



PREPARED FOR
Michael Reilly

SITE LOCATION
5 Stonewater Close BB7 9ZU

TREE CONDITION & **RISK SURVEY**

August 2026

TREESTYLE CONSULTANCY

5 Stonewater Close, BB7 9ZU

Tree Health and Safety Assessment

A visual assessment of the four mature trees standing to the boundary of the site, their condition, and the level of risk they present to the surrounding residential properties, parking areas and highway.

Site	5 Stonewater Close, BB7 9ZU
Client	Michael Reilly
Instructed by	Michael Reilly
Date of Survey	10th August 2026
Report Date	August 2026
Reference	TC/2026/001/STONEWATER-HSA Rev A
Prepared by	Andrew McLoughlin, MArborA, Treestyle Consultancy Ltd
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PRIORITY WORKS - ALL ITEMS WITHIN ONE MONTH

All four trees surveyed are in Poor condition and are recommended for felling as a matter of priority. Three of the four present an Unacceptable level of risk when assessed under QTRA.

Executive Summary

Four mature and over-mature hybrid black poplar (*Populus x canadensis*) were surveyed at 5 Stonewater Close, BB7 9ZU on 10th August 2026. All four stand on a single boundary line, immediately adjacent to residential dwellings, parking areas containing stationary vehicles, and the estate access road.

All four trees were assessed as being in Poor overall condition. The dominant issue is root damage. The rooting area of the group has been subject to a sustained history of development, including the construction of a stone wall and its foundations directly against T1 with consequent root severance, changes in soil level, soil compaction, contamination of the soil profile from stored cement and building materials, and continuing use of the area for material storage in connection with the adjacent property under construction. The full extent of root loss cannot be established without excavation, and the stability of all four trees must therefore be regarded as uncertain.

This root damage is compounded by mechanical defects in the stems. T1 and T3 each carry a codominant union at approximately two metres with suspected included bark, T1 with an associated crack and flaking bark running to ground level and T3 with a large non occluded cavity. T2 is heavily suppressed, entirely dead in the crown and carries major cavities with associated decay. All four trees show apical dieback consistent with drought stress.

Hybrid black poplar is a brittle, fast grown species that is well known for branch and whole tree failure at maturity. T1 and T3 stand at 28 metres with stem diameters of one metre and crown spreads of 16 metres. Complete failure of either tree would be very likely to cause serious structural damage to the dwellings beneath and, given that those dwellings are occupied for the greater part of the day, presents a credible risk to life.

A Quantified Tree Risk Assessment has been undertaken for all four trees. T1, T2 and T3 return a Risk of Harm within the Unacceptable range and require works without delay. T4 returns a Risk of Harm within the upper Tolerable range, but its retention is not viable once the remainder of the group is removed, as the loss of mutual shelter would expose a suppressed and leaning stem to full wind loading.

It is recommended that all four trees are felled to ground level within one month of the date of this report, and that replacement planting is undertaken in the next available planting season. The site lies within a Conservation Area and the statutory notification set out at Section 7.0 must be served before any works are carried out.

Summary of Findings

Ref	Species	Ht (m)	Condition	QTRA Risk of Harm	Works	Priority
T1	Hybrid Black Poplar	28	Poor	1/600 Unacceptable	Fell and replant	1 Month
T2	Hybrid Black Poplar	8	Poor	1/900 Unacceptable	Fell and replant	1 Month
T3	Hybrid Black Poplar	28	Poor	1/600 Unacceptable	Fell and replant	1 Month
T4	Hybrid Black Poplar	18	Poor	1/9,000 Tolerable	Fell and replant	1 Month

Condition key: Good, Fair, Poor, Dangerous. QTRA thresholds and the full calculations are set out at Appendix D.

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1.0 Instructions

- 1.1 I have been instructed by Michael Reilly to visit 5 Stonewater Close, BB7 9ZU and to assess the trees standing within and immediately adjacent to the boundary of the property.
- 1.2 The purpose of the report is to assess the risk posed by the trees to people and infrastructure:
 - a) The tree owner seeks to ensure it reasonably meets its duty of care by demonstrating a defensible, proactive tree management regime.
 - b) Visually inspect the trees growing within and adjacent to the site.
 - c) Identify trees that pose an unacceptable risk and recommend remedial works to reduce risk to acceptable levels.
 - d) Provide a report to assist in the planning and management of the trees.
- 1.3 It was agreed that a basic level of inspection be applied to the trees to aid the preparation of an arboricultural report, including tree and risk assessment, report findings and mitigation recommendations where required. A Quantified Tree Risk Assessment was also requested, given the scale of the trees and the occupancy of the targets beneath them.
- 1.4 A suitable management plan with recommendations is required in accordance with current arboricultural best practice, BS3998:2010.

