



Fulford-Dobson Associates Ltd
ARBORICULTURAL CONSULTANCY

TREE HAZARD SURVEY

Herons Creek
Station Road
Wargrave
Berkshire
RG10 8EU

June 2025

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Project ref	FDA1451
Client	Richard Emerton
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Survey date(s)	19.06.25
Report submission date	02.07.25

1. Introduction

1.1 Scope

I have been instructed by Richard Emerton to carry out an up to date hazard survey of the trees at Herons Creek, to include only the significant ones within the garden around the house and those on the island opposite. This report sets out my methodology, observations and recommendations.

1.2 Methodology

My inspection was conducted from ground level using visual observation, aided by a small steel probe, nylon sounding hammer and a monocular. Tree heights, trunk diameters and crown dimensions were estimated. The survey was carried out on OTISS software using a handheld mobile device and the trees were plotted onto Open Street and Google Aerial mapping under our OTISS licence agreement. The risk assessment element of the survey uses *Tree Hazard: Risk Evaluation and Treatment System* (THREATS. Forbes-Laird 2010 as amended). The survey process is one of “negative reporting”, where trees are noted, plotted and commented on only if they present a significant hazard or require special note or regular monitoring.

1.3 Limitations

This survey supersedes the previous ones done by me in 2015 (FDA0247), 2018 (FDA0659) and 2022 (FDA1210).

Trees are dynamic natural structures and even those considered to be reasonably safe and healthy during qualified inspections can be liable to unforeseen partial failure or windthrow, especially adverse weather conditions. As risks associated with trees generally increase with their age so do many of their benefits. The recommendations in this report are therefore formulated to try and maintain a balance between the costs and benefits of risk reduction, together with pragmatic arboricultural husbandry in the context of the subject site and wider landscape.

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. I cannot therefore accept any liability in connection with these factors, nor where prescribed tree work is not carried out in a correct and professional manner in accordance with current good practice.

The authority of this report ceases after two years from the date of the inspection, or when any site conditions change, or pruning, or other works unspecified in the report are carried out to, or affecting, the subject tree, whichever is the sooner.

1.4 Author's qualifications

I am a Fellow and Registered Consultant of the Arboricultural Association, a member of the Chartered Institute of Horticulture and a Chartered Environmentalist with over 33 years' experience of working with trees and wooded landscapes. I hold a diploma in arboriculture (Merrist Wood College 1996-1998), the Arboricultural Association technician's certificate (2005) and the LANTRA professional tree inspection certificate (2013- updated in 2022). I also hold the Bond Solon (Cardiff University) expert witness certificate (2016) and I am a trained and licenced user of Quantified Tree Risk Assessment (since 2017). My experience includes fifteen years as English Heritage's appointed tree and woodland inspector (Eastern, London and Southern regions), over four years in local planning authority and seven years in commercial contracting (tree surgery and woodland management).

2. The survey

2.1 Background

The subject trees are within the Wargrave Conservation Area so section 211 of the Town and Country Planning Act 1990 applies. This requires that the local planning authority is notified of certain work to such trees using a section 211 notice, six weeks before the work is carried out.

I have been inspecting the trees at Herons Creek every 3-4 years since 2015. Various tree work has since been carried out as a result of my recommendations, mostly to manage the risk associated with the veteran white willows in the linear wooded group east of the access track leading to the Wargrave Boat Club (T024). In addition to overhanging the access track, these old trees are within falling distance of neighbouring private residences at numbers 14, 16 and 18 Waterman's Way.

2.2 Recommendations

A handful of trees require work as highlighted in the survey schedule.

Of particular note is the work to the two large white willows that overhang the boat club (T016 & T017). Both of these trees have been periodically maintained at high pollard points throughout their lives and were last done probably around 15 years ago. The regrowth should now be reduced back to the high pollard points within the next year.

The remainder of the work is routine maintenance for the ornamental trees in the formal garden.

I have also suggested that the fruit trees in the orchard should be fruit pruned this coming winter (Jan-Feb 2026).

