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TITLE:	**(Basic) Arboricultural Assessment Report:** *Valley Park Estate, Dovercourt*
DATE:	22/04/2026
PREPARED BY:	Dominic Poston
REF:	HWA15098-AA2

Institute of Chartered Foresters
Registered Consultant

Level 2 (Basic) ARBORICULTURAL ASSESSMENT REPORT:

Valley Park Estate, Dovercourt

HWA15098-AA2
22/04/2026

Prepared For
Valley Park (Dovercourt) Management Company Ltd

Prepared By
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QTRA REGISTERED USER

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Logos shown relate to principal consultant only.

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Appendices

1.0 INSTRUCTIONS / SCOPE

1.1 I Dominic Poston, Director of Hallwood Associates (HWA) have been engaged by the Valley Park (Dovercourt) Management Company Ltd to carry out a level 2 (Basic) arboricultural assessment of trees growing within influencing distance of the Valley Park Estate in Dovercourt and where necessary, recommendations regarding any immediate or future management needs will be prescribed.

1.2 HWA have not previously inspected this site.

1.3 Details pertaining to individual trees with remedial defects are contained within the tree survey schedule at Appendix A. A tree location plan depicting the approximate growing location of the subject trees is included within Appendix B of this report.

2.0 AUTHORSHIP

2.1 I am a chartered arboriculturist and chartered environmentalist. I hold the Royal Forestry Society's Professional Diploma in Arboriculture, am a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of my experience. Details are available upon request or at www.hallwoodassociates.com.

3.0 REPORT LIMITATIONS

3.1 The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident whether physical, chemical or fire. The author cannot therefore accept liability in connection with these factors, nor where prescribed work is not carried out in accordance with current industry best practice. The authority of this report ceases at any stated time within it, or if not stated after 12 months from the date of the survey or when any site conditions change, or pruning or other works unspecified in the report are carried out to, or affecting the subject tree(s), whichever is the sooner.

3.2 Unless otherwise specified, no checks have been carried out in respect of statutory controls that may apply, e.g. Tree Preservation Orders, Conservation Areas or planning conditions. In addition, prior to undertaking any tree works, it is necessary to ensure due diligence is followed in respect of protected species and habitats.

3.3 The following is a brief description of legal constraints as they apply to trees. Please note the information is for guidance only and is not a definitive interpretation of the law as it affects trees.

Tree preservation orders: A tree preservation order gives statutory protection to trees and makes it a criminal offence to carry out most work to them without written permission from the local planning authority.

Conservation areas: If trees are within a conservation area, a minimum of six weeks' written notice (a Section 211 Notice) must be given to the LPA of the intention to carry out works to trees. The LPA then has the option to allow the works or to place a TPO on the tree/s to manage the works. Tree work necessary to implement full planning consent overrides the need to notify separately. Please note there may be a need to discharge pre-commencement conditions before tree works can be undertaken.

Other legal restrictions: Restrictive covenants and existing planning conditions sometimes restrict works to trees. Sites within or adjacent to Sites of Special Scientific Interest, Ancient Semi-Natural Woodland, nature reserves and other land designations, restrict some works to trees. Legal advice may be required in some of these cases.

Occupiers Liability 1957 and 1984: The Occupiers Liability Act places a duty of care to ensure that no reasonably foreseeable harm takes place due to tree defects. Therefore, this report includes recommendations within the tree tables for work required for safety reasons. 'Common sense risk management of trees (National Tree Safety Group 2012)' states that 'the owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care at common law to all people who might be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property.'

Common Law: This enables pruning back of the crown and roots of trees on adjacent land where they overhang neighbouring property, providing the work is reasonable and does not cause harm. This right does not override TPO and CA legislation.

Ecological constraints: The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000,provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees. These could impose significant constraints on the use and timing of access to the site. It is the responsibility of the main contractor and tree surgery contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works. Unless competent to do so, the advice of an ecologist must be sought.

3.4 Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Hallwood Associates Limited at the instruction of, and for the use by, our client named within the report. This report does not in any way constitute advice to any third party who is able to access it by any means.

Hallwood Associates Limited excludes to the fullest extent lawfully permitted, all liability whatsoever for any loss or damage arising from reliance on the content of this report.