2.0 Report Limitations

- 2.1 The inspection will identify defects and other failure prone characteristics of the tree where these features might reasonably be anticipated to cause an unacceptable risk. It must nevertheless be recognised that no tree is entirely safe, given the possibility that an exceptionally strong wind or other unusual circumstance could damage or uproot even a mechanically perfect specimen.
- 2.2 While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, no responsibility can be accepted for damage or injury sustained as a result of the failure of any tree due to faults not apparent during a visual, ground level based inspection carried out at this season, or to faults developing after the survey.
- 2.3 Similarly, no liability can be accepted for the condition of any tree that was obscured in part or in whole, nor for any that proved inaccessible at the time of inspection. Certain features which might provide evidence of ongoing decay or decline, such as seasonal fungal fruiting bodies, damage to foliage or insect emergence holes, may not have been in evidence. Only those features apparent at the time of the inspection can be assessed.
- 2.4 Underground services were not confirmed around the trees surveyed. The potential influences of trees upon buildings or other structures resulting from the effects of trees upon shrinkable load bearing soils, or the impact of incremental root growth, are specifically excluded from this report.

- 2.5 The report reflects the trees as found on the day surveyed. Change of ground levels, soil conditions, surrounding tree cover or land use, or any ground works within the root zone of any tree may invalidate the content of this report. No root zone excavation was undertaken.
- 2.6 The rooting environment of all four trees has been subject to a substantial and ongoing history of development. The extent of root loss already sustained cannot be quantified from a ground level inspection. The conclusions of this report are drawn on the basis that the root systems of all four trees must be assumed to be compromised to an unknown degree.

3.0 Introduction

- 3.1 My name is Andrew McLoughlin, and I have been the author and the Managing Director of Treestyle Consultancy Ltd since 2001. I have a National Certificate in Arboriculture and a MA ArborA in Arboriculture, and have been a qualified arboriculturist since 1998. I hold the ISA Tree Risk Assessment Qualification and am a Quantified Tree Risk Assessor and an Ancient and Veteran Tree Expert. I am a professional member of the Arboricultural Association, membership number AS2370, and a member of the Consulting Arborist Society.
- 3.2 The report is based upon data collected on site on 10th August 2026 by Andrew McLoughlin.
- 3.3 The survey was agreed with Michael Reilly in advance of the site visit.
- 3.4 The instruction arose from concerns regarding the safety of the trees due to their size, their condition, and their proximity to residential dwellings, parked vehicles and the public highway, together with the history of development works within their rooting area.
- 3.5 The methodology for the preparation of this document is as follows:
- Communication with the client to gain an understanding of the site history.
 - Carry out a Visual Tree Assessment (VTA) with the aid of a nylon mallet.
 - Assess the tree's life potential and its visual amenity value.
 - Tree risk assessment, including Quantified Tree Risk Assessment (QTRA) where triggered.
 - Recommend mitigating measures and actions where necessary.
- 3.6 The trees were assessed at a basic level and a Visual Tree Assessment was completed on all four trees. No aerial inspection, excavation or decay detection was undertaken. An explanation of the levels of inspection can be read at Section 9.0.
- 3.7 Tree positions were recorded using a handheld GPS unit. GPS accuracy is typically within 1 to 3 metres and positions should be treated as approximate. Tree data was recorded using GMS Survey software and exported as a schedule. The survey map, Pear Technology, 1:500 at A4, dated 24th August 2026, shows the tree positions in relation to site features and is issued as Appendix A.

- 3.8 The structure and drafting of this document has been assisted by Claude, an artificial intelligence language model developed by Anthropic, which was used to organise, format and draft the report from the survey data. All field observations, professional judgement, interpretation, risk assessment and recommendations contained within this report are those of the author, who has reviewed and verified the entire document and takes full professional responsibility for its content.
- 3.9 The trees provide visual amenity value and screening to the estate and hold habitat value. High occupancy target areas include residential dwellings occupied for the greater part of the day, parking areas containing stationary vehicles, the estate access road and the public highway. Where trees and people coincide there will always be an element of risk.
- N.B. Target areas are places where a tree or tree part could fall and land on a vehicle, structure or person, causing damage, injury or disruption.
- 3.10 The site lies within a Conservation Area. The statutory implications of this are set out at Section 7.0.

4.0 Findings

4.1 The main findings across the site are as follows:

- Four individual trees were recorded, T1 to T4.
- All four are hybrid black poplar (*Populus x canadensis*). There is no species or age diversity within the group.
- All four trees were assessed as being in Poor overall condition. None were recorded as Good or Fair.
- T1 and T3 are large mature specimens at 28 metres in height, one metre stem diameter and 16 metre crown radius. T4 is 18 metres and T2 is a suppressed over mature specimen of 8 metres.
- Occupancy of the targets beneath the trees is high, comprising residential dwellings, parking areas with stationary vehicles, infrastructure, and a public highway.
- The rooting area of the entire group has a sustained history of development and disturbance.
- A new dwelling is under construction adjacent to the group and building materials are being stored over the rooting area.

4.2 The Visual Tree Assessment recorded the following observations:

- Minor and major deadwood present in the crowns of all four trees.
- Apical dieback and reduced crown density consistent with drought stress, recorded at 25 per cent dead or absent on T1, T3 and T4, and 100 per cent dead on T2.
- Soil compaction and increases in soil level were recorded across the rooting area of all four trees.
- Trenching and excavation recorded at T1 in connection with a stone wall and its foundations.
- Cracked and included bark with bifurcated stems at T1 and T3.
- Major cavities and evidence of fungal decay at T2, and a major non occluded cavity at T3.
- A lean recorded at T4, which is heavily suppressed and of poor form.
- Epicormic growth at T2.
- Storage of cement and building materials over the rooting area.

