MDJ ARBORICULTURAL CONSULTANCY LIMITED
Company Registration No. (England & Wales): 13900533

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

Mr J Lewis
Greenleaves (Billingshurst) Management Company
Greenleaves
Daux Avenue
Billingshurst
West Sussex
RH14 9TD

23 December 2024
Our ref: MDJAC-VAL24110-LetRep-01

Dear Mr Lewis,

RE: Risk assessment survey of the trees within communal areas and adjacent to Public Rights of Way (PRoWs) at Daux Avenue, Billingshurst RH14 9TD.

Further to your instruction, I duly visited the site on Wednesday 11 December 2024 and carried out a tree survey in accordance with the methodology set out in my proposal ref. FP24226, dated 28th October 2024.

I have included a brief summary of the methods used as part of this survey, which I trust will be of use. Appended to this letter is a tree survey schedule (**Appendix 1**), a series of Tree Survey Plans (TSPs) (**Appendix 2**) and Detailed Assessments where necessary (**Appendix 3**). An overview of the VALID method is provided at **Appendix 4**.

To aid identification on site, I have sprayed each of the trees recommended for remedial work with a yellow dot either at the base of the tree, or at 1.5m above ground level.

I hope that the attached will provide you with the information you require at this stage, but if you have any questions, please do not hesitate to contact me.

Yours sincerely,

[redacted]
Matthew Jones, BSc (Hons), MArborA
Director & Arboriculturist

Arboricultural ASSOCIATION Professional Member

Institute of Chartered Foresters

VALID Tree Risk-Benefit Validator

INSTRUCTION

1. I have been instructed by Greenleaves (Billingshurst) Management Company to carry out a tree survey and risk assessment of the trees within the communal areas and immediately adjacent to the public rights of way that extend through the site. The locations of all trees are shown on the appended tree survey plan with individual trees shown in green, and groups of trees shown in magenta.

TERMS OF REFERENCE (TOR)

2. This report is intended to inform The Client of the current tree stock in these areas, its condition, and an assessment of the risk it poses to residents, users, and visitors to the site. I am further asked to recommend appropriate remedial works where risks exist. The agreed scope of work is outlined below:

- To undertake a site visit and inspection of all significant trees growing within the defined areas; and
- To produce this letter and associated documents, which outlines the general condition of the tree stock, and makes recommendations where risks exist, in order to meet The Client's Duty of Care under the Occupiers' Liability Acts.

AUTHOR

3. I am Matthew Jones BSc (Hons), MArborA, the Director and Principal Arboriculturist of MDJ Arboricultural Consultancy Limited. I hold a Bachelor of Science Degree with Honours in Arboriculture and Urban Forestry, awarded by The University of Central Lancashire (UCLan) in 2022. This is a top up degree following successful completion of a Foundation Degree in Arboriculture, also awarded by UCLan in 2020. I have also completed the National Diploma (RQF Level 3) in Arboriculture and Forestry at Merrist Wood College, Guildford in 2009.

4. During the course of my career I have attended various CPD events and courses. I hold the Professional Tree Inspection accreditation awarded by LANTRA, and am a registered user of the VALID Tree Risk-Benefit Management and Assessment framework (A 'Validator'), and was previously a registered user of The International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology, which expired in 2021.

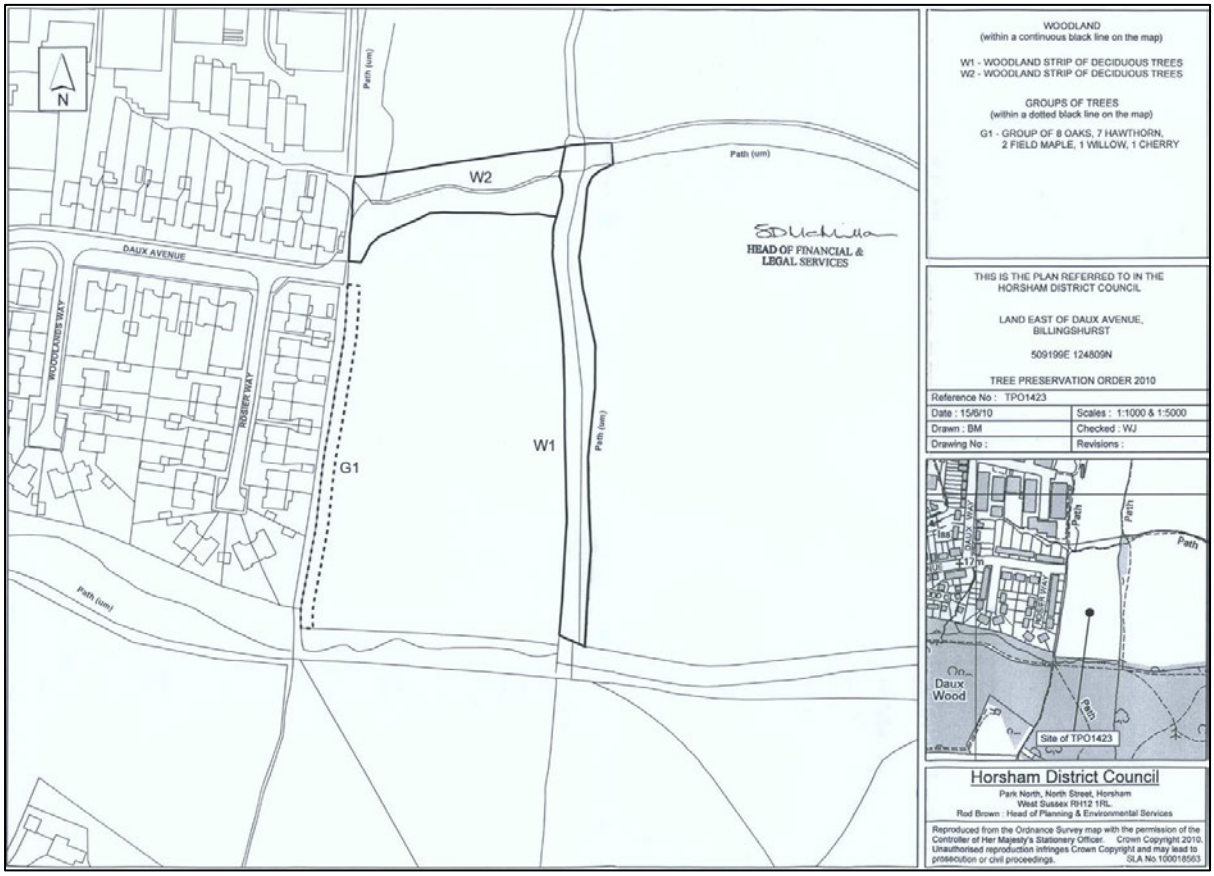
5. I am a Professional Member of the Arboricultural Association (The AA) and an Associate Member of The Institute of Chartered Foresters (The ICF). I am therefore bound by the code of ethics and required to uphold the professional standards expected of both professional bodies.

6. Since transitioning from practical arboriculture in 2014, I have regularly been instructed to carry out appraisals of various sizes of tree stocks in relation to development, health and safety considerations, and the potential impact of trees on the built environment; and I am required to provide considered tree management recommendations as necessary during the course of these instructions.

