MARK WELBY
CONSULTING ARBORISTS

Tree Condition Assessment

Hollowdene Recreation Ground and Shortfield Common, Frensham, Surrey

Reference: MW.2609.FRP.TCA
Client: Frensham Parish Council
Date: 30 October 2026

Arboricultural Association Fellow Member

Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
01730 239 492 | mark@mwelby.com | www.mwelby.com
Mark Welby Consulting Arborists | Hampshire, UK

AA Registered Consultant trees.org.uk

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1. Introduction & Site Context

1.1 Instructions

1.2 I was instructed by Frensham Parish Council on 23 September 2026 to carry out a Tree Condition Assessment of the trees at Hollowdene Recreation Ground and Shortfield Common, Frensham, Surrey. The purpose of this assessment is to enable my client to fulfil their duty of care in respect of the trees on the two sites, in accordance with the principles set out in the National Tree Safety Group publication Common Sense Risk Management of Trees (2nd edition, 2024).

1.3 The assessment forms part of the cycle of periodic professional tree inspection my client maintains for the two sites.

1.4 The trees were assessed to discern their overall condition and to identify any that may pose an unacceptable risk to persons or property. Where the level of risk is considered unacceptable, remedial works are prescribed to reduce it to a tolerable or broadly acceptable level. General management advice has been provided where appropriate.

1.5 Any questions relating to the content of this report should be directed in the first instance to mark@mwelby.com or 01730 239 492, quoting the site address and report reference number.

1.6 The Assessment & Surveyor

1.7 The site work for this assessment was carried out at both sites on 29 October 2026 by my colleague Rob Anderson FdSc, NdArb, MArborA, on behalf of Mark Welby Consulting Arborists. The observations, findings and recommendations recorded in the schedules are his.

1.8 I am the reporting arboriculturist and the author of this report, which I have prepared from Rob's survey record, plans and photographs. I have assessed the trees on both sites for the parish council since 2019, most recently in February 2026 (report MW.2401.FRP.TCA2026). I hold DipArb(RFS), TechCert(ArborA) and the Lantra Awards Professional Tree Inspection (PTI) certificate, and am a Fellow of the Arboricultural Association (FArborA). I keep my continuing professional development (CPD) up to date in line with the Association's requirements.

1.9 Statutory Protection

1.10 The statutory protection status of the trees on both sites has been checked at the time of writing.

1.11 No trees on either site are subject to a Tree Preservation Order made under the Town and Country Planning Act 1990 at the time of writing. It is recommended that the position is confirmed with the Local Planning Authority immediately before any works are instructed, as the protected status of trees can change.

1.12 Neither site lies within a designated Conservation Area at the time of writing, so the requirement under section 211 of the Town and Country Planning Act 1990 to give the Local Planning Authority six weeks' written notice before carrying out works to a tree does not apply here.

1.13 Hollowdene Recreation Ground is open to the public, and the felling of beech 835 recommended in this report is therefore expected to fall within the exemption in section 9(2) of the Forestry Act 1967 for trees in a public open space. No other felling is recommended at either site.

1.14 Under the Forestry Act 1967, a felling licence issued by the Forestry Commission is required for the felling of any living tree, subject to certain exemptions. Key exemptions include: trees with a diameter of less than

80 mm at 1.3 m above ground level; trees felled to implement a planning permission; and trees in gardens. The garden exemption applies to the garden in the strict sense and does not extend to wider curtilage, paddocks or agricultural land, where a licence may be required. A volume exemption also applies permitting the felling of up to 5 m^3 of timber per calendar quarter without a licence, subject to conditions. A full list of exemptions is available from the Forestry Commission at www.gov.uk/guidance/when-a-felling-licence-is-needed.

1.15 Where a felling licence is required, it should be obtained before works are instructed. It is recommended that the need for a licence is confirmed with the Forestry Commission or a qualified arboriculturist before any felling takes place.

1.16 As set out under Wildlife in the Findings and Recommendations section of this report, disturbing a nesting bird or a roosting or breeding bat is an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This applies to all tree works regardless of the protected status of the tree.

1.17 Trees should be checked for signs of active use by protected species before any works are instructed. Where works involve removal or major pruning and the tree has features that may provide roosting habitat for bats (cavities, loose or furrowed bark, ivy coverage, or woodpecker holes), a preliminary bat roost assessment by a licensed ecologist should be considered before works are carried out.

1.18 Guidance on the nesting season and protected species can be found at www.gov.uk/government/organisations/natural-england.

1.19 Site Description

1.20 The report covers two areas of open land in Frensham managed by Frensham Parish Council, each with its own schedule and plan. Hollowdene Recreation Ground is a playing field with a cricket square, bounded to the north by Shortfield Common Road, with a car park and the Frensham Lawn Tennis Club in its north-west corner. Its trees stand along the road frontage and the car park, in a line of high-pollarded limes on the eastern boundary, along the southern edge and as individual specimens in the field. Shortfield Common is crossed by a road along its northern side; its trees are mainly lime and oak lining that road, with oak, sycamore, Scots pine and beech spread through the common to the south.

2. Tree Owner Responsibilities

2.1 The Legal Duty of Care

2.2 The owner of land on which trees stand, together with any party who has control over their management, owes a legal duty of care to all persons who might be injured by those trees. As set out in the National Tree Safety Group publication Common Sense Risk Management of Trees (2nd edition, 2024), this duty requires that reasonable care is taken to avoid acts or omissions that create a reasonably foreseeable risk of injury to persons or property.

2.3 The courts have determined that the standard expected is that of the 'reasonable and prudent landowner'. This does not require a guarantee that trees are safe, nor that every possible precaution is taken, only those measures that are reasonable in the circumstances. Commissioning a professional tree condition assessment of the kind contained in this report is a recognised and proportionate step in fulfilling that duty.

