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Mr Neil Howell
61 High Street
Gosberton
PE11 4NJ

19th March 2025

Arboricultural Report - 250313 61HighStPE114NJ

Dear Mr Neil,

Please find enclosed my findings and recommendations following the survey of your tree on 13th March 2025. As agreed, the scope of this report is to identify and make recommendations to mitigate unacceptable levels of risk posed by tree failure. This applies to a single mature walnut tree standing adjacent to your property.

A status investigation was made on 19th March 2025 with South Holland District Council, via their online portal. We are informed there is a Tree Preservation Order (TPO) in force on this site, covering the tree in question (ref. T1). Prior to works being carried out on this tree, permission must first be sought from the local authority. Conducting work without permission to a tree subject to a TPO is a criminal offence. The removal of dead branches from a living tree is permitted without prior notice or consent.

An investigation into Conservation Area status was also made. We are informed that the site is within a Conservation Area. Such status offers protection to all woody plants with a stem diameter of 75mm and above when measured at 1.5m above ground level (exceptions apply). Prior to works being carried out on such trees, the local authority must be given at least six weeks' notice to allow them to consider whether the proposed works are appropriate. The removal of dead branches from a living tree is permitted without prior notice or consent.

To help our clients meet their duty of care in relation to risks posed by tree failure, we employ the VALID Tree Risk-Benefit Management Strategy. A copy of the strategy can be found in the latter part of this document. Unless the scope of our assessment was limited to specific trees on site, all trees within the survey area, where occupancy levels were assessed as being greater than 'very low' in the VALID system, were subject to a basic assessment on foot from easily accessible ground. Where obvious and significant tree risk features were observed, detailed assessments were carried out. Where risks are believed to be unacceptable, remedial works may be recommended without a detailed assessment.

In this instance, two types of recommendation have been made. Those marked as 'Core Recommendations' are required to mitigate risks of an unacceptable level, to carry out further works to help better identify the risks posed or to mitigate serious threats to the condition of trees. These recommendations carry a priority to indicate how urgently works are required. Those recommendations marked as 'Discretionary Recommendations' have been made either to mitigate low risks that are already

acceptable or tolerable, or to carry out other non-risk related tree works. These have no work priority and can be carried out purely at the tree owner's discretion. The full details of my findings and recommendations can be found in the Survey Schedule at the foot of this document.

The common walnut (ref. T1) was found overall to be in a fair condition both structurally, and physiologically. Several significant risk features were identified including; basal decay, a larger lateral limb extending over a neighbouring outbuilding/summer house, and a northern leader with a decay fungus present. Detailed VALID tree risk assessments were conducted for each of these risk features returning acceptable levels of risk (see Detailed Tree Risk Assessments section for further details). As such no further action is required.

A fourth risk feature was also identified. This comprised of a decay fungus on the upper southern leader, with potential to damage the roof of the main dwelling. A detailed VALID tree risk assessments was conducted returning a not tolerable level of risk of damage to property (see Detailed Tree Risk Assessments section for further details). As such, a recommendation has been made to reduce the upper southern leader in height, as detailed in the Survey Schedule, and in images 1, & 2. These works are of a moderate priority.

Finally, we recommend the tree is reassessed in five years. In the interim period, if any obvious tree risk features are noted, the owner should consult a suitably qualified arboriculturist. Examples of obvious tree risk features can be found on the second page of the VALID Tree Risk-Benefit Management Strategy, included below.

It is also recommended that trees are reassessed following certain events. These include; severe weather events, significant changes in site usage, construction/excavation under tree canopies, and changes that affect wind loading on trees (e.g. removal of neighbouring trees, erection/demolition of buildings).

We hope you find this report clear and easily understood. If there are any points that require clarification please don't hesitate to contact me.