CONSERVATION AREAS (CAS) AND TREE PRESERVATION ORDERS (TPOS)

7. I have not been provided with any information relating to the protected status of the trees in question. However, I have consulted the local authority's website (Horsham District Council, 2024), which suggests that The Horsham District Council (Land East of Daux Avenue, Billingshurst) Tree Preservation Order 2010 affords statutory protection to one group of trees and two woodland belts, as shown below.

Figure 1: screenprint of the TPO Map, showing the locations of protected trees.



8. There are technical differences between the various classifications used within TPOs; these are summarised below for clarity.

9. The group classification protects the number of trees, of the specified species, listed at Schedule 1 of the order. In this case, G1 of the order comprises eight oaks, seven hawthorns, two field maples, one willow and one cherry. The purpose of using the group classification is to safeguard the collective merit of the named trees; not necessarily the merits of the individuals contained within the group.

10. Similarly, the woodland classification is to be used to safeguard a woodland as a single entity. Accordingly, this classification protects all trees of whatever size and species present at the time the order was made. However, it also protects any subsequent trees, whether they arise by natural regeneration or by planting operations within the areas defined on the map.

11. Accordingly, it is necessary to obtain consent from the local authority prior to undertaking any work, except for the removal of deadwood from an otherwise live tree, if protected by the order; my interpretation of the trees covered by the TPO is shown within the appended tree survey schedule.

VALID Tree Risk-Benefit Assessment method summary

Levels of assessment

12. **Passive Assessment:** passive assessment is carried out as an ongoing informal observation exercise, usually by the owner and or staff of a particular site, during the day-to-day routine. If passive assessment is undertaken by non-arboriculturists, no risk assessment should be made, but the named arboriculturist should be made aware of any potential risk features and will subsequently provide the necessary advice. **Appendix 4** provides a summary of potential risk features.

13. **Active Assessment:** active assessment is a purposeful visit made by a qualified arboriculturist, to identify and evaluate any potential risk features within the tree stock. There are three levels of assessment, ranging from 'Basic' (tree inspected, but no risk features identified), 'Detailed' (risk features identified and evaluated using the VALID App to generate a standalone report), to 'Advanced' (risk features identified and assessed in depth, usually aided by specialist diagnostic equipment).

Understanding tree risk

14. Trees are dynamic organisms that are the subject of continual change and adaptation to their given environments. As such, they are complex organisms that are able to successfully adapt to structural defects, if given the time to do so (The National Tree Safety Group, 2024).

15. Statistics on tree-related injuries suggest that the risk of being killed by a falling tree, either in whole or in part, is around 1:15,000,000 [one in fifteen million] (The National Tree Safety Group, 2024). Approximately 55 A&E cases per year relate to injuries resulting from being struck by trees, and this is exceedingly small when compared to A&E cases for other, commonly accepted risks, including 2.9 million leisure-related cases; footballs (262,000), children's swings (10,900) and even wheelie bins (2,200) are involved in significantly more incidents on an annual basis (The National Tree Safety Group, 2024).

16. Accordingly, it is imperative to maintain this perspective when assessing the risk posed by trees, in order to avoid unnecessary tree removals or pruning, and thus, diminishing the wider ecosystem services that they provide society.

Tree risk ratings

17. The valid system comprises four easy to understand risk ratings, summarised below, which are generated using the Tolerability of Risk Framework (ToR) and ISO 31000 – Risk Management. Full details are provided within the accompanying method.

- **Red - Not Acceptable** – risks will be reduced to an Acceptable level;
- **Amber – Not Tolerable** – risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks;
- **Amber – Tolerable** – risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks; and
- **Green – Acceptable** – risks will not be reduced.

Recommended timescales

18. In order to provide clarity and a sense of urgency, I have developed a series of standardised timescales to assist in the prioritisation of recommended works. These are provided in addition to the tree risk rating above and are set out below:

- **Priority 1 (P1)** – Action recommended work as soon as practicable;
- **Priority 2 (P2)** – Action recommended works within 6 months of survey;
- **Priority 3 (P3)** – Action recommended works within 2 years of survey;
- **Priority 4 (P4)** – Action recommended works during the next available round of routine tree works, as budget allows, or prior to the next inspection; and
- **Priority 5 (P5)** – No works are considered necessary.

Recommendation types

19. **Risk mitigation works:** The VALID methodology dictates when remedial works should be undertaken, based on the above risk ratings. Consequently, it is possible for a Detailed Assessment to conclude that a tree carries an Acceptable risk, and that therefore, there is no requirement to carry out any remedial works in the interests of risk mitigation.

20. Put simply, the benefits of such trees will often outweigh the risks they pose and therefore, the VALID system does not require any works to take place. The benefits in risk-reduction works to these trees by carrying out tree surgery works is negligible and will often result in unnecessary expenditure.

21. **Tree management works:** However, it is also possible that trees which pose an Acceptable risk may simultaneously benefit from routine or proactive management works, such as canopy reduction work or selective branch removal, to prevent further structural issues in the future.

22. Any recommendations made in this regard are subject to the Client's preference, and are not strictly necessary for the purposes of mitigating risk.

SUMMARY OF KEY FINDINGS

23. I am pleased to report that much of the tree stock is in reasonable health and consequently, it generally poses a low or acceptable risk.

24. Four individual trees were subjected to a Detailed Level assessment using the VALID App; in all other instances, remedial works have been specified based on a Visual Tree Inspection alone in consideration of the trees' clearly compromised condition or the low target or footfall nature of the areas in which they grow.

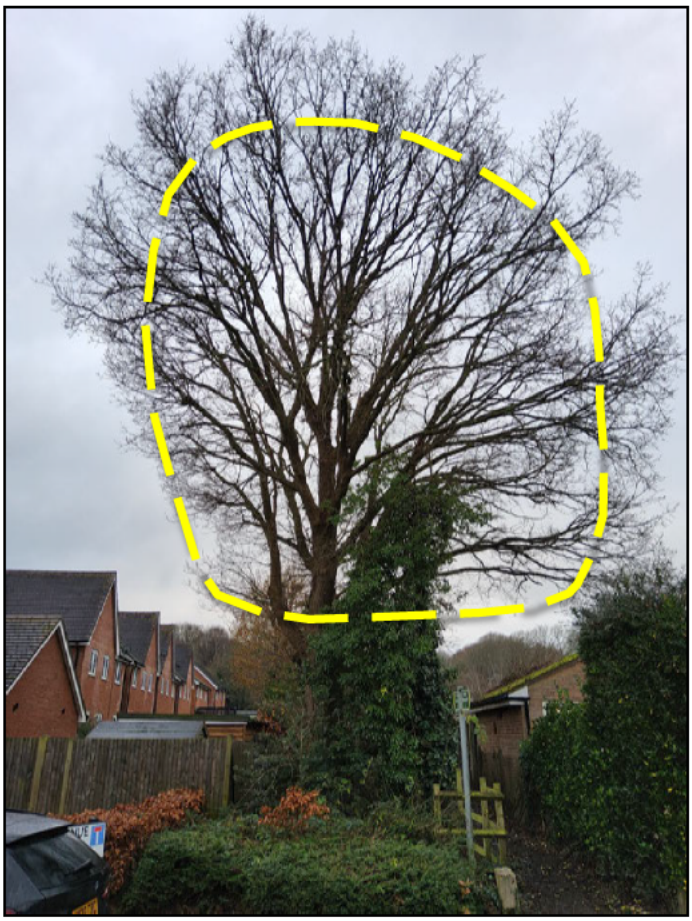
25. Three of the four (T45, T52 and T77) were found to be of Acceptable Risk.

