Ashford Residential Estate, Alton

Arboricultural Condition Survey

South Downs Tree Services Limited

Prepared by:

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30 May 2024

Revision: 01

Revision Record

Revision	Date	Prepared By
01	30 May 2024	AG
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Basis of Report

This document has been prepared by A.G Arboriculture with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with South Downs Tree Services Limited (the Client), as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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Executive Summary

On behalf of South Downs Tree Services Limited, A.G Arboriculture has carried out an Arboricultural Condition Survey on the 18th May 2024.

The survey records all trees within and adjacent to the site, recording a number of parameters including species, condition and preliminary management recommendations.

The survey recorded twenty-five individual trees, seventeen tree groups.

The trees are a mixture of species, varying in condition and age ranges. The trees on site consist mainly of Oak and Beech with smaller quantities of a wide variety of other species.

It was noted during the survey that there has been a history of tree removal within the site. The issue of trees exposed to new wind loading should be considered in areas where felling has been carried out. However, it must be noted that at the time of the survey no trees were identified with symptoms of windthrow or unacceptable risk (unless stated in the schedule). In areas of tree removal where retained trees are potentially exposed a robust and consistent inspection regime should be considered.

Minor pruning works have been carried out to several trees adjacent to the residential properties under common law but not to BS3998:2010 standards. Pruning/reduction work such as this can in some cases be detrimental to the health of the trees if not carried out to the correct standards. It is recommended that these trees are assessed every 24-36 months by an arboriculturist and subject to ad hoc monitoring by grounds maintenance staff as they go about their activities, to assess for any signs of decline.

The majority of trees within the woodlands and tree groups are considered to be in good to fair condition and will continue to provide a high level of public amenity and habitat value to the area. With sensible risk management in place the site can continue to provide these benefits in a reasonably safe environment. However, a number of trees have been identified as requiring either remedial works or further monitoring and/or re-inspection as summarised below and detailed within Section 7 of this report.

Table Ex.1: Summary of Recommendations

	As Soon As Possible	Within 3 months	Within 12 months	Within 24 months
Trees/Groups requiring works	G36	T9, T11, T35	G1, T14, T18, T32	T37
Trees/Groups to be re-surveyed				T2, T3, T4, G7, T8, T10, T11, T22, G23, T37

Table of Contents

Tables

Appendices

Acronyms and Abbreviations

DBH	Diameter at Breast Height
AGL	Above Ground Level
TPO	Tree Preservation Order
ADB	Ash Dieback Disease *(Hymenoscyphus fraxineus)*
FFB	Fungal Fruiting Body

1.0 Introduction

1.1 Purpose of the report

On behalf of South Downs Tree Services Limited**,** A.G Arboriculture has undertaken a Tree Condition Survey of Ashwood Residential Estate. This report presents the findings of the tree survey carried out.

The survey and the accompanying notes provide guidance as to the nature and condition of the existing tree stock in the survey area.

1.2 Methodology and Scope

The fieldwork informing this report has comprised of a non-invasive, Visual Tree Assessment (VTA) of all trees within the site. The survey was undertaken from ground level with the specific intention of highlighting any potential arboricultural hazards affecting the site. Where further inspection is deemed appropriate to ascertain the condition of the tree or other arboreal features, this has been identified within the preliminary management recommendations.

Fieldwork was undertaken on the 18th May and included an assessment of all trees within or immediately adjacent to the site which have potential to pose a risk to people or property.

The survey was based upon the site boundary information provided by South Downs Tree Services. No recent topographical survey was available at the time of the survey and as such tree locations have been plotted with the aid of a laser measuring device, What 3 Words and GPS using mobile phone data (typically accurate to within 4.9m). Locations will therefore be subject to a degree of inaccuracy and should not be relied upon as being definitive.

The results of the survey are presented on the basis of 'negative reporting', i.e. the report only comments on those trees which presented a hazard or issue of note and are located within falling distance of a medium to high value target. As such, where trees are not specifically recorded within the report, they were regarded as not presenting a hazard or issue, or not having potential to damage a medium or high value target at the time of the survey.

Average dimensions or dimensional ranges have occasionally been used where appropriate to best describe arboreal features. References to habitat value should be taken as comparative observations compared with a baseline situation with no tree present.

There were various areas where undergrowth, fencing and dense ivy restricted a full survey. Trees affected by these conditions have been noted in the tree schedule.

The survey schedule provides guidance as to the nature and condition of the existing tree stock both on and immediately adjacent to the proposed site.

Recommended tree works have been assigned a priority according to the following level of urgency, these have been colour coded within the tree schedule for clarity as described in Table 1.1 below.

Table 1.1 Tree Works Priority Descriptions

Urgent works	**As Soon As Possible**
High priority work	**Within 3 months**
Medium priority work	**Within 12 months**
Low priority works	**Within 24 months**

Recommendations are based on observations of the current typical use of the relevant parts of the survey areas. Tree risk management generally focuses on the level of usage of the site. Trees which would be an unacceptable risk in areas of frequent access may be in an acceptable condition for retention in areas of little access, such as within woodland, where structural defects often provide optimal habitat for wildlife including bats, nesting birds and saproxylic insects and fungi.

1.3 Limitations and Assumptions

Limitations to the tree survey include the following key points:

- No soil survey data is included in this report.
- No data for individual trees within surveyed groups was recorded. An exception to this is when a tree was deemed notable within a group.
- Where access was restricted, tree measurement data has been estimated. This has been indicated within the Tree Survey Schedule (Section 7) with the use of an '#'.
- The health and condition of trees can change rapidly and all trees, even healthy ones are at risk from unpredictable climatic and man-made events. This report is based on the observed health and structural condition of the trees at the time of the survey by suitably qualified inspectors. The health, condition and safety of trees should be checked on a basis commensurate with the level of risk and preferably on an annual basis, as recommended in Common Sense Risk Management of Trees (National Tree Safety Group, 2011). The tree survey conducted for this report is not a tree health and safety survey and should not be used as such.
- A search for symptoms of disease, parasites, or fungi that may be affecting trees was undertaken as part of the survey and noted where identified. However, symptoms are not always apparent, therefore it is possible that trees affected by disease / parasites/fungi are present within the survey area but could not be identified by surveyor.
- Where the main trunks of trees have limited access due to dense vegetation, epicormic growth or are Ivy (*Hedera helix*) clad, the inspection of such trees was limited. The notes for such trees should be considered as provisional. Further inspection may be necessary following the removal of the obstruction.