Yours faithfully,



Daniel Kendall, TechArborA

Director, Watson Lindsey Arboriculture Ltd

Arboricultural ASSOCIATION Technician Member

VALID Tree Risk-Benefit Validator

Survey Schedule - 250313 61HighStPE114NJ

Tree ID	Common Name	Height (m)	Stem Diameter (mm)	Maturity	Physiological Condition	Structural Condition	Comment	Recommendations	Next Survey (months)
T1	Common Walnut	12.5	850	Mature	Fair	Fair	Good neloid basal form. Iron tree guard included almost entirely into stem. Ganoderma species at base to NW. Poor sounding immediately adjacent and 300mm above. Fair basal and lower stem sounding to N, isolated area of poor soundings at base to E. Sounding elsewhere good (VALID assessment conducted returning acceptable risk). Heavy lateral from 2m to N over neighbouring out building, containing deadwood of varying sizes, but no other major risk features (VALID assessment conducted returning acceptable risk). Bifurcated from 5.5m. Inonotus hispidus on N leader 1.5m above union. Decay seemingly in early stages (VALID assessment conducted returning acceptable risk). Numerous pruning and failure wounds in crown, decay seemingly limited with notable reactive growth at most points. Upper S leader exposed, with slightly sparse shoot structure, seemingly early stage Inonotus hispidus 3m from apex, and recent moderate limb failure (VALID assessment conducted returning not tolerable risk).	**Core Recommendation:** Reduce upper southern leader by removing single limb from apex as shown in images 1, & 2. These works are of a moderate priory. **Discretionary Recommendations:** During work to upper S leader, request arborist to pass opinion on degree of hollowing at Inonotus hispidus decay point, and to get close-up photos. Reduce heavy lateral to N over neighbouring summer house from 10.5m in length to 9-9.5m in length. Cuts must not exceed 50mm diameter. Remove deadwood greater than 50mm diameter. Prune to give 1.5m clearance from client and neighbouring dwelling. Requiring cuts up to approximately 50mm diameter. Cut iron work on stem at single point at 0.5m to E. Leave ironwork in situ.	60

Site Images - 250313 61HighStPE114NJ

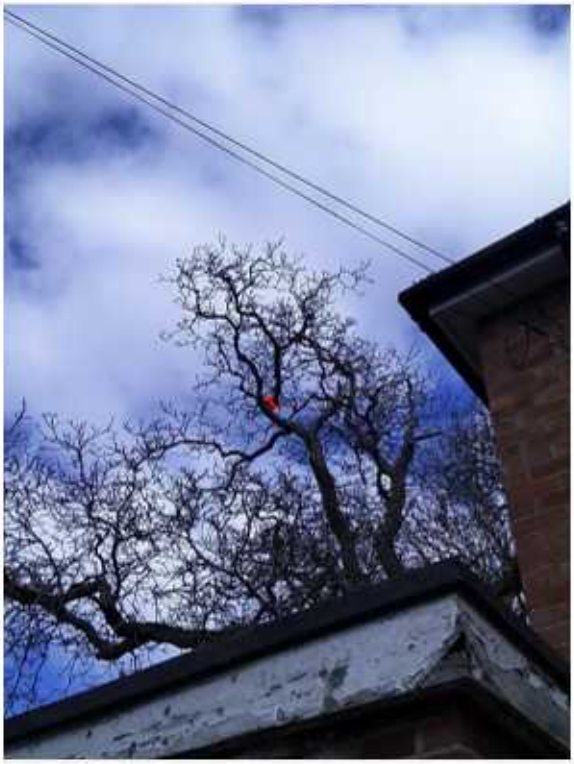


Image 1 – Upper southern leader pictured from south, with upper portion to be removed marked in red



Image 2 - Upper southern leader pictured from south, with upper portion to be removed marked in red

Trees give us many benefits that we need

The more obvious benefits that trees give us are visual beauty in the landscape, wood, and the various crops they produce. Wildlife habitat, pollution filtering, and reducing weather and climate change effects are additional values. Trees also have important social value as part of our culture, history, or because they commemorate an important event. As if all these benefits aren't enough. There's an ever-expanding body of scientific evidence that 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

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 on 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 millions of us pass them daily, being killed or injured by a tree is a rare event. A rare event that usually happens during severe weather.

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

Of course, we can't be an insurer of nature. Trees are living structures that sometimes shed branches or fall during severe weather. Since we need the many benefits from trees, we have to accept we can't remove all of the risk. Leaves, bark, cones, nuts, fruits, and small diameter deadwood regularly fall from trees. This natural debris is an Acceptable or Tolerable risk.

Duty of care

Reasonable
Proportionate
Reasonably practicable

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

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

Risk tolerance

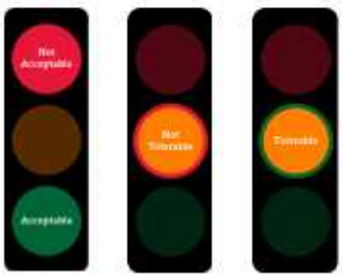
What's an Acceptable or Tolerable level of risk from our trees?

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 these levels 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.

