Arboricultural Appraisal

28 Moor Park Road, HA6 2DJ

Report Reference: 211770r_AA001_25-26

Client: Anija Pillai

Report produced by: ***Paul Zepler, FdSc Arb, NC Arb, LANTRA PTI, VALIDATOR Arb***

Date of inspection: ***10/02/2026***

Contact: info@thorstrees.co.uk

Statutory Controls		Mitigation	
TPO	Y (area)	Owner	Works application
TPO potential	Y	Domestic 3rd Party	N
Cons. Area	N	Local Authority Intervention	Y – T&C Planning Act
SSSI	N	Other	N
Local Authority: Hillingdon			

Table of Contents:

1.0 Executive summary

1.1 Thor's Trees arboricultural consultancy was commissioned to assess and analyse the physiological and structural condition of Two Oak located directly adjacent to 28 Moor Park Road, HA6 . The aim was to determine whether these trees represent a risk to person or property due to some outward indication of decline:

- Tree Condition: Both trees are in fair to poor physiological condition and fair to poor biomechanical condition. There is some outward indication of structural weakness in T1 and T2. The rooting environment is unhealthy and unsustainable, meaning degradation over time is inevitable.
- Proximity to Property: Both trees are within the fall zone of the adjacent property and due to the soil degradation of the bank they also have a slight lean towards the structure
- Soil and Substrate: All trees are situated on London Clay.
- Risk Level: In terms of the capacity for the trees to fail and damage person or property the risk associated with all assessed trees is considered High. Works is required to mitigate this risk
- Management Recommendations:
    - Reduction works at differing levels for T1 and T2 is necessary.

2.0 Limitations of inspection

2.1 This report is limited to the trees stated within APPENDIX A of this document and to the scoping of impacts and mitigation associated with that/those tree(s). This report will not provide recommendations beyond those limitations and should not be considered as a Local Planning Authority (*LPA*) compliance report (*BS 5837:2012*) against any wider project that is being undertaken within the area. It can support an application for tree works for a tree within a conservation area and/or under preservation order as required under the Town and Country Planning Act. This report is preliminary in nature, from which all options may need to be expanded upon. This report will provide indemnity for negative foreseeable events associated with the physiological and biomechanical condition of the tree(s) if all recommendations are followed, indemnity is only viable for the validity period of the monitor schedule as stated within APPENDIX A. Indemnity does

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not include damage to property or injury to person that does not arise from a failure of the trees biomechanical structure due to a foreseeable fault within the inspected tree.

This report will include:

- The site context and observation.
- Tree survey data obtained during a site inspection undertaken 10th of February 2026
- Analysis of data.
- Discussion and conclusion of findings.

2.2 Conclusions will be based upon analysis of data obtained during the site inspection which will be referenced against good practice standards.

Inspection was conducted at ground level, including a visual and tactile examination of external features. The principal objective of this survey is to identify any the potential for impact to arise and offer recommendations to aid in its avoidance.

Visual assessment, in accordance with accepted arboricultural practice, was based on apparent vitality (leaf cover, extension growth), bud production, presence of deadwood and die back, fractured and detached limbs, evidence of excessive basal movement, bacterial and/or fungal infection and external indications of stem and basal decay likely to affect the structural condition of the tree. A full tree survey will be undertaken to inform this report:

Full Tree Survey:

The objective of a Full Tree Survey is to visually inspect three Poplar trees, in accordance with the VTA* method, which is within falling distance of any potential targets including roads, car parks, paths, buildings, areas of frequent or persistent congregation.

Survey Validity Period and Limitations:

Unless otherwise stated within section 9, the survey of each tree is valid for a maximum period of three years. If section 9 described a more frequent inspection regime, then that period should be considered the period of report validation. Validation is only upheld if recommended actions and/or works are undertaken.

Inspections will become invalid after unforeseeable events; extreme weather, construction or development including tree works, or disturbance to the soil volume used by the tree. However, a walk-by survey undertaken after such an event can be arranged to validate the remaining period as advised within the recommended inspection frequency.

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Inspections will become invalid if physical changes are made to the site post-survey which alter any potential target locations. This includes alterations in the location of paths and areas of congregation, and where vegetation management such as scrub, bramble, dead hedges, or temporary fencing which were restricting access to the proximity of trees at the time of survey are no longer present.

