

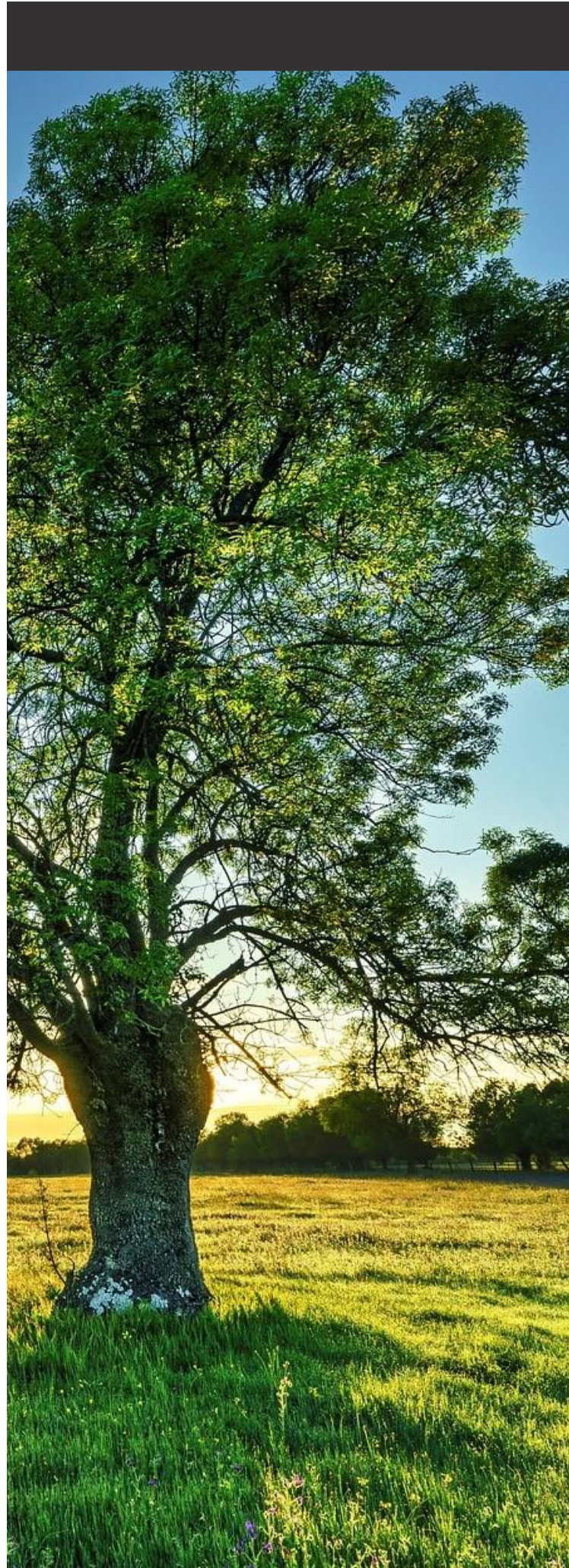


DOWN TO EARTH
— ROOTED 1979 —

The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF

Tree Condition Report

28th May 2026





Instructing client:	The Peredur Centre
Site address:	The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF
Report reference:	DTE 26091

	Name	Position	Date
Surveyor and date of the survey:	Aran Harris Award Arb L4 ABC	Arboricultural Consultant	8th May 2026
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Table of contents

1.0	Executive Summary	2
2.0	Introduction	3
2.1	Instructions	3
2.2	Site Description	3
2.3	The Trees - Observations	3
3.0	Legal Status of the Trees	4
4.0	Recommendations	5
5.0	Routine Inspection Cycles	7
6.0	Conclusion	8
Appendix 1:	Key to Tree Survey Schedule	9
Appendix 2:	Tree Survey Schedule	10
Appendix 3:	Recommended Tree Works	Error! Bookmark not defined.
Appendix 4:	Tree Location Plan (TLP)	20
Appendix 5:	Legal Responsibilities, Risk Management & Report Limitations	22

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



1.0 Executive Summary

1.1.1 Down To Earth Trees Ltd conducted a visual inspection of the principal trees at The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF. Observations were made from ground level, focusing on health, structure, and risk, with remedial actions recommended as appropriate.

1.1.2 On 8th May 2026, a total of 28 individual trees, 0 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 The Peredur Centre to undertake a ground-level visual inspection of the key trees at The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF. 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** The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF is a substantial site within a semi-rural setting on the outskirts of East Grinstead, surrounded by mature landscaping, open land, and areas of woodland.

The site consists of a collection of buildings used for educational, therapeutic, residential, and administrative purposes.

