing - The tree is deceased but still standing.
- **BS Category:** **Category 'A'**: Estimated remaining life expectancy of at least 40 years.
Category 'B': Estimated remaining life expectancy of at least 20 years.
Category 'C': Estimated remaining life expectancy of at least 10 years.
Category 'U': Cannot realistically be retained for longer than 10 years.
- **Defects:** Biological and potential structural failure items visible.
- **Location:** The position of the noted defect upon the tree.
- **Hazard Scoring:** As per the guidance above; hazard ratings are assigned.
- **Targets:** Identification of relevant factors and possible targets.
- **Recommendations:** Prescriptions based upon the tree condition and hazard rating.
- **Work Time:** Estimated time remedial works will take in hours.
- **Priority:** A low, Medium, or High rating highlighting the urgency remedial action should be employed.
- **Access:** The methods available with which to gain access into the tree.
- **Next Inspection:** Notice if future inspections will be necessary, and the time scale required to complete.



6. Conclusions and Recommendations

6.1 Conclusion of findings

19no. Trees or groups of trees were highlighted during the survey as requiring remedial attention.

9no. Trees or groups of trees were noted as presenting a 'High Risk', these must be addressed within 3 months of the date of this report.

6no. Trees or groups of trees were noted as presenting a 'Medium Risk', these must be addressed or planned for within 6 months of the date of this report.

4no. Trees or groups of trees were noted as presenting a 'Low Risk', these must be addressed or resurveyed within 12 months of the date of this report.

6.2 Synopsis of Necessary Remedial Works

6no. Trees or groups of trees require removal through dismantling or felling.

4no. Trees or groups of trees require removal of the crowns

8no. Trees or groups of trees require aerial remedial works to alleviate risk

1no. Tree requires removal due to falling into neighbouring field system.

6.3 Considerations

a. The management of the roadside trees has lapsed for an extended period of time and many of the trees are either of poor form having been suppressed by the neighbours or have reached senescence (decline due to old age). This creates a high risk environment, whereby regular monitoring and routine remedial works shall be required to reduce the risk to the public highway.

b. T10. Sycamore was allocated a hazard rating of 10/12. The tree is positioned just outside of the Tranquil Wood ownership boundary. However, due to its proximity to the woodland and the public highway this tree has been included so that the relevant parties might be informed.

c. An over-mature poplar stands in close proximity to the Red Lion car park (///papers.rushed.corner). Albeit no structural faults were visibly evident at the



time of the survey, this tree should be regularly reviewed due to its position, along with all other trees within public accessible areas considered to be over-mature due to their age and size.

d. Due to the narrow width of Old Road the deployment of a Mobile Elevated Work platform (MEWP) to gain access into the roadside trees shall require a road closure. This would require authorisation from Surrey County Council.

e. A number of trees highlighted for remedial actions display features suitable for nesting birds or bat roosts. These have been highlighted on the 'VTA Data Sheet' appended to this report. Each of these trees shall require an ecological survey prior to commencement.

6.4 Future Survey Requirements

Resurveys are required within the recommended time periods stated on the VTA Data Sheet, or post completion of any remedial works as immediate environmental conditions may have been altered, and trees may be exposed to a change of abiotic conditions.

6.5 Additional Advisories

a. Grey squirrel damage is prevalent throughout the site and control measures should be considered. Most of the damage is, at this stage, superficial. However, should the use of the woodland change in line with Betchworth PC aspirations, these trees shall require review in high-traffic areas.

b. The trees identified as 'G1' are applying pressure onto the wall towards the public highway (///things.finely.ocean). It is the recommendation of this report that this wall is inspected by a structural surveyor to assess the risk of collapse.

6.6 Recommendations

Specific remedial recommendations can be found listed in Section 7. Tree Survey Schedule, or on the VTA Data Sheet:



7. Tree Survey Schedule

Property Name: Tranquil Wood

*Abridged Format – Full Schedule available upon request

Date of Survey: 28/07/2026

Surveyor: Regenerative Forestry Ltd

Tree Reference	Species	Age Class	Condition	Defects	Hazard Rating	Recommendation
Tag #	SP	Y-OM	P-DS		3-12	
G1	Sycamore x4	Mature	Poor	Scaffold Limb Failed - Hung-up w/ Ivy Asymmetric w/ Pronounced Lean over Road Ivy Clad. <5m Road Clearance Medium Deadwood & Dead Limb	11	Remove Hanger Remove Tree Resting on Adj. Crown Raise to provide 5m Clearance & Reduce Weighting
T2	Sycamore	Mature	Ave.	Minor-Medium Deadwood over Road Excessive Weighting on Scaffold over Road Extensive Basal Decay	11	Dismantle to 2m
T3	Oak	Over-Mature	Dead	Dead Standing Recent Limb Breakout Dense Ivy Medium Deadwood over Road	9	De-crown & Monolith at 6m
T4	Yew x5	Semi-Mature - Mature	Ave.	Minor Deadwood over Road	7	Clean Canopy of Deadwood
T5	Sweet Chestnut	Over-Mature	Ave.	Minor-Medium Deadwood over Road Recent Limb Breakout	10	Reduce Dead Scaffold 6S to 1.5m (retain habitat feature)
T6	Sycamore	Semi-Mature	Ave.	Trunk Enveloped in Iron Works Minor Deadwood over Road Historic Squirrel Damage throughout	9	Clean Canopy of Deadwood
T7	Norway Maple	Semi-Mature	Dead	Dead Standing	7	Fell to Base
T8	Cedar	Over-Mature	Poor	Minor-Medium Deadwood Dead Top from 12m Weighing Bias towards Road	11	De-crown & Monolith at 8-10m
T9	Sweet Chestnut	Mature	Poor	Extensive Stem Cavity Weighting Bias towards Road 2no. Detached Hangers in Crown	9	Remove Scaffold Limb & De-crown Remove Hangers



Tree Reference	Species	Age Class	Condition	Defects	Hazard Rating	Recommendation
Tag #	SP	Y-OM	P-DS		3-12	
T10	Sweet Chestnut	Mature	Poor	Minor Deadwood over Road	9	Clean Canopy of Deadwood
T11	Sycamore	Mature	Good	<i>Extensive Basal Cavity Pronounced Lean over Road (Swept form) Minor-Medium Deadwood over Road Habitat Hole in Trunk</i>	10	<u>Outside Ownership</u> <i>Dismantle below Point of Main Stem Division</i>
G12	Sycamore x7	Semi-Mature	Ave.	Minor Deadwood over Car Park Access	7	Crown Raise & Reduce Weighting
T13	Sycamore	Semi-Mature	Poor	Asymmetric, Suppressed Form Extensive Stem Damage & Decay	8	Fell to Base & Adj. Dead Stem
G14	Elm x4	Juvenile	Dead	Dead Standing	6	Fell to Base
T15	Oak	Over-Mature	Good	Minor-Medium Deadwood throughout	5	Clean Canopy of Deadwood
T16	Oak	Mature	Good	Historic Scaffold Limb Breakout due to SQ Damage Evidence of Weeping suggesting Internal Decay	5	Reduce Scaffold Limb 8E to c.3m at Growth Point
T17	Oak	Mature	Poor	Extensive Stem Cavity major Crown Dieback	7	De-crown & Monolith at 7m (above Historic Breakout)
T18	Lime	Juvenile	Dead	Dead Standing	5	Fell to Base
T19	Poplar	Mature	Ave.	Fallen into Field	0	Sever at Boundary to permit Fencing