2.0 The Legal Framework Relating to Trees

2.1 Risks from Trees

Trees pose a very low risk to people and property. Approximately 6 people a year are killed in tree related incidents. In relation to the number of trees within falling distance of people or property this equates to a very low likelihood of harm occurring. The Health and Safety Executive (HSE) states that such a level of risk is broadly acceptable i.e. 1:10,000,000 risk of death. To put this low risk in context, there is a 1:16,000 risk of death associated with driving. Despite this low risk, the law requires that the risks from trees are managed in a reasonably practicable manner.

2.2 Legal Obligations of the Tree Owner/Manager

The Occupiers Liability Act 1957

The Occupiers Liability Act 1957 confers a duty on an occupier to take reasonable care to ensure that visitors to the property are safe from harm. In 1984 the scope of the act was extended to include uninvited visitors including trespassers. This duty to the uninvited is limited to those dangers which the occupier is aware of, those dangers that the uninvited are likely to be foreseeably exposed to (i.e. they will be in the area near hazardous trees) and those dangers which the occupier could be reasonably expected to take steps to protect visitors (invited or otherwise) from. The 1957 Act also indicates in section 2(3) (a) that occupiers need to be prepared for the fact that children may not be as risk aware or as careful as adults and finally it includes a consideration of the nature and circumstances of the occupier(s) and the reasonableness of any steps to help prevent injury. Prosecutions under this act are generally restricted to civil law cases and fall under the tort of negligence.

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking reasonable appropriate action or gaining further advice as appropriate.

Health and Safety at Work Act 1974

The Health and Safety at Work Act 1974 places a duty of care on employers to those who are not employees. Employers (when conducting their business) must ensure as far as reasonably practicable that persons not in their employment are not exposed to risks to their health and safety. This legislation is typically used in criminal law cases and Birmingham City Council was successfully prosecuted under this act by the Health and Safety Executive (HSE) following a tree failure which killed three people in 1999.

The Highways Act 1980

The Highways Act 1980 places a statutory obligation on tree owners to prevent trees from causing an obstruction to roads and footpaths.

The Countryside and Rights of Way Act 2000

The Countryside and Rights of Way Act 2000 indicates that those who utilise their right of public access (under the Act) are not deemed to be ‘visitors’, and therefore their protection comes under the 1984 amendment of the Occupiers Liability Act, however, conversely Section 1 (b) of the Act states that there is no duty owed associated with risks from natural features (which includes trees). The Act also infers that the right of access shouldn’t place an unreasonable burden on the occupier and also identifies that maintaining the character of the countryside is important. In practice this could be interpreted to mean that potentially hazardous trees can be retained as valuable habitat or natural features (i.e. veteran trees). This also suggests that any control measures to mitigate the risk from trees is commensurate with the resources available to the owner (i.e. not an ‘unreasonable burden’).

Compensation Act 2006

The Compensation Act 2006 has relevance to tree risk management in that indicates that risk abatement measures shouldn't lead to the stopping or infringement of a desirable activity taking place. This reinforces the idea that control measures shouldn't be unnecessarily restrictive, and that some exposure to risk is acceptable, particularly when there are associated benefits.

3.0 The Planning Framework Relating to Trees

3.1 Town and Country Planning Act

Prior to the removal of the trees or groups listed in this report, or any tree surgery works being undertaken, it is essential that the trees are assessed again for legal protected status. These include TPOs and Conservation Areas (CA), Sites of Special Scientific Interest, locally or nationally designated sites, designed landscapes and ancient woodland.

Works (either above or below ground) to trees protected by TPO or CA is an offence under the Town and Country Planning Act 1990 (as amended), and in the Town and Country Planning (Tree Preservation) (England) Regulations 2012 and Section 192 of the Planning Act 2008.

3.2 Tree Preservation Orders and Conservation Areas

A Tree Preservation Order (TPO) check was conducted using the interactive maps found on the East Hants District Council website (https://maps.easthants.gov.uk/) on the 26th May 2024 to identify the presence of TPOs within the survey area. This check confirmed there are multiple trees protected by a Tree Preservation Order within the site. The details of the order can be found on the East Hants District Council website under ref: EH983. The trees protected by the preservation order have been noted in the tree survey schedule. (see table 7.1)

A Conservation Area (CA) check was conducted using the interactive maps found on the East Hants District Council website on the 26th May 2024.
(https://maps.easthants.gov.uk/) The Conservation Area (CA) map showed that no area of the site is located within a Conservation Area.

3.3 Ancient Woodland

The Ancient Woodland Inventory was checked on the 26th May 2024 for the presence of ancient woodland within or adjacent to the study area. This inventory is located on the Multi-Agency Geographical Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk). This is a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

This check confirmed there is an area to the north of the site (Boynes Wood) that is listed as Ancient & Semi Natural Woodland. The trees and tree groups within Boynes Wood have been referenced within the tree survey schedule. (see table 7.1)

3.4 Ancient and Veteran Trees

The Ancient Tree Inventory (Woodland Trust, 2021) was checked on 26th May 2024 for the presence of verified veteran/ancient trees within the survey area. National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021) refers to veteran trees as “irreplaceable habitat” which due to their “age, size and condition, is of exceptional biodiversity, cultural or heritage value”.

No trees within the Site Boundary appeared within this inventory. A.G Arboriculture’s qualified arboriculturists did not identify any trees, during survey, which they considered ancient or veteran.

3.5 Felling Licence

The felling of trees is regulated in England by the Forestry Act 1967 (the Act). The Forestry Commission is the government regulator that enforces the provisions of the Act.

The felling of growing trees in England is restricted under section 9 of the Act. It requires that felling is either authorised by a felling licence issued by the FC or the felling activity is excepted from the need for a licence.