All work (with the exception of fruit tree pruning and the removal of deadwood) must be included on a section 211 notice to the council, which could be submitted by the tree owners, their appointed contractors or myself (subject to instruction).

2.3 Appointing contractors

Over the last 30 years I have built professional relationships with the following local contracting firms who carry out woodland operations, tree surgery and planting services: -

Friar Park Tree Service
 Friar Park Stables, Henley-on-Thames
 01491 412 538 / 07786968621
mark@fptreeservices.co.uk

Fernoak Tree Surgeons
 Bracknell
 01344 645 554
jon@fernoaktreesurgeons.co.uk

Four Seasons Tree Care Limited
Thame
01844 218 222
office@4seasonstreecare.co.uk

Heritage Tree Services
Stoke Row, Henley-on-Thames
01491 681185
<https://www.heritagetreeservices.co.uk/>

Building trusted relationships with competent and qualified contractors is beneficial to the smooth running of a property's tree management processes and it may be beneficial to have a couple of firms on-hand who can provide cover for different types of work. I suggest quotations are sought from at least two of the above firms and regardless of my recommendation, it is important to check their insurance details, terms and conditions before issuing instructions.

2.4 Frequency of future surveys

I recommend that the trees at Herons Creek should be formally re-surveyed by a qualified, competent and impartial arboriculturist every three years. In the meantime they should be informally checked annually by the home owner and/or gardener, especially after storms (Force 9+) and heavy snow fall.

Reports of problems from neighbours and users of the boat club are an important element of informal observations and should be acted upon. If there is any doubt as to the condition of the trees, please do not hesitate to contact me for further advice.

2.5 Key and survey data and tree terms

Ref.	Unique identification number for each tree, group or wooded area. Also shown on the tree location plan.
Species	Tree species: common name (followed by botanical name in brackets and italics).
Measurements	Estimated height in metres Estimated average crown radius in metres Estimated trunk diameter in centimetres (measured at 1.5m above ground level) Life stage listed as one of the following: - young, semi-mature, early-mature, mature, late-mature, (veteran*), ancient. Life Expectancy listed as one of the following: - Dead, <10 years, 10+ years, 20+ years, 30+ years, 40+years, 50+ years *All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value (NPPF Nov 2018).
Vigour	Vigour (closely related to physiological health) categorised as follows: - Good, Fair, Poor, Declining, Dead.
Survey notes	Only relevant notes are taken in relation to significant safety concerns, actionable defects or reasons for future monitoring, risk control and/or tree work
THREATS Category	Categories of risk, as calculated using <i>Tree Hazard - risk evaluation and treatment system</i> (THREATS), Forbes-Laird 2010 (as amended). Categorised as follows: - 1 (insignificant), 2 (minimal), 3 (slight), 4 (moderate), 5 (significant), 6 (serious), 7 (extreme).
Inspection frequency	Recommended frequency for future inspections (based on a combination of THREATS and the general guidance from the National Tree Safety Group), listed as follows: - 1 year, 3 years or 5 years
Recommendations	Self-explanatory. Work is generally only recommended to address significant hazards (risk management), statutory conflict, significant nuisance and/or to improve the long-term health of the tree(s) where practicable and/or financially viable. Where this cell is blank assume no work is recommended or required. Agreed scope of the survey may include other recommendations such as tree planting, woodland management and general landscape husbandry.
Timescale	Recommended priority for completion deadline of the work, listed as follows: - Urgent, 3 months, 6 months, 1 year or 3 years
Photo	Photos normally only included where significant defects are found and tree work has been recommended.