APPENDICIES

APPENDIX 1. GLOSSARY OF TERMS

1. **Appeal** - The process by which a landowner, occupier or their agent can request that the secretary of state and or the courts consider that the LPA decision should be overturned in their favour.
2. **Arboricultural implication survey** - process of recording information on trees, usually on a construction site for the future protection and management of these trees.
3. **Bracing** - Installation of flexible cables to support weak structures in trees.
4. **Bracing rod** - Metal rod used to support weak sections or crotches of a tree.
5. **Branch bark ridge** - Area of a tree's crotch where the growth and development of the two adjoining limbs pushes the bark into a ridge.
6. **Branch collar** - Area where a branch joins another branch/the trunk: created by the respective overlapping of xylem tissues.
7. **Broadcast fertilisation** - Application of fertiliser over the soil surface.
8. **Buttress roots** - Roots at the base of the trunk; trunk flare.
9. **Cable bracing** - Installation of a support system for weak branches or crotches.
10. **Callus growth** - Undifferentiated growth of cells at the edges of wounded areas on trees (see wound wood).
11. **Canker** - Localised, often disrupted and discoloured (area on stems and branches).
12. **CODIT** - Model of compartmentalisation of decay in trees.
13. **Co-dominant branches** - Forked branches of the same size.
14. **Compaction** - Compression of soil which breaks down its structure and effects gaseous exchange and root growth.
15. **Conservation Area** - Works within a CA must be notified to the Local Planning Authority. Whereby the authority has a period of six weeks to consider whether the tree deserves a TPO.
16. **Construction Design & Management (CDM) regulations** - Process of ensuring that all health and safety regulations and other industry considerations are considered during the conception, design, construction, and maintenance of a construction project.
17. **Crown** - The above ground portions of a tree.
18. **Crown cleaning** - Removal of dead dying diseases crossing and hazardous branches and waterspouts from a tree.
19. **Crown reduction** - Method of reducing the height & spread of a tree by cutting branches to laterals that are large enough to support the growth of the limb.
20. **Crown rot** - Disease or decay at the base of a tree or root flare.
21. **Crown thinning** - Selective removal of unwanted branches and limbs to provide air/light penetration through the crown of a tree and to lighten the weight of the branches.
22. **Deadwooding** - Removal of dead and dying limbs from a tree.
23. **Deciduous** - Trees and shrubs that lose their leaves in the autumn.
24. **Design criteria** - Aspects of the site and required functions to be served by the plant that must be considered in plant selection.
25. **Expandable system** - In the context of bracing, a system which is elastic and therefore provides more support as the tree is subjected to greater loading by the wind.
26. **Extra high strength cable** - Type of cable used in supporting trees that is stronger, but less flexible than standard wrapped cable.
27. **Face cut** - The notch cut used in felling trees or limb.



28. **False crotch** - A device installed in trees to serve as a path for ropes in rigging.
29. **Felling licence** - Licence granted by the Forestry Commission to regulate the felling and sale of timber.
30. **Fertiliser analysis** - The percentage of nitrogen, phosphorus, and potassium in a fertiliser.
31. **Fertiliser burn** - Injury to plants resulting from excess fertiliser salts in the surrounding soil.
32. **Field capacity** - Soil moisture content following the drainage of gravitational water.
33. **Foliar application** - Application of a fertiliser by direct spray on the foliage.
34. **Food & Environmental Protection Act (FEPA)** - Regulations controlling the use and application of pesticides.
35. **Forestry Act** - The specific statutory instrument which regulates the planting, harvesting and control of non-amenity trees.
36. **Forestry Commission** - A government body responsible for implementing the UK forestry policy.
37. **Formative pruning** - Pruning young trees to create desired form and shape.
38. **Gall** - Swelling of plant tissues frequently caused by insects.
39. **Genus** - A group of species having similar fundamental traits.
40. **Girdling** - Inhibition of the flow of water and nutrients in a tree by "choking" vascular tissue.
41. **Ground rod** - 3 metre metal rod used in earthing, a lightning protection system.
42. **Gummosis** - Exudation of sap, often in response to disease or insect damage.
43. **Leader** - The primary terminal shoot or trunk of a tree.
44. **Hazard potential** - Likelihood or risk level relating to a perceived hazard.
45. **Health & Safety Executive** - Government body concerned with industrial safety matters.
46. **Health & Safety at Work Act (HSE)** - act of parliament regulate safety at work.
47. **Heartwood** - Inner, non-functional xylem tissues.
48. **Honeydew** - Substance secreted by certain insects when feeding upon plants.
49. **Horizon** - Layer of soil within the soil profile.
50. **Hydrogels** - Crystalline polymers which absorb water.
51. **Implant** - Device or pellet which can be inserted into a tree to treat disorders.
52. **Included bark** - Bark that is pushed inside a developing crotch, causing a weakened structure.
53. **Increment borer** - Device used to take core samples from trees for the purpose of determining age or detecting problems.
54. **Infiltration rate** - Speed at which water soaks into the soil.
55. **Lenticel** - Opening in the bark that permits the exchange of gases.
56. **Local Planning Authority (LPA)** - Department of local government with the statutory powers to protect trees.
57. **Mature height** - Height of mature trees as generally specified in tree identification manuals.
58. **MEWP** - Mechanised boom platform used to place a worker in close proximity to a tree's crown.
59. **Micronutrient** - An essential element required by plants in relatively small quantities.
60. **Minimum irrigation** - Use of minimal water in irrigation through the use of drought tolerant plants, and only watering when necessary due to reduced rainfall.
61. **Mycorrhizae** - A symbiotic association between a fungus and the roots of a plant.
62. **Native** - A species which has its origins within a specific country, e.g., Has not been introduced by man.
63. **Necrosis** - Localised death of tissue in a living organism needle- slender conifer leaf.
64. **Nematode** - Microscopic eelworm that often feeds on plant tissues and may cause disease.
65. **Non woody roots** - Fibrous absorbing roots that are produced at the end of woody roots.
66. **Nuisance** - Legal term referring to actionable problems created by trees in adjacent properties.
67. **Nutrient recycling** - The replacement of nutrients in the soil by the decomposition of organic matter.
68. **Organic** - A term used to imply natural substances or processes.



