



Aran Kimberlee
BSc (Hons) Arboriculture,
PGCert Ecology,
M Arbor A, PTI.
Little Kerries Bungalow
Kerries Road
South Brent
Devon
TQ10 9DD
Tel: 01364 72804
Mobile: 07594680168
Email: aran@dartforesttrees.co.uk
www.dartforesttrees.co.uk



Tree Condition Assessment Prepared for

Dittisham Parish Council
Dartmouth
Devon

Prepared by
A.C. Kimberlee BSc (Hons) Arboriculture, PGCert Ecology, M Arbor A.

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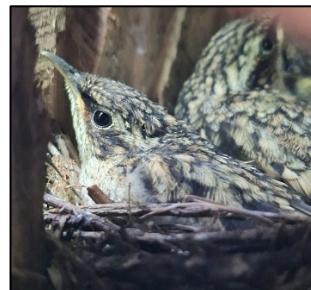


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Client:	Cat Radford - Clerk to Dittisham Parish Council	Ref:	AK/893/100926
Location:	 The Ham  Car Park at 'The Level' Dittisham  Capton triangle		
Date of site Inspections:	9 th September 2026		
Survey Inspector(s):	Aran Kimberlee BSc (Hons) Arboriculture, PGCert Ecology, M Arbor A, PTI, Vet Cert.		
Report Author:	Aran Kimberlee BSc (Hons) Arboriculture, PGCert Ecology, M Arbor A, PTI, Vet Cert.		
Signature:		Date:	14 th September 2026

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1.0 Instruction and Purpose of Report

- 1.1 I have been verbally instructed by Cat Radford clerk of Dittisham Parish Council to undertake a tree safety inspection of the significant trees located within and on the boundaries of The Ham, the Car Park at 'The Level' in Dittisham and Capton triangle near Dartmouth, Devon.
- 1.2 The purpose of the inspection was to assess the current condition and structural integrity of the trees on site, and to evaluate the level of risk they may pose to persons, property, and other relevant targets.

Where significant risk features were identified in relation to identifiable targets, the potential risk of harm has been assessed using the Quantified Tree Risk Assessment (QTRA) methodology. Further details of this assessment method are provided in Section 5.0 of this report.

- 1.3 This report provides observations made at the time of inspection and, where appropriate, recommendations for the management of the trees identified. The recommendations are intended to assist tree owners or managers in addressing tree-related risk in a reasonable and proportionate manner.

2.0 Report Methodology & Limitations

- 2.1 I carried out the survey on the 9th September 2026. The weather was fine and the visibility good.
- 2.2 The inspection process consisted of a general ground-based visual assessment only. A walk-over assessment was undertaken throughout each site to identify any obvious tree risk features that may present an unacceptable risk to persons or property. The survey involved visual inspection of trees from accessible ground level positions, with particular attention given to areas of higher occupancy, including footpaths, roads, car parks, buildings, play areas and other locations frequently used by members of the public.

The assessment was undertaken in accordance with the principles of Visual Tree Assessment (VTA) and the risk-based approach outlined in Common Sense Risk Management of Trees ([NTSG-full-guidance.pdf](#)). Trees were inspected for observable risk features that may affect tree stability or increase the likelihood of branch or whole-tree failure.

Where accessible from ground level, cavities or areas of decay may have been probed using a thin metal instrument to assist in determining the extent and significance of

any decay present. A nylon sounding hammer may also have been used to detect changes in wood density and identify potential internal decay within the main trunk, stems or branches. Binoculars may have been used to assist inspection of the upper canopy and crown structure.

The inspection was non-invasive and no climbing inspections, aerial inspections, decay detection equipment, root investigations or other specialist diagnostic techniques were undertaken unless specifically stated within the report. Trees were assessed in the condition in which they were found on the day of inspection and conclusions are based upon observable features visible from ground level at that time.

Where risk features could not be adequately assessed from ground level, or where further investigation was considered necessary to determine the extent of a decay or the level of risk present, recommendations for a more detailed inspection have been made within the report.

- 2.3 The assessment consisted of an above ground inspection only and soil type has not been ascertained on site. Therefore, this report makes no reference to the possible effects of tree roots and shrinkable soils, and any possible effects on building foundations or underground services.
- 2.4 Unless otherwise specified in the recommendations, this report is valid for 12 months from the date of site inspection.

The condition of trees can change due to the effects of pests and diseases, prolonged drought, severe weather events or other biotic and abiotic factors. The findings and recommendations within this report relate to the condition of the trees at the time of inspection and are based on the conditions observed during the survey.

The report is valid only for typical weather conditions and site circumstances prevailing at the time of inspection. Healthy trees, or parts of healthy trees, may fail during unusually high winds, violent storms or other extreme weather events. Furthermore, periods of prolonged drought, heat stress, flooding or changes to the rooting environment may adversely affect tree vitality and structural stability over time. As the timing, extent and consequences of such events cannot be predicted, the author of this report cannot be held liable for tree failures resulting from unforeseeable environmental conditions or events occurring after the date of inspection.

- 2.5 The conclusions of this report will remain valid for 12 months from the date of the inspection, but any alteration or deletion from this report will invalidate it as a whole.

- 2.6 Only trees exhibiting obvious risk features in proximity to roads, footpaths, buildings, or areas of regular activity were individually recorded during the survey. Accessible individual trees were tagged with a unique numbered metal disc, except where existing tags were present. Trees within groups, or trees that were inaccessible, were not tagged but were identified on the survey plan as trees or groups, individually photographed, and marked with biodegradable paint where necessary to aid identification.

