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TITLE:	**(Hazard) Arboricultural Assessment Report:** Langley Park, Beckenham, BR3 3XS
DATE:	12/03/2025
PREPARED BY:	Dominic Poston
REF:	HWA13048-AA1

Institute of Chartered Foresters
Registered Consultant

Level 1 (Hazard Walkover) ARBORICULTURAL ASSESSMENT REPORT:

Langley park, Beckenham, BR3 3XS

HWA13048-AA1
12/03/2025

Prepared For
MBSGM Ltd

Prepared By
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Report version control:

Version	Date	Author	Change description
1.0	12/03/2025	Dominic Poston	First Issue

Institute of Chartered Foresters Registered Consultant

QTRA REGISTERED USER

Arboricultural ASSOCIATION Fellow Member

CEnv Chartered Environmentalist

Logos shown relate to principal consultant only.

Contents

Appendices

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1.0 INSTRUCTIONS / SCOPE

1.1 I Dominic Poston, Director of Hallwood Associates (HWA) have been engaged by MBSGM Ltd to carry out a (level 1) arboricultural assessment at Langley park, Beckenham, BR3 3XS 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.

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.

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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.

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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 **Click or tap here to enter text.** , 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.

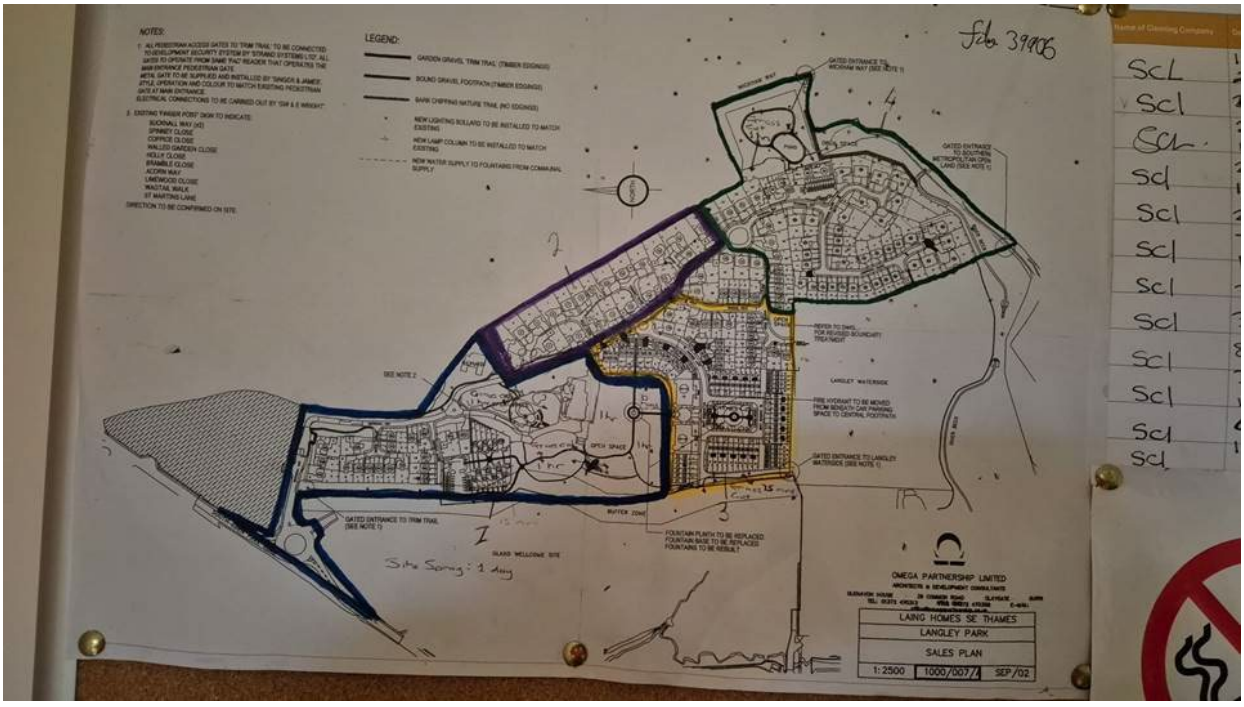

Image provided courtesy of MBSGM. The site boundary is indicated by blue and yellow lines and is illustrative only.