There are many exceptions to the need for a licence, based on the type of the tree, the location of the tree, the size of the tree, the nature and scope of the felling activity and the person responsible for the felling. These are primarily set out in section 9 of the Act as well as the Forestry (Exceptions from Restriction of Felling) Regulations 1979.

The most relevant exemption is;

‘Section 9 - Requirement of licence for felling (1) A felling licence granted by the appropriate forestry authority shall be required for the felling of growing trees, except in a case whereby or under the following provisions of this Part of this Act this subsection is expressed not to apply…

(d) is immediately required for the purpose of carrying out development authorised by planning permission granted or deemed to be granted under the Town and Country Planning Act 1990 or the enactments replaced by that Act, or under the Town and Country Planning (Scotland) Act 1997.

Advice from a suitably qualified arboriculturist should be sought before any felling takes place on site.

The granting of permission to remove trees covered by a TPO by the Local Planning Authority does not remove the need to obtain a felling licence from the Forestry Commission if more than $5m^3$ of timber are to be felled in a calendar quarter and none of the exemptions apply.

4.0 General Arboricultural Principles

4.1 General Principles

Trees are dynamic living organisms which provide essential benefits to society and the wider environment. Any proposed development with the potential to impact on trees must take into consideration the value of trees on site, the impact of any proposed activity, and any potential future conflicts on the site. Suitable measures to safeguard retained trees or mitigate the loss of trees (to be removed) will need to be fully considered and may be subject to a condition of planning consent.

4.2 Below Ground Constraints

Below ground tree roots and the soil environment in which they grow need to be protected if the tree is to be retained. Trees grow in association with fungi and other soil organisms which are of key importance to tree health. Roots are essential for anchorage, the uptake of water and nutrients, and the storage of energy (carbohydrates) for the future growth and function of the tree.

Roots can be damaged by physical severance or wounding (e.g., following excavation of the soil) which can lead to the development of decay and a decline in vitality and/or instability. Raising the soil level can bury tree roots at a depth where suitable conditions for growth are less available. Toxic materials discharged into the soil (such as cement based aggregates, fuel and chemicals) can lead to root death and dysfunction. Soils can be compacted to levels inhospitable to tree growth with even a single pass of machinery, regular pedestrian traffic or the storage of plant and materials. Relieving compaction can be problematic and may require costly remedial works. Changes in drainage/water levels can also have significant long-term impacts for tree health.

The effects of these incursions may take many years to manifest, with a resulting decline in amenity value and potentially the death or failure of the tree. It should be noted that older trees are particularly sensitive to damage and changes in conditions.

4.3 Soils

On shrinkable clay soil, tree growth can lead to the differential movement of structures as moisture is removed from the soil during the growing season. Soils must be carefully assessed. Where trees which predate existing structures are to be removed, this can result in heave as the soils are re-wet.

The advice of a suitably qualified engineer should be obtained to inform any potential issue of heave. Specific advice in relation to this issue is beyond the scope of this report.

4.4 Trees and Risk

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate.

Further guidance is available from the National Tree Safety Group (https://ntsgroup.org.uk/)

It is generally accepted that trees are most likely to fail or break during storm events when levels of access are typically much lower than at other times which will reduce the likelihood of harm occurring.

4.5 Trees and Wildlife

Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside Rights of Way Act (2000) and the Habitat Regulations (2017), in particular the presence of bats and nesting birds. It is recommended that wherever possible, significant tree/hedge works take place outside of the typical bird nesting season, typically March to August, but this may vary regionally and advice from a suitably qualified ecologist should be sought. The advice of a suitably qualified ecologist is also recommended in relation to any potential impacts on protected species.

It is important to note that many tree features which are considered to be ‘defects’ are also valuable habitat for biodiversity, and it is desirable to retain these features where the risk of harm is acceptable due to the benefits they provide, this would include standing dead trees, cavities, dead wood among others.