2.4 For managers of land to which the public has access, duties arise under both civil law (principally the Occupiers' Liability Acts 1957 and 1984) and criminal law under the Health and Safety at Work etc. Act 1974 where applicable. The courts have confirmed that managers of publicly accessible land are expected to maintain a formal and periodic inspection regime as a key component of a demonstrably reasonable and prudent management approach.

2.5 The Risk Management Framework

2.6 This assessment has been carried out in accordance with the principles established in the NTSG 2024 guidance, which provides the nationally recognised framework for tree risk management in the UK. That guidance is grounded in five key principles: that trees provide a wide variety of benefits to society; that as living organisms they naturally lose parts or fall; that the overall risk to public safety from trees is extremely low; that tree owners should take a balanced and proportionate approach to risk management; and that tree owners have a legal duty of care.

2.7 The Tolerability of Risk framework, recognised internationally and applied by the Health and Safety Executive, identifies three categories of risk: Broadly Acceptable, where no further action is required; Unacceptable, where action must be taken regardless of cost or effort; and a middle region where risk is Tolerable provided it is managed As Low As Reasonably Practicable (ALARP). ALARP requires that the sacrifice involved in further risk reduction (in time, money and trouble) is weighed against the risk itself. Where that sacrifice would be grossly disproportionate to the reduction in risk achieved, the duty holder has discharged their obligation.

2.8 The NTSG 2024 guidance is clear that the law does not require a risk-free environment, and that a disproportionate response to the actual risks posed by trees (including unnecessary removal, excessive inspection, or over-prescribing works) is itself contrary to good management.

2.9 Proportionate Management

2.10 For managers of publicly accessible land, proportionate management means adopting a zoning approach: prioritising inspection resources towards areas of higher public occupancy, whilst managing lower occupancy areas reactively or on a longer assessment cycle. This is consistent with NTSG 2024 guidance and with the approach endorsed by the courts. A periodic walkover survey carried out by a qualified arboriculturist, as undertaken here, forms a sound and defensible component of a reasonable management strategy. The depth of assessment given to any individual tree, and the works recommended for it, have been informed by the occupancy beneath it, so that effort is concentrated where the consequence of a failure would be greatest.

2.11 Inspection Frequency

2.12 The NTSG 2024 guidance indicates that re-inspection frequency for publicly accessible land should be proportionate to levels of occupancy and informed by tree condition, with higher occupancy zones warranting more frequent formal assessment than lower occupancy areas. The courts have confirmed that inspection frequency should be proportionate to the nature of the site and its trees, with areas of higher occupancy warranting more frequent assessment. Frequencies will vary by zone and by individual tree, and the recommended re-inspection interval for the two sites is given under Reassessment in the Findings and Recommendations section of this report.

3. Scope of Inspection

3.1 Assessment Scope

3.2 This assessment was commissioned as a walkover survey of the trees at Hollowdene Recreation Ground and Shortfield Common, shown on the Tree Location Plans at Appendix iii. As at previous assessments, the trees assessed were those with a stem diameter greater than 150 mm at 1.5 m above ground level standing within falling distance of areas of moderate to high occupancy: the roads, footpaths, car park, seating and play equipment, and neighbouring property. Trees in areas of low occupancy, such as woodland away from these targets, were not formally assessed. Trees within that scope were assessed by systematic visual inspection in accordance with the methodology described in the Methodology section of this report.

3.3 The purpose of a walkover survey is to identify trees that present a risk requiring management, or that warrant management advice. The Tree Assessment Schedules at Appendix ii, one for each site, record the priority assigned to any recommended works in accordance with the framework set out under Priority of Works in the Findings and Recommendations section of this report.

3.4 Trees Recorded in the Schedules

3.5 The schedule for each site lists the tagged trees carried forward from earlier assessments, whether or not works are recommended for them, so that their condition can be followed from one assessment to the next. Any other tree within the scope set out above that warranted a risk or management comment would also be recorded. A tree within that scope that is absent from the schedules was assessed and found to warrant no recommendation at the time of the survey; it was not omitted from the assessment.

3.6 Dead Wood in Trees

3.7 Dead wood is a normal, ecologically valuable feature of trees at all stages of maturity. Branch death and shedding are evolved survival strategies and, when occasional rather than extensive, do not indicate poor health or structural failure. Dead wood provides irreplaceable habitat for invertebrates, fungi, lichens, birds and bats; its unnecessary removal is contrary to good arboricultural and ecological practice. The NTSG acknowledges that dead branches and cavities are natural tree features and that overall risk to public safety from trees is extremely low (NTSG, 2024).

3.8 Dead wood removal will only be recommended where dead branches exceed 50 mm in diameter and overhang areas of high or moderate occupancy, or where the surveyor considers removal appropriate having regard to the size, position and condition of the material and the nature and frequency of use of the area beneath. This threshold is consistent with Ellison (2005), which concluded that selective removal of branches above 50 mm was sufficient to reduce risk to a broadly acceptable level and that wholesale dead wood removal was unnecessary and disproportionate.

3.9 Dead branches below 50 mm will not ordinarily be prescribed for removal regardless of occupancy, as material of this size presents materially lower consequence of failure and its removal would in most circumstances be disproportionate to the risk reduction achieved.

3.10 Over areas of low or negligible occupancy, dead wood removal will not ordinarily be recommended. Its presence is noted as a management observation only. This reflects the NTSG 2024 proportionality framework and the established legal position that duty holders must take reasonable care proportionate to foreseeable risk, not guarantee absolute safety (Bowen v National Trust [2011]; Parker v National Trust [2021]).

3.11 Where dead wood is retained on proportionality grounds, this represents a considered and documented professional judgement. Landowners and site managers should remain alert to any material change in the size, position or condition of dead material between assessments and seek specialist advice if concerned.