Risk ratings

Risk ratings are as easy to understand as traffic lights

VALID has applied 'ISO 31000 - Risk Management' and the 'Tolerability of Risk Framework' (ToR) to tree risk-benefit management and assessment, which we've adopted. In ISO risk terms, our 'objectives' are to grow, maintain, and conserve trees because of the many benefits they give us we need. And, to manage the risk from tree failure to an Acceptable or Tolerable level. 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 to show how we'll manage the risk.



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

Trees with the highest risk are the easiest to spot

Be watchful after storms

When a tree has a risk that might 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.

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





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







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







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







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







Trained assessors (Validators) looking for risks that are not Acceptable or Tolerable

Active Assessment is when we're looking for risks that might not be Acceptable or Tolerable. It's also triggered when **Passive Assessment** has picked up a tree that needs a closer look. Active Assessment has three levels to it that increase in depth of evaluation. The 3 levels are Basic > Detailed > Advanced.

Risk ratings are limited by the level of assessment

Risk ratings have limitations that depend on the level of assessment at which they're made. For instance, when we carry out Active Assessment at a Basic level. If there are no Obvious Tree Risk Features, the risk is Acceptable at that level of assessment. A Detailed or Advanced Assessment is a more thorough evaluation than a Basic Assessment. They might find features that weren't apparent at a Basic level, and the risk could be higher. However, carrying out a higher level of assessment, with the additional costs, when there's no obvious feature to trigger it isn't reasonable, proportionate, or reasonably practicable.

Basic Assessment

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

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 increase the likelihood of failure. We can evaluate the significance of these features with VALID's Tree Risk App, and will carry out a Detailed Assessment when it's necessary. Rarely, we may come across emergency work, and we'll let you know about this as soon as we can.

Tree alerts you raise from Passive Assessment

If you raise an alert from **Passive Assessment**, we'll decide whether the tree needs a closer look at this Basic level of assessment.

We'll assess the trees from easily accessible ground

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

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

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 that we've assessed individual or groups of trees on foot. Whereas, if there are many trees beside a road, we may record that we've assessed the road on foot or with a drive-by.

No Obvious Tree Risk Features The risk is Acceptable

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

Detailed Assessment

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

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 where we've been asked to carry out a Detailed Assessment on a tree.

The assessment is carried out from ground level with VALID's Tree Risk App.

You'll get an easy to understand one side PDF report

The App prints an easy to understand one side PDF report. The report includes the risk rating, risk review year, risk reduction work (if necessary), and any general management advice that will help you.

Advanced Assessment

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

If we need more information about the likelihood of failure, we can carry out an Advanced Assessment. Often, we'll want to do this because you have a valuable tree which has extensive decay. The tree may have significant strength loss and we want to find out whether the tree is strong enough. Or, an aerial inspection is necessary to 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 investment. We'll produce a report that'll include the risk rating, risk review year, any risk reduction work options, and management advice.

The Strategy at a glance



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 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 team members who we've trained as Basic Validators are all saying. They're some words you'll likely use to describe how you feel after you've validated your approach to tree risk.

Tree risk-benefit management

Reasonable
Proportionate
Reasonably practicable



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. To fulfil your duty, you should be reasonable, proportionate, and reasonably practicable about managing the risk to an Acceptable or Tolerable level.

VALID's got your back here with our full range of ISO 31000 compliant and common sense **Tree Risk-Benefit Management Strategies**. As part of our not-for-profit goals, we've released all the strategies under a creative commons license. That means they're *free* and open to *everyone*. **Validators** can help you customise your strategy. Or, they have an abbreviated *Validator Strategy* that covers you and them.

Tree risk-benefit assessment

VALID has been stress-tested to breaking point



Risk-benefit assessments are carried out under the protective umbrella of our Tree Risk-Benefit Management Strategy. The Strategy does more than 95% 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**.

We've built the engine of the App 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

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

Tree risk-benefit management advice & training

Visit our Training page
Or get in touch for help

We work with Duty Holders to help them manage the risk and benefits from their trees. We also train Arborists to become **Validators**. And personnel who spend a lot of time outside, who aren't Arborists, to be **Basic Validators**.