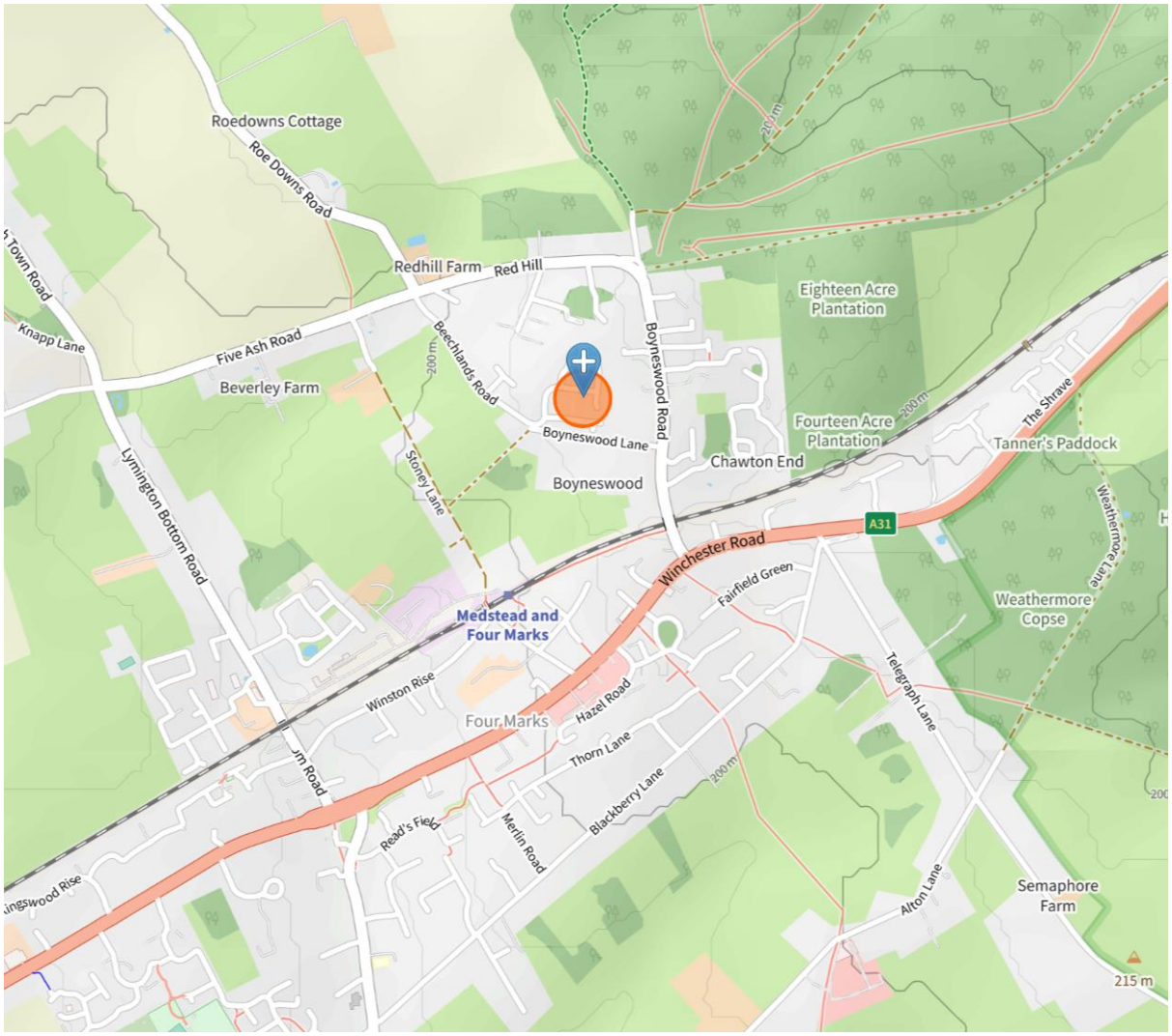
4.6 Tree Works

Any tree surgery recommendations contained within this report are to be undertaken in accordance with BS3998: 2010 Tree work – Recommendations (BS3998) by suitably qualified and insured contractors. Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general, the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.

5.0 Site Observations

5.1 Site Location

The area surveyed is located just North of Boyneswood Lane, Alton. The approximate UK Grid reference for the site is SU 67029 35807. The general location of the site is shown below.



General site location, centre of the site (not to scale) © OpenStreetMap

5.2 General Tree/Site Observations

The site consists of multiple new build residential properties and associated access roads. The estate is surrounded by mature trees to the North, East and West with younger trees and vegetation to the south. There is an area of open soft landscaping grassland to the South-East.

5.3 The Trees

There is a wide range of tree species within the survey area, and trees are of varying conditions and age ranges. The individual trees and tree groups woodland areas consist mainly of Beech and Oak with smaller quantities of a wide variety of other species.

There has been a history of mature Beech removal to the West of the site, evidence of principle decay fungi has been identified on what remains of these trees and is likely to have attributed to the reasons for removal.

Many of the trees on site are subject to a Tree Preservation Order (TPO), details of this can be found in section 3.2. There is also Ancient and Semi Natural Woodland to the North of the site named as Boynes Wood. Efforts should be made to protect these trees from any unnecessary management works due to the high cultural, historical and landscape value they hold.

There are multiple young plantings around the estate with stakes and ties still attached, the surrounding ground has been recently scattered with mulch to improve the soil condition.

South of the site is Boyneswood Lane, there are multiple trees along the lane that back onto the rear gardens of Mulberry Gardens. Some of these trees have been identified as requiring management works however, due to the location of these trees it is uncertain whether responsibly for these trees is with the Local Highway Authority or the management company for Ashwood residential estate. Efforts will need to be made to confirm this, it is recommended referring to HM Land Registry documents in order to confirm the boundary of the estate.

5.4 Other Considerations

Tree owners/managers have a legal duty to prevent foreseeable harm. It is generally accepted that this duty can be fulfilled by undertaking proactive inspections of significant trees to identify obvious defects and by taking appropriate remedial action or gaining further advice as appropriate.

It has been confirmed through an online check of East Hants District Council website that the trees identified within the survey area are not protected by any statutory tree protection, including Tree Preservation Orders (TPO) or Conservation Area designations.

It is a natural occurrence for mature woodland trees to develop deadwood and other structural hazards as they develop towards an over mature age class, many of which can go unnoticed unless properly inspected on a regular basis. The National Tree Safety Group (NTSG) document provides guidance in such scenarios and it is recommended that this document is referred to before any management plans are considered.

Where more than $5m^3$ of timber is to be felled within a calendar quarter a felling license may be required from the Forestry Commission unless an agreed exception applies including the management of dead or dangerous trees.

It is important to note that many tree features which are considered to be 'defects' are also valuable habitat for biodiversity and it is desirable to retain these features where the risk of harm is acceptable due to the benefits they provide, this would include standing dead trees, cavities, dead wood among others.

Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside and Rights of Way Act (2000) and the Habitats Regulations (2010 – as amended); in particular, the presence of bats and nesting birds. It is recommended that wherever possible, significant tree / hedge works take place outside of the typical bird nesting season of March to September. Given the range of trees and woodland on the site, it is assumed that there is widespread habitat potential in most areas.

It is generally accepted that trees are most likely to fail or break during storm events when levels of access are typically much lower than at other times which further reduces the likelihood of harm occurring.

Any tree surgery recommendations contained within this report are to be undertaken in accordance with BS3998: 2010 Tree work – Recommendations by suitably qualified and insured contractors. with due regard for the presence of any statutory tree protection affecting trees on or adjacent to the site. The advice of an ecologist must be obtained where protected species could be affected by tree works. The consent of the adjacent landowner must be sought where works are to be undertaken to trees located beyond the site boundary. Significant pruning works are best undertaken when trees are dormant or outside periods of high functional activity to reduce the overall impact on energy available to the tree for growth and processes. In general the optimum period for works is between November to February and July to August (subject to the presence of protected species) when the tree is less active and better placed to respond to wounding and a reduction in leaf area.

Fieldwork survey information is subject to seasonal/access constraints.