4. Methodology

4.1 Inspection Method

4.2 Every tree within the scope set out under Assessment Scope in the Scope of Inspection section of this report was assessed by systematic visual inspection on foot from ground level, working around the tree so far as access allowed. The assessment was carried out in accordance with Visual Tree Assessment methodology, applied within the risk-management framework set out in the NTSG 2024 guidance and at the level appropriate to a walkover survey: a ground-level visual assessment of each tree sufficient to identify obvious defects and features of concern.

4.3 The Visual Tree Assessment process was used throughout, combined with current best practice in tree assessment. This approach uses systematic visual observation and recording, combined with knowledge of tree biology, structure and failure criteria, to draw conclusions about tree condition and the likelihood of structural failure.

4.4 Each tree was examined for its overall condition, the presence of any structural defects or signs of decay, indicators of ill health or decline, and any other features of concern. Findings are recorded in the schedules for the tagged trees and for any other tree warranting a risk or management comment.

4.5 Where necessary, binoculars were used to assess the upper crown. No climbing inspections were carried out.

4.6 The stem and the features of concern were sounded with a nylon mallet. Sounding is a comparative technique: a change in tone between adjacent points on a stem indicates a difference in the thickness of sound wood behind the bark, and shows where any further investigation should be directed. It does not measure the extent of decay, and no decay-detection equipment was used.

4.7 No tissue samples were taken. The condition of root systems was assessed by surface visual inspection. No soil analysis was undertaken.

4.8 Tags and Markers

4.9 Tags and/or spray paint markers were used to aid tree identification and location on site. Details are noted in the schedule where applicable.

4.10 Limitations

4.11 This assessment reflects the condition of the trees at the time of the inspection only. Trees are dynamic living organisms whose condition changes over time and can be affected rapidly by environmental events including severe weather, drought, flooding, disease and physical damage. This report should not be relied upon as a definitive statement of tree condition beyond the date of the assessment.

4.12 Where measurements are included in the schedule they are estimated and provided for notional reference only.

4.13 The assessment was carried out from accessible ground. Where climbers, undergrowth, ivy or basal growth obscured the base or stem of a tree, this is noted in the schedule. Removal of such material was not carried out unless a specific trigger justified the cost of doing so, in which case it is specified in the schedule.

4.14 It is recommended that the statutory protection status of all trees is confirmed before any works are carried out, as this may have changed since the time of writing.

5. Findings and Recommendations

5.1 General Findings

5.2 The findings of the assessment are set out in the Tree Assessment Schedules at Appendix ii, one for each site, and on the Tree Location Plans at Appendix iii, with photographs at Appendix iv. The schedules record the tagged trees at each site and any other tree warranting comment, together with the observations, findings and any recommended works.

5.3 The schedules at Appendix ii carry Rob Anderson's observations and recommendations as he recorded them on site. The paragraphs below set out what they mean for the parish council; where they say what a tree requires, the recommendation is his.

5.4 At Hollowdene Recreation Ground one tree warrants removal. Beech 835, on the road frontage at the northern edge of the ground, carries multiple large fruiting bodies of Meripilus giganteus (giant polypore) on three sides of the stem. The fungus decays the underside of the structural roots, so a sound response from the buttresses when tapped with a mallet says little about the roots that anchor the tree, and the crown now has low vitality, with short extension growth and small leaves. Fruiting bodies were recorded on this tree in February 2026, when the crown was in reasonable condition and no action was prescribed. The decline since then, with the road within falling distance, makes the risk unacceptable, and the tree should be felled within three months (High priority).

5.5 Oak 819, near the north-west corner of the ground, has brackets of Fistulina hepatica (beefsteak fungus) at its base. Sounding gave no indication of cavities, and the fungus causes a slow decay that is generally of little structural consequence until well advanced, which this is not thought to be. The decay does not call for works now, but the large section of dead wood above the bench and gym equipment does, and it should be removed within 12 months (Medium priority).

5.6 Ivy is to be severed at the base of oak 842 and limes 845, 847 and 849 on the eastern boundary, and of lime 888 (Medium priority). On 847 and 888 it is dense enough to hinder inspection of the crown, and severing it now means the stems and unions can be seen properly at the next assessment.

5.7 Lifting the crowns of beech 823 and oak 825 to give 5 m clearance over the car park is good management rather than risk reduction (Low priority). Beeches 827 and 834 on the road frontage both show short extension growth, and 834 smaller leaves than expected; neither has an actionable defect, and their vitality is to be reviewed at the next assessment. Two thirds of the rooting area of 827 lies under hard surfacing, which is likely to be contributing.

5.8 Earlier recommendations at Hollowdene have been carried out. Blue cedar 815 and sweet chestnut 828 have been reduced, and beech 822, recommended for removal in February 2026, has been reduced to a 4 m monolith that is now producing dense epicormic growth. None of the three needs further work at present.

5.9 At Shortfield Common the recommendations centre on mistletoe in the limes. Lime 923 carries profuse mistletoe and has reduced vitality; the mistletoe is to be thinned or removed and any poorly attached dead wood taken out within three months (High priority). Limes 892 to 894, 896, 924 and 926 to 929 are to have their mistletoe thinned or removed within 12 months (Medium priority), together with the epicormic growth at the stem base of 892 to 896. Mistletoe draws water and minerals from its host, and on trees already under stress from this summer's drought, thinning a heavy infestation is a proportionate step to protect their vitality.

5.10 Lime 932 has major dead wood over the road and footpath, and lime 906 two sections of dead wood in the crown. Both are to have dead wood over 50 mm in diameter removed within 12 months (Medium priority). Ivy is to be severed at the base of limes 909 and 911, sycamores 952 to 954 and oak 956 (Medium priority).