Externally, the site benefits from extensive landscaped grounds, gardens, open recreational areas, and internal access routes. Parking areas and service access are provided within the site boundaries to accommodate staff, visitors, and operational requirements.

Access to the site is taken from West Hoathly Road, with internal roadways and pedestrian routes connecting the various buildings and facilities throughout the campus. The surrounding area is predominantly rural in character, contributing to the site's secluded and spacious environment.

2.3 The Trees - Observations

- 2.3.1** The site visit and inspections were carried out by Aran Harris on the 8th May 2026. All significant trees were assessed using the Visual Tree Assessment (VTA) method, a total of 28 individual trees, 0 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	No

3.1.1 See the image below, which displays a snapshot of the relevant interactive map that illustrates the extent of Tree Preservation Orders (TPOs) and Conservation Areas affecting the site.



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	None of the trees surveyed fall into the extreme-risk category
High Risk	12 trees fall into the high-risk category
Moderate Risk	16 trees fall into the moderate-risk category
Low Risk	None of the trees surveyed fall into the low-risk category
	Total: 28

- 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 The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF. 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.

Aran Harris AwardArbL4 (ABC)

Aran Harris

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: Tree Survey Schedule

Weather conditions: clear and dry

Report ref: 26091

Site address: The Peredur Centre, West Hoathly Road, East Grinstead, RH19 4NF

Surveyor: Aran Harris

Survey date: 8th May 2026

Clickable link for Excel and PDF	Species	Measurements	Survey notes	Physiological Condition	Structural Condition	Risk Assessment	Risk Rating	Tree work recommendations	Photo	Ash Dieback Cat	What 3 Words
T0232	Oak (<i>Quercus sp.</i>)	Height (m): 20 Life Stage: Mature	Tree adjoining entrance and roadway with significant dead wood	Normal	Critical	Likelihood of Failure: Imminent Likelihood of Impact: Medium Failure x Impact: Likely Consequences: Minor Risk Rating: Moderate	Moderate	Remove major deadwood only			///glove.inp ut.lovely
T0233	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 15 Life Stage: Early Mature	Significant decay at base overhanging entrance way	Below-average	Critical	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell to as close to ground level as possible			///meals.red s.courier
T0234	Scots pine (<i>Pinus sylvestris</i>)	Height (m): 18 Life Stage: Mature	Standing dead tree within group of 7 Scots pine	Dead	Critical	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Significant Risk Rating: High	High	Fell to as close to ground level as possible			///driver.he ars.mass
T0235	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 8 Life Stage: Mature	Pollarded tree with significant decay overhanging driveway	Normal	Critical	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell to as close to ground level as possible Note - standing dead stem adjacent could be removed at same time but currently poses no safety issues due to monolithed state			///season.ch ill.serve

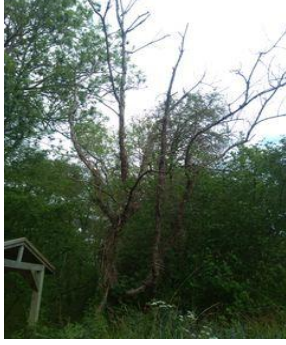
T0236	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 6 Life Stage: Mature	Pollarded tree with decay from previous pruning	Normal	Manageable	Likelihood of Failure: Possible Likelihood of Impact: High Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Re pollard to previous points			///gloves.sn aps.barks
T0237	Ash (<i>Fraxinus sp.</i>)	Height (m): 6 Life Stage: Young	Almost dead tree adjoining roadway	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Severe Risk Rating: High	High	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///slang.tow n.bless
T0238	Hazel (<i>Corylus avellana</i>)	Height (m): 6 Stems: 20 Life Stage: Mature	Coppice tree fouling power lines	Normal	Manageable	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Significant Risk Rating: High	High	Re Coppice to 0.5m above ground level to remove fouling of power line			///assist.sca rf.tolls
T0239	Oak (<i>Quercus sp.</i>)	Height (m): 16 Life Stage: Mature	Re trenching canopy overhanging roadway	Below-average	Manageable	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Minor Risk Rating: Moderate	Moderate	Reduce by 4m to remove deadwood at top and over road and to reduce over grown stems on property side			///loose.lea ds.drops
T0240	Common hawthorn (<i>Crataegus monogyna</i>)	Height (m): 6 Life Stage: Late Mature	Benched tree on power line overhanging road	Normal	Irremediable	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Significant Risk Rating: High	High	Fell to as close to ground level as possible			///vine.deep ly.mess