26. T45 and T77 are located within a wooded field boundary edge and is therefore remote from significant footfall. Therefore, I suggest that the trees' conditions are monitored through routine repeat surveys every three years.

27. T52 is remote from the surrounding PRoW and desire lines, but is perhaps within falling distance of a residential property immediately to the south. Therefore, it would be beneficial to reduce the canopy of the tree by up to 2.5m in spread and 1.5m in lateral extent: to approximately 16m x 4m. These works would reduce the biomechanical stresses acting on the potential defects, and reduce the likelihood of the tree impacting the garden should a failure occur.

28. T93 is a mature English oak adjacent to Daux Avenue that has a tight compression fork between the two primary stems, was found to be of Tolerable Risk; see **Appendix 3** for the detailed assessment. The canopy shows some evidence of past pruning on the east side, but has largely retained its natural appearance and proportions. However, now that the site has been developed and residential properties are in close proximity, the defect now requires proactive management. In my view, a sympathetic canopy reduction to reduce the canopy volume and the weight of the branches above the union would be a prudent course of action. I therefore recommend a reduction of no more than 2.5m, to circa. 14m x 4m, as illustrated below.

Photograph 1: showing the canopy of T93, and an illustrative pruning line.



Ivy management

29. Many of the trees have become covered by climbing ivy to various extents, though I noted evidence of some historical severance operations on a few of the larger trees. Whilst the retention of ivy is considered to be beneficial in terms of habitat provision, it can and often is problematic when inspecting trees for risk features.

30. Ivy can obscure the presence of fungal fruiting bodies, lower trunk defects, and views of the principal branch attachment points and this could have significant ramifications in terms of the assessment of risk; and may ultimately lead to tree failures, in whole or part, as a consequence. It is therefore important, particularly in areas where trees are not inspected frequently, for ivy growing on trees to be managed to facilitate inspections.

31. An effective way of managing this is to sever all of the ivy stems growing on a particular trunk between ground level and 1.5m periodically and I recommend that this is included as a general management principle henceforth for the subject tree stock.

Re-inspection periods

32. Based on my observations, and assuming that all of the prescribed works are duly carried out, I recommend that a similar, repeat survey is undertaken every three years with the next inspection being no later than December 2027.

33. Tree's can be impacted by adverse weather conditions and as such, it would be prudent for 'passive assessment' to be observed by residents of the site during their daily activities following major wind, storm or snow events; and if any of the significant risk features identified at **Appendix 4** are noted, an arboriculturist should be contacted to provide further recommendations as necessary.

REFERENCES

Dunster, J. A., Smiley, E. T., Matheny, N., & Lilly, S. (2013). *Tree risk assessment manual.* Champaign, Illinois: International Society of Arboriculture.

Horsham District Council. (2024). *Tree Preservation Order Mapping*. Retrieved November 7, 2024, from https://horsham.maps.arcgis.com/apps/webappviewer/index.html?id=adef72243c0f4cd2bd839174098ccdb6

Mattheck, C., Bethge, K., & Weber, K. (2015). *The body language of trees - encyclopedia of visual tree assessment.* Karlsruhe Institute of Technology - Campus North.

The National Tree Safety Group. (2024). *Common sense risk management of trees: guidance on trees and public safety in the UK for owners, managers and advisors.* Edinburgh, UK: The Forestry Commission.

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION
Professional Member

APPENDIX 1:
TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Client name: Greenleaves (Billingshurst) Management Company
Site: Greenleaves, Daux Avenue, Billingshurst, RH14 9TD
Reference: MDJAC-VAL24110-TSS-01
Survey date: 11 December 2024

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T1	TPO: W2	Field maple	Mature	Domestic garden, PRoW	Domestic garden, PRoW	Trunk - ivy restricts inspection	N/A	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P3 - 2 Years
T2	TPO: W2	Goat willow	Semi-mature	PRoW, Watercourse edge	Domestic garden, PRoW	Base - decay, Roots - partially windblown, Roots - questionable anchorage, Soil - sloping topography	N/A	Basic	N/A	Coppice.	P2 - 6 Months
T3	TPO: W2	Goat willow	Semi-mature	PRoW, Watercourse edge	Domestic garden, PRoW	Base - decay, Roots - partially windblown, Roots - questionable anchorage, Soil - sloping topography	N/A	Basic	N/A	Coppice.	P2 - 6 Months
T4	TPO: W2	English elm	Semi-mature	PRoW, Public open space	PRoW	General - dead tree	N/A	Basic	N/A	Fell to ground level.	P3 - 2 Years
T5	N/A	English elm	Semi-mature	PRoW, Public open space	PRoW	General - dead tree	N/A	Basic	N/A	Fell to ground level.	P3 - 2 Years
T6	N/A	English elm	Semi-mature	PRoW, Public open space	PRoW	General - dead tree	N/A	Basic	N/A	Fell to ground level.	P3 - 2 Years
T7	N/A	English elm	Semi-mature	PRoW, Public open space	PRoW	General - dead tree	N/A	Basic	N/A	Fell to ground level.	P3 - 2 Years
T8	N/A	English elm	Semi-mature	PRoW, Public open space	PRoW	General - dead tree	N/A	Basic	N/A	Fell to ground level.	P3 - 2 Years
T9	N/A	English elm	Semi-mature	PRoW, Public open space	PRoW	General - dead tree	N/A	Basic	N/A	Fell to ground level.	P3 - 2 Years
T10	N/A	Field maple	Semi-mature	PRoW, Public open space	PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T11	N/A	Field maple	Semi-mature	PRoW, Public open space	Parked vehicles, PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T12	N/A	Field maple	Semi-mature	PRoW, Public open space	Parked vehicles, PRoW	Branches - dieback, Form - suppressed	Minor dieback in upper canopy. Requires monitoring.	Basic	N/A	Re-inspect in two years.	P4 - Next work cycle
T13	N/A	Field maple	Semi-mature	PRoW, Public open space	PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T14	N/A	Field maple	Semi-mature	PRoW, Public open space	PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T15	N/A	Field maple	Semi-mature	PRoW, Public open space	PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T16	N/A	Field maple	Semi-mature	PRoW, Public open space	PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T17	N/A	Field maple	Semi-mature	PRoW, Public open space	PRoW	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T18	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works