5.11 Several trees on the common appear to have been affected by the 2026 summer drought. Scots pine 938 has needle dieback in the upper crown, and sycamores 947 and 948 have reduced crown vitality. None has a defect that calls for work, and their vitality is to be reviewed at the next assessment. Beech 959 has a bracket of Cerioporus squamosus (dryad's saddle) growing from an old pruning wound 4 m up the stem; it has no actionable defect at present and should be monitored.

5.12 Earlier recommended works at limes 920 and 922 have been completed. Limes 925 and 929 have been heavily reduced since earlier assessments, for reasons that are not known; both are regrowing and need no work at present.

5.13 Tag numbers 887 and 888 are used at both sites for different trees. When works are instructed, each should be identified by site as well as by number.

5.14 Priority of Works

5.15 Where works are prescribed, a priority has been assigned as follows:

5.16 Urgent — The tree presents features indicating a risk of imminent or very near-term failure. Works should be carried out immediately.

5.17 High — The tree presents features indicating an unacceptable level of risk. Works should be carried out in less than three months.

5.18 Medium — The tree presents features indicating a risk that is not clearly tolerable, or works have been prescribed under good management principles. Works should be carried out in less than 12 months.

5.19 Low — Works are prescribed as a recommendation only, under good management principles, and carry no specific timescale. They should be carried out at the next available opportunity.

5.20 None — No works are recommended for the tree at this time.

5.21 These priorities reflect the condition of the trees at the time of assessment. Where the condition of a tree deteriorates, or where circumstances change, including following severe weather, the priority assigned should be reviewed and works brought forward if necessary.

5.22 Reassessment

5.23 A reassessment of the trees covered by this survey is recommended in two and a half years' time. This interval reflects the overall condition of the trees assessed, the character and use of the two sites, and the NTSG 2024 guidance on proportionate inspection frequency.

5.24 Between formal assessments, the landowner or site manager should remain alert to changes in tree condition, particularly following severe weather events, and should seek specialist advice promptly if anything gives cause for concern. The features to watch for are set out in the Tree Risk Feature Guide at Appendix i.

5.25 Parish council staff and others regularly present on the sites should be made aware of the obvious tree risk features and instructed to report any concerns.

5.26 Post-Weather Event Checks

5.27 Following any significant weather event, including high winds, heavy snow or ice loading, a prompt informal check of trees in high-occupancy areas is recommended before normal use of those areas resumes. This need not be carried out by a specialist, but should be undertaken by a person familiar with the site and capable of recognising obvious structural failures such as hanging branches, split stems, lifted root plates or leaning that was not previously present. Any concerns identified should be referred to a qualified arboriculturist before the area is reopened.

5.28 Choosing a Tree Surgeon

5.29 All tree works should be carried out by a competent, qualified and insured arboricultural contractor. The Arboricultural Association maintains an Approved Contractor scheme, details of which can be found at www.trees.org.uk. I recommend seeking at least three quotes and taking up references before instructing any contractor, as competence and price can vary significantly.

5.30 All pruning works should be carried out in accordance with BS 3998:2010 Tree work — Recommendations.

5.31 I maintain a list of local contractors whom I am happy to recommend, available at https://www.mwelby.com/tree-surgery.

5.32 Wildlife

5.33 Disturbing a nesting bird or a roosting or breeding bat is an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The nesting season runs from approximately March to August, although nesting activity can occur outside these months. Trees should be checked for signs of active nesting or roosting before any works are carried out. If in any doubt, specialist ecological advice should be sought before proceeding.

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6.5 This assessment reflects the condition of the trees at the time of inspection only, as stated under Limitations in the Methodology section of this report. Trees are dynamic living organisms and their condition can change rapidly. Mark Welby Consulting Arborists accepts no liability for changes in condition occurring after the date of the assessment.

6.6 The recommendations contained in this report are based on conditions observed at the time of the inspection. It is the responsibility of the landowner or site manager to ensure that the condition of trees is monitored between formal assessments and that any deterioration is acted upon promptly, in accordance with the guidance set out in the Findings and Recommendations section of this report.

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6.11 If you have received this report in error, please destroy all copies in your possession or control and notify Mark Welby Consulting Arborists immediately at mark@mwelby.com.

Appendix i — Tree Risk Feature Guide

The table below sets out the features a landowner or site manager should look for between formal assessments, and which should be reported to a qualified arboriculturist where they are seen.

Feature	Description
Cracks and splits	Visible cracks or splits in the stem, major branches or root collar, particularly those running longitudinally or at branch unions.
Dead branches	Large dead branches (greater than approximately 50 mm diameter) suspended in the crown or visibly hanging. Small amounts of fine dead wood are a normal feature of healthy trees.
Hanging or partially attached branches	Branches that have partially failed and are held in the canopy by adjacent branches or ivy. These present an immediate hazard and should be reported urgently.
Cavity or hollowing	Significant cavities in the stem or major branches, particularly where the cavity extends to the outer wall of the stem and the remaining shell appears thin.
Fungal fruiting bodies	Bracket fungi, toadstools or other fungal growth at the base of the stem, on roots or on major branches. Many wood-decay fungi only fruit intermittently and may not be present at all times.
Basal swelling or abnormal flare	Unusual swelling at the base of the stem, lifting of the root collar, or soil cracking around the base, which may indicate root decay or structural instability.
Leaning	A tree that has visibly moved or is leaning more than previously observed, particularly if accompanied by soil cracking or root lifting on the tension side.
Crown dieback	Progressive dieback of branches from the tips inward, or sudden collapse of a large section of crown, which may indicate root damage, disease or structural failure.
Storm damage	Any branch failure, stem splitting, crown breakage or root disturbance following a significant weather event. Post-storm checks should be carried out before areas are reopened to normal use.
Ivy and climbers	Heavy ivy or climber coverage can obscure structural defects and add wind-sail to the crown. It is not in itself a hazard indicator but warrants monitoring.

Appendix ii — Tree Assessment Schedules

Priority: Urgent — immediate; High — less than three months; Medium — less than 12 months; Low — recommendation only; None — no works recommended.