Paint markings comprise orange spots, an 'O' indicating remedial pruning works, and an 'X' indicating felling or coppicing. Some trees were inaccessible and could not be individually tagged or marked. Tree positions have been plotted on the site plan using GIS software. These trees should be readily identifiable from the descriptions provided in the report and by reference to the site plan in Appendix 6.

Trees within the survey remit that were not individually recorded were inspected but excluded from the schedule because they showed no obvious risk features considered to present a medium or high risk to people or property.

- 2.7 Due to site conditions and the timing of the assessment, access to the bases of certain trees was restricted. Dense understorey, bramble, bracken, or ivy growth, steep slopes, and locations where access was considered unsafe limited the level of inspection that could be undertaken. In such cases, trees were assessed from a distance, with physiological condition used as an indicator of potential structural defects or other risk features.

Within woodland areas, the inspection methodology will adopt a proportionate and practical approach to managing the risks associated with large tree populations. Inspections will comprise a systematic walk-over survey of accessible roads, footpaths, congregation areas and other locations where people or property are likely to be present. Trees within falling distance of these target areas will be visually assessed from accessible locations, with particular attention given to crown condition, vitality, tree form and any visible structural risk features.

Trees exhibiting good physiological condition and no visible indicators of structural weakness will not routinely be subjected to a detailed inspection of the stem base. Where physiological decline, abnormal crown form, decay, structural risk features or other indicators suggest an increased likelihood of failure, a more detailed inspection of the tree, including the stem base where accessible, will be undertaken.

In areas with dense understorey vegetation, or where lower crown growth obscured stems, trunks, and upper crown structures, the ability to fully assess structural form

and identify risk features may also have been limited. Where such constraints affected the inspection, a follow-up assessment is recommended during a period of reduced leaf cover or following selective vegetation clearance.

- 2.8 No estimated pedestrian or vehicular usage for any of the sites requiring tree inspection has been provided. This information is used to determine the appropriate target range when assessing the risk of failure of trees. Therefore, an estimated pedestrian and vehicular usage has been calculated whilst carrying out the survey. Should the client feel the site usage for pedestrians and vehicles or property values described at the detailed sites are inaccurate, then Dartforest Ltd. must be made aware of this matter as soon as possible in order for the report to be amended.

3.0 Site Details

- 3.1 The following three sites were inspected for this assessment:

- 🌳 The Ham – A large recreational green space with boundary trees and children's playpark.
- 🌳 The Level Car Park – Parking area just off The Level with mature and semi-mature trees growing around the boundaries.
- 🌳 The Capton triangle – Village of Capton approximately 1.87 miles south west of Dittisham with small ornamental trees.

- 3.2 Topographical and satellite imagery were reviewed, alongside on-site observations made during the survey, to provide a general impression of the site's exposure to prevailing winds. The sites appear to be moderately exposed from dominant south-westerly winds. The sites range from 2 to 36 metres above sea level.

It should be noted that this assessment is based on a combination of desktop review and visual observations at the time of survey. While these methods provide a useful indication of relative exposure, localised wind patterns are influenced by numerous factors including vegetation, buildings, and microclimatic conditions that cannot be accurately determined without detailed meteorological analysis. Such analysis falls outside the remit of this report and the professional expertise of an arboriculturist. Consequently, this appraisal should be regarded as indicative and used only as a general guide to site exposure, rather than a definitive assessment of wind dynamics for the site.

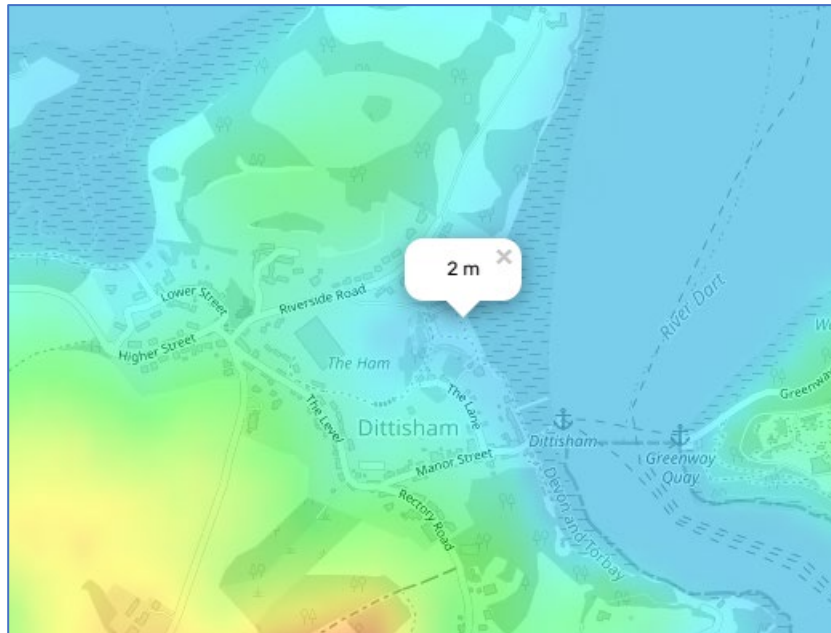


Figure 1: Topographical land use map of the study area created using QGIS 3.28 with SRTM elevation data.

- 3.3 Soil type on-site has not been ascertained. However, the National Soil Resources Institute online resource (<http://www.landis.org.uk/soilscapes/>) indicates that the soil in this location comprises of: Well drained fine loamy and fine silty soils over rock with habitats of neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands.

Bedrock Geology taken from BGS Geology Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>) comprises of Nordon Formation-Mudstone, siltstone, limestone and sandstone. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds.