6.0 Tree Work Recommendations

The current age and condition of many trees on this site, as well as the regular use by construction workers and in the future the general public, warrant a robust and consistent inspection regime and management plan. The matter of recent tree felling in certain areas across the site must be considered as issues of wind loading on trees not normally exposed to such element's present potential future hazards.

The adjacent residential properties, open grassland areas and various desire lines of the site means that target levels across the site are moderate to high and this needs to be considered in any future tree management plans. Trees in high use areas (e.g., those adjacent to the properties) are recommended for re-inspection every 2 to 3 years unless otherwise specified in the tree schedule. It is also prudent to undertake a brief walkover review of areas of significant trees near to areas of high use following severe storm events.

Trees located in proximity to lower use areas (e.g., those further away from the main footways and areas of frequent access) are recommended for re-inspection every 5 years as part of the ongoing management of the site.

All trees should be considered informally by the management company and specific arboricultural advice must be sought where issues are encountered which are outside of their expertise.

Records of all tree inspections, tree issues and tree works should be maintained to act as an audit trail to demonstrate a reasonable approach to tree risk management.

The majority of trees within the woodlands and tree groups are considered to be in good to fair condition and will continue to provide a high level of public amenity and habitat value to the area. With sensible risk management in place the site can continue to provide these benefits in a reasonably safe environment.

It is recommended that the preliminary recommendations within the Tree Survey Schedule (Section 7) should be completed within the priority timescales specified.

Table 6.1 below summarises those trees/groups which are recommended for works and/ or further inspections.

Table 6.1: Summary of Recommendations

	As Soon As Possible	Within 3 months	Within 12 months	Within 24 months
Trees/Groups requiring works	G36	T9, T11, T35	G1, T14, T18, T32	T37
Trees/Groups to be re-surveyed				T2, T3, T4, G7, T8, T10, T11, T22, G23, T37

7.0 Tree Survey Schedule

Table 7.1: Tree Survey Schedule

Urgent Works: As Soon As Possible	High Priority Works: Within 3 Months	Medium Priority Works: Within 12 Months	Low Priority Works: Within 24 Months

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G1	*Fagus sylvatica (*Beech*)* x12 Crataegus monogyna (Hawthorn) x7 Ilex aquifolium (Holly) x4	26 Av	0.85 Max	As shown on Tree Works Plan				Fair	Fair	Y-M	Multiple fully and partly occluded wounds on stem and within crown. Ivy clad. History of tree removal. Fungal fruiting body in similar appearance to *Ganoderma applanatum* found detached within vegetation away from any trees, attempted to find attachment point to any of the trees within the group, but was unsuccessful. Surrounding low level vegetation and ivy restricts survey. Subject to Tree Preservation Order: EH983.	Sever ivy as low as possible to aid future inspections.
T2	*Fagus sylvatica (*Beech*)*	5	0.85	0	0	0	0	Dead	Dead	M	Dead, crown removed to leave habitat pole at 5m. Cavity opening from 1m to 5m North. Within falling distance of residential fence line West. Evidence of nesting birds. Subject to Tree Preservation Order: EH983.	Re-inspect within 24 months to assess structural condition.

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
T3	*Fagus sylvatica (*Beech*)*	7	1.20	0	0	0	0	Dead	Dead	M	Dead, crown removed to leave habitat pole at 7m. Stem bleeds scattered around trunk. Bark included union at 2m, within falling distance of residential fence line West. Subject to Tree Preservation Order: EH983.	Re-inspect within 24 months to assess structural condition.
T4	*Fagus sylvatica (*Beech*)*	4.5	0.40	0	0	0	0	Dead	Dead	SM	Dead, crown removed to leave habitat pole at 4.5m. Within falling distance of residential fence line West. Subject to Tree Preservation Order: EH983.	Re-inspect within 24 months to assess structural condition.
T5	*Fagus sylvatica (*Beech*)*	4	0.08	0.5	0.5	0.5	0.5	Good	Good	Y	Recently planted, stakes and ties still attached. No significant features.	None
T6	*Fagus sylvatica (*Beech*)*	4	0.08	0.5	0.5	0.5	0.5	Good	Good	Y	Recently planted, stakes and ties still attached. No significant features. Located within residential garden.	None

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G7	*Fagus sylvatica* (Beech) x5 *Quercus robur* (Pedunculate oak) x4 *Crataegus monogyna* (Hawthorn) *Ilex aquifolium* (Holly)	25m Max	1.15 Max	As shown on Tree Works Plan				Fair	Fair	Y-M	Mature Beech and Oak trees with Holly and Hawthorn undergrowth. History of tree removal leaves remaining trees exposed. Logs, woodchip and brash piles within group. Multiple pruning wounds. Multiple fully and partly occluded wounds. Supressed growth patterns due to adjacent trees. Bark inclusions with minor exudation. Minor to moderate deadwood with a low target. Subject to Tree Preservation Order: EH983.	Re-inspect within 24 months to assess general condition.
T8	*Fagus sylvatica* (Beech)	5	0.70	0	0	0	0	Dead	Dead	M	Tag – 3486. Dead, crown removed to leave habitat pole at 5m. Twin stem from 0.5m. Within falling distance of residential fence line. Multiple *Ganoderma applanatum* fruiting bodies on failed decayed stem. Subject to Tree Preservation Order: EH983.	Re-inspect within 24 months to assess structural condition.

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
T9	*Quercus robur* (Pedunculate oak)	22	0.80	2	5	10 #	9 #	Poor	Fair	M	Asymmetrical crown due to suppression, crown bias to the South-East over residential garden and car park. Significant extension of lower limbs to the South-East with minimal adaptive growth present. Minor wound to the southern buttress at ground level leaving exposed desiccated sapwood. Multiple partly occluded wounds on stem. Recent and historic boundary pruning and crown lifting works to the South-East with lower branch tears. Minor dead wood scattered throughout crown. Subject to Tree Preservation Order: EH983.	Crown reduce 2-3m to the South and East side only to significantly help reduce load. Crown lift over car park to ensure 3-4m clearance. Remove lowest branch South to growth point in line with residential fence.
T10	*Fagus sylvatica* (Beech)	5	1.00	1	0	0	1	Poor	Poor	M	Crown removed to leave habitat pole at 5m. Singular functioning branch to the North-West. Twin stem from ground level. Stem to the North has failed historically and been removed. Partly occluded wounds on stem, within falling distance of residential fence line West. Subject to Tree Preservation Order: EH983.	Re-inspect within 24 months to assess structural condition.