Notes: *Remove poorly attached dead wood: dead wood is a valuable habitat that can persist on some species for decades, and must be retained if possible. Where included, this specification applies to dead wood over 50 mm diameter overhanging areas of high or moderate occupancy, as set out under Dead Wood in Trees in the Scope of Inspection section, and requires the contractor's judgement on site. **Find the tree's location at what3words.com (the app has a compass to help find the tree).

This report refers to the condition of the tree(s) and property on the day of the survey. The trees were assessed from ground level only. The assessment of tree health and condition is based on a standard industry-accepted method of Visual Tree Assessment (VTA). No invasive or destructive tests were undertaken and no soil or root samples were analysed off-site. Trees are dynamic organisms and their condition can change rapidly due to circumstances such as (but not limited to) storms and other extreme weather such as drought, accidents and vandalism, pests and diseases, and nearby building and maintenance works. The reassessment position for the trees covered by this report is set out under Reassessment in the Findings and Recommendations section. Mark Welby Consulting Arborists accepts no liability for any tree or branch failure arising from changed circumstances.

Hollowdene Recreation Ground

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
815	Blue cedar	110	18	Lowest South easterly limb has historic wound on top of it. Approximately 2 m in length. The branch has been reduced in length in the past. No obvious signs of weakness or movement at the wound point. Tree has been historically reduced, and more recently reduced in line with previous survey recommendations.	No action required.	///cobbles.smuggled.opponent	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
819	Pedunculate oak	75	18	Decaying brackets consistent with Fistulina hepatica at base of tree. One larger bracket found on the west side abutting a buttress. A cluster found on the east side between buttresses. One further bracket found slightly north of this point. Sounding hammer of base and buttress roots did not indicate cavitation. Fungi is associated with slow decay and generally considered benign until at a really advanced stage, which this is believed not to be. One large section of deadwood over bench and gym equipment.	Remove deadwood over 50mm dia	///times.golden.surround	Medium
822	Common beech	65	4	Tree has been recently monolith to 4 m with dense epicormic growth forming	No action required.	///vest.query.party	None
823	Common beech	35	12	Small tree - no noteworthy issues.	Lift crown over car park to give a 5 m clearance	///initiates.even.crockery	Low
824	Norway maple	45	11	No noteworthy issues.	No action required.	///rainfall.repeat.inched	None
825	Pedunculate oak	70	13	No obvious changes since last survey	Lift crown over car park to give 5 m clearance	///airports.magically.pound	Low
826	Common beech	65	11	No noteworthy issues.	No action required.	///petal.overhear.editor	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
827	Common beech	95	16	Tree growing adjacent to the road and car park, resulting in 2/3 of the rooting area being within a hard surface. Upper crown has notably short extension growth. Multiple small dark staining patches found on the lower 1m of the stem on the north side of the main stem. No obvious actionable risk features or issues	Review trees vitality at next inspection	///roadblock.areas.glee	Low
828	Sweet chestnut	110	23	The tree is over the parking area: probably the most heavily trafficked zone on the site. Tree was reduced in line with recommendations at the last survey. Dense epicormic growth forming on scaffold limbs. Asymmetrical crown to the west however remaining crown looks healthy.	No action required.	///pheasants.knees.modern	None
830	Sweet chestnut	90	15	Suboptimal in form. Heavily asymmetric. Weaker than adjacent specimens but with no obvious risk features or issues	No action required.	///disarmed.guises.together	None
831	Sweet chestnut	110	18	As with the other two trees in this group, this tree appears to be somewhat stressed, but less so than the tree to the west. Inner crown forming with epicormic growth on scaffold limbs and stem. No obvious risk features or issues.	No action required.	///swooning.pedicure.cluttered	None
832	Norway maple	45	11	Small tree - no noteworthy issues.	No action required.	///mere.stolen.cards	None
834	Common beech	95	19	Tree has notably shorter extension growth than expected for species. Smaller than normal leaf size also noted. No obvious actionable risk features or issues	Review trees vitality at next inspection	///magically.shops.graduated	Low