- 3.4 Historic mapping from the National Library of Scotland (<https://www.nls.uk/>) 1830-1880 shows that The Ham and Level Car Park were once part of large pastoral fields systems.

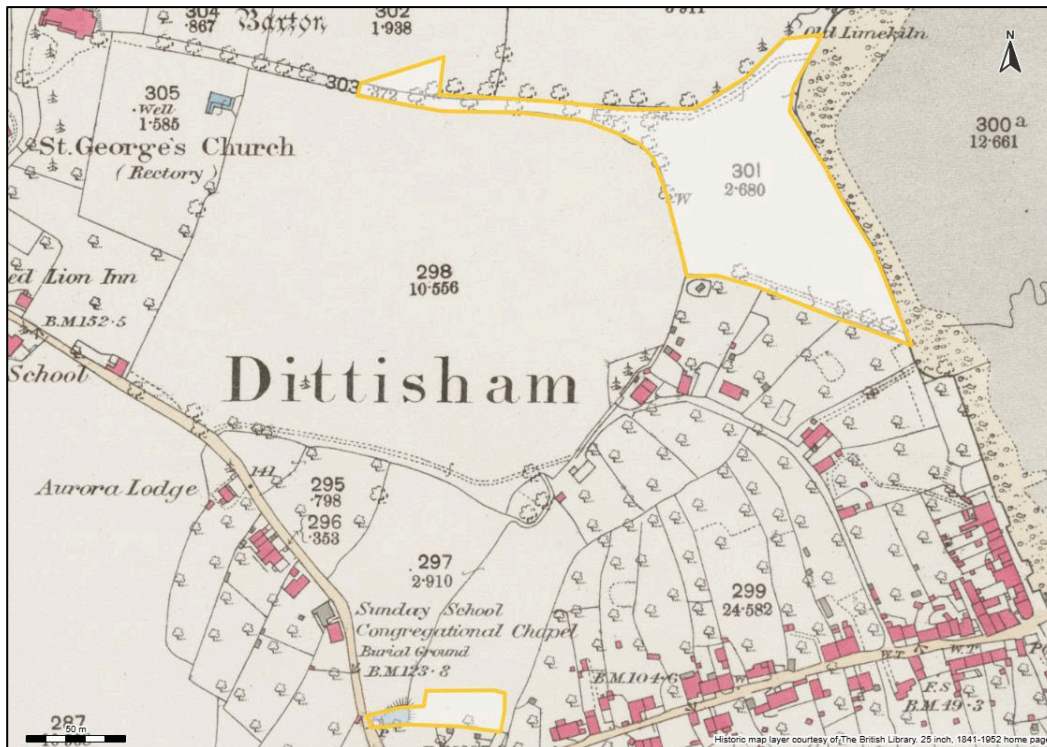


Figure 2: Historic map of the site (<https://www.nls.uk/>)

- 3.5 An online check for Tree Preservation Orders (TPO) and Conservation Areas which cover the survey area was carried out on 10th September 2026 (<https://mapping.swdevon.gov.uk/webmappublic/en-gb/PublicMap/SHWDPlanningSearch#/query>) and showed that the trees subject to this report are not covered by a TPO from South Hams District Council. However, all the trees within the green area on the Ham are located within the Dittisham Conservation Area. Therefore, any remedial tree surgery works advised in this report for the Ham will require permission from South Hams District Council.

However, land owners and site managers should make their own enquiries with the relevant authorities prior to carrying out any work to trees.

4.0 Condition of Trees and Groups of Trees

4.1 The Ham

- 4.1.1 The trees located at the Ham are young, semi-mature and early mature broadleaf trees which have been planted around the boundaries of the site. The species comprise of ash (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*), pedunculate oak (*Quercus robur*), silver birch (*Betula pendula*), wild cherry (*Prunus avium*), white willow (*Salix alba*), beech (*Fagus sylvatica*), small leaved lime (*Tilia cordata*), horse chestnut (*Aesculus hippocastanum*), rowan (*Sorbus aucuparia*), apple (*Malus* spp.)

hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*). There are a number of young newly planted birch, apple and sorbus on the northern boundary close to the parking area and groups of trees which make up larger areas including G1, G2, G3, G4 and G5.

- 4.1.2 G1 is an area of trimmed shrubs and bushes growing close to Ham Lane. This area also includes the triangular area of land containing a number of young planted cherry and lime trees.

Within G1 is a group of young planted trees growing next to the road, all of which are in good condition. There is also a large holm oak hedge which should continue to be cut back annually to prevent it from encroaching onto the road.

Two large bay trees are present and are believed to be causing an issue for the neighbouring resident. Bay trees respond well to cutting and, if the trees are causing an issue for the neighbour, they could be significantly reduced in size. The trees should then rejuvenate, after which they can be pruned to an appropriate size and height to contain their growth.

Further along the lane towards the triangular seating area, there is a declining hazel growing on the old hedgebank outside Riverside House. The tree has several dead stems, which should be removed.



Photographs 1 and 2: Declining hazel next to Riverside House (left) and ash on The Ham (right).

- 4.1.3 G2 and G3 are areas of self-seeded boundary trees growing on a bank along the northern boundary of the site, overhanging a seasonally waterlogged reedbed. The trees within these groups comprise early mature sycamore, which appear to have been previously coppiced, beech, bay (*Laurus nobilis*), hazel (*Corylus avellana*) and naturally regenerated elm (*Ulmus* spp.). Since the previous inspections, the group of small elm trees growing on the bank within G2 have been cut down.