***Visual Tree Assessment (VTA) Method:**

All trees will be inspected using the Visual Tree Assessment method expounded by Mattheck and Broeler (1994) and hazard assessment to Lonsdale D. (1999)

3.0 Introduction

3.1 Paul Zepler has produced this report.

I am a professional within the arboricultural industry in relation to multiple disciplines within the sector. I hold the qualifications of FdSc arb, NC/arb, LANTRA PTI and VALID Arb. I have also worked as an Arboriculture Officer for eighteen years, consulted for nine years and have an additional four years working in the industry in a practical capacity.

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4.0 Site description and local authority constraints

4.1 28 Moor Park Road is a new build from the 2018/19 financial year. It has two Oaks directly adjacent to the east aspect of the property, both within 1.5m of the structure. The structure was pilled to accommodate the rooting area of the trees.

4.2 Ther site is not within a conservation area but there is an area preservation order associated with the pocket of greenery including 24, 26 and Mezen Close. This makes all tree works subject to agreement from the local planning authority. .

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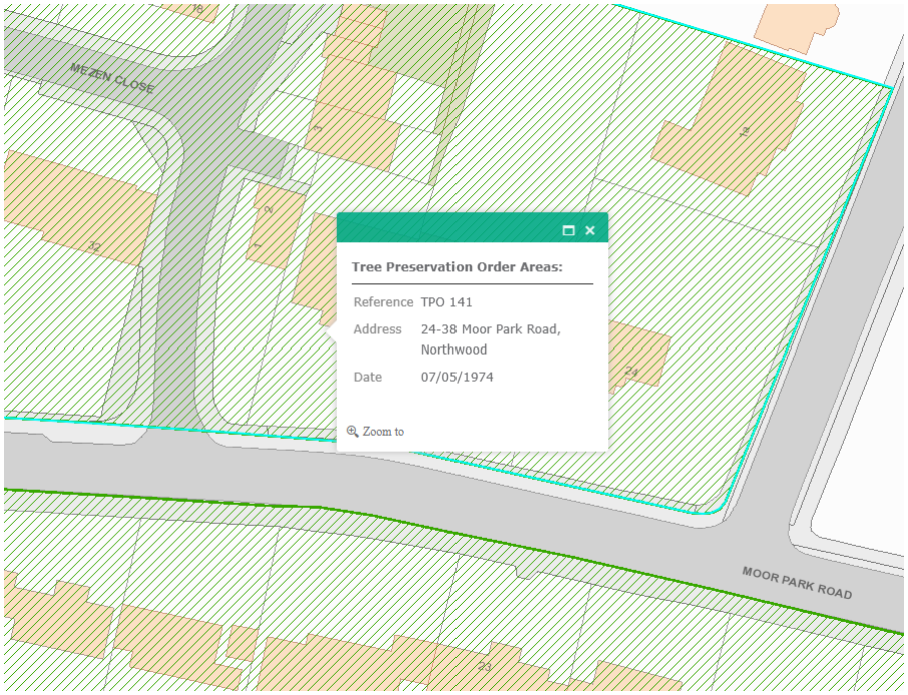
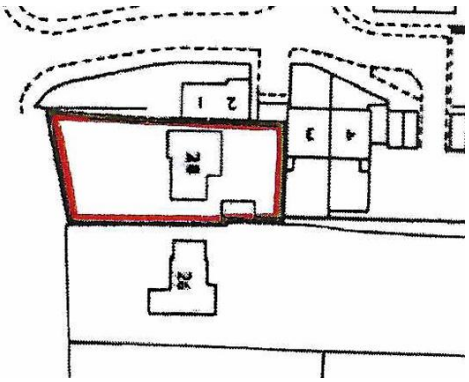


Fig1) Tree preservation order pocket that contains trees adjacent to the structure of 28 Moor Park Road.

4.3 The ownership status of both trees is questionable. Both are situated on what appears to be a staggered boarder, but the property line as displayed in the title deeds is a straight line, meaning that the Oaks likely owned by one property or the other. Legal precedent states that trees can not be jointly owned; whilst maintenance agreements may be shared through common consensus, the ownership cannot be. For instance, a common law duty of care cannot be burden jointly as one may defer to the other without any responsibility being taken. The RHS and other official bodies suggest that this can be shared, but this is a misconception. Tree ownership is defined by either where it was planted and ownership being visibly obvious, or when in dispute, where the majority of the stem at base level resides.



Ownership of both T1 and T2 should be assessed by using the title deeds to position in which property the greater part of the root crown of the tree resides.