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
T11	*Quercus robur* (Pedunculate oak)	20	0.70	9	11 #	1	0.5	Good	Poor	M	Asymmetric crown, historically suppressed by T10 crown bias to the East over residential garden. Multiple historic failure points with decayed stubs. Multiple partly and fully occluded wounds on stem. Minor deadwood. Significant extension of lower limbs to the East with minimal adaptive growth present. Subject to Tree Preservation Order: EH983.	Crown reduction by 2-3m to the East and 2m in height, to significantly help reduce load. Re-inspect within 24 months to assess structural condition.
T12	*Fagus sylvatica* (Beech) *Sambucus nigra* (Elder)	3	0.95	0	0	0	0	Dead	Dead	M	Dead, crown removed to leave habitat pole at 3m. Multiple fungal fruiting bodies at base North, East and West in similar appearance to *Ganoderma applanatum.* Elder sapling growing from decayed union at 2m. Subject to Tree Preservation Order: EH983.	None
G13	*Prunus avium* (Wild cherry) x2 *Fraxinus excelsior* (Ash) x1	1.5-4	0.06	As shown on Tree Works Plan				Good	Good	Y	Grassed area of new plantings, stakes and ties still attached.	None

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
T14	*Quercus robur* (Pedunculate oak)	6	0.40	4	3	2	4	Good	Fair	SM	Historically reduced in heigh to 4.5m. Significant stem wound spirals from ground level to 5m with partly occluded wound wood formation, hard desiccated sapwood visible. Within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	Crown lift to 2.5m to give access to adjacent residential gate.
T15	*Fagus sylvatica* (Beech)	6	0.80 #	0	0	0	0	Dead	Dead	M	Dead, crown removed to leave habitat pole at 6m. Unable to access base and gully survey due to dense surrounding vegetation. Subject to Tree Preservation Order: EH983. Within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	None
G16	*Laurus nobilis* (Bay-laurel) *Ilex aquifolium* (Holly) *Fagus sylvatica* (Beech) *Rubus fruticosus* (Bramble) *Crataegus monogyna* (Hawthorn)	5	0.10 Av	As shown on Tree Works Plan				Good	Good	Y-EM	Dense group, unable to access.	None

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G17	*Fagus sylvatica (*Beech*)* x8 *Fraxinus excelsior (*Ash*)* x1 *Quercus robur (*Pedunculate oak) x2 *Crataegus monogyna (*Hawthorn*)* *Ilex aquifolium (*Holly*)* *Laurus nobilis (*Bay-laurel) *Rubus fruticosus (*Bramble*)*	8-25	0.90 Max	As shown on Tree Works Plan				Fair	Fair	Y-M	Beech and Ash outside of site boundary. Minor deadwood. Not fully accessible due to barbed wire fence. Ash infected with ash dieback (*Hymenoscyphus fraxineus).* Subject to Tree Preservation Order: EH983. Within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	None
T18	*Quercus robur (*Pedunculate oak*)*	8	0.45 #	2 #	2	2	2	Poor	Poor	SM	Significant dieback and crown loss, multiple damaged torn limbs with stubs. Unable to access base to asses lower structural condition. Appears to be growing from historic boundary bank. Within falling distance of desire line and public gate. Subject to Tree Preservation Order: EH983. Within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	Remove remaining upper crown to leave a final height not exceeding 5m.

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G19	*Crataegus monogyna* (Hawthorn) x1 *Prunus avium (*Wild cherry) x2	4	0.07	As shown on Tree Works Plan				Good	Good	Y	Recently planted, stakes and ties still attached.	None
G20	*Quercus robur (*Pedunculate oak*)* *Fagus sylvatica (*Beech*)* *Crataegus monogyna (*Hawthorn*)* *Ilex aquifolium (*Holly*)*	8-22	0.50 Av	As shown on Tree Works Plan				Good	Fair	Y-M	Minor deadwood, some of group outside site boundary. History of removal, multiple partly and fully occluded pruning wounds. Subject to Tree Preservation Order: EH983. Within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	None
G21	*Prunus avium (*Wild cherry) x2	4	0.06	As shown on Tree Works Plan				Good	Good	Y	Recently planted, stakes and ties still attached.	None

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
T22	*Quercus robur* (Pedunculate oak)	20	0.52	3	3	11	10	Good	Fair	M	Asymmetrical crown from suppression, bias to the South-West. Moderate deadwood scattered throughout crown, likely to drop within adjacent group. Historic failed partially attached branch at 4m South. Historic lineal split to the base of the northern leader at 4m North but with good adaptive growth. Multiple partly and fully occluded pruning wounds. Subject to Tree Preservation Order: EH983. Within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	Re-inspect within 24 months to assess structural condition.

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G23	*Quercus robur (*Pedunculate oak*)* *Crataegus monogyna (*Hawthorn*)* *Ilex aquifolium (*Holly*)* *Acer pseudoplatanus (*Sycamore*)* *Corylus avellana (*Hazel*)* *Prunus avium* (Wild cherry)	3-22	0.85 Max 0.15 Av	As shown on Tree Works Plan				Fair	Fair	Y-M	Mixed species, dense undergrowth in places restricts access. Various desire lines with evidence of minor footfall presumably from dog walkers and children. History of tree failure and removal. Minor to moderate deadwood all with low targets. Subject to Tree Preservation Order: EH983. Norther edge within area of Boynes Wood, classed as Ancient and Semi Natural Woodland.	Re-inspect within 24 months to assess structural condition. (inspection to be carried out in during dormancy to aid in visual assessment of structural condition)
G24	*Prunus avium* (Wild cherry) x2	4	0.04	As shown on Tree Works Plan				Good	Good	Y	Recently planted, stakes and ties still attached.	None
G25	*Prunus avium (*Wild cherry) x1 *Prunus cerasifera (*Cherry plum) x2	4-5	0.08	As shown on Tree Works Plan				Good	Good	Y	Recently planted, stakes and ties still attached. Wild cherry located in residential garden.	None
G26	*Betula papyrifera (*Paper birch) *Populus tremula (*Aspen*)*	4	0.04	As shown on Tree Works Plan				Good	Good	Y	Recently planted, stakes and ties still attached. Aspen with lower stem damage North, typical of strimmer/mower.	None

