



CONSULTING ARBORISTS

Tree Condition Assessment

Barnwood Close, Guildford, GU2 8GG

Reference: MW.2503.BCG.TCA
Client: [REDACTED] Landscapes Ltd
Date: 19 March 2025



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1. Instructions and Terms of Reference

- 1.1. In March 2025, I was instructed by [REDACTED] Landscapes Ltd to undertake a tree condition assessment of the trees at Barnwood Close, Guildford, GU2 8GG, to ensure the risk from trees is as low as reasonably practicable and also to make management recommendations if appropriate.
- 1.2. A ground-based assessment of the trees was undertaken to enable my client to fulfil their duty of care as defined by criminal¹ and civil law².
- 1.3. The National Tree Safety Group 2024 publication Common Sense Risk Management of Trees provides guidance on trees and public safety in the UK for owners, managers and advisers. A summary of the guidance can be found at ntsgroup.org.uk³.
- 1.4. The trees were assessed to discern their overall condition and to identify any unacceptable risk they may pose to persons and property.
- 1.5. In line with ARLAP principles (see section 2), where the level of risk is deemed unacceptable, remedial works are prescribed to reduce the risk to acceptable levels. Additionally, general management advice has been provided as and when appropriate.
- 1.6. The survey methodology is outlined in Section 3 of this document.
- 1.7. In addition to the relevant and appropriate formal qualifications, professional memberships and associated CPD, I am a LANTRA Professional Tree Inspector and authorised user of the VALID Tree Risk-Benefit Assessment & Management system.
- 1.8. Any questions relating to the content of this report should be directed, in the first instance, to [REDACTED]@ [REDACTED] com or [REDACTED], quoting the site address and report reference number.

Statutory Protection

- 1.9. According to Guildford Borough Council's online service⁴, there are no tree preservation orders on the site (checked at the time of writing), nor is the site within a conservation area.

¹ Health and Safety at Work Act 1974

² Occupiers' Liability Acts of 1957 & 1984

³ <https://ntsgroup.org.uk/wp-content/uploads/2024/08/NTSG-summary.pdf>

⁴ https://maps.guildford.gov.uk/atSoloMap_planning.html

2. Tree Owner Responsibilities

- 2.1. We have a duty of care to manage the risk from our trees. That duty requires that we should be reasonable, proportionate, and reasonably practicable when managing this risk. What this means is that there is a balance we need to strike between the many benefits trees provide, the risk from them, and the cost of managing the risk. By taking a balanced approach, we don't waste resources by reducing risk (and losing the benefits) where risk is already acceptable.
- 2.2. The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions where risks are imposed and have benefits. ToR identifies Broadly Acceptable and Unacceptable levels of risk. Between these two risks is a region where the risk is Tolerable if it's 'As Low As Reasonably Practicable' (ALARP).
- 2.3. The Health and Safety Executive (HSE) states that at the core of ALARP "is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it".
- 2.4. Public safety is not the only concern when deciding how to manage trees. Other broader concerns, such as ecological, landscape and aesthetic values, must also be taken into account.
- 2.5. This tree assessment has been carried out using ALARP principles and applying them to tree management. Risk reduction work will be given priority when risk is highest, and where it's most cost-effective. As the overall risk from tree failure is extremely low, carrying out a formal assessment of every tree, every year or every other year isn't always reasonable, proportionate, or reasonably practicable.