T0241	Ash (<i>Fraxinus sp.</i>)	Height (m): 18 Life Stage: Mature	Wound at base that is occluding well. One significant dead branch over roadway	Normal	Manageable	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Significant Risk Rating: High	High	Remove major deadwood		Ash Dieback Health Class 1 - 100%-75% remaining canopy	///laws.zone s.song
T0242	Ash (<i>Fraxinus sp.</i>)	Height (m): 8 Life Stage: Young	Standing dead tree over road	Dead	Critical	Likelihood of Failure: Imminent Likelihood of Impact: High Failure x Impact: Very likely Consequences: Significant Risk Rating: High	High	Fell to as close to ground level as possible		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///priced.pa rent.office
T0243	Common hawthorn (<i>Crataegus monogyna</i>)	Height (m): 7 Life Stage: Early Mature	Standing dead tree	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell to as close to ground level as possible			///radio.sca n.payer
T0244	Cherry (<i>Prunus sp.</i> 'Cherry')	Height (m): 3 Stems: 4 Life Stage: Mature	Severely decayed tree overhanging private residence	Below-average	Critical	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Minor Risk Rating: Moderate	Moderate	Fell to. As close to ground level as possible			///face.flap. coach
T0245	Ash (<i>Fraxinus sp.</i>)	Height (m): 18 Stems: 2 Life Stage: Mature	Two larger trees behind bungalow in woodland within falling distance of priority	Below-average	Manageable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Reduce to height if other adjacent previously reduce trees removing 6m of growth		Ash Dieback Health Class 2 - 75%-50% remaining canopy	///voices.tri ps.dare

T0246	Ash (<i>Fraxinus sp.</i>)	Height (m): 18 Stems: 2 Life Stage: Mature	Two trees within falling distance of property	Low	Manageable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Reduce to height of previously reduce adjacent ash removing 6m		Ash Dieback Health Class 3 - 50%-25% remaining canopy Ash Dieback Health Class 4 - 25%-0% remaining canopy	///habit.system.rock
T0247	Ash (<i>Fraxinus sp.</i>)	Height (m): 18 Stems: 3 Life Stage: Late Mature	Dying tree on edge of woodland overhanging footpath	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Monolith to 8m from ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///spark.labels.every
T0248	Ash (<i>Fraxinus sp.</i>)	Height (m): 18 Stems: 3 Life Stage: Mature	Standing dead tree	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level due to dead nature		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///grand.carbon.bump
T0249	Ash (<i>Fraxinus sp.</i>)	Height (m): 20 Life Stage: Late Mature	Standing dead tree visible from walkway over broom	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level given dead nature		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///ropes.rats.margin
T0250	Ash (<i>Fraxinus sp.</i>)	Height (m): 16 Stems: 2 Life Stage: Mature	Declining tree overhanging footpath	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///swift.splice.cats

T0251	Ash (<i>Fraxinus sp.</i>)	Height (m): 15 Life Stage: Mature	Standing dead tree	Dead	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///honey.pr ess.policy
T0253	Ash (<i>Fraxinus sp.</i>)	Height (m): 20 Life Stage: Mature	Standing dead tree over footpath	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///object.tri m.mining
T0257	Ash (<i>Fraxinus sp.</i>)	Height (m): 20 Life Stage: Mature	Dying tree within minimal canopy coverage overhanging footpath	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///eagle.for got.salon
T0258	Ash (<i>Fraxinus sp.</i>)	Height (m): 13 Life Stage: Mature	Standing dead tree over footpath	Dead	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///washed.p ens.pouch
T0259	Ash (<i>Fraxinus sp.</i>)	Height (m): 16 Life Stage: Mature	Dying tree within falling distance of house	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Severe Risk Rating: High	High	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///behave.n otice.water

T0251	Ash (<i>Fraxinus sp.</i>)	Height (m): 15 Life Stage: Mature	Standing dead tree	Dead	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///honey.pr ess.policy
T0253	Ash (<i>Fraxinus sp.</i>)	Height (m): 20 Life Stage: Mature	Standing dead tree over footpath	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///object.tri m.mining
T0257	Ash (<i>Fraxinus sp.</i>)	Height (m): 20 Life Stage: Mature	Dying tree within minimal canopy coverage overhanging footpath	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///eagle.for got.salon
T0258	Ash (<i>Fraxinus sp.</i>)	Height (m): 13 Life Stage: Mature	Standing dead tree over footpath	Dead	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///washed.p ens.pouch
T0259	Ash (<i>Fraxinus sp.</i>)	Height (m): 16 Life Stage: Mature	Dying tree within falling distance of house	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Severe Risk Rating: High	High	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///behave.n otice.water