On the upper side of the bank, close to the boundary of the neighbouring Pipirika property, there are two early mature trees comprising a copper beech and multi-stemmed sycamore. Both trees are in good physiological condition and there are no signs of significant risk features. The copper beech has a large branch overhanging the neighbouring garden, with some indication of a minor included union at its attachment. However, there is currently no evidence that the branch attachment is unstable. Both trees have been calculated as presenting a Broadly Acceptable risk to persons and property.

- 4.1.4 T19 is a willow tree which was pollarded approximately two years ago. The tree has significant decay and internal hollowing within the main trunk and should be routinely pollarded to reduce the likelihood of stem failure. At present, some of the regrowth from the recent pollard points appears to have died back, which may be associated with the prolonged dry weather experienced during the last two summers. However, parts of the tree remain relatively unaffected.

The pollard height remains relatively high and the main trunk is significantly decayed. It is therefore recommended that the tree is re-pollarded lower down, at the main crown break, at approximately 3 metres above ground level. All lower growth should be retained, however small. The sections of timber removed from the works can be stacked within the scrub area at the rear of the tree. The tree may continue to produce new growth from the retained lower trunk and could potentially develop into a lower-growing tree over time.



Photograph 3: Willow showing decline and dieback at pollard point.

- 4.1.5 Both G4 and G5 are small areas of planted and naturally regenerated blackthorn, hawthorn, elm and ash. All these areas are considered low risk to persons and property.
- 4.1.6 There are approximately 26 individual trees on the site of varying species. All the trees on the site are early to semi-mature in age and are not large trees. There are several ash trees on the site which display varying signs (all minor) of Ash Dieback Disease (ADB). Ash Dieback Disease (*Hymenoscyphus fraxineus*) is a serious fungal pathogen that attacks ash trees and was first confirmed in Britain in 2012. The disease causes significant leaf loss, stem and branch lesions, crown dieback and can be fatal. It is reported that older mature trees can sometimes live with the disease but can often become weakened or stressed and are therefore more susceptible to secondary fungal infections from honey fungus. Once a tree is infected there is no cure or treatment and the crown can die very quickly, modifying the structural condition of the wood. Therefore, dead standing trees in high/ moderate target areas need to be assessed fairly quickly. I advise all sites and areas with ash trees present to be continually monitored and inspected by a competent person on an annual or biennial basis, particularly during the summer months.
- 4.1.7 The ash trees on-site in the far southern aspect of the Ham (09 and 10) appear to be in a better condition than when viewed in previous years. I do not consider these trees to be a significant risk at present and should be continually monitored.

- 4.1.8 The third ash in this group (T08), situated on the northern edge of the stand, has been reduced to standing dead wood last year and has since re-sprouted with new growth.
- 4.1.9 The open-grown ash (T27) appears to be in noticeably improved physiological condition compared to the previous surveys. The previous recommendation to spread woodchip from pollarded willow arisings around the base of the tree has been implemented, and the crown density has increased significantly since. This is particularly encouraging given the prolonged dry weather, which would typically stress trees. I recommend continuing the practice of spreading willow woodchip around the base of T27 following each pollarding cycle of the white willow.

4.2 The Level Car Park

- 4.2.1 There are three trees located at The Level car park. T0025 is a large southern beech (*Nothofagus procera*) growing at the entrance of the car park on the southern boundary. The tree has a large crown and the tree appeared to be thickening in foliage during the last inspection as it recovered from previous pruning. During this inspection it is clear that this tree has responded well to the pruning and the crown appeared dense and the tree physiologically healthy. At the time of the inspection no significant risk features were observed with this tree.
- 4.2.2 A large branch failure or removal in the lower crown on the western aspect of the crown has occurred at some point. The soil from around the tree has been removed and a young rowan has been planted close by. Grass has been left uncut which benefits the tree. The large salt grit bin has now been re-located.
- 4.2.3 T0030 is an early mature lime in good condition and on the northern boundary of the parking area. The tree has a number of low branches overhanging the parking area which has now been crown raised. T0031 is a birch growing next to T0030 and appears to have no significant defects at present.



Photograph 4: View of southern beech in good condition.

4.3 Capton Triangle

- 4.3.1 Capton is a small village located approximately 2 miles to the west of the village of Dittisham and has a small village triangle which is management by Dittisham Parish Council. The triangle has been planted up with trees comprising of hazel, rowan, ash and lime (*Tilia* spp.). The trees are all young and closely planted in a small area and recent pollarding works have been carried out to the lime and ash trees within the group.

The rowan trees within the group appear to be in poor physiological condition during this survey which is most likely caused by the prolonged dry weather during the summer. However, it is believed that the trees are still alive and will come back into leaf next year.

At the time of the inspection the trees at Capton are all calculated as being a Broadly Acceptable risk to persons and property and therefore, no works have been recommended.

- 4.4 There was no evidence of decay or fungal fruiting bodies at the base of the trees or in the crown and there was no evidence of root plate heave or cracking of soil. The

risk associated with unpredictable limb loss due to factors such as summer branch drop cannot be quantified. Should these trees lose additional, relatively healthy and structurally sound limbs within the period covered by this report, I advise that these trees would then require re-assessment as soon as possible after the event.