APPENDIX I

TREE SURVEY SCHEDULE

Tree Survey Schedule

Client: Emerton
 Site: Herons Creek
 Inspection date: 19-Jun-2025

Ref.	Common	Measurements	Vigour	Survey notes	Threat Category	Control Measures 1	Timescale	Photo
T001	Indian bean tree	Est height (m): 10 Est average crown radius (m): 7 Est trunk diameter (cm): 80 Life Stage: Veteran Life Exp.: 10+ Years	Declining	Old wounds on branches. Woodpecker hole on stem. Declining vigour and outer shoots tip dieback (15%).	2: Minimal	Keep a watching brief and expect further decline over the coming years. There is no practicable or financially viable treatment that could prevent further decline. I might guess that at some point within the next 10 years this tree may have reached the end of its safe and useful life.		
T002	Sweet gum	Est height (m): 10 Est average crown radius (m): 5 Est trunk diameter (cm): 35 Life Stage: Early Mature Life Exp.: 30+ Years	Fair/normal	Past remedial pruning work. Overlong lateral branches at risk of breaking out due to species characteristics.	1: Insignificant	Tip reduce lateral crown spread by between 1-1.5m back to suitable growth points.	1 Year	
T003	Common beech	Est height (m): 8 Est average crown radius (m): 1 Est trunk diameter (cm): 20 Life Stage: Early Mature Life Exp.: 40+ Years	Fair/normal		1: Insignificant			No Photo
T004	Weeping willow	Est height (m): 5 Est average crown radius (m): 4 Est trunk diameter (cm): 30 Life Stage: Early Mature Life Exp.: 40+ Years	Fair/normal		1: Insignificant			
T005	Deodar cedar	Est height (m): 9 Est average crown radius (m): 4 Est trunk diameter (cm): 45 Life Stage: Early Mature Life Exp.: 40+ Years	Fair/normal	2-3 dead branches in canopy.	1: Insignificant	Remove noted deadwood.	1 Year	
T006	Himalayan birch	Est height (m): 12 Est average crown radius (m): 6 Est trunk diameter (cm): 45 Life Stage: Mature Life Exp.: 30+ Years	Fair/normal	Branches/foliage now rubbing against garage roof tiles & gutters.	1: Insignificant	Target prune small branches/foliage to ensure 1m clearance from garage.	1 Year	

Ref.	Common	Measurements	Vigour	Survey notes	Threat Category	Control Measures 1	Timescale	Photo
T007	Eucalyptus cider gum	Est height (m): 11 Est average crown radius (m): 5 Est trunk diameter (cm): 50 Life Stage: Mature Life Exp.: <10 years	Dead	Root decay (fungi). Heavily reduced but no live growth has been produced.	3: Slight	Fell/remove.	1 Year	
T008	Norway spruce	Est height (m): 17 Est average crown radius (m): 4 Est trunk diameter (cm): 50 Life Stage: Mature Life Exp.: 30+ Years	Fair/normal		1: Insignificant			No Photo
T009	Horse chestnut	Est height (m): 12 Est average crown radius (m): 6 Est trunk diameter (cm): 40 Life Stage: Mature Life Exp.: 30+ Years	Fair/normal		2: Minimal			
T010	Field maple	Est height (m): 8 Est average crown radius (m): 3 Est trunk diameter (cm): 20 Stems: 2 Life Stage: Early Mature Life Exp.: 40+ Years	Good		1: Insignificant			
T011	Weeping willow	Est height (m): 5 Est average crown radius (m): 4 Est trunk diameter (cm): 40 Stems: 5 Life Stage: Mature Life Exp.: 30+ Years	Fair/normal		1: Insignificant			
T012	Mulberry Apple x9 English yew x2	Est height (m): 4 Est average crown radius (m): 2 Est trunk diameter (cm): 30 Trees: 12 Life Stage: Mature Life Exp.: 20+ Years	Fair/normal	Includes small orchard, topiary yews and pollarded willows.	1: Insignificant	Fruit trees will need winter pruning 2025/6. Your gardener may be willing and able to do this.	1 Year	
T014	Common ash	Est height (m): 20 Est average crown radius (m): 7 Est trunk diameter (cm): 80 Life Stage: Mature Life Exp.: 40+ Years	Fair/normal	Crown overhangs boat club landing stage and nearby moored boats.	1: Insignificant			No Photo