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

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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 Click or tap to enter a date. when the conditions were Choose an item..

6.2 This survey is a Level 1 (Hazard walkover) Arboricultural Assessment; meaning that, in accordance with the client's instructions, all significant trees are visually inspected from ground level using the Visual Tree Assessment method (VTA) and any hazardous features or disorders assessed according to the Quantified Tree Risk Assessment (QTRA) methodology. 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 or disorders. 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 weaknesses 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 two unacceptable risks are identified (G14 and Tree 16). In addition further recommendations for low risk and general management are given.

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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 the trees are inspected annually by a competent person and that any abnormalities, or changes in condition, are reported to the owner.

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7.5 I recommend that all trees are re-inspected by an arboriculturist within three years unless otherwise stated within the tree survey schedule. 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.

7.6 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/

7.7 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

7.8 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.

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APPENDICES

APPENDIX A – Tree Survey Schedule

APPENDIX B – Site Plan(s)

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Appendix A
Tree Survey Schedule

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TREE RISK ASSESSMENT SCHEDULE

CLIENT: MBSGM LTD

PROJECT: LANGLEY PARK, BECKENHAM, B3 3XS

BRIEF: HAZARD TREE SURVEY

SURVEYOR: D.POSTON

DATE: 07/03/2025

PROJECT REF: HWA13048

HEADINGS & ABBREVIATIONS

GRP REF/TREE REF:	GROUP OR TREE REFERENCE
TAG NO:	TAG NUMBER WHERE A TAG HAS BEEN AFFIXED TO TREE
AGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE, V = VETERAN
HT:	HEIGHT (IN METRES) OF TREE OR MAXIMUM HEIGHT FOR THE GROUP
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
TARGET TYPE:	V = VEHICLE ON HIGHWAY; H = HUMAN; P = PROPERTY (SEE QTRA PRACTICE NOTE)
Mx TARGETS:	WHERE TARGET HAS A VALUE GREATER THAN CONSTANT OCCUPATION BY ONE PERSON, OR A LIKELY REPAIR/REPLACEMENT VALUE GREATER THAN THE VALUE OF STATISTICAL LIFE (SEE QTRA PRACTICE NOTE)
TARGET:	LIKELIHOOD OF A TARGET BEING OCCUPIED OR THE REPAIR OR REPLACEMENT VALUE OF PROPERTY EXPRESSED AS A FRACTION OF 'THE VALUE OF STATISTICAL LIFE' (SEE QTRA PRACTICE NOTE)
SIZE:	QTRA SIZE RANGE (IF THE VALUE 'P' IS USED IN THE 'TARGET TYPE' COLUMN, THE RISK IS ASSESSED AGAINST THE COST OF REPAIRING OR REPLACING PROPERTY, THE SIZE COLUMN WILL BE BLANK - SEE QTRA PRACTICE NOTE)
POF:	QTRA PROBABILITY OF FAILURE RANGE (SEE QTRA PRACTICE NOTE)
MASS %:	WHERE THE MASS OF A BRANCH IS REDUCED BY DEGRADATION, A FRACTION OF 1/2 OR 1/4 MAY BE INTRODUCED TO REFLECT THE PROPORTION OF THAT REDUCTION (SEE QTRA PRACTICE NOTE)
ROH:	ANNUALISED RISK OF HARM (SEE QTRA PRACTICE NOTE)

MANAGEMENT CATEGORIES

1) SAFETY - HIGH
2) SAFETY - MEDIUM
3) SAFETY - LOW
4) SAFETY - LONG TERM
5) DAMAGE TO STRUCTURES - HIGH
6) DAMAGE TO STRUCTURES - MEDIUM
7) DAMAGE TO STRUCTURES - LOW
8) GENERAL MANAGEMENT - HIGH
9) GENERAL MANAGEMENT - MEDIUM
10) GENERAL MANAGEMENT - LOW
11) ONGOING MANAGEMENT
12) IMMEDIATELY PRIOR TO NEXT ASSESSMENT
13) NO PRIORITY