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
834a	Sweet gum	10	4	Small tree - no noteworthy issues.	No action required.	///left.coarser.spenders	None
835	Common beech	75	16	Multiple large fungal fruiting bodies consistent with degrading Meripilus giganteus (Giant polypore) found on north, east & western side of stem. The lower stem buttressing appears sound when tapped with a nylon mallet. However, fungi is associated with decay of underside of structural roots. Upper and outer crowns has low vitality, in the form of short extension growth and smaller-than-expected leaf size	Fell tree to ground level.	///pipe.cascaded.throat	High
836	Sycamore	75	15	No obvious changes since the last survey	No action required.	///spouse.smirks.airports	None
836a	European lime	25	5	Row of 6 pollard stems.	No action required.	///perfected.subject.apron	None
837	Common walnut	60	14	No obvious changes since the last survey	No action required.	///negotiators.doors.both	None
839	European lime	25	4	Suppressed. Small tree - no noteworthy issues.	No action required.	///deadline.diagram.clerk	None
841	European lime	70	17	High pollard form. No change since last survey	No action required.	///mixed.vegetable.openings	None
842	Pedunculate oak	50	16	No noteworthy issues or features. Dense ivy on stem	Sever ivy at base	///hacksaw.rash.kitchens	Medium
844	European lime	70	17	High pollard form. Now regrown.	No action required.	///yours.rummage.hardback	None
845	European lime	20	9	Small and suppressed. Ivy growing into crown	Sever ivy at base of tree	///instincts.backward.buggy	Medium
846	European lime	65	17	High pollard form. Now regrown.	No action required.	///singled.spud.corrupted	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
847	European lime	90	17	High pollard form. Now regrown. Dense ivy growing into crown hindering inspection.	Sever ivy at base	///bombshell.dreamer.sugars	Medium
848	European lime	20	8	Small tree - no noteworthy issues.	No action required.	///counters.models.unzipped	None
849	European lime	80	17	High pollard form. Now regrown. Dense ivy growing on stem	Sever ivy at base	///reapply.earlobes.buzzing	Medium
850	European lime	70	17	High pollard form. Now regrown.	No action required.	///rejoins.awake.encodes	None
851	European lime	70	17	High pollard form. Now regrown.	No action required.	///creatures.blazers.wedge	None
852	European lime	70	17	High pollard form. Now regrown.	No action required.	///organs.drifters.dusters	None
853	European lime	70	17	High pollard form. Now regrown.	No action required.	///truth.heartache.stage	None
854	European lime	70	17	High pollard form. Now regrown.	No action required.	///amends.dictation.ticking	None
855	European lime	70	17	High pollard form. Now regrown.	No action required.	///fidelity.played.proved	None
856	European lime	70	17	High pollard form. Now regrown.	No action required.	///haggling.wept.sometime	None
857	European lime	40	14	Small tree - no noteworthy issues.	No action required.	///occupations.gums.kickbacks	None
858	European lime	70	17	High pollard form. Now regrown.	No action required.	///curtail.digested.neatly	None
859	European lime	70	17	High pollard form. Now regrown.	No action required.	///describe.reviewed.recur	None
860	Lime	70	22	No noteworthy issues or features.	No action required.	///umbrella.saunas.zaps	None
861	Lime	80	22	No noteworthy issues or features.	No action required.	///library.onlookers.tables	None
862	Lime	70	22	No noteworthy issues or features.	No action required.	///awestruck.clashing.poets	None
863	Lime	70	22	No noteworthy issues or features.	No action required.	///happily.tasteful.flinch	None
864	Scots pine	70	13	No noteworthy issues or features	No action required.	///alienated.formed.shepherds	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
866	Lime	70	22	No noteworthy issues or features.	No action required.	///homecare.tequila.seducing	None
867	Lime	30	6	Group of stems. Regrowth from stump.	No action required.	///assume.typically.waxing	None
869	Sycamore	50	15	Twin stems. No noteworthy issues or features	No action required.	///glitter.shameless.lofts	None
870	Horse chestnut	30	8	Small tree - no noteworthy issues.	No action required.	///boomer.blushed.shortens	None
871	Common hawthorn	25	4	Small tree - no noteworthy issues.	No action required.	///flamed.openly.drifter	None
872	Norway maple	25	7	Small tree looks to have suffered with the 2026 drought -no noteworthy issues.	No action required.	///crackled.gearbox.bikes	None
873	Small-leaved lime	80	24	No noteworthy issues or features	No action required.	///unit.impresses.classics	None
874	Small-leaved lime	80	24	No noteworthy issues or features	No action required.	///forgot.exclusive.dining	None
875	Small-leaved lime	60	19	Twin stems. Swept to South	No action required.	///unwound.dweller.marble	None
877	Red oak	50	12	No obvious risk features or issues	No action required.	///clef.gently.germinate	None
878	Hornbeam	75	17	Leaning East by 15° with crown biased in that direction. No actionable defects noted.	No action required.	///socialite.water.brushing	None
879	Tulip tree	17	3.5	Small tree - no noteworthy issues.	No action required.	///arts.overgrown.vanilla	None
881	Sycamore	90	18	Large mature specimen. Notable wound with cavity to west. Natural bracing present. No signs of instability. Good vitality.	No action required.	///array.rinses.hiker	None
882	Norway maple	80	18	No noteworthy issues or features	No action required.	///deprives.removes.pavement	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
883	European lime	30	6	Row of 6 pollard stems.	No action required.	///consonant.vacancies.arena	None
884	European lime	30	7	Row of 6 pollard stems.	No action required.	///suspended.guarding.dignify	None
885	European lime	30	7	Row of 6 pollard stems.	No action required.	///roadways.market.rural	None
886	European lime	30	5	Row of 6 pollard stems.	No action required.	///captions.brushing.wished	None
887	European lime	30	5.7	Row of 6 pollard stems.	No action required.	///rucksack.change.trickle	None
888	Lime	28	11	Very dense ivy growing into crown hindering inspection	Sever ivy at base	///paying.refreshed.mashing	Medium