T0262	Ash (<i>Fraxinus sp.</i>)	Height (m): 14 Stems: 2 Life Stage: Mature	Standing dead tree	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///give.wipe s.crab
T0263	Ash (<i>Fraxinus sp.</i>)	Height (m): 18 Life Stage: Mature	Dying tree within falling distance oh priperty	Dying	Irremediable	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///admits.st one.chefs
T0264	Ash (<i>Fraxinus sp.</i>)	Height (m): 10 Stems: 2 Life Stage: Mature	Standing dead tree overhanging seating area and carpark	Dead	Critical	Likelihood of Failure: Probable Likelihood of Impact: High Failure x Impact: Likely Consequences: Significant Risk Rating: High	High	Fell to ground level		Ash Dieback Health Class 4 - 25%-0% remaining canopy	///dared.coll eague.strea m
T0265	Goat willow (<i>Salix caprea</i>)	Height (m): 15 Life Stage: Mature	Decayed tree overhanging seating area and pathway into woodland	Normal	Manageable	Likelihood of Failure: Probable Likelihood of Impact: Medium Failure x Impact: Somewhat likely Consequences: Significant Risk Rating: Moderate	Moderate	Pollard to 4m in height			///garage.fa cing.boss

Appendix 3: Recommended Tree Works

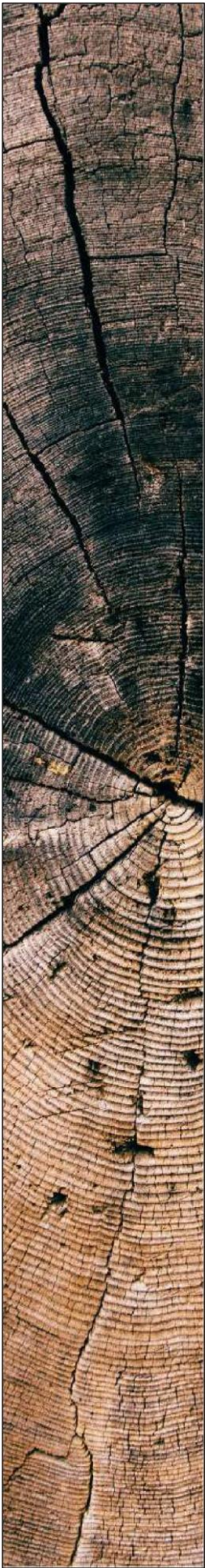
Only trees with recommendations are listed. If a tree has several recommendations, then there will be several rows in the table.