4.0 SITE DESCRIPTION

4.1 This report relates to trees growing within influencing distance of the Valley Park Estate in Dovercourt , the boundary for which was confirmed by my client – see Figure 1 below. Trees were inspected from the site and public land only – I had no access to third party property.

Figure 1. Indicative site boundary.

Aerial image provided courtesy of Google. The red outline indicates the approximate site boundary and is illustrative only.

5.0 HAZARD ANALYSIS

5.1 Hazards associated with trees are present if there are targets – conversely, if there are no targets, then it can be considered that there are no hazards. A target is something of value within the impact area (sometimes termed 'fall zone') of a tree, should the whole or part of the tree fail and fall. Risk is defined as the probability of something adverse occurring. The degree of risk inherent in individual trees varies according to factors such as form, health, species, structure, growing conditions, location, etc. Hazards

associated with trees generally involve the potential of harm to persons and/or property from a tree, or part of a tree, failing and falling.

5.2 The surveyed tree(s) may have an influence on different targets and this is assessed either as a population or individually and this will either be indicated on the appended site plan or tree survey schedule respectively.

6.0 METHODOLOGY

6.1 The site was visited on 16/04/2026 when the conditions were clear and bright.

6.2 This survey is a Level 2 (Basic) Arboricultural Assessment; meaning that, in accordance with the client's instructions, all significant trees are visually inspected from ground level. For the purpose of this report, significant trees are classified as trees of sufficient dimensions or located in such a position so as to have an influence over safe site usage.

6.3 The survey method employed involves a ground-based visual inspection of the trees to identify current vitality and potential defects. This method is based on the identification of external symptoms that the tree highlights by the presence of abnormalities in the wood interior, even where there are no cavities or evidence of decay (e.g. fungi that grow on woody tissues). It is possible through the recognition of these symptoms to signal the presence of physical and mechanical defects within a tree's structure.

6.4 The Quantified Tree Risk Assessment (QTRA) method has been applied in consideration of the risks associated with the trees. This practice note provides guidance on the method, its application, and the use of results to inform management decisions.

6.5 The tree survey schedule at Appendix A includes a description of all surveyed trees, an assessment of the risk each recorded tree poses according to QTRA, and recommendations made for remedial work where I considered that this is required for reasons of risk management. A site plan indicating the position of each surveyed tree is included at Appendix B.

7.0 RECOMMENDATIONS

7.1 Management recommendations are given within the tree survey schedule at Appendix A. On this occasion no unacceptable risks are noted, however recommendations for low risk and general management are given.

7.2 No timescales for tree work are given. Instead, a colour coded priority (adapted from the Tolerability of Risk framework (HSE 2001)) is given as it is considered it is for the landowner and duty holder to phase the recommended work accordingly. Below is a reproduction of the QTRA advisory risk thresholds which can be cross-referenced with the Tree Survey Schedule and Tree Survey Site Plan to assist tree managers/owners when prioritising tree works.

Table 4. QTRA Advisory Risk Thresholds

Thresholds	Description	Action
	Unacceptable Risks will not ordinarily be tolerated	• Control the risk
1/1,000	**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	**Tolerable** (where imposed on others) Risks are tolerable if 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	**Broadly Acceptable** Risk is already ALARP	• No action currently required • Review the risk

7.3 In addition to the tree management recommendations described above and detailed within Appendix A, the following standard recommendations apply:

7.4 I recommend that all trees are re-inspected by an arboriculturist within three years unless otherwise stated within specific recommendations. I recommend that following severe wind (Force 9 on the

Beaufort scale or greater) an arboriculturist undertakes an informal walk-over assessment to look for signs of obvious damage as soon as practicably possible.

7.5 Written records of formal inspections, reports of tree failures or near misses and a history of tree work should be kept in a safe place for future reference. Further advice can be found at the National tree Safety Group's website http://ntsgroup.org.uk/

7.6 All work is to be carried out in accordance with BS3998 (2010) Recommendations for tree work. The contractors should be trained in the work that they are performing, carry public liability insurance (it is for the client to satisfy themselves that a suitable level of cover is held by the contractor; however £5 million is a minimum level generally considered to be acceptable), and undertake written risk assessments for the work being undertaken. I recommend that a certificate of insurance and site-specific risk assessments should be seen by the client prior to the contractor commencing work. If a reputable contractor is not known, a list of Arboricultural Association approved contractors can be viewed on line at https://www.trees.org.uk/ARB-Approved-Contractor-Directory

7.7 All trees for which works are to be carried out should be subject to the appropriate searches for Conservation Areas and Tree Preservation Orders etc. Appropriate notices and applications should then be made as necessary. Works to any tree should only proceed subject to the expiry of the appropriate notice periods or in receipt of the appropriate permissions.