5.0 Tree Risk Assessment

- 5.1 The Quantified Tree Risk Assessment (QTRA) system applies established and accepted risk management principles to tree safety management. Firstly, the targets (persons and property) upon which trees could fail are assessed and quantified, thus enabling tree managers to determine whether or not and to what degree of rigour a survey or inspection of the trees is required. Where necessary, the tree or branch is then considered in terms of both impact potential (size) and the probability of failure. Values derived from the assessment of these three components (target, impact potential and probability of failure) are combined to calculate the probability of significant harm occurring.
- 5.2 The system moves the management of tree safety away from labelling trees as either "safe" or "unsafe", thereby requiring definitive statements of tree safety from either tree surveyors or tree managers. Instead, QTRA quantifies the risk of significant harm from tree failure in a way which enables tree managers to balance safety with tree value and operate to a predetermined limit of reasonable or acceptable risk.
- 5.3 The QTRA system also require an allocated target range; mapping of land use by road classification; estimated levels of pedestrian occupation; and estimated structure values. Whilst surveying I only saw a brief glimpse of site usage on the site and therefore, I advise that my target appraisal is considered against the knowledge of site managers or users.
- 5.4 The target ranges can vary from each site. The ones used during the risk assessment are as follows:
- Target 1: Estimated pedestrian usage 720-73 per hour; property repair or replacement cost £2 000 000 – £200 000 and/or 47000 – 4800 vehicles per day at 30 mph.
 - Target 2: Estimated pedestrian usage 72-8 per hour; property repair or replacement cost £200 000 – £20000 and/or 4700 – 480 vehicles per day at 30 mph.
 - Target 3: Estimated pedestrian usage 7-2 per hour; property repair or replacement cost £20 000 – £2000 and/or 470 – 48 vehicles per day at 30 mph.
 - Target 4: Estimated pedestrian usage 1-per hour – 3 per day; property repair or replacement cost £2000 – £200 and/or 47 – 6 vehicles per day at 30 mph.
- 5.5 Should the client consider this estimate to be inaccurate they should report back to Dartforest Limited so that the risk assessment can be refined.

5.6 QTRA Advisory Thresholds

Thresholds	Description	Action
1/1 to 1/1000	Unacceptable Risks will not ordinarily be tolerated	Control the risk
1/1000 to 1/10 000	Unacceptable (Where imposed on others) Risks will not ordinarily be tolerated	- Control the risk - Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	- Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value - Review the risk
1/ 10 000 to 1 000 000	Tolerable (Where imposed on others) Risks are tolerable if as low as reasonably possible (ALARP)	- Assess costs and benefits of risk control - Control the risk only where a significant benefit might be achieved at reasonable cost - Review the risk
1/ 1 000 000 or less	Broadly Acceptable Risk is already as low as reasonably possible (ALARP)	- No action currently required - Review the risk

Source: Quantified Tree Risk Assessment User Manual V5.1.3

- 5.7 The risk of harm from all trees (excluding T19) has been calculated at 1/ 1 000 000 which is within the Broadly Acceptable threshold (Risk is already ALARP). The recommended tree works should be considered in terms of both risk management and long-term management of the tree.
- 5.8 The risk of harm from T19 has been calculated at 1/ 400 000 which is within the Tolerable threshold (Where imposed on others) Risks are tolerable if as low as reasonably possible (ALARP). At this risk level the owners of the tree should consider the costs required against the benefits of risk control.

6.0 Recommendations

6.1 Work Priorities

The work priorities assigned within this report are based on the QTRA risk level calculated for each tree. The work priority is intended to assist with the management and programming of recommended works and should not be interpreted as a prediction of when a tree or tree part will fail.

Low Work Priority – Broadly Acceptable Risk

Trees assessed as presenting a Broadly Acceptable risk are assigned a Low Work Priority. Recommended works should be undertaken when budget and resources allow. These recommendations may relate to general tree management, soil amelioration, monitoring or other works that may benefit the health and longevity of the tree or prevent a more significant issue from developing in the future.

Medium Work Priority – Tolerable Risk

Trees assessed as presenting a Tolerable risk are assigned a Medium Work Priority. Recommended works should be programmed as part of planned tree management, with the aim of reducing the risk and preventing the tree from progressing towards an Unacceptable risk. This may include remedial works, monitoring or other management measures that could benefit the tree and reduce the likelihood of further deterioration.

High Work Priority – Unacceptable Risk

Trees assessed as presenting an Unacceptable risk are assigned a High Work Priority and require action as soon as reasonably practicable. High Work Priority trees are further divided into Imminent and Urgent categories.

Imminent trees are those where there is a high likelihood of failure and immediate action is required. This will generally apply where the QTRA risk is within 1/1 to 1/1000 range and there is clear evidence that failure may occur imminently. Where the recommended works cannot be undertaken immediately, temporary measures such as exclusion zones, preventing access or restricting vehicle movements should be implemented to reduce the risk to persons and property as far as reasonably practicable.

Urgent trees are those with significant risk features resulting in an Unacceptable risk, generally within the 1/10,000 to 1/1,000 QTRA range, but where failure is not

considered imminent. Works should be programmed and, where possible, completed within two months. This period allows time for necessary arrangements such as permissions, contractor availability, access restrictions or road closures. However, clients should seek to undertake the recommended works as soon as reasonably practicable rather than treating two months as a fixed deadline.

The work priorities should therefore be used as a management tool for programming works, rather than as a fixed timescale for when work must be completed.

Site	Tree No.	Species	Observations	Recommendations	Work Priority
The Ham and Parking Area	19	White Willow – <i>Salix alba</i>	Recently pollarded at approx. 4 metres due to decayed main trunk and internal hollowing most likely caused from <i>Phellinus</i> spp. Decay fungi	Pollard lower down at crown break (3 metres in height) retain all lower growth on trunk and stems.	Medium – Risk is Tolerable but work is advised within a year for sound arboricultural management
The Ham and Parking Area	G1	Mixed broadleaf and trimmed hedges	- Area of young planted trees at along Ham Lane leading down to car parking area. Trimmed formal hedges of Leyland Cypress, Bay and Hazel all low risk. - Area could have new planted trees that have great amenity value. - Declining hazel outside Riverside House.	- Remove dead hazel stems outside Riverside House. - Remove Sumac sapling next to bay trees. Consider reducing and shaping bay trees.	Low – Works recommended to be carried out whenever budgets allow.