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5.0 Tree observations and findings

5.1 T1 and T2 are located adjacent to 28 Moor Park Road. There is obvious die-back within the upper crown of T1

Fig 2) T1 and T2 within 1.5m of property

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Fig 2) T1, T2 and T3 with the collapsed Poplar in the background

5.2 There is an obvious fungal fruiting body present at the root crown of T12, there is also the production of lower stem epicormic growth, consistent with a stressor such as a poor rooting environment and/or the presence of a physiological issue such as what a fungal fruiting presence could result in. Sounding mallet revealed a localised pocket of decay.

Fig 3) T1 Lowe stem, fungal fruiting body and epicormic growth

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5.3 The upper stem of T1 has also generated prolific epicormic growth, consistent with a stressor such as a poor rooting environment or the presence of a physiological issue.

Fig 4) T1 upper stem and crown break

5.4 The upper crown of T1 is entrenched to the point of no bud production. The top 5m of T1 no longer has the capacity to stabilise itself though physiological processes feeding biomechanical tolerance to strong weather events. Without proactive works there is a likelihood of failure beyond any risk tolerance parameters set out by VALID or other risk models such as QTRA. All bud production that can be seen within fig 5 is from the adjacent tree T2, which in itself is not prolific and consistent with a healthy tree.

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Fig 5) T1 upper crown. Lack of bud production leaving the entire top 5,m of this tree dead with little to no biomechanical tolerance towards strong winds or other extreme weather events.

5.5 The lower stem of T2 is in relatively good condition. There is some wood cankering, but that is consistent with Oaks that are both in good condition and those that are suffering. The sounding mallet revealed no reason for structural concern at this level of the tree. This specimen has obvious proximity issues and has displaced the adjacent fenceline and is within 0.7m of the main structure of the property. This raises longevity concerns that whilst are not present now will required consideration in the future.

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Fig 6) T3 Lower stem of T2. Proximity to structure. Mild epicormic response.

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5.5 The stem of T2 is producing more epicormic growth than you would expect from a healthy specimen. There is a leaver to its growth habit that takes it within 0.5m of the property,

Fig 6) T2 upper stem

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5.6 The upper crown of T1 would be considered of a *fair* condition, though the bud production is not consistent with an Oak at this stage of its life cycle. There is a lateral limb that overhangs the property which imbalances the upper crown, this also happens to be the rea which has the least amount of viable buds, and therefore the point of most concern.

Fig 7) T2 upper crown overhang of property. More prolific bud production I central areas of growth. The tips of branch extension display entrancement.

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6.0 Professional standards, references and inspection framework

6.1 Clause Mattheck: The body language of trees

6.2 NHBC 4.2:2020 (Buildings near trees)

6.3 Applied Tree Biology

7.0 Statutory obligations

7.1 Duty of Care:

Under British common law, 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 to all people who may be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a foreseeable risk of injury to persons or property.

7.2 The Occupiers Liability Act (1984) and Health and Safety at Work Act (1974) cover the legislative duty of care.

In England and Wales an occupiers' liability is governed by the Occupiers' Liability Acts 1957 and 1984. The occupier is defined as the person 'occupying or having control of the premises.' When a property is rented or leased the person 'having control' may be the owner, agent or tenant depending on the written tenancy agreement.
The law outlines an occupiers' responsibility, known in law as 'the duty of care,' to take reasonable care to avoid acts or omissions which he or she could foresee may result in harm or injury. When an occupier fails to exercise his or her responsibility the result may be a claim for negligence.
Where A has a 'duty of care' towards B and fails to take any necessary action, resulting in harm or injury to people, animals, or property, and if that harm or injury is foreseeable, then it is likely to be categorised as negligence.

7.3 Town and Country Planning Act (1990) (TCPA)

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Under the TCPA, any tree that has a Tree Preservation Order placed upon it by the Local Planning Authority (LPA) cannot be worked on without the permission of the LPA. It is an offense to work on a TPO tree with the LPA's permission.

As all trees within the LWT zones may be part of an SSSI, for any that require tree surgery work (unless for urgent risk related work), the relevant service may need to notify of intent to conduct work. The LPA then has six weeks to respond to the notification.

7.4 Wildlife and Countryside Act (1981)

The presence of an active bird's nest is a protected habitat for the duration that the nest is active.

As it is an offence to disturb or destroy an active bird nest, tree surgery work is recommended to wait until after nesting season (first march – 31st August) where nesting birds are present.

8.0 Conclusions

8.1 The upper crown of T1 is dead action is required.

8.2 The lateral growth from T2 extending over the property is regressing and entrenching action is required.

8.3 Ownership of both T1 and T2 is in question. This should be verified though the use of the deeds and measing out property boundaries. The place from which the tree originates and/or where the greater part of the root crown resides is the place of ownership.