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Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T19	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T20	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T21	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T22	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	Leading shoot has failed.	Basic	N/A	N/A	P5 - No Works
T23	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T24	N/A	Field maple	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T25	N/A	English oak	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T26	N/A	English oak	Young	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T27	N/A	Silver birch	Young	Public open space	Pedestrians	General - recently planted, Trunk - decay, Trunk - twin-stemmed	N/A	Basic	N/A	N/A	P5 - No Works
T28	N/A	Wild cherry	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T29	N/A	Wild cherry	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T30	N/A	Wild cherry	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T31	N/A	Wild cherry	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T32	N/A	Wild cherry	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T33	TPO: W2	Common alder	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T34	TPO: W2	Common alder	Semi-mature	Public open space	Pedestrians	Base - historical wounding, General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T35	TPO: W2	Common alder	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T36	TPO: W2	Common alder	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T37	TPO: W2	Common alder	Semi-mature	Public open space	Pedestrians	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T38	TPO: W2	Goat willow	Mature	Public open space, Watercourse edge	Pedestrians	Base - decay, Branches - deadwood, Trunk - compression fork(s), Trunk - historical failure(s)	Strong regrowth from failure points.	Basic	N/A	Pollard to 4m x 2.5m.	P2 - 6 Months

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Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T39	N/A	Goat willow	Mature	Public open space	Pedestrians	Base - restricted access, General - dead tree, Trunk - multi-stemmed	N/A	Basic	N/A	Fell to ground level.	P2 - 6 Months
T40	N/A	Field maple	Early-mature	Field boundary, Public open space	Pedestrians	Trunk - twin-stemmed	Sheltered from prevailing winds by other trees.	Basic	N/A	N/A	P5 - No Works
T41	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Form - suppressed, Trunk - ivy restricts inspection	N/A	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P3 - 2 Years
T42	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Form - suppressed, Trunk - ivy restricts inspection	N/A	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P3 - 2 Years
T43	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Form - suppressed, Trunk - ivy restricts inspection	N/A	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P3 - 2 Years
T44	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Form - suppressed, Trunk - ivy restricts inspection	N/A	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P3 - 2 Years
T45	N/A	English oak	Mature	Field boundary, Public open space	Pedestrians	Trunk - compression fork(s), Trunk - multi-stemmed	Partially wind-sheltered.	**Detailed**	**Acceptable**	Monitor condition in no more than three years.	P4 - Next work cycle
T46	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Form - suppressed	No actionable defects noted.	Basic	N/A	N/A	P5 - No Works
T47	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Form - suppressed	No actionable defects noted.	Basic	N/A	N/A	P5 - No Works
T48	N/A	English oak	Early-mature	Field boundary, Public open space	Pedestrians	Base - restricted access, Form - suppressed	No actionable defects noted.	Basic	N/A	Clear around base prior to next inspection.	P4 - Next work cycle
T49	N/A	English oak	Early-mature	Field boundary, PRoW, Public open space	Pedestrians	Base - restricted access, Form - suppressed, Trunk - ivy restricts inspection	No actionable defects noted.	Basic	N/A	Sever ivy to 1.5m and clear around base prior to necrosis inspection.	P4 - Next work cycle
T50	N/A	English oak	Early-mature	Field boundary, PRoW, Public open space	Pedestrians	General - moribund tree, Trunk - ivy restricts inspection	N/A	Basic	N/A	Fell to 3m woodland monolith to retain habitat.	P3 - 2 Years
T51	**TPO: W1**	English oak	Mature	Field boundary, PRoW, Public open space, Watercourse edge	Pedestrians, PRoW	Branches - deadwood, Roots - undermined by watercourse, Soil - sloping topography, Trunk - ivy restricts inspection	Usual deadwood. Ivy restricts assessment of branch unions in upper canopy.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P4 - Next work cycle
T52	**TPO: W2**	English oak	Mature	Field boundary	Domestic garden, Pedestrians	Trunk - 'life-belt' formation., Trunk - compression fork(s)	N/A	**Detailed**	**Acceptable**	**Arb management:** reduce height by c. 2.5m and spread by 1.5m, to circa 16m x 4m.	P3 - 2 Years

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Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T53	TPO: W2	English oak	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Branches - deadwood, Soil - sloping topography, Trunk - ivy restricts inspection	Dense ivy restricts assessment of principal branch unions. Usual deadwood. Overhangs garden.	Basic	N/A	Sever ivy to 1.5m. Remove deadwood and reduce canopy y 2m to c. 7m from trunk on south side only.	P2 - 6 Months
T54	TPO: W2	Goat willow	Mature	Public open space	Pedestrians, PRoW	Branches - over-extended, Trunk - decay, Trunk - leans heavily, Trunk - multi-stemmed	Lapsed coppice. Heavily leaning branches towards bridge.	Basic	N/A	Reduce canopy on W aspect to 4m from trunk.	P3 - 2 Years
T55	TPO: W1	English oak	Mature	Field boundary	Domestic garden	Branches - deadwood, Trunk - ivy restricts inspection	Large diameter ivy stem (200mm). Restricts assessment of principal branch unions. Usual deadwood.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections. Remove major deadwood over garden.	P3 - 2 Years
T56	TPO: W1	English oak	Mature	Field boundary	Domestic garden, Pedestrians	Branches - deadwood, Trunk - ivy restricts inspection	Dense ivy restricts assessment of principal branch unions. Usual deadwood.	Basic	N/A	Sever ivy to 1.5m.	P2 - 6 Months
T57	TPO: W1	English oak	Mature	Field boundary	Parked vehicles, Pedestrians	Branches - deadwood, Trunk - ivy restricts inspection	Dense ivy restricts assessment of principal branch unions. Usual deadwood.	Basic	N/A	Sever ivy to 1.5m prior to next inspection.	P4 - Next work cycle
T58	TPO: W1	English oak	Mature	Field boundary	Parked vehicles, Pedestrians	Branches - deadwood	Usual deadwood. Does not directly overhang car park.	Basic	N/A	N/A	P5 - No Works
T59	TPO: W1	English oak	Early-mature	Field boundary	Parked vehicles, Pedestrians	Branches - close to/touching building, Branches - deadwood, Form - suppressed	Crossing/rubbing branches acting as natural bracing.	Basic	N/A	Reduce canopy on W side to maintain 2m clearance from property as required.	P3 - 2 Years
T60	TPO: W1	Field maple	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Base - decay, Trunk - twin-stemmed	Sheltered woodland tree.	Basic	N/A	Reduce canopy by 4m to c. 7m x 3m.	P3 - 2 Years
T61	TPO: W1	English oak	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Branches - deadwood, Trunk - ivy restricts inspection	Ivy restricts assessment of principal branch unions. Usual deadwood.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections. Remove major deadwood over garden.	P3 - 2 Years
T62	TPO: W1	English oak	Mature	Field boundary	Pedestrians	Branches - deadwood, Form - suppressed	Usual deadwood.	Basic	N/A	N/A	P5 - No Works
T63	TPO: W1	English oak	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Branches - deadwood	Usual deadwood. No other actionable defects noted.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections. Remove major deadwood on west side.	P3 - 2 Years

Client name: Greenleaves (Billingshurst) Management Company
Site: Greenleaves, Daux Avenue, Billingshurst, RH14 9TD
Reference: MDJAC-VAL24110-TSS-01
Survey date: 11 December 2024