5.0 Analysis

- 5.1 On the basis of the Visual Tree Assessment, its interpretation and the risk assessment, there is a high probability of a tree or tree part falling and causing damage or injury within the next twelve months. The analysis below is set out by issue rather than by individual tree, with the relevant tree numbers cited within each issue.

5.2 Root damage and the history of development

- 5.2.1 The single most significant issue affecting this group is the condition of the rooting environment. All four trees, T1 to T4, have been recorded with soil compaction and an increase in soil level over the rooting area. T1 has, in addition, been recorded with trenching and excavation, during which a stone wall and its foundations were constructed directly against the tree, resulting in root severance on that side of the stem.
- 5.2.2 Compaction reduces the pore space within the soil profile, restricting the movement of water and gases to the roots and reducing the capacity of the tree to produce new fine root. An increase in soil level over an established root system has a comparable effect, effectively burying the fine, absorbing roots at a depth where they cannot function. Both processes cause a progressive decline in root function and, in combination, a progressive loss of anchorage.
- 5.2.3 Cement and other building materials have been stored over the rooting area of the group. Cement is strongly alkaline and leachate raises soil pH, causing root desiccation and the loss of fine roots. This contamination of the soil profile is a further contributor to root loss across all four trees.
- 5.2.4 A new dwelling is currently under construction adjacent to the group, with access and material storage continuing over the rooting area. The damage caused by that ongoing activity is not quantifiable from the surface. The cumulative effect of severance at T1, compaction and level change across T1 to T4, and contamination of the profile, is that the anchorage of all four trees must be regarded as compromised to an unknown degree. This is the principal reason why the recommendations of this report cannot be deferred pending further monitoring.

5.3 Mechanically weak structures

- 5.3.1 T1 and T3 each carry a codominant union at approximately two metres above ground level, with suspected included bark. A codominant union with included bark does not form the interlocking wood grain of a conventional branch union; the two stems are instead separated by a seam of dead, ingrown bark. Research has established that such unions can be up to 42 per cent weaker than conventional unions (D. Slater, 2016).
- 5.3.2 At T1 the suspected inclusion is accompanied by a crack and flaking bark running the full length of the union to ground level. A crack extending to ground level in association with a bark inclusion is a strong indicator that the union is already separating under load. At T3 the union is accompanied by a large, non occluded cavity, indicating that the tree has been unable to compartmentalise the wound and that decay is progressing within the stem at the point of highest bending stress.
- 5.3.3 Failure at either of these unions would release a stem of very substantial size. Both trees are 28 metres tall, with a stem diameter of 1 metre. Neither union is protected from wind loading, and both stand over high occupancy targets. This combination of a mechanically weak structure, a large falling part and a sensitive target represents an unacceptable level of risk.

5.4 Decay and cavitation

- 5.4.1 T2 has been recorded with major cavities and evidence of fungal decay, together with epicormic growth and a crown that is entirely dead. Although T2 is the smallest tree in the group at 8 metres and 30 centimetres stem diameter, it is a wholly dead stem with advanced internal decay and no remaining capacity for wound response. Failure of the stem or of major parts of it should be regarded as likely rather than possible.
- 5.4.2 T3 carries a major non occluded cavity at the codominant union, as described above. A fundamental part of the VTA process is the observation of the buttress and stem for fungal fruiting bodies and cavitation, both of which can be detrimental to stability. Where such features are present, the internal condition of the stem cannot be confirmed without invasive investigation.

5.5 Crown dieback and drought stress

- 5.5.1 Apical dieback and reduced crown density have been recorded across the group, at 25 per cent dead or absent on T1, T3 and T4. Apical dieback is a classic symptom of root dysfunction: the tree is unable to sustain the water column to the extremities of the crown and the outermost growth dies back first.
- 5.5.2 In this instance the dieback is consistent with drought stress acting on a root system that has already been reduced by compaction, level change, severance and contamination. Long periods without rainfall prevent precipitation from entering the soil profile, and compacted ground sheds rather than absorbs what rain does fall. The lack of available water is the single largest cause of decline in mature trees, and an ageing population under drought is particularly vulnerable.

- 5.5.3 The practical consequence for this site is a progressive increase in deadwood within the crowns of T1, T3 and T4. Minor and major deadwood has been recorded in all four trees. Deadwood falling from 28 metres onto parked vehicles, footpaths and the highway is a hazard in its own right, independent of whole tree failure.