Detailed Tree Risk Assessments - 250313 61HighStPE114NJ

(See overleaf)

(T1 Base)



Summary

Highest Risk	**Acceptable**
Risk Reduction	N/a
Tree Management	
Review Year	
Date Assessed	2025-03-13 09:51
Assessed By	Dan Kendall of Watson Lindsey Arboriculture
Phone Number	07779071638
Email	dan@wltreereports.co.uk

Risk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)

Risk Inputs

Likelihood of Occupation





O



Consequences

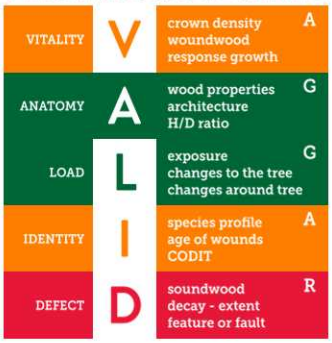




C

3 Moderate

Likelihood of Failure



See Survey Schedule

See Survey Schedule

See Survey Schedule

Gannoderma well established at base. Possible poor compartmentalization. See Survey Schedule for further details.

Marked red as precaution, possible amber. See Survey Schedule for further details.

F

3 Moderate

Notes

The highest risk is basal failure onto dwellings.

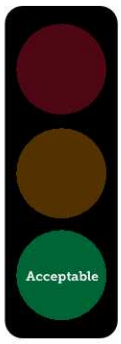
Summary

Risk

(T1 N Lateral Limb)



Highest Risk	**Acceptable**
Risk Reduction	N/a
Tree Management	
Review Year	
Date Assessed	2025-03-13 09:52
Assessed By	Dan Kendall of Watson Lindsey Arboriculture
Phone Number	07779071638
Email	dan@wltreereports.co.uk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)

Risk Inputs

Likelihood of Occupation

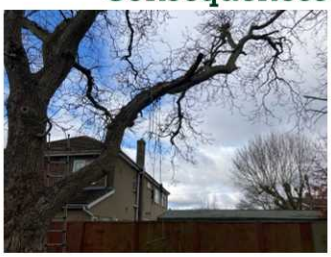




O

2 High

Consequences

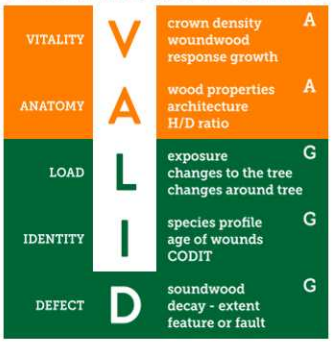




C

1 Very High

Likelihood of Failure



Slightly sparse shoot structure, and suppressed by neighbouring trees, resulting in notable volume of deadwood.

Lateral and notably and weighted.

Limb and sheltered location with no changes in loading

No notable issues

No notable issues

F

4 Low

Notes

The highest risk is limb failure into neighbouring summer house.

(T1 N Stem)



Summary

Highest Risk	**Acceptable**
Risk Reduction	N/a
Tree Management	
Review Year	
Date Assessed	2025-03-13 10:05
Assessed By	Dan Kendall of Watson Lindsey Arboriculture
Phone Number	07779071638
Email	dan@wltreereports.co.uk

Risk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)

Risk Inputs

Likelihood of Occupation





O



Property

Consequences

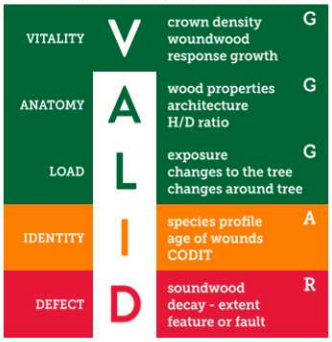




C

3
Moderate

Likelihood of Failure



Healthy shoot structure.

No notable issues

Tree in sheltered location with no significant changes to loading

Species prone to decay by Inonotus hispidus.

Marked red as precaution likely Amber at worst. See Survey Schedule for further details.

F

4
Low

Notes

The highest risk is stem failure on to neighbouring dwelling.

(T1 S Leader)



Summary

Highest Risk	**Not Tolerable**
Risk Reduction	Reduce leader (see Survey Schedule)
Tree Management	
Review Year	
Date Assessed	2025-03-13 10:11
Assessed By	Dan Kendall of Watson Lindsey Arboriculture
Phone Number	07779071638
Email	dan@wltreereports.co.uk

Risk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)

Risk Inputs

Likelihood of Occupation



Structure | Parked | Services | Train | Tram

O



Property

Consequences



Tree | Stem | Branch | Deadwood

C

3 Moderate

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	A
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	soundwood decay - extent feature or fault	R

Notably sparse shoot structure.

Slightly slender in form and end weighted.

Recent modest size limb failure may affect loading, leader in slightly exposed position.

Species prone to decay by Inonotus hispidus.

Inonotus hispidus 2m from apex of leader. Seemingly early stage colonisation marked red as precaution likely amber at worst.

F

3 Moderate

Notes

The highest risk is leader failure onto dwelling.