3. Methodology

- 3.1. A *Walkover*⁵ inspection was carried out for all trees with a stem diameter greater than 150mm at 1.5m from ground level within falling distance of areas of moderate to high occupancy, as defined by the client and/or assessed on the day by the surveyor.
- 3.2. Trees that have limited occupancy within their 'target area' were not assessed. For example, woodland trees not near adjacent dwellings, highways, paths etc.
- 3.3. The inspection was escalated to *Detailed* for trees requiring works to reduce risk or for trees that are noteworthy in some way. These were individually recorded on the plan and survey schedule. The overall assessment area(s) can be seen in red on the tree location plan(s).
- 3.4. The assessment was carried out from ground which is easily accessible. Climbers, undergrowth, and basal growth were not removed, and hedgerows were not cut to get a closer look unless there were obvious 'triggers' (such as ivy removal on large old trees next to a highway) to justify the costs of this work, in which case it will be specified in the work schedule.
- 3.5. The Visual Tree Assessment (VTA)⁶ process is used, along with current best tree assessment practice. VTA has been the conventional method of assessment used in surveying and inspecting trees for many years. This term describes a general approach to tree surveying using visual observation and recording, combined with experience and knowledge of tree biology and structure, to draw conclusions about tree condition. The VTA system is a systematic approach that guides the assessor through a process from initial biological and mechanical observations through to diagnosis, using knowledge of failure criteria.
- 3.6. No tissue samples were taken, nor were any internal investigations undertaken (unless noted).
- 3.7. If I believe any risk reduction work is necessary, it is specified. It is also decided whether the tree remains part of the standard formal assessment cycle or is monitored and assessed more frequently.
- 3.8. If required to aid tree identification and location, tags and/or spray paint may be used. If so, this will be detailed in the schedule.

4. Limitations

- 4.1. It is recommended that the status of the trees is checked before any work is undertaken.
- 4.2. In the UK, a felling licence is required under the Forestry Act (1967), for any tree removals, although some exemptions do apply.

⁵ <https://ntsgroup.org.uk/>

⁶ Mattheck & Breloer 1994

- 4.3. Where measurements have been included in the schedule, they are estimated and thus for notional reference only.
- 4.4. Where necessary, binoculars have been used. No climbing inspections have been carried out. No analysis of soil samples was undertaken, and the condition of root systems was only investigated by way of a surface visual inspection, light excavation around the buttress (if expedient) and assessment of the tree(s) overall vitality.
- 4.5. This record reflects the condition of the trees at the time of the assessment only. Trees are dynamic structures that vary in condition with time and they can be impacted by environmental conditions such as extreme weather events.

5. Observations and Recommendations

- 5.1. The assessment date is shown on the appended Tree Schedule, along with individual observations and recommendations for trees requiring work (or that are noteworthy in some way).
- 5.2. Those areas included in the Walkover Inspection are marked on the appended plan.
- 5.3. A broad priority is assigned to any work prescribed.
 1. **Urgent**- Work should be carried out immediately to avoid likely harm or damage
 2. **High**- These trees present features that indicate the risk of harm or damage occurring is unacceptable. Recommended for completion within 3 months.
 3. **Medium**- These trees may present a risk that is not tolerable or have been prescribed work under good management. Recommended for completion within 12 months.
 4. **Low**- This work will have been prescribed as good management and has no timescale.
- 5.4. Please note that disturbing a nesting bird or roosting/breeding bat is an offence under the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). The nesting season runs from approximately March to August, but it is always best to check the trees before working. If in any doubt, please seek specialist advice.

6. Limitations of Use and Copyright

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Appendix





i. Tree Assessment Schedule



Tree Assessment Schedule

Client: █████ Landscapes Ltd
 Ref/Site: Barnwood Close, Guildford, GU2 8GG
 Date: 2025.03.19
 Surveyor: █████ DipArb(RFS), TechCert(ArborA), FARborA, RCArborA



TPO / Conservation area trees work is **red**: consent required

Priority: **Urgent**- Immediate; **High**- within 3 months; **Medium**- within 12 months; **Low**- No timescale/good practice/management advice

NOTES: *Remove poorly attached deadwood: deadwood is a valuable habitat that can persist on some species for decades, and must be retained if possible. Where included, this specification requires the arborist's judgment and applies to all deadwood over 25mm diameter. ** Find the tree's location at what3words.com (app has compass to help find tree)

This report refers to the condition of the tree(s) and property on the day of the survey. The trees were assessed from ground level only. The assessment of tree health/condition is based on a standard industry-accepted method of Visual Tree Assessment (VTA). No invasive or destructive tests were undertaken and no soil or root samples were analysed off-site. Trees are dynamic organisms and their condition can change rapidly due to circumstances such as (but not limited to) storms and other extreme weather such as drought, accidents/vandalism, pests and diseases and nearby building & maintenance works. It is recommended that any significant trees are inspected professionally on a regular basis and, where safety issues have been raised, annual inspections are typically recommended. I cannot be held liable for any tree or branch failures arising from changed circumstances.