5.6 Suppression, form and group interdependence

- 5.6.1 T4 is heavily suppressed, of poor form and has a recorded lean. T2 is likewise suppressed and over mature. Suppressed trees develop elongated, poorly tapered stems with small crowns, because they have grown in competition for light rather than in response to wind loading. Such stems have not laid down the reaction wood that an open grown tree develops and are poorly adapted to carrying wind load in isolation.
- 5.6.2 The four trees currently stand as a single group and afford one another mutual shelter, with T1 and T4 at the ends of the line carrying moderate exposure and T2 and T3 partially protected. If the group were reduced by the removal of some but not all of its members, the remaining trees would be exposed to a wind loading regime for which their stems have not adapted. This effect is well documented and is a common cause of failure in trees left standing after adjacent removals.
- 5.6.3 This is the basis on which the retention of T4 is not considered viable. Although its own quantified risk currently falls within the Tolerable range, a suppressed and leaning stem left in isolation following the removal of T1, T2 and T3 would face a materially higher probability of failure than that recorded at the time of survey.

5.7 Species characteristics

- 5.7.1 All four trees are hybrid black poplar (*Populus x canadensis*). The species is fast-growing and produces low-density, brittle timber with a well-documented tendency for summer branch drop and for whole-tree and large-limb failure at maturity. It is a species that does not respond well to root disturbance and is prone to decay following wounding.
- 5.7.2 The species characteristics do not of themselves justify removal. They are relevant because they raise the probability of failure attached to each of the defects described above, and because the timber of a failing poplar tends to fail suddenly and without the progressive warning that a stronger timbered species may give.

5.8 Targets and occupancy

- 5.8.1 The targets beneath and around this group are residential dwellings, parking areas containing stationary vehicles, estate infrastructure and public highway. The dwellings are occupied for the greater part of the day, which places occupancy in the upper range of the QTRA target categories.
- 5.8.2 T1 and T3 have crown radii of 16 metres at a height of 28 metres. The fall distance of a whole tree or a major stem from either specimen encompasses the dwellings beneath. A falling part of this size would very likely cause serious structural damage to a dwelling and, given the pattern of occupancy, presents a credible risk of serious injury or loss of life. This is the factor that elevates these trees above the ordinary run of defective trees on a residential site.

5.9 Quantified Tree Risk Assessment

- 5.9.1 The defects recorded at this site meet the trigger criteria for Quantified Tree Risk Assessment, namely confirmed root plate disturbance, decay and cavitation, significant included bark on loaded codominant stems, and Poor condition with high occupancy targets directly beneath. QTRA has accordingly been applied to all four trees in addition to the Level 2 Visual Tree Assessment.
- 5.9.2 QTRA V5.4 (GB) 2026 quantifies risk by combining three components: the Target, being the occupancy or value of what stands within the falling distance; the Size of the part considered likely to fail; and the Probability of Failure of that part within the assessment period. The output is a Risk of Harm, expressed as the probability of serious or fatal injury within one year, and is compared with published thresholds.
- 5.9.3 The full calculations are set out at Appendix D. In summary, T1 and T3 each return a Risk of Harm of 1/600 and T2 returns 1/900. All three fall within the Unacceptable range, being greater than 1/1,000, and require works without delay. T4 returns a Risk of Harm of 1/9,000, which falls within the upper Tolerable range; its removal is recommended for the reasons of group interdependence set out at paragraph 5.6.3 rather than on the basis of its quantified risk alone.
- 5.9.4 It should be noted that the Probability of Failure component applied to all four trees reflects the visible condition of the stems only. Because the extent of root loss cannot be established without excavation, the probability of failure by uprooting may in practice be higher than the figures given. The quantified outputs should therefore be read as a conservative statement of the risk rather than an upper bound.

6.0 Conclusions

- 6.1 The trees at 5 Stonewater Close have amenity and screening value to the estate, and their loss will be visually significant. Ownership of trees of this size in this setting nevertheless carries a responsibility for the safety of those beneath them. In this instance the likelihood of a tree or part of a tree failing before the next inspection is considered high, and the consequences of that failure are considered severe. The summary of the areas of concern is as follows:
- The rooting environment of all four trees, T1 to T4, has been compromised by severance, compaction, level change and contamination, to an extent that cannot be quantified without excavation.
 - T1 and T3 carry codominant unions with suspected included bark, T1 with an associated full length crack and T3 with a major non occluded cavity.
 - T2 is a dead, decayed and cavitated stem with no remaining capacity for wound response.
 - T4 is suppressed, leaning and of poor form, and cannot be safely retained in isolation.
 - All four trees show apical dieback consistent with drought stress affecting a damaged root system, with an associated, increasing deadwood burden.
 - Occupancy of the targets beneath is high, including dwellings occupied for the greater part of the day.
 - Three of the four trees return an Unacceptable Risk of Harm under QTRA.
- 6.2 Absolute tree safety is in practice unachievable. The recommendations set out below address the identified hazards and are considered reasonable, pragmatic and proportionate to the risk presented. The recommended works will remove the identified unacceptable and high risks to the dwellings, parking areas, infrastructure, and highway.
- 6.3 Ongoing inspection. Following completion of the recommended works and the establishment of replacement planting, the site should be inspected on a rolling cycle by a suitably qualified arboriculturist. In the interim, the client should walk the site after any strong gale of 39 to 46 mph, Beaufort scale 8, and after prolonged periods of heavy rain, and should look for uprooting, fresh cracks, flaking bark, fungal fruiting bodies at the base or on the stem, and dead or hanging branches. This list is not exhaustive.
- 6.4 Where construction access and material storage continue over the rooting area of any retained tree on this estate, protective fencing and ground protection in accordance with BS5837:2012 should be installed before further works commence, in order to prevent the recurrence of the damage described in this report.