DOMINIC POSTON BSc, MICFor, Dip.Arb(RFS), F.Arbor.A, HND
Chartered Arboriculturist.

APPENDICES

APPENDIX A – Tree Survey Schedule

APPENDIX B – Site Plan(s)

Appendix A
TREE SURVEY SCHEDULE

Tree Survey Schedule

Client: Valley Park (Dovercourt) Management Company Ltd
Site: Valley Park Estate

Surveyor: Dominic Poston

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HEADINGS & ABBREVIATIONS

Ref:	GROUP OR TREE REFERENCE (T=TREE, G=GROUP, W=WOODLAND, A=AREA, S=STUMP, H=HEDGE)
Tag Number:	TAG NUMBER WHERE A TAG HAS BEEN AFFIXED TO TREE
DBH:	STEM DIAMETER (IN MM) FOR THE TREE OR MAXIMUM DIAMETER FOR THE GROUP - MEASURED OR ESTIMATED AT A HEIGHT OF APPROXIMATELY 1.5 METRES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. N = WITHIN NORMAL RANGE FOR SPECIES AND AGE, R = REDUCED FROM THE NORMAL RANGE FOR SPECIES AND AGE, P = POOR, MD = MORIBUND, D = DEAD
ROH:	ANNUALISED RISK OF HARM AND COLOUR CODE (SEE QTRA PRACTICE NOTE)

Ref.	Tag.	Species	Structure	Measurements	Survey Notes	Vitality	RoH	Inspect Period	Recommendations
G001	870	Mixed species *(Mixed species)*	Group	Height (m): 10-15 Crown Radius (m): 0-5 DBH (cm): 50-75 Life Stage: Early Mature Life Exp.: 20+ Years	Including young birch x2 and early mature aspen x2	Normal		2.5 Years	**No action required.**
G002	869	Mixed species *(Mixed species)*	Group	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Semi Mature Life Exp.: 20+ Years	Including cherry, ash and Norway maple within shrub bed. No obvious defects or disorders noted. Several self set specimens or outgrown shrub planting. Unsustainably close to boundary.	Normal	1/30K	2.5 Years	**Consider reducing ash and maple to manage as part of shrub bed.**
G003	875	Mixed species *(Mixed species)*	Group	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Semi Mature Life Exp.: 20+ Years	Mixed boundary planting. Several maple have rope around lower lateral branches which will eventually lead to limb death.	Normal		2.5 Years	**Remove rope from lower limbs.**
G004	893	Mixed species *(Mixed species)*	Group	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Young Life Exp.: 20+ Years	Including hazel and goat willow within shrub bed. Growing unsustainably close to boundary.	Normal	1/30K	2.5 Years	**Coppice hazel and goat willow on 5 year rotation**
G005	896	Mixed species *(Mixed species)*	Group	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Young Life Exp.: 20+ Years	Outgrown hedge species unsustainably close to brick boundary wall.	Normal	1/30K	2.5 Years	**Reduce all vegetation down to just above height of wall and manage as hedge**

Ref.	Tag.	Species	Structure	Measurements	Survey Notes	Vitality	RoH	Inspect Period	Recommendations
T001	861	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	Compression union of twin stems at 1.5m	Normal		2.5 Years	**No action required.**
T002	862	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T003	861	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	Compression union of twin stems at 1.5m	Normal		2.5 Years	**No action required.**
T003	863	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T004	864	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	Compression union of twin stems at 1.5m	Normal		2.5 Years	**No action required.**
T005	867	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	Compression union of twin stems at 1.5m	Normal		2.5 Years	**No action required.**
T006	868	Norway maple *(Acer platanoides)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	Compression union of twin stems at 1.5m	Normal		2.5 Years	**No action required.**
T007	865	Beech *(Fagus sp.)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T008	866	Beech *(Fagus sp.)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T009	871	Field maple *(Acer campestre)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Early Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**