GRP REF	TREE REF	TAG NO	SPECIES	AGE	HT	DBH	VITALITY	NOTES / COMMENTS	MANAGEMENT & CATEGORY	RISK ASSESSMENT OF	TARGET TYPE	Mx TARGETS	TARGET	SIZE	POF	MASS %	ROH
	1	551	ASH	EM	5 to 10	250-500mm	N	BASAL SAPWOOD DECAY; LOW CROWN	RAISE LOW CANOPY TO 5M OVER ROAD	RISK <1/1M, CALCULATION NOT REQUIRED							
	2	552	BEECH	M	10 to 15	500-750mm	N	OVER EXTENDED LOW LATERAL TO NORTH; CROWN ENCROACHING ON ADJACENT STRUCTURE;LOW CROWN	RAISE LOW NORTHERN CANOPY TO 3M;LATERAL REDUCTION OF UP TO 2M OF LOWEST NORTHERN LATERAL	RISK <1/1M, CALCULATION NOT REQUIRED							
	3	553	WILLOW	EM	5 to 10	250-500mm	MD	PREDOMINANTLY DEAD.	FELL TO GROUND LEVEL	FAILURE INTO FOOTPATH	H	1	3	4	1	50%	1/100K
	4	554	PRUNUS	M	0 to 5	250-500mm	N	POOR FORM; CROWN ENCROACHING ON ADJACENT STRUCTURE	REDUCE TO CLEAR BY 2M	RISK <1/1M, CALCULATION NOT REQUIRED							
	5	555	MAPLE	SM	5 to 10	100-250mm	N	CROWN ENCROACHING ON ADJACENT STRUCTURE	REDUCE TO CLEAR BY 2M	RISK <1/1M, CALCULATION NOT REQUIRED							
	6	556	OAK	M	15 to 20	750mm+	N	MAJOR DEADWOOD NOTED	REMOVE DEADWOOD OVER 25MM IN DIAMETER OR 1M IN LENGTH	RISK <1/1M, CALCULATION NOT REQUIRED							
	7	557	LEYLAND CYPRESS	SM	10 to 15	250-500mm	N	COMPRESSION UNION OF MULTIPLE STEMS AT 3M.	FELL TO GROUND LEVEL	STEM FAILURE INTO ADJACENT FOOTPATH	H	1	2	2	4	100%	1/100K
	8	558	LAWSON CYPRESS	SM	5 to 10	250-500mm	D	DEAD TREE	FELL TO GROUND LEVEL	FAILURE INTO ADJACENT DWELLING	H	1	3	2	4	100%	1/1M
	9	559	LAWSON CYPRESS	EM	10 to 15	500-750mm	N	PREVOUS LOST TOP AND CODOMINANT STEM AT 2M. WEIGHTED TOWARDS ADJACENT PRIVATE DWELLING.	FELL TO GROUND LEVEL	FAILURE INTO ADJACENT DWELLING	H	1	3	2	4	100%	1/1M
	10	560	LAWSON CYPRESS	SM	5 to 10	250-500mm	R	PREDOMINANTLY DEAD.	FELL TO GROUND LEVEL	RISK <1/1M, CALCULATION NOT REQUIRED							
	11	561	POPLAR	SM	10 to 15	250-500mm	N	STORM DAMAGE WITH FAILED CODOMINANT STEM HUNG UP IN CROWN.	FELL TO GROUND LEVEL	FAILURE OF REMNANT CODOMINANT STEM INTO FOOTPATH	H	1	4	2	2	100%	1/100K
	12	562	HORSE CHESTNUT	SM	5 to 10	250-500mm	R	CROWN ENCROACHING ON ADJACENT STRUCTURE	REDUCE TO CLEAR BY 2M	RISK <1/1M, CALCULATION NOT REQUIRED							
G13		563	LIME	M	5 to 10	250-500mm	N	GROUP OF 5 LIMES IN HIGHWAY VERGE PREVIOUSLY TOPPED AT ABOUT 2M WITH SIGNIFICANT REGROWTH ABOVE.	REDUCE TO PREVIOUS POINTS	STEM FAILURE INTO ROAD OR FOOTPATH	V	1	3	3	4	100%	<1/1M
	14	564	HOLLY	M	5 to 10	100-250mm	D	DEAD TWIN STEM UNION WITH EASTERN STEM LEANING INTO ROAD	FELL TO GROUND LEVEL	STEM FAILURE INTO ROAD	V	1	4	2	1	50%	1/20K
G15		565	ELM	Y	0 to 5	<100mm	MD	GROUP OF STANDING DEAD ELM WITHIN HOLLY	FELL TO GROUND LEVEL	FAILURE INTO ROAD	V	1	3	3	1	50%	1/10K
	16	566	SYCAMORE	M	10 to 15	250-500mm	MD	SOOTY BARK DISEASE AND LARGE OPEN STEM CAVITY AT 0.5-1.5M. ENCROACHING ADJACENT BUILDING	FELL TO GROUND LEVEL	STEM FAILURE INT ADJACENT PROPERTY	P	1	3	P	1	100%	1/300