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T64	TPO: W1	English oak	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Branches - deadwood, Trunk - ivy restricts inspection	Usual deadwood. No other actionable defects noted.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections. Remove major deadwood on west side.	P3 - 2 Years
T65	TPO: W1	English oak	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Branches - deadwood	Usual deadwood.	Basic	N/A	N/A	P5 - No Works
T66	TPO: W1	English oak	Mature	Field boundary	Built form, Domestic garden, Pedestrians	Branches - deadwood	Usual deadwood.	Basic	N/A	N/A	P5 - No Works
T67	TPO: W1	English oak	Early-mature	Field boundary	Built form, Domestic garden, Pedestrians	Form - suppressed	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T68	TPO: W1	English oak	Mature	Field boundary	Built form, Domestic garden, Parked vehicles	Branches - deadwood, Trunk - ivy restricts inspection, Trunk - leans heavily	Self-optimising trunk. Usual deadwood.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P4 - Next work cycle
T69	TPO: W1	English oak	Semi-mature	Field boundary	Domestic garden, Parked vehicles	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T70	TPO: W1	English oak	Semi-mature	Field boundary	Domestic garden, Parked vehicles	N/A	No actionable defects.	Basic	N/A	N/A	P5 - No Works
T71	TPO: W1	English oak	Mature	Field boundary	Domestic garden, Pedestrians	Branches - deadwood	Usual deadwood. Football goals set up beneath canopy.	Basic	N/A	Remove major deadwood on west side only.	P3 - 2 Years
T72	TPO: W1	English oak	Mature	Field boundary	Domestic garden, Pedestrians	Branches - deadwood, Branches - historical failure(s)	Usual deadwood. Cut back on W side previously. Football goals set up beneath canopy.	Basic	N/A	Remove major deadwood on west side only.	P3 - 2 Years
T73	TPO: W1	English oak	Mature	Field boundary	Pedestrians	Branches - deadwood	Usual deadwood - does not directly overhang open space. Cut back on W side previously. Football goals set up beneath canopy.	Basic	N/A	N/A	P5 - No Works
T74	TPO: W1	English oak	Mature	Field boundary	Pedestrians	Branches - deadwood	Typical field boundary tree. Usual deadwood. Canopy biased to east.	Basic	N/A	N/A	P5 - No Works
T75	TPO: W1	English oak	Mature	Field boundary	Pedestrians	Branches - deadwood	Usual deadwood - does not directly overhang open space.	Basic	N/A	N/A	P5 - No Works
T76	TPO: W1	Goat willow	Mature	Field boundary	Parked vehicles, Pedestrians	Base - decay, Trunk - decay, Trunk - leans heavily	Fell to ground level.	Basic	N/A	N/A	P2 - 6 Months
T77	TPO: W1	English oak	Mature	Woodland edge	Pedestrians	Branches - deadwood, Branches - dieback, Branches - historical failure(s)	N/A	**Detailed**	**Acceptable**	Remove major deadwood over footpath.	P3 - 2 Years

Client name: Greenleaves (Billingshurst) Management Company
Site: Greenleaves, Daux Avenue, Billingshurst, RH14 9TD
Reference: MDJAC-VAL24110-TSS-01
Survey date: 11 December 2024

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T78	TPO: W1	English oak	Mature	Woodland edge	Pedestrians	Base - historical wounding, Branches - deadwood, Branches - dieback, Branches - historical failure(s)	N/A	Basic	N/A	Remove major deadwood over footpath.	P3 - 2 Years
T79	N/A	Goat willow	Mature	Woodland edge	Pedestrians	Branches - historical failure(s), Branches - storm damage, Trunk - decay	N/A	Basic	N/A	Pollard to 4m.	P3 - 2 Years
T80	N/A	Goat willow	Mature	Woodland edge	Pedestrians	Trunk - decay	Species liable to branch and stem failure.	Basic	N/A	Pollard to 6m.	P3 - 2 Years
T81	N/A	English oak	Early-mature	Woodland edge	Pedestrians	Form - suppressed, Trunk - ivy restricts inspection	Low target frequency area of the site.	Basic	N/A	N/A	P5 - No Works
T82	TPO: G1	English oak	Mature	Woodland edge	Domestic garden, PRoW	Soil - sloping topography	Growing within raised bank. No actionable defects.	Basic	N/A	N/A	P5 - No Works
T83	TPO: G1	English oak	Semi-mature	Woodland edge	Domestic garden, PRoW	Form - suppressed, Soil - sloping topography, Trunk - leans heavily	Growing within raised bank. No actionable defects.	Basic	N/A	N/A	P5 - No Works
T84	TPO: G1	English oak	Mature	Woodland edge	Domestic garden, PRoW	Branches - deadwood, Soil - sloping topography	Growing within raised bank. Usual deadwood.	Basic	N/A	N/A	P5 - No Works
T85	TPO: G1	English oak	Early-mature	Woodland edge	Domestic garden, PRoW	Branches - deadwood, Soil - sloping topography, Trunk - leans heavily	Growing within raised bank. Base abuts cherry base.	Basic	N/A	Reduce canopy by 2m to c. 10m x 7m.	P3 - 2 Years
T86	TPO: G1	Wild cherry	Early-mature	Woodland edge	Domestic garden, PRoW	Branches - deadwood, Soil - sloping topography, Trunk - ivy restricts inspection, Trunk - leans heavily	Growing within raised bank. Base abuts oak base. No actionable defects noted.	Basic	N/A	Sever ivy to 1.5m prior to next inspection.	P4 - Next work cycle
T87	TPO: G1	Field maple	Mature	PRoW	Domestic garden, Parked vehicles, PRoW	Soil - sloping topography, Trunk - ivy restricts inspection	No actionable defects noted.	Basic	N/A	N/A	P5 - No Works
T88	TPO: G1	English oak	Semi-mature	PRoW	Domestic garden, PRoW	Soil - sloping topography, Trunk - ivy restricts inspection, Trunk - leans heavily, Trunk - twin-stemmed	No actionable defects noted.	Basic	N/A	Sever ivy to 1.5m prior to next inspection.	P4 - Next work cycle
T89	TPO: G1	English oak	Early-mature	PRoW	Domestic garden, PRoW	Soil - sloping topography	Growing within a raised bank. Previously reduced.	Basic	N/A	N/A	P5 - No Works
T90	TPO: G1	Field maple	Early-mature	PRoW	Domestic garden, PRoW	Base - decay, Branches - aerial decay, Trunk - decay, Trunk - historical failure(s)	N/A	Basic	N/A	Fell to ground level.	P2 - 6 Months
T91	TPO: G1	Common hawthorn	Early-mature	Domestic garden, PRoW	Domestic garden, PRoW	Base - restricted access, General - ownership unclear, Trunk - ivy restricts inspection	May be pushing against or damaging fence. Best removed.	Basic	N/A	Establish ownership by clearing around base. Sever ivy to 1.5m or fell to ground level.	P2 - 6 Months

Client name: Greenleaves (Billingshurst) Management Company
Site: Greenleaves, Daux Avenue, Billingshurst, RH14 9TD
Reference: MDJAC-VAL24110-TSS-01
Survey date: 11 December 2024