69. **Organic layer** - Layer of organic matter at the soil's surface.
70. **pH** - A measure of acidity or alkalinity.
71. **Plant Health Care (PHC)** - A holistic approach to maintaining trees and landscape plants in good health, focusing on the plant rather than specific pests.
72. **Permanent wilting point** - Point at which a plant cannot extract any more water from the soil.
73. **Physiological disorder** - Plant problem not caused by an insect, pathogen, or injury.
74. **Physiology** - The study of the life function (of a plant).
75. **Phototoxic** - Poisonous to plants.
76. **Pigment** - Substance that appears coloured due to the absorption of certain light wavelengths.
77. **Planning application** - Formal application by a tree/landowner submitted to the local planning authority to construct around/carry out works to protected trees/ woodlands.
78. **Planning condition** - Condition imposed by the local planning authority in connection with planning consent (see below).
79. **Planning consent** - Permission granted by the local planning authority to carry out pruning/felling on protected trees/woodlands which may be subject to planning conditions.
80. **Planning policy guidance** - Government publications that give guidance to LPA on how TPO/planning applications should be administered and decided.
81. **Pollarding** - Pruning technique that begins on young trees, in which branches are continually cut back to callus knobs; used to maintain trees at a certain height.
82. **Props** - Solid support used to hold up a branch/tree which is in danger of failing.
83. **Pruning** - Cutting away unwanted parts of a plant.
84. **Reaction wood** - Wood formed in leaning or crooked stems, or on lower upper sides of branches.
85. **Reporting of Injuries, Disease & Dangerous Hazards occurrences (RIDDOR)** – Obligation on under law for employers and employees to report accidents and incidents.
86. **Rhizosphere** - Immediate environment of roots where biological activity is high.
87. **Risk Assessment** - Requirement under the management of health & safety regulations to assess the risks in the workplace.
88. **Rod bracing** - Supporting weak structures using solid steel bars.
89. **Root ball** - Containment of tree root mass and soil.
90. **Root hair** - Modified epidermal cells of a root that aid in the absorption of water and minerals.
91. **Rust** - Disease caused by a certain group of fungi and characterised by reddish brown spots.
92. **Safety codes of practice** - Recommendations for industry best practice.
93. **Sanitation** - Practice of removing dead or diseased plant parts to reduce the spread of disease.
94. **Sapwood** - Outer wood that actively transports water and minerals.
95. **Scale** - One of a group of insects that attach themselves to plant parts and suck the sap.
96. **Scorch** - Browning and shrivelling of foliage, especially at the leaf margin.
97. **Site analysis** - Determination of the conditions, environment and needs of a planting site.
98. **Sketch drawing** - A drawing to show which trees the TPO application affects.
99. **Soil amendment** - Material added to soil to improve its physical or chemical properties.
100. **Soil analysis** - Laboratory analysis of soil to determine pH, and mineral composition.
101. **Soil auger** - Device for removing cores of soil for inspecting or testing.
102. **Soil compaction** - Reduction of the total pore space in a soil, especially the macro pores.
103. **Soil profile** - Vertical section through a soil, across all of the horizons.
104. **Soil structure** - The arrangement of soil particles soil texture- the relative fineness or coarseness of a soil due to particle size.
105. **Species** - A group of organisms composed of similar individuals that can produce similar offspring.
106. **Stress** - Condition in which a tree is not in good health.