Shortfield Common

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
887	Pedunculate oak	80	11	No noteworthy features or issues	No action required.	///monkey.magnitude.existence	None
888	Pedunculate oak	60	9	No noteworthy features or issues	No action required.	///enacted.advice.obstruct	None
889	Lime	60	9	No noteworthy features or issues	No action required.	///basics.blackbird.instead	None
890	Lime	25	8	No noteworthy features or issues	No action required.	///continues.rocked.hazelnuts	None
891	Lime	20	5	No noteworthy features or issues	No action required.	///pokers.curving.accordion	None
892	Lime	50	12	Mistletoe and deadwood	Remove any epicormic growth at stem base. Thin out or remove mistletoe	///calculate.herds.storming	Medium
893	Lime	40	10	Dieback and mistletoe	Remove any epicormic growth at stem base. Thin out or remove mistletoe	///quaking.commutes.clots	Medium
894	Lime	40	9	Mistletoe becoming dominant. Some epicormic growth	Remove any epicormic growth at stem base. Thin out or remove mistletoe	///loaning.revamping.spouting	Medium
895	Lime	30	6	Tip dieback. Minor deadwood.	Remove any epicormic growth at stem base.	///veal.carver.inserting	Medium
896	Lime	50	10	Mistletoe and basal growth.	Remove any epicormic growth at stem base. Thin out or remove mistletoe	///weary.into.clots	Medium
898	Pedunculate oak	15	6	Group of four stems. Growing under offsite oak.	No action required.	///warbler.baths.desk	None
901	Lime	40	13	No noteworthy features or issues	No action required.	///dumpling.composts.exist	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
902	Lime	60	17	No noteworthy features or issues	No action required.	///truffles.recur.stumble	None
903	Lime	40	12	Old pull-out wound in upper crown just above utility cable.	No action required.	///hostels.albatross.lawns	None
904	Lime	50	18	No noteworthy features or issues	No action required.	///mailers.learn.dividing	None
905	Lime	40	16	No noteworthy features or issues	No action required.	///goggle.maddening.spenders	None
906	Lime	35	12	Two section of deadwood in the crown	Remove deadwood over 50mm dia	///downfield.mops.pleaser	Medium
907	Lime	40	17	No noteworthy features or issues	No action required.	///instilled.pack.pool	None
908	Lime	50	18	No noteworthy features or issues	No action required.	///requested.refer.hooks	None
909	Lime	45	18	No obvious risk features or issues. Light ivy on stem	Sever ivy at base of tree	///rinse.assures.unsightly	Medium
910	Lime	55	18	No obvious risk features or issues	No action required.	///bakers.alternate.adults	None
911	Lime	50	16	No obvious risk features or issues. Ivy growing on lower stem.	Sever ivy at base of tree	///mailboxes.memory.stable	Medium
912	Lime	50	16	No obvious risk features or issues	No action required.	///foot.auctioned.cyber	None
914	Lime	70	20	No noteworthy features or issues	No action required.	///copying.quietest.airtime	None
915	Lime	70	19	No noteworthy features or issues	No action required.	///lamps.community.darling	None
916	Lime	70	20	Stem trifurcates at 2m. No noteworthy features or issues	No action required.	///bless.eyelash.conqueror	None
919	Lime	15	6	Small tree - no noteworthy features or issues.	No action required.	///hence.childcare.joined	None
920	Lime	60	17	No noteworthy features or issues. Previous prescribed works have been completed.	No action required.	///swung.mysteries.eternity	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
921	Lime	45	11	No noteworthy features or issues	No action required.	///nail.readings.icebergs	None
922	Lime	60	14	Previously described works completed. No noteworthy features or issues	No action required.	///emporium.choppers.factories	None
923	Lime	50	14	Profuse mistletoe, tree has reduced vitality	Thin out or remove mistletoe. Remove any poorly attached. Deadwood	///decays.solids.alike	High
924	Lime	40	12	Profuse mistletoe.	Thin out or remove mistletoe	///decisions.fries.enchanted	Medium
925	Lime	50	12	Stem topped at 5 m since last survey. Still alive with some regrowth. Profuse epicormic growth	No action required.	///foods.seatbelt.souk	None
926	Lime	50	13	No noteworthy features or issues. Mistletoe noted in crown	Thin out or remove mistletoe	///file.notice.sonic	Medium
927	Lime	50	15	Mistletoe noted in crown	Thin out or remove mistletoe	///moderated.joggers.cherish	Medium
928	Lime	60	16	Mistletoe noted throughout crown	Thin out or remove mistletoe	///shields.apart.bombshell	Medium
929	Lime	60	17	Recently somewhat crudely reduced. Unclear as to why this work was carried out; evidence of regrowth starting to form	Remove or thin out mistletoe	///encrusted.think.starting	Medium
930	Lime	60	14	No obvious risk features or issues	No action required.	///excuse.scrubbing.courage	None
931	Lime	50	18	No noteworthy features or issues	No action required.	///workshops.talkative.dignify	None
932	Lime	60	18	Major deadwood over road and footpath	Remove deadwood over 50mm dia	///change.shackles.listings	Medium
933	Lime	50	19	No noteworthy features or issues	No action required.	///jogged.reddish.youths	None
934	Lime	40	15	No noteworthy features or issues	No action required.	///biggest.gossiping.wizard	None
935	Lime	90	19	No noteworthy features or issues	No action required.	///copiers.backswing.excuse	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
936	Pedunculate oak	55	15	Epicormic growth on stem.	No action required.	///richly.downsize.crass	None
937	Scots pine	55	16	No noteworthy features or issues	No action required.	///fitter.maple.mirroring	None
938	Scots pine	50	16	Some needle dieback noted in upper crown possibly as a consequence of the 2026 drought	Review vitality at next inspection	///increased.stocked.slider	None
939	Scots pine	50	16	No noteworthy features or issues	No action required.	///hats.costumes.thumbnail	None
940	Scots pine	50	16	Stem swept to North.	No action required.	///automate.irritate.wedding	None
941	Pedunculate oak	20	9	Small tree - no noteworthy features or issues.	No action required.	///reliving.question.agreement	None
942	Pedunculate oak	20	9	Small tree - no noteworthy features or issues.	No action required.	///regarding.mimic.racetrack	None
943	Pedunculate oak	45	12	Stem growing at a 10° angle towards road.	No action required.	///recorders.crunching.vine	None
944	Pedunculate oak	30	12	Stem growing at a 15-20° angle towards road. Light ivy on stem.	No action required.	///speeded.reverted.acid	None
945	Sycamore	20	10	No noteworthy features or issues	No action required.	///region.diplomas.outraged	None
946	Sycamore	60	15	Three stems from 1.5m. Weighted east.	No action required.	///anchovies.starter.fortified	None
947	Sycamore	50	14	Two stems from 0.5m. Weighted north. Crown appears to have been impacted by the 2026 summer drought.	Review vitality next inspection	///duty.mirroring.automatic	None
948	Sycamore	35	12	Recent second stem removed. Contorted growth at 1.5m. Vitality seems to be impacted by this summer 2026 drought	Review vitality next inspection	///clouds.huddling.area	None
949	Sycamore	35	14	No noteworthy features or issues	No action required.	///speaker.butternut.cycled	None