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G27	*Crataegus monogyna (*Hawthorn*)* *Ilex aquifolium (*Holly*)* *Rubus fruticosus (*Bramble*)* *Rhododendron*	4-8	0.10 Av	As shown on Tree Works Plan				Good	Good	Y-EM	Dense group borders the site boundary with majority of specimens outside of the boundary. No significant features.	None
T28	*Prunus avium (*Wild cherry)	4	0.03	1	1	1	1	Good	Good	Y	Young planting, stake and ties removed.	None
G29	*Sambucus nigra (*Elder*)* *Fraxinus excelsior (*Ash)	5	0.15	As shown on Tree Works Plan				Fair	Good	Y	Minor dieback to Elder, entwined with bramble.	None
T30	*Fagus sylvatica (*Beech)	22	N/A	As shown on Tree Works Plan				Fair	Fair	M	Outside of site boundary within residential garden. No access, unable to inspect. Power cable runs through crown. Subject to Tree Preservation Order: EH983.	None
G31	*Fagus sylvatica (*Beech) *Crataegus monogyna (*Hawthorn) *Ilex aquifolium (*Holly)	12	0.20 Av	As shown on Tree Works Plan				Good	Good	Y-SM	Dense group unable to access base. Borders the site boundary and adjacent track. Power line runs through crowns. Historically reduced in height presumably by power company during line maintenance. Ivy clad stems.	None

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
T32	*Malus domestica* (Apple)	4	0.06	1	1	1	1	Poor	Poor	Y	Recently planted, stakes and ties still attached. Poor vitality with moderate dieback. Stem leans to the North. Appears to have been hit by machinery/sit on mower.	Remove and re-plant.
T33	*Acer campestre* (Field maple)	4	0.06	1	1	1	1	Good	Good	Y	Recently planted, stakes and ties still attached.	None
T34	*Quercus robur* (Pedunculate oak)	18	0.70	8	7	9 #	7	Good	Good	M	Power and telephone cables within crown. Partly occluded pruning wound at 4m South (not significant). Minor deadwood scattered throughout crown. Ivy clad stem. Subject to Tree Preservation Order: EH983.	None
T35	*Quercus robur* (Pedunculate oak)	20	0.70	0	6	8	10 #	Poor	Poor	M	Power and telephone cables within crown. Significant dieback of the crown. Moderate deadwood up to 100mm in diameter over the track. Asymmetrical crown bias to the South, multiple pruning wounds on southern side of stem. Major stem wound and dysfunction at 3m South, multiple high sided vehicle strikes. Growing from what appears to be a historic boundary bank. Will require a check to determine ownership.	If not within ownership report observations to Hampshire Highways on a good neighbour basis for investigation. Fell to ground level if found to be within ownership of the site.

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G36	*Crataegus monogyna* (Hawthorn) *Ilex aquifolium* (Holly) *Corylus avellana* (Hazel) *Prunus avium* (Wild cherry)	5-10	0.15 Av	As shown on Tree Works Plan				Good	Good	Y-EM	Dense group. Borders the site boundary and adjacent track. Power line runs through crowns. Historically reduced in height presumably by power company during line maintenance. Ivy clad stems. Recent failed Hawthorn stem leaning on rear residential fence line of no.18 Mulberry Gardens. Pathway access blocked and overgrown.	Remove Hawthorn stem to the rear of no.18 Mulberry Gardens and cut back vegetation surrounding pathway access. Approximate location: w3w – arrive.texts.dairies
T37	*Fagus sylvatica* (Beech)	25	0.90 #	10 #	9	13	12	Fair	Fair	M	Dense crown, epicormic and basal growth restricts access and view of lower stem condition. Power and telephone lines within crown. Low branches overhang track. Located just South of barbed wire fence on what appears to be an old boundary bank. Will require a check to determine ownership. Subject to Tree Preservation Order: EH983.	If not within ownership: Report observations to Hampshire Highways on a good neighbour basis for investigation. If found to be within ownership: Crown lift to ensure 4m clearance over track. Re-inspect within 24 months to assess structural condition. (inspection to be carried out during dormancy to aid visual assessment of structural condition)

ID	Species	Height (m)	Trunk dia. (m)	Branch Spread (m)				Physiological Condition	Structural Condition	Life Stage	General observations	Preliminary Management Recommendations
				N	E	S	W					
G38	*Prunus cerasifera* (Cherry plum) x1 *Crataegus laevigata (*Midland hawthorn) x1	4	0.04	As shown on Tree Works Plan				Good	Good	Y	Recently planted, stakes and ties still attached.	None
G39	*Prunus avium (*Wild cherry)	6	0.12	2	2	2	2	Good	Good	EM	No significant features.	None
T40	*Crataegus laevigata (*Midland hawthorn)	4	0.04	2	2	2	2	Good	Good	Y	Recently planted, stakes and ties still attached.	None
T41	*Crataegus monogyna* (Hawthorn)	5	0.04	2	2	2	2	Good	Good	Y	Recently planted, stakes and ties still attached.	None
T42	*Sorbus aucuparia (*Rowan)	11	0.11	2	2	2	2	Good	Good	Y	Recently planted, stakes and ties still attached.	None

8.0 References

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9.0 Closure

This report has been prepared by A.G Arboriculture with reasonable skill, care and diligence.

This report should be used for information purposes only and should not be construed as a comprehensive characterisation of all site conditions.

This report is for the exclusive use of South Downs Tree Services Limited and their exclusive agents; no warranties or guarantees are expressed or should be inferred by any third parties. Any such party relies upon the report at their risk.

If you have any queries regarding the above works, please do not hesitate to contact the undersigned.