- 6.1 All the trees on-site were calculated as being within the Broadly Acceptable threshold (1/ 1 000 000) as shown in section 5.6 of this report.
- 6.2 In the event of any new defects, concerns or the occurrence of seasonal fungal fruiting bodies on any of the trees with high targets, Dartforest Limited should be contacted as soon as possible in order to re-assess the tree/s and update this report.
- 6.3 All tree works should be undertaken to BS3998:2010 Recommendations for Tree Works. It is strongly recommended that any tree surgery works are undertaken by highly skilled and qualified contractors.

End AK/893/140926

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Appendix 1: Tree Schedule Heading and Abbreviations

Tree No.	Identifying number classed as either Individual (T), Group (G), Area (C), Compartment (C) or Woodland (W)	
Species	Species common and/ or Latin	
Age Range	Y	Young -Recently planted or established tree.
	SM	Semi-Mature – Grown less than one third of the species life expectancy.
	EM	Early Mature – Grown one to two thirds of the species life expectancy.
	M	Mature – Grown over two thirds to completed life expectancy.
	V	Veteran – A tree that shows biological, aesthetic or cultural interest due to its age, size or condition.
Height	Given in meters and either estimated or measured with inclinometer	
Stem dia.	Tree stem diameter recorded in millimeters at breast height (DBH – 1.5m) from ground level.	
Vitality	General physiological condition of the tree recorded as Good (G), Moderate (M), Poor (P) or Dead (D).	
Structural cond.	Structural condition of tree identifying severity of any potential defects or features that may cause failure of parts or all the tree, given as Good (G), Moderate (M), Poor (P).	
Observations	General observations of tree(s) detailing defects, features, pathogens and potential wildlife features.	
Recommendations	General management recommendations for the tree(s) informed by the survey and risk assessment.	
Target Size	Highest value target that the most significant part likely to fail could strike. ranges 1-6. 1 = high, 6 = low value/occupancy	
Size Range	Size category of most significant part considered likely to fail. ranges 1-5. 1 = large, 5 = small	
Probability of Failure	Probability of failure within 12 months. ranges 1-5. 1 = high, 7 = low	
QTRA Risk In Index	Risk of significant harm , 1,000 = risk index (e.g. risk index 20 = risk of significant harm 1 in 20,000)	

Appendix 2– QTRA Target Ranges

Target Range	Property (repair or replacement cost) Pro	Human (not in vehicles)	Vehicle Traffic (number per day)	Ranges of Value
1	£2 000 000 – >£200 000	Occupation: Pedestrians & cyclists: Constant – 2.5 hours/day 720/hour – 73/hour	26 000 – 2 700 @ 110kph (68mph) 28 000 – 2 900 @ 100kph (62mph) 31 000 – 3 200 @ 90kph (56mph) 32 000 – 3 300 @ 80kph (50mph) 36 000 – 3 700 @ 70kph (43mph) 42 000 – 4 300 @ 60kph (37mph) 47 000 – 4 800 @ 50kph (32mph)	1/1 – >1/10
2	£200 000 – >£20 000	Occupation: Pedestrians & cyclists: 2.4 hours/day – 15 min/day 72/hour – 8/hour	2 600 – 270 @ 110kph (68mph) 2 800 – 290 @ 100kph (62mph) 3 100 – 320 @ 90kph (56mph) 3 200 – 330 @ 80kph (50mph) 3 600 – 370 @ 70kph (43mph) 4 200 – 430 @ 60kph (37mph) 4 700 – 480 @ 50kph (32mph)	1/10 – >1/100
3	£20 000 – >£2000	Occupation: Pedestrians & cyclists: 14 min/day – 2 min/day 7/hour – 2/hour	260 – 27 @ 110kph (68mph) 280 – 29 @ 100kph (62mph) 310 – 32 @ 90kph (56mph) 320 – 33 @ 80kph (50mph) 360 – 37 @ 70kph (43mph) 420 – 43 @ 60kph (37mph) 470 – 48 @ 50kph (32mph)	1/100 – >1/1 000
4	£2 000 – >£200	Occupation: Pedestrians & cyclists: 1 min/day – 2 min/week 1/hour – 3/day	26 – 4 @ 110kph (68mph) 28 – 4 @ 100kph (62mph) 31 – 4 @ 90kph (56mph) 32 – 4 @ 80kph (50mph) 36 – 5 @ 70kph (43mph) 42 – 5 @ 60kph (37mph) 47 – 6 @ 50kph (32mph)	1/1 000 – >1/10 000
5	£200 – >£20	Occupation: Pedestrians & cyclists: 1 min/week – 1 min/month 2/day – 2/week	3 – 1 @ 110kph (68mph) 3 – 1 @ 100kph (62mph) 3 – 1 @ 90kph (56mph) 3 – 1 @ 80kph (50mph) 4 – 1 @ 70kph (43mph) 4 – 1 @ 60kph (37mph) 5 – 1 @ 50kph (32mph)	1/10 000 – >1/100 000
6	£20 – £2	Occupation: Pedestrians & cyclists: <1 min/month – 0.5 min/year 1/week – 6/year	None	1/100 000 – 1/1 000 000