7.0 Recommendations

7.1 It is recommended that T1, T2, T3 and T4 are felled to ground level within one month of the date of this report. The works detailed in Appendix B, Tree Schedule, and summarised at Appendix C must be completed within the specified timescale. In general the recommendations are as follows:

- Fell all four trees, T1 to T4, to ground level within one month.
- Grind out or remove the stumps to permit replacement planting, subject to the location of underground services.
- Undertake replacement planting in the next available planting season, between November and March.
- Establish protective fencing and ground protection to BS5837:2012 standards around any retained trees where construction access continues.
- Maintain a written record of inspections, recommendations, dates for works and works completed.
- Walk the site after storms and prolonged heavy rainfall to check for failures or newly presenting hazards.

7.2 Statutory consent

7.2.1 The site lies within a Conservation Area. Under Section 211 of the Town and Country Planning Act 1990, six weeks written notice must be given to the local planning authority of the intention to carry out works to trees within a Conservation Area. Works must not commence until either the local planning authority has confirmed that it does not object, or the six week period has expired without the service of a Tree Preservation Order.

7.2.2 Where a tree presents an immediate risk of serious harm, the exemption for dead trees and for the removal of an immediate risk of serious harm may be available. Reliance on that exemption requires that the local planning authority is given five days written notice wherever practicable, and that the person carrying out the works can demonstrate that the exemption applied. Given the findings of this report, the client should discuss the position with the local planning authority at the earliest opportunity. Photographic evidence and a copy of this report should be retained in either case.

7.2.3 The client should confirm with the local planning authority whether any Tree Preservation Order applies to the trees on this site before works are instructed.

7.3 Replacement planting

- 7.3.1 The removal of four mature trees from this boundary will represent a significant loss of canopy cover, screening and habitat. Replacement planting should be undertaken in the next available planting season. Where trees are removed from a Conservation Area there is generally a duty to replace them, and the local planning authority may specify the number, species and position of replacements.
- 7.3.2 Species selection should avoid the fast growing, brittle and short lived character of the existing stock, and should reflect the restricted rooting environment and the proximity of dwellings. A mix of species and sizes should be used in order to establish the age and species diversity that the present group lacks.
- 7.3.3 Post planting maintenance is critical to establishment and longevity. Ties and stakes should be removed two to three years after planting, formative pruning should follow the removal of stakes, and grass should be cleared from the base of each tree to reduce the potential for mower and strimmer damage. Regular applications of woodchip mulch around the bases of newly planted trees will suppress grass competition, improve soil health, hold moisture and reduce drought stress, reduce frost damage and reduce compaction. Mulching is one of the most effective single measures available to improve the establishment of new trees.

Tree inspection undertaken, report prepared, authorised and signed by:



Andrew McLoughlin

MARborA (Professional Member, Arboricultural Association, No. AS2370)

Managing Director and Principal Arboricultural Consultant

Date: August 2026

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8.0 Disclaimers

- 8.1 This survey was carried out from ground level. No aerial inspection was undertaken; therefore this report can only identify defects that are clearly visible from the ground. A Visual Tree Assessment is a level two arboricultural tree survey, which usually involves a full 360 degree visual of the buttress, stem and crown of the tree. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may not have been appropriate or possible to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- 8.2 No tree is entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically perfect specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure prone characteristics of the tree or the site.
- 8.3 Underground services were not confirmed around any of the trees surveyed. The potential influences of trees upon buildings or other structures resulting from the effects of trees upon shrinkable load bearing soils, or the impact of incremental root growth, are specifically excluded from this report.
- 8.4 The report reflects the tree stock as found on the day surveyed. Change of ground levels, soil conditions, surrounding tree cover or land use, or any ground works within the root zone of any tree may invalidate the content of this report. No root zone excavation was undertaken.
- 8.5 Change of circumstance as a result of unusual weather conditions may invalidate the content of this report. It is recommended that trees are reassessed after a strong gale of 39 to 46 mph, Beaufort scale 8.
- 8.6 The content of this report is valid for 12 months from the cover date. Any work recommended beyond this period is based on expectations rather than on currently identified defects.
- 8.7 This report has been produced for the sole use of Michael Reilly and addresses arboricultural matters only. It should not be relied upon for structural engineering, ecological or planning purposes without appropriate supplementary professional advice.

9.0 Appendices

The system of Visual Tree Assessment (VTA) was practised in accordance with the International Society of Arboriculture (ISA) Best Management Practice (BMP) and was used with the guiding principles of a Level 1 and Level 2 inspection.

Levels of Tree Assessment

Level 1 Limited Visual Assessment. A visual assessment of an individual tree or a population of trees near a specified target, conducted from a specific perspective, in order to identify certain obvious defects or specified conditions. Observations are made from ground level or via a drone.