Ref.	Common	Measurements	Vigour	Survey notes	Threat Category	Control Measures 1	Timescale	Photo
T015	London plane	Est height (m): 25 Est average crown radius (m): 8 Est trunk diameter (cm): 70 Stems: 4 Life Stage: Mature Life Exp.: 40+ Years	Fair/normal	Large crown overhangs boat club - expect to schedule work within 3-5 years.	2: Minimal	Expect to schedule work within the next 5 years.		No Photo
T016	White willow	Est height (m): 20 Est average crown radius (m): 4 Est trunk diameter (cm): 95 Stems: 2 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Periodically maintained at high pollard points at c15m. Last done around 15 years ago.	3: Slight	Reduce back to established high-pollard points at c15m.	1 Year	
T017	White willow	Est height (m): 22 Est average crown radius (m): 6 Est trunk diameter (cm): 160 Stems: 5 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Periodically maintained at high pollard points at c17m, last done approximately 15 years ago.	3: Slight	Reduce back to high pollard points at c17m.	1 Year	
T018	London plane	Est height (m): 25 Est average crown radius (m): 7 Est trunk diameter (cm): 60 Stems: 2 Life Stage: Mature Life Exp.: 40+ Years	Fair/normal		1: Insignificant			No Photo
T019	Common ash	Est height (m): 20 Est average crown radius (m): 8 Est trunk diameter (cm): 60 Life Stage: Mature Life Exp.: 30+ Years	Fair/normal	Inclining out over the river and floating pontoon.	2: Minimal			No Photo
T020	White willow Common ash x3 Sycamore x5 Common alder x4	Est height (m): 18 Est average crown radius (m): 5 Est trunk diameter (cm): 40 Trees: 13 Life Stage: Early Mature Life Exp.: 40+ Years	Fair/normal		2: Minimal			No Photo
T021	White willow x5 Common ash x2	Est height (m): 20 Est average crown radius (m): 7 Est trunk diameter (cm): 70 Trees: 7 Life Stage: Mature Life Exp.: 30+ Years	Fair/normal		2: Minimal			No Photo
T024	Common ash x15 White willow x24	Est height (m): 20 Est average crown radius (m): 6 Est trunk diameter (cm): 80 Trees: 39 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Linear wooded group along edge of access track to boat club and within falling distance of the rear gardens of neighboring houses. Majority of willows are very large veterans with typical associated characteristics (high habitat value, deadwood, storm damage & wood decay fungi). History of past pruning and risk control.	3: Slight			No Photo
T025	White willow	Est height (m): 25 Est average crown radius (m): 7 Est trunk diameter (cm): 105 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Tag no. 909. Huge veteran. Previously reduced in height. Expect to schedule further work within 5 years.	3: Slight	Expect to schedule work within the next 5 years.		No Photo

Ref.	Common	Measurements	Vigour	Survey notes	Threat Category	Control Measures 1	Timescale	Photo
T026	White willow	Est height (m): 23 Est average crown radius (m): 5 Est trunk diameter (cm): 80 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Tag no. 610. Upper crown reduced within the last few years. Wood decay fungi on main trunk between 2.5-5m (<i>Laetiporus sulphureus</i>).	3: Slight	Expect to schedule work within the next 3 years.		No Photo
T027	White willow	Est height (m): 23 Est average crown radius (m): 4 Est trunk diameter (cm): 90 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Tag no 611. Large veteran willow. Upper crown reduced within the last few years.	2: Minimal			No Photo
T028	White willow	Est height (m): 23 Est average crown radius (m): 5 Est trunk diameter (cm): 90 Life Stage: Veteran Life Exp.: 20+ Years	Fair/normal	Tag no 612. Large veteran willow with recent storm damage and partially broken (hung-up limb). Not a significant hazard at present but expect to schedule work within the next 3 years.	3: Slight	Expect to schedule work within the next 3 years.		No Photo
T029	Weeping willow	Est height (m): 5 Est average crown radius (m): 4 Est trunk diameter (cm): 32 Life Stage: Early Mature Life Exp.: 20+ Years	Good	Maintained by periodic pollarding.	1: Insignificant			

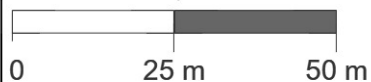
APPENDIX II

TREE LOCATION PLAN

Tree Hazard Survey (FDA1451)
Herons Creek
Station Road
Wargrave
Berkshire RG10 8EU

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