Appendix 3: Individual Tree Risk Survey – The Ham and Parking Area

Tree No/ ID	Tree Species	Age Range	Height (m)	Spread (m)	Stem Dia. (mm)	Structural Condition	Vitality	Comments	Management Recommendations	Target Range	Size Range	PoF	Risk Index
01	Crab Apple – <i>Malus</i> spp.	Y	3	4	50	G	G	• Young planted tree on edge of green	• No action required.	2	4	7	<1M
02	Birch – <i>Betula</i> spp.	Y	3	2	50	G	G	• Young planted tree on edge of green	• No action required.	2	4	7	<1M
03	Ash – <i>Fraxinus</i> <i>excelsior</i>	SM	12	4	250	M	G	• Young ash with early signs of ash dieback disease in crown.	• No action required.	2	3	7	<1M
04	Oak – <i>Quercus</i> <i>robur</i>	EM	15	5	430	G	G	• Early mature specimen with excellent shape and vigour.	• No action required.	2	2	6	<1M
05	Hawthorn - <i>Crataegus</i> <i>monogyna</i>	SM	4	4	m/s up to 200	G	G	• Multi-stemmed specimen/ thick scrub growth.	• No action required.	2	4	7	<1M
06	Sycamore – <i>Acer</i> <i>pseudoplatanus</i>	SM	16	5	Up to 250	G	G	• Multi-stemmed tree arising from historic coppice at ground level.	• No action required.	2	2	6	<1M
07	Sycamore – <i>Acer</i> <i>pseudoplatanus</i>	SM	16	5	Up to 270	G	G	• Multi-stemmed tree arising from historic coppice at ground level.	• No action required.	2	2	6	<1M
08	Ash – <i>Fraxinus</i> <i>excelsior</i>	SM	15	3	Up to 240	M	D	• Significant ADB in crown and tree is now dead.	• No action required.	2	3	7	<1M
09	Ash – <i>Fraxinus</i> <i>excelsior</i>	SM	16	5	260	G	M	• Early signs of ADB in affecting crown.	• No action required.	2	2	7	<1M
10	Ash – <i>Fraxinus</i> <i>excelsior</i>	SM	16	5	Up to 210	G	M	• Early signs of ADB in affecting crown.	• No action required.	2	3	7	<1M
11	Purple Sycamore – <i>Acer</i> <i>pseudoplatanus</i> <i>f. purpureum</i>	SM	15	4	250	G	G	• Wrongly identified as ash. • Tree appears to be in good condition.	• No action required	2	3	6	<1M
12	Ash – <i>Fraxinus</i> <i>excelsior</i>	SM	15	3	Up to 240	G	M	• Early signs of ADB in affecting crown. • Dead branches in lower crown, low risk at present.	• No action required.	2	3	5	<1M

Appendix 3: Individual Tree Risk Survey – The Ham and Parking Area

Tree No/ ID	Tree Species	Age Range	Height (m)	Spread (m)	Stem Dia. (mm)	Structural Condition	Vitality	Comments	Management Recommendations	Target Range	Size Range	PoF	Risk Index
13	Oak – <i>Quercus robur</i>	SM	16	4	250	G	G	• Early mature specimen with suppressed canopy with good vigour.	• No action required.	2	2	6	<1M
14	Rowan – <i>Sorbus aucuparia</i>	SM	9	2	220	G	G	• Young specimen in good condition	• No action required.	2	3	7	<1M
15	Ash – <i>Fraxinus excelsior</i>	SM	15	4	320	M	G	• No signs of ADB at present.	• No action required.	2	2	6	<1M
16	Copper Beech – <i>Fagus sylvatica f. Purpurea</i>	EM	17	5	340	G	G	• Good condition • No signs of squirrel damage	• No action required.	2	2	6	<1M
17	Alder – <i>Alnus glutinosa</i>	SM	15	3	270	G	G	• Crown healthy, tree appears to be in good condition	• No action required.	2	2	6	<1M
18	Horse Chestnut – <i>Aesculus hippocastanu m</i>	SM	16	4	300	M	P	• Minor signs of bacterial bleeding canker on main trunk with cambial dysfunction and bark necrosis. • HC leaf miner during inspection. • Early leaf senesce.	• No action required.	2	2	6	<1M
19	White Willow – <i>Salix alba</i>	EM	4	2	800	M	G	• Recently pollarded at approx. 4 metres due to decayed main trunk and internal hollowing most likely caused from Phellinus spp. Decay fungi	• Pollard lower down at crown break (3 metres in height) retain all lower growth on trunk and stems.	2	1	5	400K
20	Ash – <i>Fraxinus excelsior</i>	SM	17	6	260	P	G	• Early signs of ADB in affecting crown.	• No action required.	2	3	7	<1M
21	Wild Cherry – <i>Prunus avium</i>	SM	18	4	310	M	G	• Wound on lower trunk which is now occluded.	• No action required.	2	2	6	<1M
22	Birch – <i>Betula pendula</i>	SM	19	4	340	G	G	• No defects observed at the time of inspection	• No action required	2	2	6	<1M
23	Birch – <i>Betula pendula</i>	SM	18	4	420	G	G	• No defects observed at the time of inspection • Ivy has been severed at base of tree.	• No action required	2	2	6	<1M