Ref.	Tag.	Species	Structure	Measurements	Survey Notes	Vitality	RoH	Inspect Period	Recommendations
T010	872	Field maple *(Acer campestre)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Early Mature Life Exp.: 20+ Years	Low branches (3m) obstruct pedestrian access.	Normal	1/50K	2.5 Years	**Crown lift to 2 m for pedestrian clearance.**
T011	873	Aspen *(Populus tremula)*	Tree	Height (m): 10-15 Crown Radius (m): 5-10 DBH (cm): 75-100 Life Stage: Early Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T012	874	Silver birch *(Betula pendula)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Young Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T013	875	Silver birch *(Betula pendula)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Young Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T014	877	Pine *(Pinus sp.)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Young Life Exp.: 20+ Years	Dead tree growing through lower crown	Normal		2.5 Years	**Remove dead tree growing through lower crown**
T015	878	Silver birch *(Betula pendula)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T016	87	Silver birch *(Betula pendula)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T017	880	Norway maple *(Acer platanoides)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	Rope girdling lower branch	Normal		2.5 Years	**Remove rope**
T018	881	Silver birch *(Betula pendula)*	Tree	Height (m): 10-15 Crown Radius (m): 5-10 DBH (cm): 50-75 Life Stage: Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T019	882	Pine *(Pinus sp.)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**

Ref.	Tag.	Species	Structure	Measurements	Survey Notes	Vitality	RoH	Inspect Period	Recommendations
T020	883	Pine *(Pinus sp.)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Semi Mature Life Exp.: 20+ Years	Low branches (3m) obstruct pedestrian access.	Normal	1/50K	2.5 Years	**Crown lift to 2 m for pedestrian clearance.**
T021	884	Silver birch *(Betula pendula)*	Tree	Height (m): 5-10 Crown Radius (m): 5-10 DBH (cm): 25-50 Life Stage: Early Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T022	885	Aspen *(Populus tremula)*	Tree	Height (m): 10-15 Crown Radius (m): 5-10 DBH (cm): 75-100 Life Stage: Early Mature Life Exp.: 20+ Years	No obvious defects or disorders noted. High water demand specimen.	Normal		2.5 Years	**No action required.**
T023	886	Norway maple *(Acer platanoides)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T024	887	Norway maple *(Acer platanoides)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T025	888	Norway maple *(Acer platanoides)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T026	889	Aspen *(Populus tremula)*	Tree	Height (m): 10-15 Crown Radius (m): 5-10 DBH (cm): 75-100 Life Stage: Early Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T027	890	Norway maple *(Acer platanoides)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T028	891	Aspen *(Populus tremula)*	Tree	Height (m): 10-15 Crown Radius (m): 5-10 DBH (cm): 75-100 Life Stage: Early Mature Life Exp.: 20+ Years	No obvious defects or disorders noted. Located within shrub bed.	Normal		2.5 Years	**No action required.**
T029	892	Silver birch *(Betula pendula)*	Tree	Height (m): 5-10 Crown Radius (m): 0-5 DBH (cm): 25-50 Life Stage: Semi Mature Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**

Ref.	Tag.	Species	Structure	Measurements	Survey Notes	Vitality	RoH	Inspect Period	Recommendations
T030	894	Alder *(Alnus sp.)*	Tree	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Young Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**
T031	895	Alder *(Alnus sp.)*	Multi-Stemmed	Height (m): 0-5 Crown Radius (m): 0-5 DBH (cm): 0-25 Life Stage: Young Life Exp.: 20+ Years	No obvious defects or disorders noted.	Normal		2.5 Years	**No action required.**

Appendix B
Site Plan(s)

TREE SURVEY SITE PLAN
Client: Valley Park (Dovercourt) Management Company Ltd
Site: Valley Park Estate, Dovercourt
Surveyor: D.Poston
Date: 16/04/2026

Page size: A2

1 : 500

0 25 m 50 m

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RoH

- Above 1/10
- Above 1/1K
- 1/1K
- Above 1/10K
- 1/10K
- Above 1/1M
- 1/1M
- Below 1/1M
- Below 1/1B
- Not Assessed