107. **Stunting** - Reduction of growth.
108. **Subsidence** - Recoverable shrinkage of a soil due to desiccation.
109. **Symbiotic relationship** - Association between two organisms that is mutually beneficial.
110. **Systemic** - Acting throughout the entire organism.
111. **Tap root** - Central, vertical root that is often choked off by the development of other roots.
112. **Target pruning** - Final pruning cut made to the outside of the branch bark ridge and branch collar.
113. **Topping** - Cutting back a tree to buds, stubs, or laterals not large enough to assume the terminal role. Considered bad arboricultural practice.
114. **Town & country planning act** - Covers the duties of local planning authority in respect of statutory tree.
115. **TPO** - Tree Protection Order, protecting the tree from works being undertaken without consent from the Local Authority Planning department.
116. **Transplanting** - Moving a plant to a new location.
117. **Transplant shock** - Stress following transplanting in which growth is reduced and the tree may wilt or drop foliage.
118. **Tree island** - Soil or landscape surrounding a tree such as within a paved area.
119. **Tree preservation order** - A specific instrument to protect amenity trees and woodlands.
120. **Tree spade** - Mechanical device used to dig and move trees.
121. **Tree wrap** - Material used to wrap the trunks of newly planted trees.
122. **Undercut** - Cut on the underside of a limb to be removed / to prevent “peeling” (of bark & vascular tissue).
123. **Vascular discolouration** - Darkening of the vascular tissues of woody plants in response to disease.
124. **Vector** - Organism that transmits a pathogen.
125. **Water holding capacity** - Ability of a soil to hold moisture.
126. **Water insoluble nitrogen** - Nitrogen fertiliser in a form i that is not soluble in water.
127. **Water retentive polymers** - Crystals that attract water molecules and have been used to some degree to help retain water in the root zone of plants.
128. **Water shoot** - A secondary, upright shoot arising from the trunk, branches or roots of a plant.
129. **Whorled** - Leaves arranged in a circle around a point on the stem.
130. **Wilt** - Loss of turgidity and subsequent drooping of leaves.
131. **Witches’ broom** - Plant disorder in which a large number of accessory shoots develop.
132. **Woody roots** - Lignified, usually large roots which provide a tree with mechanical support.
133. **Wound wood** - Differentiated cells (tissue) at the edge of wounded areas on trees.



Appendix 2. Legislation

Health and Safety at Work etc. Act (1974)

Chapter 37: Section 2

'It shall be the duty of every employer to ensure, so far as is reasonably practicable, the health safety and welfare at work of all his employees.'

'...the matters to which that duty extends include in particular...

...so far as is reasonably practicable as regards any place of work under the employer's control, the maintenance of it in a condition that is safe and without risks to health and the provision and maintenance of means of access to and egress from it that are safe and without such risks.'

Management of Health and Safety at Work Regulations (1999)

Regulation 3: Risk Assessment

'Every employer shall make a suitable and sufficient assessment of:

- a) The risks to the health and safety of his employees to which they are exposed whilst they are at work; and*
- b) The risks to the health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking.'*

Occupiers' Liability Act (1957)

Chapter 31: Section 2: Extent of occupier's ordinary duty

An occupier of premises owes the same duty, the common duty of care, to all his visitors....

The common duty of care is a duty to take such care as in all the circumstances of the case is reasonable to see that the visitor will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there.'

Occupiers' Liability Act (1984)

Chapter 3: Section 1

'An occupier of premises owes a duty to another (not being his visitor) in respect of any such risk...

- a) He is aware of the danger or has reasonable grounds to believe that it exists;*
- b) He knows or has reasonable grounds to believe that the other is in the vicinity of the danger concerned or that he may come into the vicinity of the danger (in either case, whether the other has lawful authority for being in that vicinity or not); and*
- c) The risk is one against which, in all the circumstances of the case, he may reasonably be expected to offer the other some protection.'*



Highways Act (1980)

Part V: Improvement of Highways

Section 96(6)

‘No tree, shrub... allowed to remain in such a situation as to hinder the reasonable use of the highway by any person entitled to use it, or so as to be a nuisance or injurious to the owner or occupier of premises adjacent to the highway.’

Part IX: Lawful and Unlawful Interference with Highways and Streets

Section 154(1)

‘Where a hedge, tree or shrub overhangs a highway or any other road or footpath to which the public has access so as to endanger or obstruct the passage of vehicles or pedestrians, or obstructs or interferes with the view of drivers or vehicles or the light from a public lamp, a competent authority may, by notice either to the owner of the hedge, tree or shrub or to the occupier of the land on which it is growing, require him within 14 days from the date of service of the notice so to lop or cut it as to remove the cause of the danger, obstruction or interference.’

For the purposes of this section the following are competent authorities...

...in relation to a road or footpath that is not a highway, the local authority in whose area the road or footpath is situated.’

Section 154(2)

‘Where it appears to a competent authority for any highway, or for any other road or footpath to which the public has access.’