Ref	Species	Stem Diameter (est cm)	Height (est m)	Survey Notes	Recommendations*	What3Words**	Priority
952	Sycamore	60	13	Ivy clad. Twin stems.	Sever ivy at base	///worms.homelands.prancing	Medium
953	Sycamore	60	12	Ivy becoming established	Sever ivy at base	///converter.motivator.melt	Medium
954	Sycamore	60	12	No risk issues. Ivy	Sever ivy at base	///elections.falls.zoomed	Medium
955	Pedunculate oak	60	16	No obvious risk features or issues	No action required.	///revise.joined.irony	None
956	Pedunculate oak	60	16	Ivy becoming dominant	Sever ivy at base	///direct.roadblock.divisions	Medium
957	Pedunculate oak	55	16	No noteworthy features or issues.	No action required.	///query.hobbyists.grows	None
958	Silver birch	30	12	No noteworthy features or issues. Seems to have suffered from the 2026 drought.	No action required.	///incurring.preheated.sigh	None
959	Common beech	85	18	Previous work appears to have been completed. Ivy on lower stem. Fungi bracket consistent with Cerioporus squamosus found growing from old pruning wound 4 m up the main stem. No actionable defects currently but continue to monitor	No action required.	///punctual.rear.masks	None
960	Pedunculate oak	35	6	Small tree - no noteworthy features or issues.	No action required.	///handbag.openings.improvise	None

Appendix iii — Tree Location Plans

Hollowdene Recreation Ground

Please refer to the following page.



Tree Condition Assessment
Hollowdene Rec, Frensham

Page size: A4

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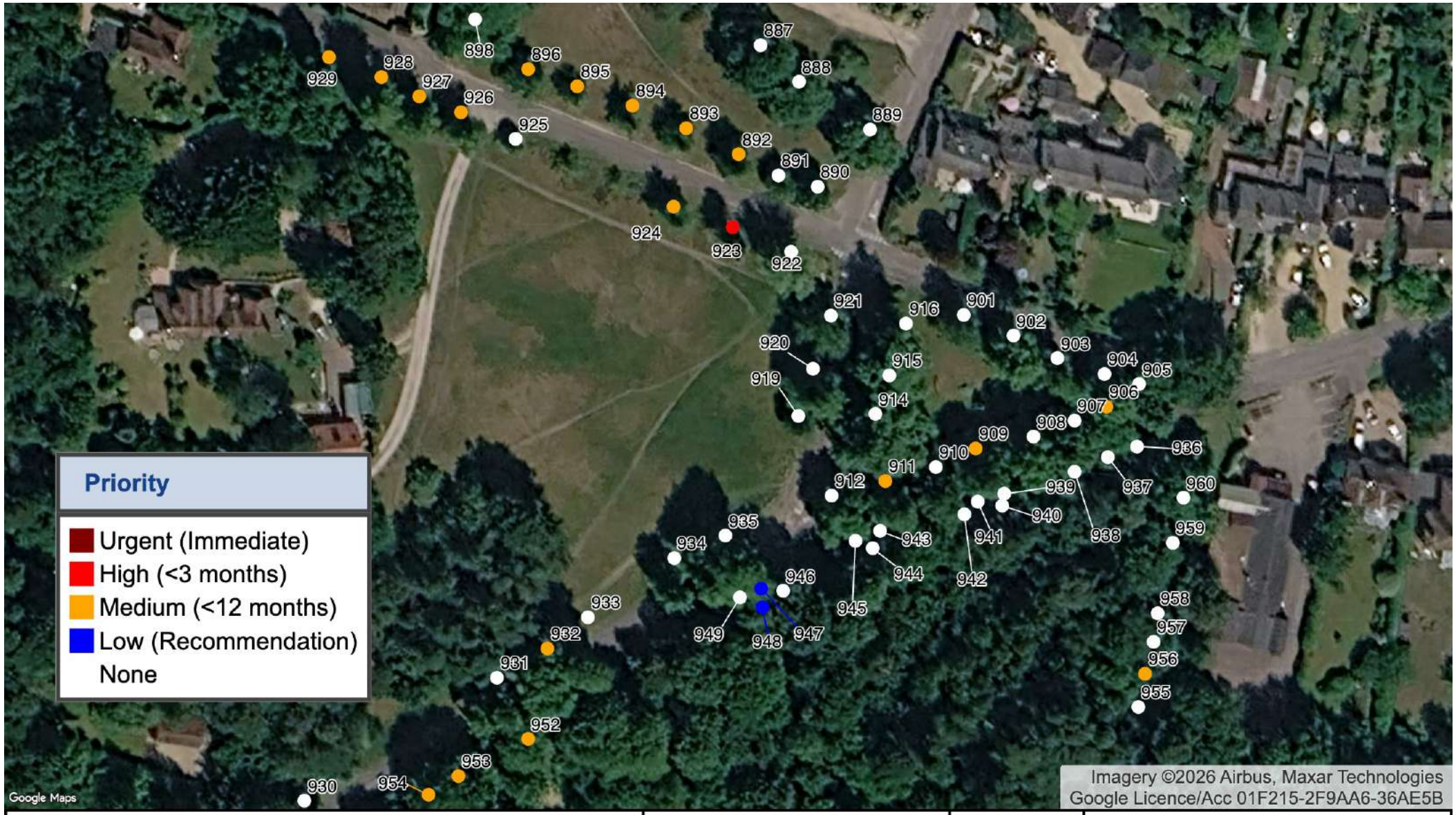
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Shortfield Common

Please refer to the following page.



Tree Condition Assessment
Shortfield Common, Frensham

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0 25 m 50 m

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Appendix iv — Photographs

Please refer to the following page(s).



819 P001



819 P002



819 P003



827 P001



827 P002



828 P006



831 P002



834 P001



834 P002



835 P003



835 P004



894 P001



896 P002



923 P003



924 P001



926 P002



932 P001



938 P001



947 P001



948 P001