

98 The Street Tree Risk Assessment 2026



On behalf of

Mr & Mrs Goodwill

98 The Street
Holt
BA14 6QH

Inspected and prepared by

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5th October 2026

1 INTRODUCTION

1.1 Background information

- 1.1.1 There is a large old apple tree situated in the rear garden of 98 The Street in Holt (BA14 6QH). The tree shed a large limb in September 2026. Following advice from the tree surgeon I was employed to survey the tree.
- 1.1.2 A check of the Wiltshire Council online mapping system informs me that the house and garden are situated within a Conservation Area and that none of the trees at the property are protected by a tree preservation order (TPO).

1.2 The assignment

- 1.2.1 The aim of this tree survey was to assess the condition of the tree, carry out a risk assessment and to recommend suitable arboricultural management.

1.3 Site visit and tree assessment methodology

- 1.3.1 I visited 98 The Street on 2nd October 2026 to carry out the tree survey. The weather conditions did not present any constraints to the survey.
- 1.3.2 The inspection took place from ground level aided by the Visual Tree Assessment method¹. The survey considered only the apple tree in the rear garden (T1).

1.4 The tree plan

- 1.4.1 A plan that identifies the tree's location has been produced, and is provided at the rear of the document (TP-1).

1.5 Limitations

- 1.5.1 No account has been taken of the effects of leaves, fruit, exudation and insect activity associated with trees that may affect people or property nor toxicity, allergic properties, root or other tree-related nuisance.
- 1.5.2 The conclusions relate to conditions found at the time of inspection. Any significant changes to the condition of the tree or to the use of the land around the tree will necessitate a re-assessment of the tree.
- 1.5.3 Aerial tree inspection, invasive procedures and sub-soil investigations are outside the scope of the survey. Should further assessment involving any of these be required it will be highlighted in the report.

¹ Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

2 THE ASSESSMENT APPROACH

2.1 Assessing tree condition

- 2.1.1 An assessment of a tree's physiological condition and the environment around the tree gives an impression of the vitality of the tree and of its expected tolerance to stress, wounding, pathogenic attack or competition.
- 2.1.2 As part of the condition assessment the surveyor looks for signs of mechanical weakness in the tree that could lead to windthrow, trunk failure or branch shedding.

2.2 Tree risk assessment

- 2.2.1 During tree risk assessments features within the falling distance of the tree (targets) can be people, property or road traffic. When considering the risks posed by the tree the inspection considered the usage of the target zone, the size of the part that could impact the target, and the likelihood of that part failing. The level of risk posed by the tree was assessed using the VALID Tree Risk-Benefit Assessment Method²; a copy of the assessment report is provided as Appendix 1.
- 2.2.2 The tree works have been given a priority rating in accordance with Table 1. In some situations, works are recommended in the interests of good management, but it is not essential for risk management that these works are carried out; such works are listed as 'Advisory'.

Table 1: The system for prioritising recommended tree works.

Level of Risk	Priority	Suggested Timescale
Not Acceptable	Urgent	As soon as reasonably practicable
Not Tolerable	Non-urgent	Within the next 12 months
Tolerable or acceptable	N/A	N/A
Acceptable	Pragmatic	Within the next 12 months
Acceptable	Advisory	N/A

3 THE TREE ASSESSMENT

3.1 The condition of the tree

- 3.1.1 Use of a sounding hammer indicates that the trunk is hollow. Bees are nesting in a trunk cavity at 1.2m. Scar at 2m where major limb was shed in September 2026; this reveals extensive decay at the point of failure. The tree has long and end-loaded limbs. There is recent shoot growth in the mid-crown. Minor deadwood throughout the crown.

² Evans, D. (2020). *VALID in a nutshell*. [online] Available at
(<https://www.validtreerisk.com/resources/Documents/What%20is%20VALID.pdf>)

3.2 The results of the risk assessment

- 3.2.1 At the time of the inspection, the risk was assessed to be 'not tolerable' and so risk management works have been specified.

4 RECOMMENDATIONS

4.1 Recommended tree work

- 4.1.1 There is a risk of further limb failure and so I advise that the crown is reduced. The tree is healthy and so I expect that it will respond positively to a crown reduction.

- 4.1.2 A suitable specification for a crown reduction is provided below:

Apple (T1) - Reduce the crown by 2m in all directions. Also, remove all deadwood from the crown.

- 4.1.3 Any tree work should be undertaken in accordance with BS3998:2010 – Recommendations for tree work³.

4.2 General advice

- 4.2.1 Property owners or managers must understand that all trees will drop branches during their lifetime and that no tree is 100% safe.

- 4.2.2 Trees can be damaged during high winds and so it would be sensible to check the tree after severe storms. Following a storm a formal re-survey of the tree may be excessive but I advise that you look for any obvious storm damage that needs addressing.

- 4.2.3 Regular tree risk management surveys should be carried out at this property. In this case, given the site use and the nature of the tree cover, I advise that a qualified arboriculturist is employed to carry out a tree risk assessment every 3–5 years.

4.3 Implementation of the recommended works

- 4.3.1 The most important requirement is that designated remedial tree work is implemented within the recommended timescales.