Appendix 3: Individual Tree Risk Survey – The Ham and Parking Area

Tree No/ ID	Tree Species	Age Range	Height (m)	Spread (m)	Stem Dia. (mm)	Structural Condition	Vitality	Comments	Management Recommendations	Target Range	Size Range	PoF	Risk Index
25	Ornamental Cherry - <i>Prunus</i> spp.	SM	16	5	320	G	G	No defects observed at the time of inspection	No action required	2	2	6	<1M
26	Ornamental Cherry - <i>Prunus</i> spp.	SM	16	4	329	G	G	- No defects observed at the time of inspection - Memorial planting	No action required	2	2	6	<1M
27	Ash – <i>Fraxinus excelsior</i>	EM	16	7	329	G	G	- No defects observed at the time of inspection - Crown density thinning, could have minor signs of ADB or possibly defoliation from insect attack - Fine specimen	No action required	2	2	6	<1M
G1	Mixed broadleaf and trimmed hedges	EM	Y/ EM	-	Up to 140	G	G	- Area of young planted trees at along Ham Lane leading down to car parking area. Trimmed formal hedges of Leyland Cypress, Bay and Hazel all low risk. - Area could have new planted trees that have great amenity value. - Declining hazel outside Riverside House.	- Remove dead hazel stems outside Riverside House. - Remove Sumac sapling next to bay trees. Consider reducing and shaping bay trees.	2	4	6	<1M
G2 and G3	Mixed Broadleaf – Sycamore, Beech, Elm, Bay and Hazel	SM	Up to 24	-	Up to 750	G	G	- Largely inaccessible group of natural regenerated trees and shrubs growing on bank above seasonal waterlogged reedbed. - Minor squirrel damage affecting sycamore and beech. - Natural elm regeneration with a few declining trees.	No action required	2	1	6	<1M
G4	Mixed broadleaf – Hawthorn, Blackthorn, Hazel and Ash	SM	Up to 4	-	Up to 200	G	G	- Thick scrub growth on eastern boundary next to river and shingle beach. - Natural regenerated ash and elm - Fallen blackthorn stems, low risk	No action required	2	3	6	<1M
G5	Mixed broadleaf – Hawthorn, Blackthorn, Hazel and Ash	SM	Up to 4	-	Up to 200	G	G	- Thick scrub growth on southern boundary - Natural regenerated ash and elm	No action required	2	3	6	<1M

Appendix 3: Individual Tree Risk Survey – Car Park at ‘The Levels’ Dittisham Dartmouth.

Tree No/ ID	Tree Species	Age Range	Height (m)	Spread (m)	Stem Dia. (mm)	Structural Condition	Vitality	Comments	Management Recommendations	Target Range	Size Range	PoF	Risk Index
0025	Rauli – <i>Nothofagus procera</i>	EM	24	10	780	G	780	- Growing at entrance on southern side of car park. - Crown has been reduced 2022 - Large limb removal/ failure on western side of crown at approximately 12 metres. - Crown has responded to recent pruning and is re-burgeoning.	No action required.	2	Prop	6	<1M
0030	Small Leaved Lime – <i>Tilia cordata</i>	EM	16	8	550	G	550	- Fine specimen with good vigour and no signs of significant defects. - Low branches overhanging parking area have now been removed.	No action required.	2	Prop	6	<1M
0031	Birch – <i>Betula pendula</i>	EM	17	4	390	M	390	No significant defects observed at the time of inspection.	No action required.	2	PROP	6	<1M

Appendix 3: Individual Tree Risk Survey – Capton Triangle Dartmouth.

Tree No/ ID	Tree Species	Age Range	Height (m)	Spread (m)	Stem Dia. (mm)	Structural Condition	Vitality	Comments	Management Recommendations	Target Range	Size Range	PoF	Risk Index
C1	Hawthorn, ash, rowan and lime	Y	Up to 6	-	Up to 260	G	G	- Group of young closely planted specimen trees growing on small area of grass called the Capton Triangle. - Ash and lime trees have been recently pollarded in order to allow more light infiltration to the ground flora whilst allowing other species to flourish. - Rowan suffering from drought, should come back next year.	No remedial works required	2	2	7	<1M

Appendix 4: Stages of Ash Dieback Disease taken from
The Tree Council (2019) Ash Dieback Disease: A Guide for Tree Owners

Class 1 – 100% - 76% Crown present	
Class 2 – 75% - 51% Crown remains	
Class 3 – 50% - 26% Crown remains	
Class 4 – 25% - 0% Crown remains	

Appendix 5 – Statutory Obligations

Prior to any tree work being carried out it is recommended that professional advice is sought to ensure that the correct permissions are fully obtained for tree or woodland work as set out in this report. This includes, Tree Preservation Orders (TPO's), Conservation Areas, Planning Conditions, Felling Licenses or restrictions on the site such as the presence of the Sites of Special Scientific Interest (SSSI). In addition, the following restrictions should also be considered particularly where protecting European Protected Species (EPS) such as dormouse and all bat species.

All birds and their nests and eggs are protected by law under the Wildlife and Countryside Act (1981), the Countryside and Rights of Way Act (2000), The Conservation of Habitats and Species Regulations 2017 and the Habitat Regulations (2010). Many other species of animal are also protected including badgers and common and widespread amphibian species.

The following measures must be taken into account prior to works being carried out:

-  Postponing or abandoning work around affected areas, i.e. undertaking works to vegetation likely to contain nesting birds outside of the bird nesting season;
-  Seeking expert advice, i.e. contacting a suitably qualified bat worker where a tree is identified as being of high potential to support roosting bats;
-  Modifying works to avoid affected areas, i.e. retaining trunks as standing dead wood where identified as being of habitat potential;
-  Specifying works to be undertaken in such a way to reduce the impact of these works on protected species or habitats i.e. retaining ivy or dead wood wherever possible.

All tree works operators need to be aware of the current legislation regarding protected species and their habitats. Such as:

-  Details of the Wildlife & Countryside Act 1981, CROW Act 2000 and the Habitat Regulations 2010, detailing their effect on arboriculture;
-  Guidance on bats and arboriculture;

Details of the Forestry Commission's Decision Tree for European Protected Species

Appendix 6: Tree Survey Plan – The Ham and Car Park and The Level Car Park