9.0 Management conclusion(s) / option(s)

Rik Management Recommendations:

1) Undertake works as stated within APPENDIX A of this document
2) Undertake works as stated within APPENDIX A of this document as soon as reasonably practicable, no longer than three months after the date of this reports production.

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3) Have trees inspected no less frequently than once every two years from the date of this reports production.

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APPENDICES

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Site	Tree No	Species	DBH	Height	Radial Spread	Rooting Area	Root Crown	Stem	Crown Break	Crown	Overall Condition	Comments	Prescriptions	Inspection regime	Priority
28 Moor Park Road	T1	Oak	630	17.2	3/3/3/3	Poor	Poor	Poor	Fair	Poor	Poor	Proximity to structure. Fungal fruiting body. Decay pocket. Upper crown dead. Poor bud production	Remove the top 6m of tree back to the crown break	2	2
28 Moor Park Road	T2	Oak	595	18	3/3/3/3	Poor	Poor	Fair	Fair	Fair	Fair	Proximity to structure. Low upper crown bud production	Reduce property overhang by 3m, back to original lateral point of reduction. Reduce growth of lateral limb by 60% of all growth	2	2

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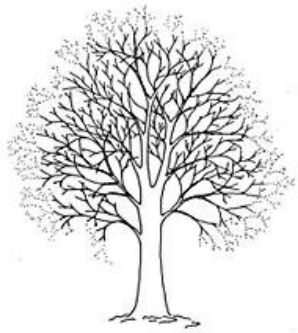
APPENDIX B: PRUNING DEFINITIONS

Crown Lift or Crown Raising

Crown lifting is the removal of the lowest branches and/or preparing of lower branches for future removal. Good practice dictates crown lifting should not normally include the removal of large branches growing directly from the trunk as this can cause large wounds which can become extensively decayed leading to further long-term problems or more short-term biomechanical instability. Crown lifting on older, mature trees should be avoided or restricted to secondary branches or shortening of primary branches rather than the whole removal wherever possible. Crown lifting is an effective method of increasing light transmission to areas closer to the tree or to enable access under the crown but should be restricted to less than 15% of the live crown height and leave the crown at least two thirds of the total height of the tree. Crown lifting should be specified with reference to a fixed point, e.g. 'crown lift to give 5.5m clearance above ground level.'



Crown Reduction

The reduction in height and/or spread of the crown (the foliage bearing portions) of a tree. Crown reduction may be used to reduce mechanical stress on individual branches or the whole tree, make the tree more suited to its immediate environment or to reduce the effects of shading and light loss, etc. The final result should retain the main framework of the crown, and

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so a considerable proportion of the leaf bearing structure, and leave a similar, although smaller outline, and not necessarily achieve symmetry for its own sake. Crown reduction cuts should be as small as possible and in general not exceed 100mm diameter unless there is an overriding need to do so. Reductions should be specified by actual measurements, where possible, and reflect the finished result, but may also refer to lengths of parts to be removed to aid clarity, e.g. 'crown reduce in height by 2.0m and lateral spread by 1.0m, all round, to finished crown dimensions of 18m in height by 11m in spread (all measurements approximate.)'. Not all species are suitable for this treatment and crown reduction should not be confused with 'topping,' an indiscriminate and harmful treatment.

Illustrations courtesy of European Arboricultural Council.

The importance of correct pruning cuts

Every pruning cut inflicts a wound on the tree. The ability of a tree to withstand a wound and maintain healthy growth is affected by the pruning cut – its size, angle, and position relative to the retained parts of the tree. As a rule, branches should be removed at their point of attachment or shortened to a lateral which is at least one-third of the diameter of the removed portion of the branch, and all cuts should be kept as small as possible. Examples of correct pruning cuts are shown as follows.

Showing sequence of removal to avoid damage to the retained parts.

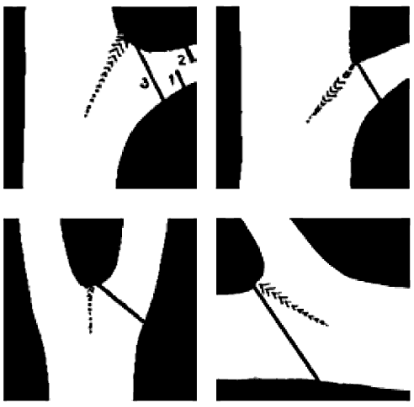

Diagram 2 – examples of correct pruning cuts. Drawings courtesy of European Arboricultural Council.