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
T92	TPO: G1	English oak	Semi-mature	PRoW	Built form, Domestic garden, PRoW	Base - restricted access, Form - suppressed, Trunk - ivy restricts inspection	N/A	Basic	N/A	Clear 2m radius of vegetation and sever ivy to 1.5m prior to next inspection.	P4 - Next work cycle
T93	TPO: G1	English oak	Mature	PRoW, Roadside	Built form, Domestic garden, PRoW, Road users	Branches - deadwood, Trunk - compression fork(s)	N/A	**Detailed**	Tolerable	Reduce canopy by c. 2.5m to c. 14m x 5m.	P2 - 6 Months
T94	TPO: G1	Common hawthorn	Semi-mature	PRoW	Built form, Domestic garden, PRoW	Form - suppressed, Trunk - ivy restricts inspection	N/A	Basic	N/A	Sever ivy to 1.5m prior to next inspection.	P4 - Next work cycle
T95	N/A	Silver birch	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T96	N/A	Silver birch	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T97	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T98	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T99	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T100	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T101	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T102	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
T103	N/A	Flowering cherry	Young	Public open space	Parked vehicles	General - recently planted	N/A	Basic	N/A	N/A	P5 - No Works
Groups of trees											
G1	TPO: W2	Various	Semi-mature	Domestic garden, PRoW	Domestic garden, PRoW	N/A	Species include field maple, hawthorn, bay laurel and English oak. Ivy-covered. Majority of individuals cut back from property.	Basic	N/A	Sever ivy to 1.5m to facilitate future inspections.	P4 - Next work cycle
G2	TPO: W2	Various	Semi-mature	PRoW, Public open space	PRoW	N/A	Species include field maple, alder, hawthorn, blackthorn, English oak, goat willow and English elm. Dead individuals within group surveyed individually.	Basic	N/A	N/A	P5 - No Works

Client name: Greenleaves (Billingshurst) Management Company
Site: Greenleaves, Daux Avenue, Billingshurst, RH14 9TD
Reference: MDJAC-VAL24110-TSS-01
Survey date: 11 December 2024

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural				Risk						Recommendations	
Tree No.	TPO no.	Species	Life Stage	Setting	Target(s)	Primary considerations	Additional comments	VALID Inspection Level	VALID Risk Rating (Detailed Level only)	Recommended Work	Timescales
G3	N/A	Blackthorn and English elm	Early-mature	PRoW, Public open space	PRoW	N/A	Group of elm trees displaying symptoms associated with Dutch Elm Disease. Supplemented by blackthorn understorey. Generally of reasonable health and structure, but likely to ultimately succumb to the Disease in time. Requires monitoring.	Basic	N/A	Remove broken branch over PRoW. Re-inspect in 2-3 years time when in leaf.	P2 - 6 Months
G4	TPO: W1	Various	Mature	Field boundary	Built form, Domestic garden, PRoW, Public open space,	N/A	Principal species include English oak, ash, holly, hawthorn and silver birch. Group of mature trees forming a dense screen along the east boundary. Ownership of individual trees unclear due to lack of physical boundary. Trees surveyed individually as appropriate.	Basic	N/A	N/A	P5 - No Works
G5	N/A	Silver birch and goat willow	Early-mature	Woodland edge	Pedestrians	N/A	Woodland edge trees. Surveyed individually where appropriate.	Basic	N/A	N/A	P5 - No Works
G6	TPO: G1	Various	Early-mature	PRoW	Domestic garden, PRoW	N/A	Group of self-seeded trees with humorous insignificant defects. No immediate action required.	Basic	N/A	N/A	P5 - No Works

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION
Professional Member

APPENDIX 2:
TREE SURVEY PLAN

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Tree Survey Plan [Entire] - Greenleaves, Daux Avenue, Billingshurst [Ref. MDJAC-VAL24110-TSP-01




Tree Survey Plan [North] - Greenleaves, Daux Avenue, Billingshurst [Ref. MDJAC-VAL24110-TSP-01.1
Daux Rd
Daux Ave
Woodlands Way
Rosier Way
Meadow Cl
G1
G2
G3
G4
T1
T2
T3
T4
T5
T6
T7
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Google

Tree Survey Plan [South] - Greenleaves, Daux Avenue, Billingshurst [Ref. MDJAC-VAL24110-TSP-01.2



MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION
Professional Member

APPENDIX 3: DETAILED ASSESSMENTS

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

English Oak (T45)



Tree Details and Location



Daux Avenue
Billingshurst
RH14 9TD

Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	3
ANATOMY	A	wood properties architecture H/D ratio	3
LOAD	L	exposure changes to the tree changes around tree	A
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	soundwood decay - extend feature or fault	A

Notes

Summary

Risk



Highest Risk	**Acceptable**
Risk reduction	Not required
Tree Management	Monitor condition
Review Year	**2027**
Date Assessed	2024-12-11 11:05 am
Assessed By	Matthew Jones
Phone Number	07780336000
Email	Info@mdjac.co.uk

Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
English Oak Quercus robur	17	59	10

Risk Inputs



O
5
Very Low



C
1
Very High

No deviation from usual vitality.
Response wood evident at trifurcation.

Generally robust wood characteristics.
Flexure wood evident.

No obvious or significant changes to tree or surrounding landscape.
Upper canopy wind exposed.

Species liable to sudden branch failures.
Liable to splitting at compression forks....

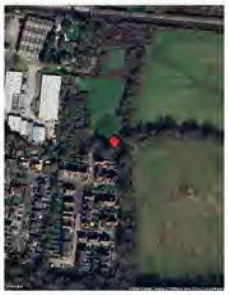
Compression forks at 2m.
Flexure wood noted.

F
3
Moderate

English Oak (T52)



Tree Details and Location



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	3
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	A
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	soundwood decay - extend feature or fault	A

Notes

Summary

Risk

Acceptable

Highest Risk	**Acceptable**
Risk reduction	See summary report.
Tree Management	See summary report.
Review Year	**2027**
Date Assessed	2024-12-11 11:37 am
Assessed By	Matthew Jones
Phone Number	07780336000
Email	Info@mdjac.co.uk

Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
English Oak Quercus robur	19	65	10

Daux Avenue
Billingshurst
RH14 9TD

Risk Inputs

People | Weather Affected | Walking

O
5
Very Low

Tree | Stem | Branch | Deadwood

C
1
Very High

No deviation from usual vitality.
Response growth evident.

Drawn form.
Flexure wood noted at bifurcation. ...

No obvious recent changes to tree.
Or growing environment. ...

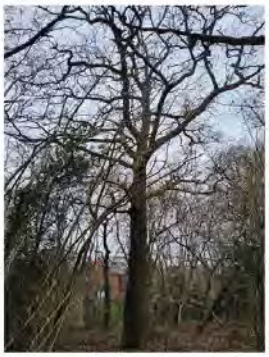
Species liable to sudden branch failures.
Liable to failure at compression forks....

Very tight compression fork.
Included union....