Appendix B
Site Plan(s)

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QTRA RISK RATING

- QTRA GREEN RISK
- QTRA YELLOW RISK
- QTRA AMBER RISK
- QTRA RED RISK

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Tree Survey Site Plan: Langley Park, Beckenham, BR3 3XS

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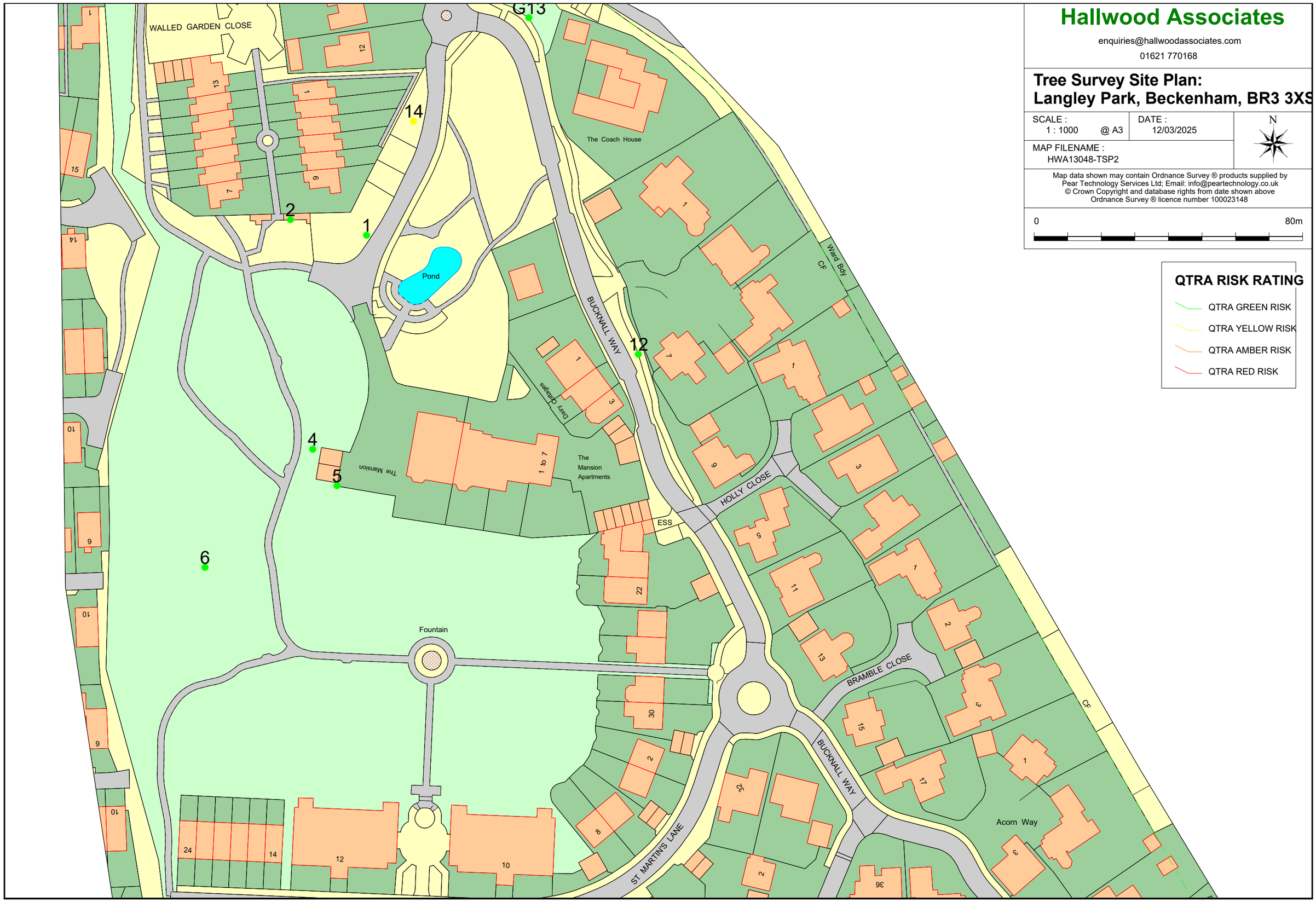