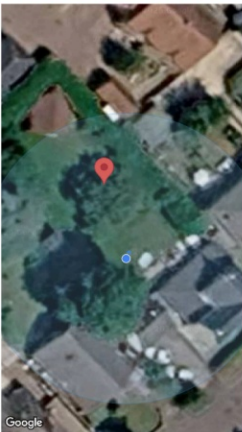
- 4.3.2 Since the tree is in a Conservation Area, it will be necessary to inform the local authority prior to carrying out any tree pruning works. Therefore, I advise that an application for works to protected trees is made to Wiltshire Council, and that it is accompanied by a copy of this report. The council will respond within six weeks of receiving the application.

³ British Standards Institution (2010). BS3998 Recommendations for Tree Work. BSI, London.

Common Apple (T1)



Tree Details and Location



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	G
ANATOMY	A	wood properties architecture H/D ratio	G
LOAD	L	exposure changes to the tree changes around tree	A
IDENTITY	I	species profile age of wounds CODIT	G
DEFECT	D	soundwood decay - extend feature or fault	R

Notes

Highest Risk Not Tolerable
Risk reduction Required.
Tree Management Reduce the crown but 2m.

Review Year 2028
Date Assessed 2026-10-02 02:08 pm
Assessed By
Phone Number
Email

Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Common Apple Malus domestica	9	74	11
Holt BA14 6QH			

Summary

Risk



Risk Inputs



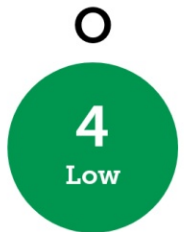
People



Weather
Affected



Walking



Tree



Stem



Branch

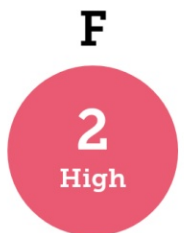


Deadwood



The tree has long and end-loaded limbs.

Extensive trunk and limb decay.



The highest risk is a limb being shed onto a garden user.

Tree Survey Schedule

Site: 98 The Street, Holt

Surveyor: Ben Rose

Date of Survey: 2nd October 2026



Tree Number	Tree Species	dbh (cm)	Height (m)	Age Class	Overall Health	Notes on Structural Condition and Local Environment	Risk Level	Recommended Management	Works Priority
T1	Apple	7	9	M	G	Use of a sounding hammer indicates that the trunk is hollow. Bees are nesting in a trunk cavity at 1.2m. Scar at 2m where major limb was shed in September 2026; this reveals extensive decay at the point of failure. The tree has long and end-loaded limbs. There is recent shoot growth in the mid-crown. Minor deadwood throughout the crown.	Not Tolerable	Reduce the crown by 2m in all directions. Also, remove all deadwood from the crown.	Non-urgent

A key explaining each category is provided at the rear of the schedule.

Tree Schedule - KEY

Tree/Group Number

The trees and tree groups have been allocated a number for the purposes of the survey but they have not been tagged.

Trees protected by a tree preservation order (TPO) are highlighted by grey colouration in the tree schedule.

Species

Common names are listed.

No. in Group

The number of trees in each group is provided in the group schedule.

Height (m)

All heights are estimated.

DBH (mm)

All stem diameters are estimated at 1.5m. They are recorded in the following categories: <150mm, 150-300mm, 300-450mm, 450-600mm, 600-750mm, 750-900mm and 900mm+.

For multi-stemmed trees the largest trunk is used

Age Class

(Y) Young, (SM) Semi-Mature, (EM) Early-Mature (M) Mature, (FM) Fully-Mature, or (V) Veteran.

Overall Health

An overall assessment of the physiological condition of the tree recorded as (G) Good, (F) Fair, (P) Poor, or (D) Dead.

Tree Structural Condition and Site Notes

Observations on the form and condition of the tree.

An assessment of a tree's physiological condition and the environment around the tree gives an impression of the vitality of the tree and of its expected tolerance to stress, wounding, pathogenic attack or competition.

As part of the condition assessment the surveyor looks for signs of mechanical weakness in the tree that could lead to windthrow, trunk failure or branch shedding.

Site notes are detailed when relevant to the risk assessment.

Risk Level

The risk is listed in accordance with the Tolerability of Risk (ToR) principles. **VALID** has rationalised ToR into the following categories for tree risk-benefit management:

Unacceptable - Risks that need to be reduced; for example, by pruning or felling the tree, or managing the level of occupation beneath it.
Tolerable if As Low as Reasonably Practical (ALARP) - Risks will also need to be reduced when they are *not* ALARP. These risks will not be reduced when they *are* ALARP.
Acceptable - Risks that do not need to be reduced.

Recommended Management

Recommended arboricultural works.
Terminology used is based on guidance detailed in BS3998:2010 – Recommendations for tree work¹.

Works Priority

Urgent - As soon as reasonably practicable.
Non-urgent - Within the next 12 months.
Pragmatic - Within the next 12 months.
Advisory - No time frame.
N/A - No works required at the present time.

¹ British Standards Institution (2010). BS3998 - Recommendations for Tree Work. BSI, London.

Apple Tree at 98 The Street, Holt (BA14 6QH)

Tree position



T1 - Apple

Location Plan