Other useful terms associated with tree work:

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Adaptive growth

An increase in wood production in localised areas in response to a decrease in wood strength or external loading to maintain an even distribution of forces across the structure.

Adventitious/epicormic growth

New growth arising from dormant or new buds directly from main branches/stems or trunks.

Bracing

Bracing is a term used to describe the installation of cables, ropes, and/or belts to reduce the probability of failure of one or more parts of the tree structure due to weakened elements under excessive movement.

Branch bark ridge and collar

See diagram three section 3. Natural features of a fork or union that may or may not be visually obvious. Neither the branch bark ridge nor collar should be cut.

Callus

Undifferentiated tissue initiated because of wounding, which become specialised tissues of the repair over time.

Cavity

A void within the solid structure of the tree, normally associated with decay or deterioration of the woody tissues. May be dry or hold water if the latter it should not be drained. Only soft decomposing tissue should be removed, if necessary, to assess the extent. No attempt should be made to cut or expose living tissue.

Co-dominant stems

Two or more, upright, stems of equal size and vigour competing for dominance. Where these arise from a common union the structural integrity of that union should be assessed.

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Coppicing

The cutting down of a tree within 300mm (12in) of the ground at regular intervals, traditionally applied to certain species such as Hazel and Sweet Chestnut to provide stakes etc.

Crown

The foliage bearing section of the tree formed by its branches and not including any clear stem/trunk.

Deadwood

Non-living branches or stems due to natural ageing or external influences. Deadwood provides essential habitats, and its management should aim to leave as much as possible, shortening or removing only those that pose a risk. Durability and retention of deadwood will vary by tree species.

Decline

When a tree exhibits signs of a lack of vitality such as reduced leaf size, colour, or density.

Dieback

Tips of branches exhibit no signs of life due to age or external influences. Decline may progress, stabilise, or reverse as the tree adapts to its new situation.

Dormant

The inactive condition of a tree, usually during the coldest months of the year when there is little, or no growth and leaves of deciduous trees have been shed.

Fertilising

The application of a substance, usually to the tree's rooting area (and occasionally to the tree), to promote tree growth or reverse or reduce decline. This will only be effective if nutrient deficiency is confirmed. If decline is the result of other factors such as compaction, physical damage, toxins etc., the application of fertiliser will not make any difference.

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Formative pruning

Minor pruning during the early years of a tree's growth to establish the desired form and/or to correct defects or weaknesses that may affect structure in later life.

Fungi/Fruiting bodies

A member of the plant kingdom that may colonise living or dead tissues of a tree or form beneficial relationships with the roots. The fruiting body is the spore bearing, reproductive structure of that fungus. Removal of the fruiting body will not prevent further colonisation and will make diagnosis and prognosis harder to determine. Each colonisation must be considered in detail by a competent person to determine the long-term implications of tree health and structure when considered alongside the tree species, site usage etc.

Lopping and Topping

Generally regarded as outdated terminology but still included as part of Planning legislation. Lopping refers to the removal of large side branches (the making of vertical cuts), and topping refers to the removal of substantial portions of the crown of the tree (the making of horizontal cuts, generally through the main stems). Often used to describe crude, heavy-handed, or inappropriate pruning.

Monitor

A suggested period of time for any given specific tree to gauge a condition or infection that requires a more frequent analysis.

Monolith

The removal of the entire crown to specified height in order to mitigate risk of failure, leaving the stem for habitat.

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Painting or Sealing

Covering pruning cuts or other wounds with a paint, often bitumen based. Research has demonstrated that this is not beneficial and may in fact be harmful. On no account should timber treatments be used as these are harmful to living cells.

Pollard

The initial removal of the top of a young tree at a prescribed height to encourage multi-stem branching from that point, traditionally for fodder, firewood, or poles. Once started, it should be repeated on a cyclical basis always retaining the initial pollard point or boiling as it becomes known.

Retrenchment pruning

A form of reduction intended to encourage development of lower shoots and emulate the natural process of tree aging.

Root pruning

The pruning back of roots (like the pruning back of branches). This can affect tree stability, so it is advisable to seek professional advice prior to attempting root pruning.

Topping

See Lopping and Topping.

Vitality

The degree of physiological and biochemical processes (life functions) within an individual, group or population of trees.

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APPENDIX C: Useful links, references, and information

Tree Preservation Orders and trees in conservation areas:

https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas

Map of planning data for England

Benefits of trees:

https://canopy.org/tree-info/benefits-of-trees/

https://www.nparks.gov.sg/trees/learn/benefits-of-trees

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