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QTRA RISK RATING

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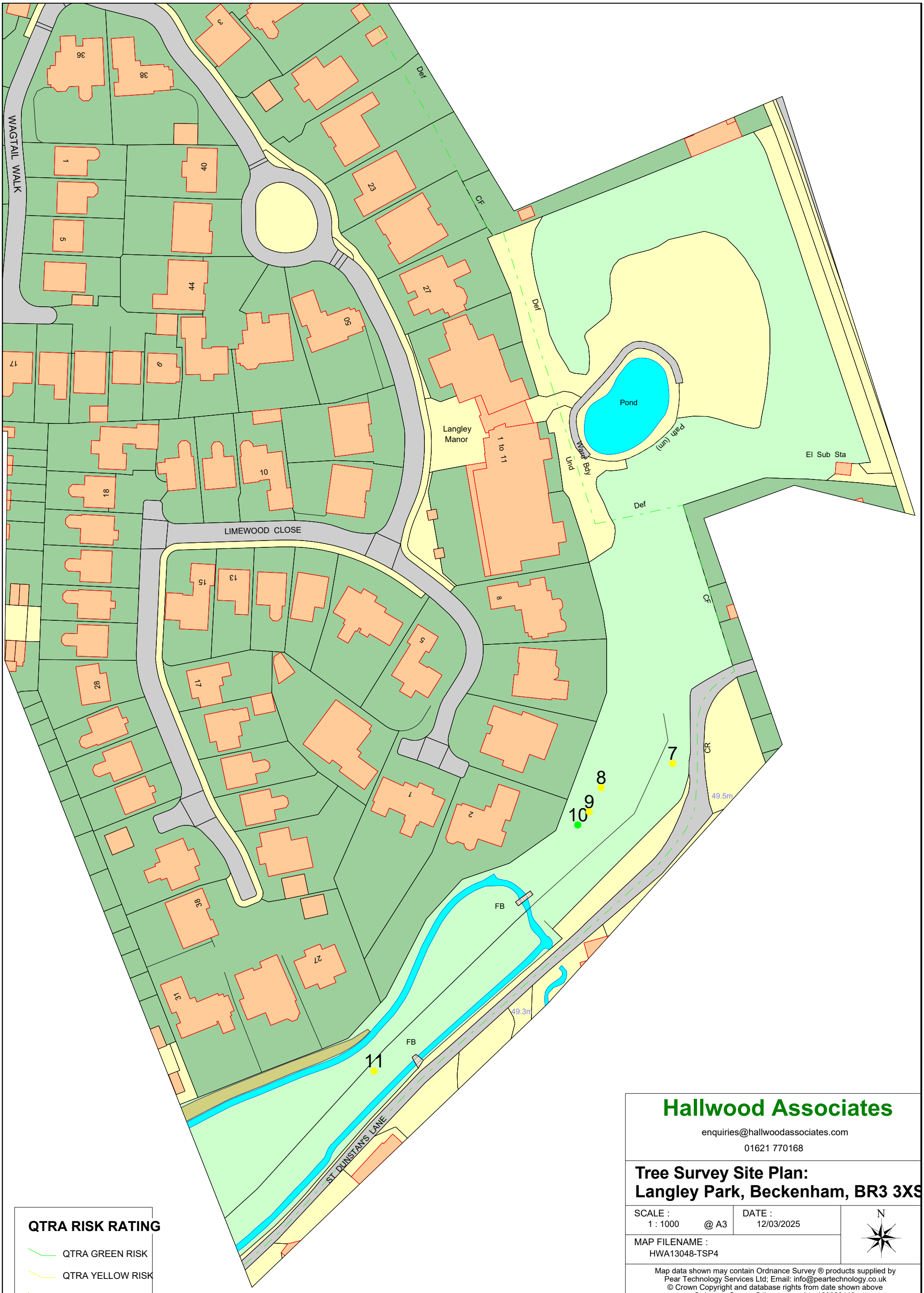