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
01	Common ash	40	12	Multi-stemmed tree on the grass verge. Ivy is becoming very dominant. No obvious signs of dieback	Sever ivy at base	///gifts.mixed.trip	Medium
02	Mixed species	20	13	Mixed group comprising predominantly laurel understorey. Young ash and birch are present, and all appear in fair condition. This assessment has been made from accessible ground as the dense undergrowth mostly prohibits access.		///drop.public.broke	
03	Common ash	60	15	Signs of ash dieback. Significant longitudinal hollow in the main stem. Over adjacent commercial premises	Remove tree	///wizard.bench.filer	Medium
04	Common ash	45	17	One of two stems with die back. Over adjacent commercial premises. Stem has anomalous bark at approximately 7 m consistent with internal decay.	Remove tree	///jacket.names.path	Medium
05	Common ash	45	17	One of two stems with die back. Ivy on stem. Leaning north east over path and adjacent parking area	Remove tree	///jacket.names.path	Medium
06	Common ash	60	18	Ash dieback. Adjacent to commercial premises	Remove tree	///tooth.bowls.open	Medium
07	Common ash	60	18	Ash dieback. Adjacent to commercial premises	Remove tree	///pills.cigar.work	Medium
08	Common ash	60	15	Ash dieback. Adjacent to commercial premises	Remove tree	///limbs.grant.pirate	Medium
09	Common ash	60	16	Ash dieback. Adjacent to commercial premises and highway	Remove tree	///points.foil.rang	Medium
10	Common ash	25	10	Smaller tree but still with die back. Dense ivy	Remove tree	///focal.edges.shows	Medium
11	Common ash	25	8	Smaller tree but still with die back. Dense ivy	Remove tree	///sudden.full.atoms	Medium
12	Common ash	60	14	Ash dieback. Adjacent to recent residential development. Three stems. One of a pair.	Remove tree	///swear.arrow.keep	Medium
13	Common ash	60	17	Ash dieback. Adjacent to recent residential development. One of a pair.	Remove tree	///myself.token.dollar	Medium
14	Common ash	60	13	Ash dieback. Adjacent to recent residential development.	Remove tree	///veal.grant.wanted	Medium
15	Common ash	40	14	Ash dieback. Adjacent to recent residential development.	Remove tree	///stop.saying.rash	Medium
16	Common ash	40	14	Ash dieback. Adjacent to recent residential development.	Remove tree	///chained.breed.prefer	Medium
17	Common ash	40	16	Ash dieback. Group of three stems. Adjacent to recent residential development.	Remove tree	///worker.flash.kicks	Medium

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
18	Common ash	25	13	Group of three stems leaning over parking area. Touching new boundary wall. Limited signs of dieback but expected to decline.	Remove all three stems	///palm.spell.format	Medium
19	Common ash	40	16	Ash dieback. Adjacent to recent residential development.	Remove tree	///bikes.cape.radio	Medium
20	Common ash	40	16	Ash dieback. Two stems. Ivy. Adjacent to recent residential development.	Remove tree	///marker.thinks.lined	Medium
21	Common ash	50	14	Ash dieback. Two stems. Ivy. Adjacent to recent residential development. Old fungal fruiting body on the floor consistent with Inonotus hispidus. The origin point of the final fruiting body is not visible due to dense ivy. Stems weighted towards the adjacent dwelling	Remove tree	///blast.filed.skirt	Medium



ii. Tree Location Plan





Tree Condition Assessment
Barnwood Close, Guildford,
GU2 8GG

Page size: A4

1 : 800

0 10 m 20 m



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iii. Photographs





01 P001



03 P001



03 P002



04 P001



04 P002 Potential decay point



05 P001



06 P001



07 P001



08 P001



09 P001



11 P001



16 P001



17 P001



18 P001



20 P001



21 P001



21 P002