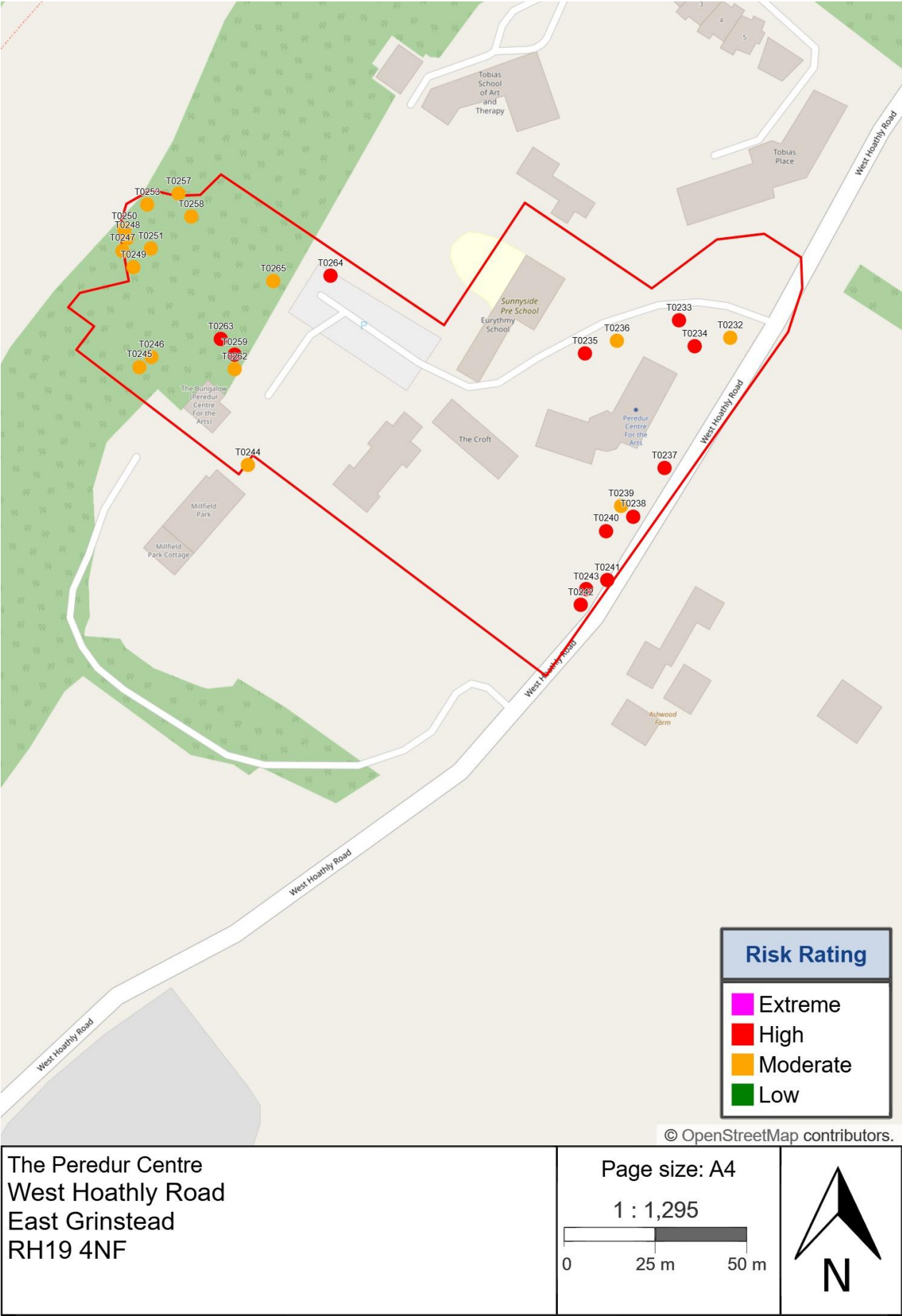
Tree no.	Tag no.	Species	Recommendation	Risk Rating
T0232		Oak (<i>Quercus sp.</i>)	Remove major deadwood only	Moderate
T0233		Horse chestnut (<i>Aesculus hippocastanum</i>)	Fell to as close to ground level as possible	High
T0234		Scots pine (<i>Pinus sylvestris</i>)	Fell to as close to ground level s possible	High
T0235		Horse chestnut (<i>Aesculus hippocastanum</i>)	Fell to as close to ground level as possible Note - standing dead stem adjacent could be removed at same time but currently poses no safety issues due to monolithed state	High
T0236		Horse chestnut (<i>Aesculus hippocastanum</i>)	Re pollard to previous points	Moderate
T0237		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	High
T0238		Hazel (<i>Corylus avellana</i>)	Re Coppice to 0.5m above ground level to remove fouling of power line	High
T0239		Oak (<i>Quercus sp.</i>)	Reduce by 4m to remove deadwood at top and over road and to reduce over grown stems on property side	Moderate
T0240		Common hawthorn (<i>Crataegus monogyna</i>)	Fell to as close to ground level as possible	High
T0241		Ash (<i>Fraxinus sp.</i>)	Remove major deadwood	High
T0242		Ash (<i>Fraxinus sp.</i>)	Fell to as close to ground level s possible	High
T0243		Common hawthorn (<i>Crataegus monogyna</i>)	Fell to as close to ground level as possible	High
T0244		Cherry (<i>Prunus sp. 'Cherry'</i>)	Fell to. As close to ground level s possible	Moderate
T0245		Ash (<i>Fraxinus sp.</i>)	Reduce to height if other adjacent previously reduce trees removing 6m of growth	Moderate
T0246		Ash (<i>Fraxinus sp.</i>)	Reduce to height of previously reduce adjacent ash removing 6m	Moderate
T0247		Ash (<i>Fraxinus sp.</i>)	Monolith to 8m from ground level	Moderate
T0248		Ash (<i>Fraxinus sp.</i>)	Fell to ground level due to dead nature	Moderate
T0249		Ash (<i>Fraxinus sp.</i>)	Fell to ground level given dead nature	Moderate
T0250		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	Moderate
T0251		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	Moderate
T0253		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	Moderate
T0257		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	Moderate
T0258		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	Moderate
T0259		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	High
T0262		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	Moderate
T0263		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	High
T0264		Ash (<i>Fraxinus sp.</i>)	Fell to ground level	High
T0265		Goat willow (<i>Salix caprea</i>)	Pollard to 4m in height	Moderate

Appendix 4: Tree Location Plan (TLP)

Tree Condition Report

Appendix 4
Tree Location Plan (TLP)





Appendix 5: *Legal Responsibilities, Risk Management & Report Limitations*

Tree Condition Report

Appendix 5

[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
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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.