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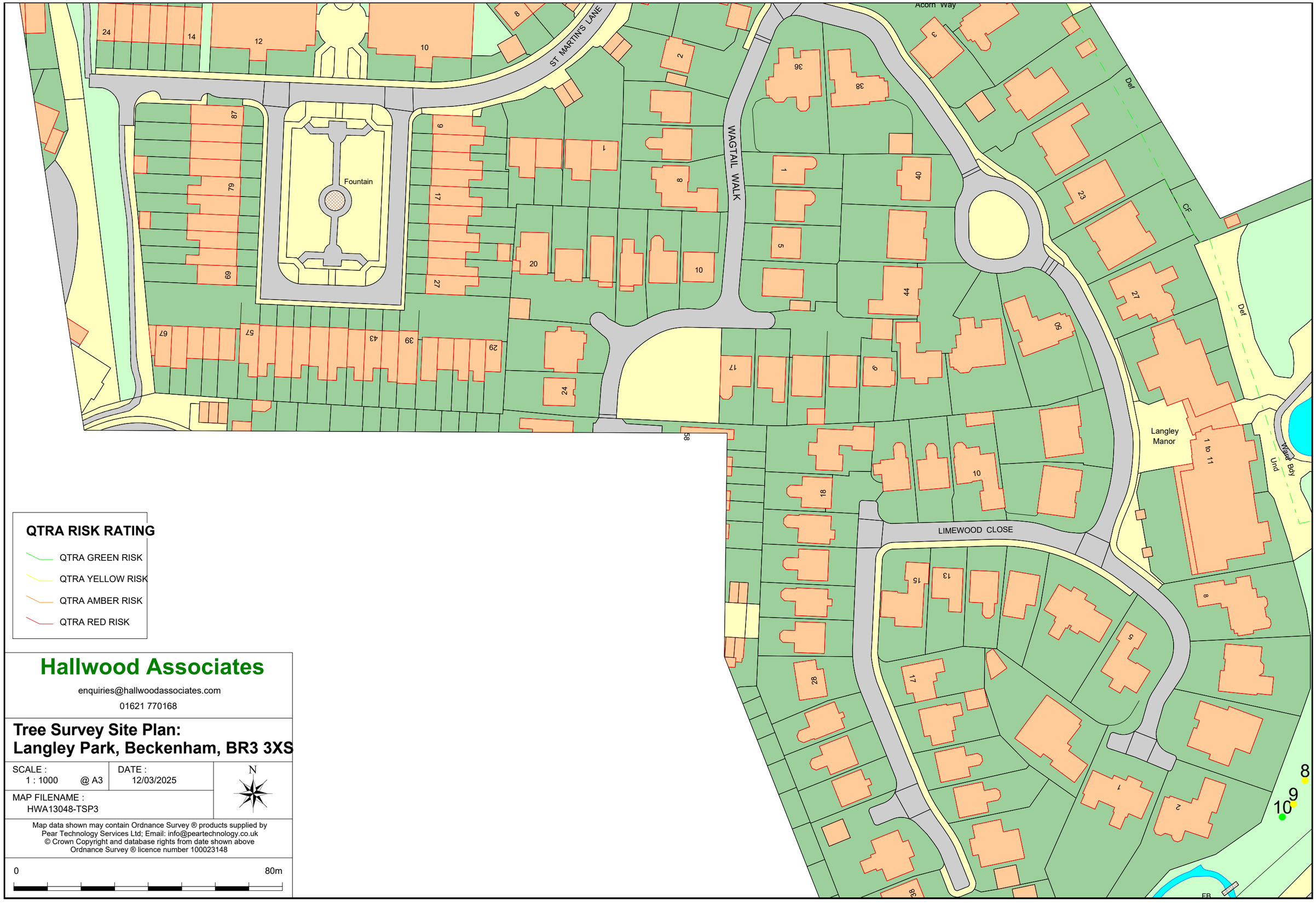

QTRA RISK RATING

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