F
3
Moderate

Summary

English Oak (T77)



Highest Risk	**Acceptable**
Risk reduction	Not required.
Tree Management	Remove major deadwood over footpath.
Review Year	**2027**
Date Assessed	2024-12-11 01:32 pm
Assessed By	Matthew Jones
Phone Number	07780336000
Email	Info@mdjac.co.uk

Risk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
English Oak Quercus robur	20	75	15

Daux Avenue
Billingshurst
RH14 9TD

Risk Inputs

Likelihood of Occupation





O
5
Very Low

Consequences





C
2
High

Likelihood of Failure

VITALITY	V	crown density woundwood response growth	A
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	3
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	woundwood decay - extend feature or fault	A

Reduced vitality, particularly in upper canopy.
Appears to bdvdyjng back.

Drawn up due to woodland location.
Generally robust wood characteristics. ...

No changes tree or growing environment.
Upper canopy wind-exposed.

Species liable to sudden branch failures.
Past branch failures evident.

Dying back.

F
3
Moderate

Notes

Summary

English Oak (T93)



Risk



Highest Risk	**Tolerable**
Risk reduction	Reduce canopy by c. 2.5m
Tree Management	N/A
Review Year	**2027**
Date Assessed	2024-12-11 02:32 pm
Assessed By	Matthew Jones
Phone Number	07780336000
Email	Info@mdjac.co.uk

Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
English Oak Quercus robur	16	112	14

Daux Avenue
Billingshurst
RH14 9TD

Risk Inputs

Likelihood of Occupation



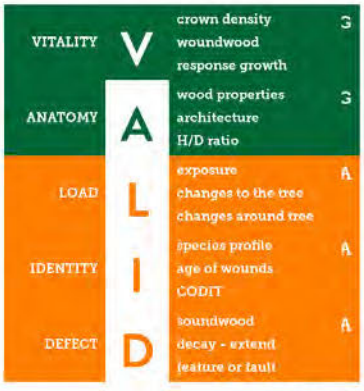


Consequences





Likelihood of Failure



No deviation from usual vitality.
Response growth evident.

Generally robust wood characteristics.
Flexure wood noted at stem defect.

No obvious recent changes to tree or growing environment.
Wind-exposed.

Species liable to sudden branch failures.
Liable to failure at included unions.

Large compression fork at 1.5m

F
3
Moderate

Notes

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION Professional Member

APPENDIX 4:

VALID TREE RISK-BENEFIT MANAGEMENT & ASSESSMENT EXPLANATORY NOTES

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Tree Risk-Benefit Validator







	Page
Policy & Plan	1
Passive Assessment	2
Active Assessment	3
What is VALID?	4

1 Establishing the context

Trees give us many benefits that we need

1 The more obvious benefits that trees give us are visual beauty in the landscape, wood, and the various crops they produce. Further values include wildlife habitat, pollution filtering, and reducing the harmful effects of both weather and climate change. Trees also have important social value as part of our culture, history, or because they commemorate an important event. As if all those benefits weren't enough, there's an ever-increasing body of scientific evidence shows trees are essential for our physical health, mental wellbeing, and quality of life.

The overall risk to us from trees and branches falling is extremely low

2 Compared to other everyday risks we readily accept, the overall risk to us from branches or trees falling is extremely low. Our annual risk of being killed or seriously injured is less than one in a million. That's so low, we're at greater risk driving about a 400km/250mi round trip to visit friends for a weekend than from branches or trees falling over an entire year. Given the number of trees we live with, and how many of us pass them daily, being killed or injured by a tree is a rare event; one that usually happens during severe weather.

We can't be an insurer of nature or eliminate the risk from trees

3 Of course, we can't be an insurer of nature, and trees are living structures that sometimes shed branches or fall over. But this usually happens because of severe weather. Or because they have an obvious risk feature. Since we need the many benefits from trees, we have to accept we can't remove all of the risk. Trees also drop leaves, bark, cones, nuts, and fruits, but the risk from this natural debris falling is so low it's Acceptable.

1.1 Duty of care

Reasonable
Proportionate
Reasonably practicable

4 We have a duty of care to manage the risk from our trees. The duty also says we should be reasonable, proportionate, and reasonably practicable when managing the risk. That means there's a balance we need to strike between the many benefits trees provide, the risk, and the costs of managing the risk. By taking a balanced approach, we don't waste resources by reducing risk - and losing benefits - when the risk is already Acceptable or Tolerable.

We all have a responsibility to make reasonable decisions

5 We're all expected to act reasonably and responsibly. When severe weather is forecast, we can manage our exposure to the higher risk from tree failure by not going out. If we go out, we're choosing to accept some of the risk.

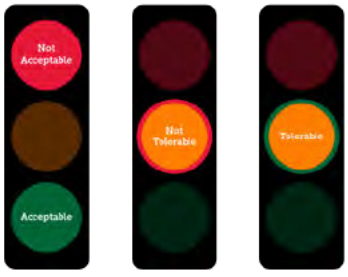
1.2 Risk tolerance

What's an Acceptable or Tolerable level of risk from our trees?

6 The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions. It's used by duty holders where they manage a risk that's imposed on the public. ToR defines Broadly Acceptable and Unacceptable levels of risk. Between them is a region where the risk is Tolerable if it's 'as low as reasonably practicable' (ALARP). Put simply, ALARP means the risk is Tolerable if the costs of the risk reduction are much greater than the value of the risk reduction.

1.3 Risk-benefit management plan & risk ratings

Risk ratings are as easy to understand as traffic lights



7 VALID has applied ToR and ISO 31000 - Risk Management to tree risk-benefit management and assessment, which we've adopted. We're going to manage the risk from our trees with **Passive Assessment** in all zones of use, and **Active Assessment** in zones of high confluence (high-use + large trees). We have four easy-to-understand traffic light coloured risk ratings.

Red	**Not Acceptable** risks will be reduced to an Acceptable level
Amber	**Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks
Amber	**Tolerable** risks will not be reduced, but may require an increased frequency of assessment than green Acceptable risks
Green	**Acceptable** risks will not be reduced

2 When might a tree be dangerous?

Trees with the highest risk are the easiest to spot

Be watchful after storms

8 When a tree has a risk that's not be Acceptable or Tolerable it'll usually have an Obvious Tree Risk Feature you can't help but notice. Passive Assessment is simply picking up on these features as you go about your day-to-day routine. If you see anything like these features, get in touch with us.