Level 2 Basic Assessment. A detailed visual inspection and assessment of a tree and the surrounding site, commonly found to possess a hazard. The basic assessment requires the tree risk assessor to complete a 360 degree view of the tree, observing crown, stem and potential rooting area. Tree dimensions are recorded using hand tools and the trees in question are mapped and listed on a schedule.

Level 3 Advanced Assessment. An advanced assessment is performed to provide detailed information about specific tree parts, defects, targets or site conditions. Methods of advanced assessment can include climbing, decay detection and root excavation.

10.0 Bibliography

Collins Field Guide to the Trees of Britain and Northern Ireland, A. Mitchell.

Pruning of Trees, Shrubs and Conifers, Brown and Kirkham, second edition.

Principles of Tree Hazard Assessment and Management, D. Lonsdale, No. 7.

The Body Language of Trees, Mattheck, C., Bethge, K. and Weber, K. (2015).

Assessing the Strength of Forks in Trees, Slater, D. (2016).

11.0 References

British Standards Institution (2010) BS 3998:2010 Tree Work: Recommendations. London: BSI.

British Standards Institution (2012) BS 5837:2012 Trees in Relation to Design, Demolition and Construction. London: BSI.

British Standards Institution (2013) BS 42020 Biodiversity: Code of Practice for Planning and Development. London: BSI.

British Standards Institution (2014) BS 8545 Trees: From Nursery to Independence in the Landscape. London: BSI.

International Society of Arboriculture (2013) Best Management Practice: Tree Risk Assessment.

National Tree Safety Group, Common Sense Risk Management of Trees.

Quantified Tree Risk Assessment Practice Note V5.4 (GB) 2026, QTRA Ltd.

Occupiers Liability Acts 1957 and 1984.

Town and Country Planning Act 1990, Section 211.

Town and Country Planning (Tree Preservation) (England) Regulations 2012.

12.0 Useful web links

Common Sense Risk Management of Trees: <http://ntsgroup.org.uk/wp-content/uploads/2016/06/FCMS025.pdf>

Urban Tree Manual: <https://www.forestresearch.gov.uk/tools-and-resources/urban-tree-manual/>

Trees in Conservation Areas and TPOs: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Funding for tree planting: <https://treecouncil.org.uk/take-action/grants-for-trees/>

13.0 Glossary

DBH	Diameter at Breast Height. The diameter of the tree trunk measured at 1.3 metres above ground level. Multi stem trees have their stems measured separately. Trees with abnormal growths or obstructions at 1.3 metres are measured immediately below the obstruction.
VTA	Visual Tree Assessment. A system of tree inspection devised by Claus Mattheck using visual signs to read the body language of trees and to aid the diagnosis of potential defects.
QTRA	Quantified Tree Risk Assessment. A system which quantifies the risk of harm from tree failure by combining target occupancy, size of part and probability of failure, and compares the output against published risk thresholds.
M	Mature. A tree which has established a significant root plate and is over 50 per cent of the way through its usual life expectancy.
OM	Over Mature. A tree which has fully established and will no longer continue increasing in size due to its age. It may show signs of decline such as localised dieback.
Codominant stem with included bark	Two stems of similar size arising from a common union, separated by a seam of ingrown bark rather than interlocking wood grain, which suggests a weakened union.
Minor deadwood	Deadwood under 50 mm in diameter.
Major deadwood	Deadwood equal to or greater than 50 mm in diameter.
Apical dieback	Progressive death of the outermost and uppermost shoots of the crown, commonly a symptom of root dysfunction or water stress.
Occlusion	The process by which a tree grows new wood over a wound. A non occluded cavity is one the tree has been unable to close.
Risk	The combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk combines the likelihood of tree failure occurring and affecting a target with the severity of the associated consequences, being personal injury, property damage or disruption of activities.
Abiotic	Damage of a physical nature rather than biological, not derived from a living organism.
Biotic	Relating to or resulting from a living organism.

Appendix C - Summary of Tree Work

All works listed below are to be carried out within one month of the date of this report and are subject to the statutory notification set out at Section 7.2. All works are to be undertaken by a suitably qualified and insured arboricultural contractor working to BS3998:2010.

Ref	Species	Recommended Works	Priority
T1	Hybrid Black Poplar	Fell to ground level and replant space	1 Month
T2	Hybrid Black Poplar	Fell to ground level and replant space	1 Month
T3	Hybrid Black Poplar	Fell to ground level and replant space	1 Month
T4	Hybrid Black Poplar	Fell to ground level and replant space	1 Month

Priority key: Emergency, immediate. 1 Month, within one calendar month of the report date. 3 Months, within three months. 12 Months, routine, within the next annual programme. Monitor, no action, re-inspect at next scheduled inspection.

Appendix D - Quantified Tree Risk Assessment

Assessed in accordance with QTRA Practice Note V5.4 (GB) 2026. Risk of Harm is expressed as the probability of serious or fatal harm arising within a twelve month period.