Regards,

A.G Arboriculture

Ashley Gore
Arboricultural Surveyor

Appendix A Site Photography

Ashford Residential Estate, Alton

Arboricultural Condition Survey

South Downs Tree Services Limited

May 2024

Picture showing cavity opening from 1m to 5m North on T2.

Picture of T3 showing crown removed to leave habitat pole at 7m.

Picture of T8 showing multiple *Ganoderma applanatum* fruiting bodies on failed decayed stem.

Picture of T12 showing crown removed to leave habitat pole at 3m.

Picture of T11 showing asymmetric crown from suppression and bias growth pattern to the East over residential garden.

Picture of T10 showing crown removed to leave habitat pole at 5m.

Picture of G7 showing logs, woodchip and brash piles within group.

Picture of T14 showing significant stem wound spirals from ground level to 5m.

Picture of T35 showing asymmetrical crown bias to the South, and power and telephone cables within crown.

Picture of T35 showing major stem wound and dysfunction at 3m South, and power and telephone cables within crown.

Appendix B Tree Works Plan

Ashford Residential Estate, Alton

Arboricultural Condition Survey

South Downs Tree Services Limited

May 2024

Key:

- Application Boundary
- Ref. T1 — Tree Reference and Priority Rating
- Tree (T)
- Tree Group (G), Woodland (W)
- Urgent Works: As Soon As Possible
- High Priority Works: Within 3 Months
- Medium Priority Works: Within 12 Months
- Low Priority Works: Within 24 Months

Rev	Amendments	Date	By

AG ARBORICULTURE

Client: South Downs Tree Services Limited

Project: Ashford Residential Estate, Alton

Drawing Title: Tree Works Plan

Scale: 1:2,500 A3

Drawn By: Ashley Gore

Date: 30 May 2024

Rev: 01

Appendix C Tree Survey Schedule Key

Ashford Residential Estate, Alton

Arboricultural Condition Survey

South Downs Tree Services Limited

May 2024

Tree Survey Schedule Key

Parameters Assessed	Details
Tree ID	'T' denotes Tree, 'G' denotes Tree Group, 'W' denotes Woodland, 'H' denotes Hedgerow. The original tree survey numbering is shown in brackets.
Species	Botanical and common name.
Height	Measured using a clinometer. Measured to the nearest metre.
Stem Diameter	Measured at 1.5 m above ground level. For multi-stem trees each stem diameter is recorded. For trees with 2-5 stems the overall diameter is calculated by squaring each stem diameter, adding these figures together and square rooting the result. For trees with more than 5 stems the mean stem diameter is squared and multiplied by the number of stems. The result is then square rooted to give the overall diameter. The results of the calculations for multi-stemmed trees are shown in bold and in brackets on the schedule. Where the tree is inaccessible due to vegetation or obstacles then the stem diameter has been estimated.
Branch Spread	Measured at the four cardinal points to derive an accurate representation of the crown and is recorded on the tree survey plan. Where the tree is inaccessible due to vegetation or obstacles then the branch spreads have been estimated. Measured to the nearest metre using a laser measurer. Direction measured using a compass.
Life Stage	Young (Y): Newly planted tree 0-10 years. Semi-Mature (SM): Tree in the first third of its normal life expectancy for the species (significant potential for future growth in size). Early Mature (EM): Tree in the second third of its normal life expectancy for the species (some potential for future growth in size) Mature (M): Tree in the final third of its normal life expectancy for the species (having typically reached its approximate ultimate size). Over Mature (OM): Tree beyond the normal life expectancy for the species. Veteran (V): Tree, which is of interest biologically, aesthetically, or culturally because of its condition, size or age.
General Observations	Particularly of structural and / or physiological condition (e.g. the presence of any decay and physical defect) and / or preliminary management recommendations. External features assessed based upon – The Body Language of Trees, Research for Amenity Trees No 4. (Mattheck and Breloer, 1994).
Notes	Trees can be grouped if they form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or woodland pasture).
#	Estimated dimensions

Appendix D Glossary of Arboricultural Terms

Ashford Residential Estate, Alton

Arboricultural Condition Survey

South Downs Tree Services Limited

May 2024

Glossary of Arboricultural Terms

- Ancient tree: An ancient tree is exceptionally valuable attributed with great age/size/cultural heritage/biodiversity value as a result of significant wood decay and the habitat created from the ageing process. All ancient trees are veteran trees with very few trees of any species reaching the ancient life-stage.
- Bark: A term usually applied to all the tissues of a woody plant lying outside the vascular cambium.

  Buttress zone: The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of their junction.
- Canker: A lesion formed by the death of bark and cambium often due to fungal or bacterial infection.
- Condition: An indication of the physiological vitality the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree.
- Conservation Area: A designated area that requires notice (currently six weeks) to be given to the local planning authority prior to the commencement of any tree works.
- Crown/Canopy: The main foliage bearing section of the tree.
- Crown lifting: A term used to describe the removal of limbs and small branches to a specified height above ground level.
- Deadwood: Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard.
- Dieback: The death of parts of a woody plant, starting at shoot-tips or root-tips.
- Diameter at Breast Height (DBH): Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified.
- Habit: The overall growth characteristics, shape of the tree and branch structure.
- Hazard beam: An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting.
- Minor deadwood: Dead wood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree.
- Notable: Notable trees are usually mature trees which may stand out in the local environment because they are large in comparison with other trees around them
- Pollarding: is the removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.
- Primary branch: A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

- Pruning: The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs.
- Snag/stub: In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point.
- Stem/s: The main supporting structure/s, from ground level up to the first major division into branches.
- Topping: In arboriculture it is the removal of the crown of a tree, or of a major proportion of it.
- Tree Preservation Order (TPO): Is an order made by the local authority and placed upon individual trees, groups of trees or areas of trees. The local authority must usually grant permission prior to any works undertaken to affected trees.
- Veteran tree: A loosely defined term for an old specimen that is of interest biologically, culturally, or aesthetically because of its age, size or condition and which has usually lived longer than the typical upper age range for the species concerned.