2.1 Root failure

Storms can break tree roots without blowing them over

Signs to look out for are

Change in angle of the trunk
Large cracks in the soil
Hump in the ground on one side

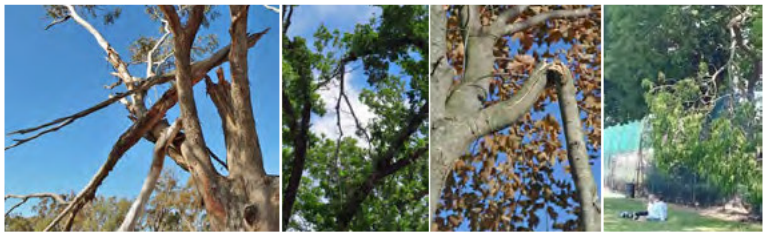
9 

2.2 Hanging branches

Don't forget to look up

Branches can break during storms and still hang on

Sometimes they can get stuck up there for quite a while

10 

2.3 A crack or split into the wood, beyond the bark

When trees bend and twist in storms the wood can split and crack

Vertical cracks in the bark are just the tree growing well there's no need to worry

11 

2.4 Decline & death

To stay healthy and strong trees need 'solar panel' leaves to make food

When trees suffer they often have much less leaf cover and many dead branches

Standing dead trees have great habitat benefits but need checking

12 

2.5 Decay fungi fruiting bodies

To decay fungi these 'fruits' are like apples to an apple tree

Decay fungi and trees mostly live happily together creating essential habitat for wildlife

Fungi can sometimes 'eat' too much wood and weaken the tree

13 

2.6 Construction Damage

Tree roots are surprisingly shallow



Trees can't repair wounds
Digging or building near trees makes them very vulnerable to damage

14 

Photographs
Jake Miesbauer, Michael Richardson, Roy Finch, Mark Hartley, Rick Milson, Andrew Benson, David Abrahams
Felicity Cloake & Wilf, David Humphries, Jack Prynn, Moreton Arboretum, Josh Behounek, Jan Allen

3 What is Active Assessment?

Trained assessors looking at trees with three levels of assessment

15 Active Assessment is where we're looking for tree features where the risk might not be Acceptable or Tolerable. It has three levels to it that increase in depth of evaluation from Basic, to Detailed, up to Advanced.

Risk ratings are limited by the level of assessment

16 Risk ratings have limitations that depend on the level of assessment at which they're made. For instance, when we carry out a Basic Assessment, if there are no Obvious Tree Risk Features, then the risk is Acceptable at this level of assessment. A Detailed or Advanced Assessment is an increase in depth of evaluation, which might reveal features that weren't apparent at a Basic level, and could mean a higher risk. However, carrying out higher levels of assessment, with the additional costs, when there are no obvious features to trigger it isn't reasonable, proportionate, or reasonably practicable.

3.1 Basic Assessment

Finding the few trees where the risk might not be Acceptable or Tolerable

17 At a Basic level of assessment, we're looking for trees with obvious features where the risk might not be Acceptable or Tolerable. We're also keeping an eye out for features that might significantly increase the likelihood of failure. We'll evaluate the importance of these features with VALID's Tree Risk App, and carry out a Detailed Assessment when it's necessary. If you raise any alerts from **Passive Assessment**, we'll decide whether the trees need a closer look at this Basic level of assessment. Rarely, we may come across emergency work, and we'll let you know about this as soon as we can.

We'll assess the trees from easily accessible ground

18 We'll assess trees from easily accessible ground, by foot, bike, or in a vehicle with a drive-by, and agree which one with you beforehand.

If we can't get a close enough look at a tree that we need to we'll let you know

19 If there are any trees we need to get a closer look at, but can't because of climbing plants, undergrowth, hedgerows, boundaries, or basal growth, or because the ground is too difficult, we'll let you know.

The trees or what they could fall on and the type of assessment will be recorded

20 We'll record trees or what they could fall on and how we covered the ground. For example, in a park, we'll plot and record individual or groups of trees as having been assessed on foot. Whereas, if there are many trees beside a road, we'll record the road as having been assessed and how we covered it.

No Obvious Tree Risk Features The risk is Acceptable

21 Unless a tree has a feature to trigger carrying out a Detailed Assessment, the risk is Acceptable at this Basic level of assessment.

3.2 Detailed Assessment

We do a Detailed Assessment when a tree needs a closer look

22 We'll carry out a Detailed Assessment out on trees that we've picked up during a Basic Assessment as needing a closer look. Or on trees where we've been asked to carry out a Detailed Assessment.

The risk is assessed with the App

23 The assessment will be done from ground level with VALID's Tree Risk App.

We'll produce a report

24 The App prints an easy to understand one side of paper report, which includes the risk rating, risk review year, any risk reduction work options, and management advice.

3.3 Advanced Assessment

Large and important trees might be worthy of more effort and cost

25 If we need more information about the likelihood of failure, an Advanced Assessment can be carried out. This might be because we have extensive decay with significant strength loss and want to find out whether the tree is strong enough. Or, an aerial inspection to take a closer look at the upper stem and branches. When a tree needs an Advanced Assessment, we'll let you know and go through the options with you. If the costs are substantial, we can help you decide whether the tree has enough value and future benefits to justify the costs. We'll produce a report that'll include the risk rating, risk review year, any risk reduction work options, and management advice.

4 Simpler • Clearer • Smarter

The Strategy at a glance



26 Whether you manage or assess tree risk, we're here to help make your life less complicated and more effective.

From **Strategy** to **App**, we've got all your bases covered with the first complete tree risk-benefit management system. By taking out the *bafflegab* (vague and ambiguous words) and *numberwang* (questionable maths that you can easily get wrong) from tree risk, we've made it:

"*Uncomplicated...intuitive...simpler...clearer...smarter*"

This is what Duty Holders, Arborists, and other staff who we've trained as Basic Validators **are all saying**. These are some words you'll likely use to describe how you feel after you've validated your approach to tree risk.

4.1 Tree risk-benefit management

Reasonable
Proportionate
Reasonably practicable



27 Whether you're a Government Agency, Landowner, or Homeowner you have a duty of care to manage the risk from your trees falling or dropping branches. That duty of care says you should be reasonable, proportionate, and reasonably practicable when managing the risk to an Acceptable or Tolerable level.

VALID's got your back here with our full range of easy to understand and common sense **Tree Risk-Benefit Management Strategies**. As part of our not-for-profit goals, they're released under a creative commons license. That means they're *free* and open to *everyone*. **Validators** can help you customise these strategies. They also have a potted version to help you if you've not yet formally adopted a strategy.

4.2 Tree risk-benefit assessment

VALID has been stress-tested to breaking point



28 Our Tree Risk-Benefit Management Strategies do more than 99% of your assessments for you. When you need to carry out a *Detailed Assessment*, you'll use our super smart and intuitive **Tree Risk App**.

The engine of the App has been built with a Professor of Natural Hazards & Risk Science. The Professor's an internationally distinguished expert in this field. He's test-driven the model to breaking point:

> *"We have stress-tested VALID and didn't find any gross, critical sensitivities. In short, the mathematical basis of your approach is sufficiently robust and dependable for any practical purpose."*
>
> Willy Aspinall
> Cabot Professor in Natural Hazards & Risk Science
> University of Bristol

4.3 Tree risk ratings

Risk ratings are as easy to understand as traffic lights



Yes, it really is that clear and easy to understand. There's no confusion about what vague and ambiguous words or complicated numbers mean. We have four easy-to-understand traffic light coloured risk ratings.

Red	**Not Acceptable** risks will be reduced to an Acceptable level
Amber	**Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks
Amber	**Tolerable** risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks
Green	**Acceptable** risks will not be reduced

4.4 Tree risk-benefit management advice & training

Visit our Training page
Or get in touch for help

29 We work with duty holders to help them manage the risk and benefits from their trees. We also **train** Arborists to become **Validators**, or staff who aren't Arborists to be **Basic Validators**.