- a) That any hedge, tree, or shrub is dead, diseased, damaged or insecurely rooted, and;
- b) That by reason of its condition it, or part of it, is likely to cause danger by falling on the highway, road or footpath, the authority may, by notice either to the owner of the hedge, tree, or shrub or to the occupier of the land on which it is situated, require him within 14 days from the date of service of the notice so to cut or fell it as to remove the likelihood of danger.’

Permissive Paths

A permissive path is not a public right of way but a footpath or bridleway used by the public with permission of the landowner. It should have a notice displayed making it clear that the owner does not wish to dedicate the path as a public right of way and be closed at least once each year.

These can also be unofficial diversions from public rights of way.

A permissive path not being a public right of way is not in general subject to the law relating to signposting, maintenance and obstruction, The HO 1980 states “that any road or footpath to which the public has access” however the landowner may have a *common duty of care*,



liability can be reduced by using a suitably worded notice "persons using this path do so entirely at their own risk".

'*Presumed dedicated*' after 20 years the owner can register with the highways authority. Also the user of the route may by now have ancient rights to its use.

A permissive path can be closed at any time and does not have the status of a public right of way.

Maintenance may be the responsibility of the highways authority?

Aspects of Law Influencing Tree Inspections:

COMMON LAW

This is based on actual case law i.e., decisions made by judges over a number of years. Judges trying a similar case will usually abide by the decision or outcomes of the earlier case. New common law is constantly being made.

Cases of Importance:

"CAMINER & ANOTHER V NORTHERN & LONDON INVESTMENT TRUST LTD. 1949"

"If a tree or part of a tree falls onto adjoining land or onto the highway and consequently causes damage or injury to property or to an individual, the owner of the tree will be liable only if it can be established that he has been negligent."

"KENT V MARQUIS OF BRISTOL 1940"

"If it can be shown that the owner of a tree knew or ought to have known that the tree was dangerous and that he took no steps to deal with it, he will be guilty of negligence and therefore liable for any damage or injury which may result."

Note: negligence may be described as omitting to do what a prudent or reasonable person would do, or doing what a prudent or reasonable person would not do,

WILLIAMS V DEVON COUNTY COUNCIL 1966

This refers to the removal of a tree which had fallen onto the highway.

"If it can be shown that an owner took reasonable care to see that the tree did not cause an obstruction, the cost of removing it cannot be recovered from him. In this case, it was shown that the tree was sound and had been regularly inspected, and that this constituted reasonable care."

BROWN V HARRISON 1947

"As the plaintive was passing along a road, a horse chestnut, which was standing some 18ft from the highway, fell on him. It was an old tree, the top branches of which were dead, and although there was a high wind blowing at the time it could not be considered exceptional."



The defendants were held to be liable as the condition of the tree was such that it was evident that it was dangerous."

CUNLIFFE V BANKS 1945

"An elm about 50 years old, which was subsequently found to be suffering from honey fungus, fell across a public road. The plaintiff's husband, riding a motor cycle, collided with the tree and later died of his injuries. It was shown that the defendant had taken all reasonable steps to discover what the condition of the tree was and that it could not have been known that it was likely to fall."

A person is not liable for nuisance constituted by the condition of his property unless he causes it, or by neglect of some duty allows it to occur, or, if it should arise without his own act or default, he fails to remedy it within a reasonable time after he had become, or ought to have become aware of it.

"KENT V MARQUIS OF BRISTOL"

An elm blew down during a strong wind and fell on a passing milk van, killing the driver, on inspection a hole was found in the tree 4in x 8in and 12in to 15in deep it was held that the tree had been inspected the hole would have been seen and it would have indicated the probable existence of decay. Apparently the tree was not inspected and no action had been taken to deal with the matter. The plaintiff was awarded substantial damages.

STATUTE LAW SECTION 154

Where it appears to any competent authority for any highway or for any other road or footpath to which the public has access that any tree, shrub or hedge is dead, diseased, damaged or insecurely rooted and that by reason of its condition it, or part of it, is likely to cause danger by falling on the Highway, road, or footpath, the authority may by notice require the owner to cut or fell the tree within 14 days.

LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976

Where a council considers that a tree on private land is in imminent danger of causing damage it may take steps to make the tree safe at the expense of the owner or occupier.

OCCUPIERS LIABILITY ACT 1967

A landowner has a duty to visitors to take such care as is reasonable to see that the visitor is reasonably safe in using the premises for the purpose for which they were invited or permitted to be there.



Appendix 3. References

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Appendix 4. Site Plans

Tranquil Wood, as described on 28/07/2026.