Risk Level	Threshold
Broadly Acceptable	Less than 1/1,000,000
Tolerable (lower)	1/1,000,000 to less than 1/10,000
Tolerable (upper, imposed)	1/10,000 to less than 1/1,000
Unacceptable	1/1,000 or greater

Tree Ref	Component	Value Range	Selected Value	Basis
T1	Target	1 to 6	Range 2	Residential dwellings occupied for the greater part of the day, parking with stationary vehicles and estate access road, all within falling distance.
	Size of Part	1 to 5	Range 1	Whole tree or codominant stem. 28 m height, 1000 mm stem diameter, 16 m crown radius. Part greater than 450 mm diameter.
	Probability of Failure	1 to 7	Range 3	Codominant union with suspected included bark at 2 m, with crack and flaking bark to ground level. Confirmed root severance from wall foundations, compaction, level change and contamination.
	Risk of Harm		1/600	Exceeds the 1/1,000 threshold.
	Threshold / Action		Unacceptable	Fell to ground level within one month. Risk cannot be reduced to a tolerable level by pruning given the root condition.

Tree Ref	Component	Value Range	Selected Value	Basis
T2	Target	1 to 6	Range 3	Residential curtilage and parking, partially screened by adjacent stems.
	Size of Part	1 to 5	Range 2	Whole stem. 8 m height, 300 mm stem diameter. Part between 250 mm and 450 mm diameter.
	Probability of Failure	1 to 7	Range 1	Wholly dead stem with major cavities and evidence of fungal decay. No remaining capacity for wound response. Failure likely within the assessment period.
	Risk of Harm		1/900	Exceeds the 1/1,000 threshold.
	Threshold / Action		Unacceptable	Fell to ground level within one month.

Tree Ref	Component	Value Range	Selected Value	Basis
T3	Target	1 to 6	Range 2	Residential dwellings occupied for the greater part of the day, parking with stationary vehicles and estate access road, all within falling distance.
	Size of Part	1 to 5	Range 1	Whole tree or codominant stem. 28 m height, 1000 mm stem diameter, 16 m crown radius. Part greater than 450 mm diameter.
	Probability of Failure	1 to 7	Range 3	Codominant union with suspected included bark at 2 m with a large non occluded cavity indicating progressive decay at the point of highest bending stress. Compaction and level change over the rooting area.
	Risk of Harm		1/600	Exceeds the 1/1,000 threshold.
	Threshold / Action		Unacceptable	Fell to ground level within one month.

Tree Ref	Component	Value Range	Selected Value	Basis
T4	Target	1 to 6	Range 3	Residential curtilage, parking and estate access road, partially screened at the time of survey.
	Size of Part	1 to 5	Range 2	Whole stem. 18 m height, 350 mm stem diameter. Part between 250 mm and 450 mm diameter.
	Probability of Failure	1 to 7	Range 4	Suppressed stem of poor form with a recorded lean and 25 per cent crown dieback. Currently afforded shelter by the adjacent stems.
	Risk of Harm		1/9,000	Falls within the upper Tolerable, imposed, range.
	Threshold / Action		Tolerable (upper)	Fell to ground level within one month. Removal is recommended on the basis of group interdependence, per paragraph 5.6.3, rather than the quantified value alone, as retention in isolation would materially raise the probability of failure.

Note. The Probability of Failure values applied above reflect the visible condition of the stems. Because the extent of root loss beneath these trees cannot be established without excavation, the probability of uprooting failure may exceed the stated values. The quantified outputs should be read as a conservative statement of risk.

Appendix E

Site Photographs

5 Stonewater Close BB7 9ZU

Michael Reilly

24 August 2026

☉ 233°SW (T) ☉ 53°50'10"N, 2°24'6"W ±8m ▲ 76m



☉ 227°SW (T) ☉ 53°50'10"N, 2°24'6"W ±14m ▲ 76m



☉ 323°NW (T) ☉ 53°50'10"N, 2°24'6"W ±4m ▲ 76m



☉ 213°SW (T) ☉ 53°50'10"N, 2°24'6"W ±4m ▲ 76m



☉ 298°NW (T) ☉ 53°50'10"N, 2°24'6"W ±4m ▲ 76m



☉ 235°SW (T) ☉ 53°50'10"N, 2°24'6"W ±7m ▲ 77m



☉ 157°SE (T) ☉ 53°50'10"N, 2°24'7"W ±5m ▲ 77m



☉ 306°NW (T) ☉ 53°50'10"N, 2°24'6"W ±6m ▲ 77m



☉ 114°SE (T) ☉ 53°50'10"N, 2°24'6"W ±6m ▲ 77m



☉ 298°NW (T) ☉ 53°50'10"N, 2°24'7"W ±6m ▲ 76m



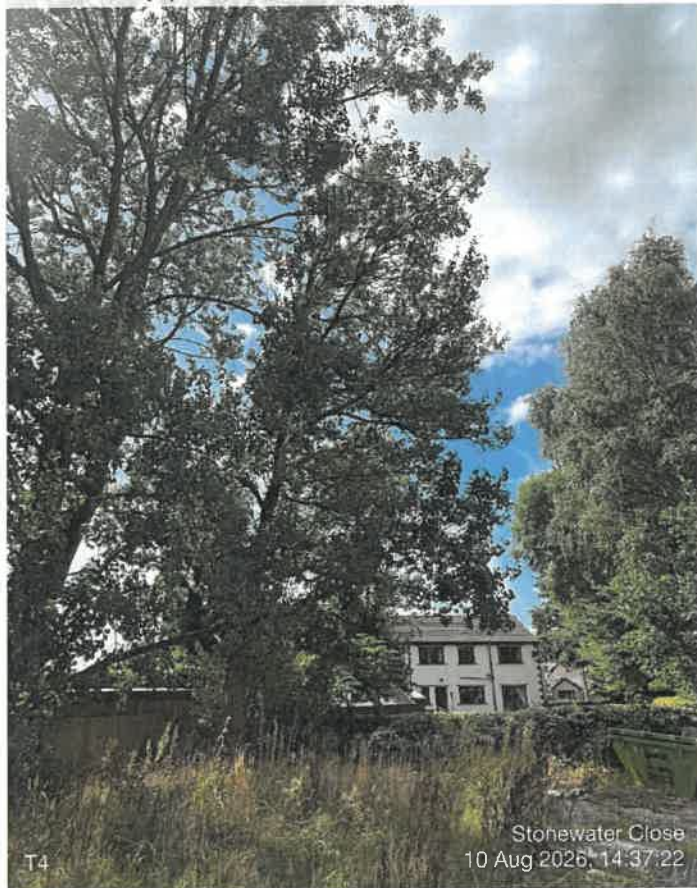
☉ 137°SE (T) ☉ 53°50'10"N, 2°24'7"W ±6m ▲ 77m



☉ 201°S (T) ☉ 53°50'10"N, 2°24'7"W ±2m ▲ 76m



☉ 263°W (T) ☉ 53°50'10"N, 2°24'6"W ±4m ▲ 78m



☉ 245°SW (T) ☉ 53°50'10"N, 2°24'6"W ±8m ▲ 79m



Appendix B - Tree Schedule

5 Stonewater Close, BB7 9ZU. Survey date 10th August 2026. Reference TC/2026/001/STONEWATER-HSA Rev A.

Ref	Common Name	Latin Name	Ht (m)	DBH (cm)	Spread (m)	No.	Maturity	Condition	Priority	Defects / Notes	Recommended Works
T1	Hybrid Black Poplar	<i>Populus x canadensis</i>	28	100	16	1	Mature	Poor	1 Month	End tree of the group with moderate exposure. Minor and major deadwood. 25 per cent crown dead or absent, apical dieback consistent with drought stress. Codominant stem at 2 m with suspected included bark, crack and flaking bark running to ground level. Rooting area subject to trenching and excavation for a stone wall and its foundations resulting in root severance, plus soil compaction, increase in soil level and contamination from stored cement. Unknown extent of root loss.	Fell to ground level and replant space
T2	Hybrid Black Poplar	<i>Populus x canadensis</i>	8	30	2	1	Over Mature	Poor	1 Month	Suppressed stem with partial protection from the elements. Crown entirely dead or absent. Major cavities with evidence of fungal decay. Epicormic growth. Minor and major deadwood. Soil compaction and increase in soil level over the rooting area, with building materials stored on the root system.	Fell to ground level and replant space

Ref	Common Name	Latin Name	Ht (m)	DBH (cm)	Spread (m)	No.	Maturity	Condition	Priority	Defects / Notes	Recommended Works
T3	Hybrid Black Poplar	<i>Populus x canadensis</i>	28	100	16	1	Mature	Poor	1 Month	Mid group with partial protection from the elements. Minor and major deadwood. 25 per cent crown dead or absent, apical dieback consistent with drought stress. Codominant stem at 2 m with suspected included bark and a large non occluded cavity. Soil compaction and increase in soil level over the rooting area with building materials stored on the root system.	Fell to ground level and replant space
T4	Hybrid Black Poplar	<i>Populus x canadensis</i>	18	35	9	1	Mature	Poor	1 Month	End tree of the group with moderate exposure. Minor and major deadwood. 25 per cent crown dead or absent. Suppressed form with a recorded lean. Soil compaction and increase in soil level over the rooting area. Retention not viable following the removal of the remainder of the group, as loss of mutual shelter would expose a suppressed stem to full wind loading.	Fell to ground level and replant space

Key

Condition: Good, structurally sound with no significant defects, standard management only. Fair, minor defects present, low risk, routine monitoring and maintenance. Poor, significant defects, elevated failure risk, management works required. Dangerous, structural failure likely or imminent, priority works required.

Priority: Emergency, immediate, do not delay. 1 Month, within one calendar month of the report date. 3 Months, within three months of the report date. 12 Months, routine, within the next annual programme. Monitor, no action, re-inspect at next scheduled inspection.

Maturity: Y, Young. EM, Early Mature. M, Mature. OM, Over Mature. V, Veteran.

DBH is the stem diameter measured at 1.3 m above ground level. Tree positions were recorded by handheld GPS and are accurate to within 1 to 3 metres. All works are subject to the statutory notification set out at Section 7.2 of the main report.

Treestyle Consultancy Ltd

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SITE:

5 Stonewater Close BB7 9ZU

SCALE:

1 : 500

@ A4

DATE:

24/08/2026

Drawing Name:

Tree Mapping



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