MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural ASSOCIATION
Professional Member

TREE RISK ASSESSMENT REPORT

Moonrakers, Gorse Lane, Worthing, West Sussex, BN13 3BX

Prepared For:	Mr A Mckechnie
Local Authority:	Worthing Borough Council (WBC)
Document reference:	MDJAC-TRAQ25104-TRAR-01
Date:	30 June 2025
Revision:	First Issue
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EXECUTIVE SUMMARY

S1. This Tree Risk Assessment Report (TRAR) has been instructed by Mr A McKechnie, the owner of the subject property, Moonrakers, Gorse Lane, Worthing, BN13 3BX.

S2. Mr McKechnie recently received correspondence from the local highway authority, West Sussex County Council, serving him notice of the potential presence of ash trees that are adversely impacted by Ash Dieback Disease (ADB) on his land. Consequently, he is therefore required by Section 154 of The Highway Act 1980 to seek a professional assessment of the subject trees. This report is therefore intended to inform Mr McKechnie of the current tree stock, its condition, and an assessment of the risk it poses to residents, users, and visitors to the site; and the general public.

S3. A total of 19 individual trees and one group of trees with trunk diameters in excess of 100mm at 1.5m above ground level, were surveyed and recorded in accordance with the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology.

S4. Of these, eight individuals and one group of trees were found to constitute a moderate risk due to advanced symptoms of Ash Dieback Disease, and I recommend that these are removed as soon as reasonably practicable, subject to obtaining the necessary permissions. The remaining trees currently pose a low risk, but in light of the need to remove the trees described above, I consider further that failure of newly exposed trees, or their continued decline by Ash Dieback Disease to be foreseeable.

S5. The most prudent and effective way to mitigate the associated risks, in my view, is to remove all of the ash trees, and replant the area with other broadleaf species. A non-exhaustive table of suitable species is provided at **Table 6**.

S6. The trees are subject to a TPO and therefore, a statutory requirement to obtain consent from the local planning authority exists, prior to undertaking any works. I have also provided an estimated timber volume for each tree[1,2] which suggests that a felling licence will also be necessary before works commence.

[1] (Rough guide to calculating timber volumes)
[2] (OpenAI, 2025)

1 INTRODUCTION

1.1 INSTRUCTION

1.1.1. This Tree Risk Assessment Report (TRAR) has been instructed by Mr A McKechnie, the owner of the subject property, Moonrakers, Gorse Lane, Worthing, BN13 3BX.

1.2 TERMS OF REFERENCE (TOR)

1.2.1. Mr McKechnie recently received correspondence from the local highway authority, West Sussex County Council, serving him notice of the potential presence of ash trees that are adversely impacted by Ash Dieback Disease (ADB) on his land. Consequently, he is therefore required by Section 154 of The Highway Act 1980 to seek a professional assessment of the subject trees.

1.2.2. This report is therefore intended to inform Mr McKechnie of the current tree stock, its condition, and an assessment of the risk it poses to residents, users, and visitors to the site; and the general public.

1.2.3. The agreed scope of work is outlined below:

1. To undertake a site visit and inspection of the established tree stock within the rear garden, between the property's rear elevation and Bost Hill; and
2. To produce this TRAR, which outlines the general condition of the tree stock, and makes recommendations where risks exist, in order to meet The Client's Duty of Care under the Occupiers' Liability Acts.

1.2.4. This report should be read in conjunction with the documents and plans listed below for context:

Appendix 1. The tree survey schedule (ref. MDJAC-TRAQ25104-TSS-01);
Appendix 2. The tree survey plan (ref. MDJAC- TRAQ25104-TSP-01); and
Appendix 3. Author's experience and qualifications.

1.3 SITE VISIT DETAILS

1.3.1. I visited the site on Thursday 12 June 2025 and carried out a Visual Tree Assessment (VTA)[3] and a Level 2 Basic Assessment[4]. A VTA comprises a ground-based assessment of the trees, taking into account their 'body language' and natural features, and identification of any potential defects. Handtools such as probes, binoculars and sounding mallets were used where this would be useful in qualifying potential defects, or areas of suspected decay. Where risk features existed, they were qualified using the Tree Risk Assessment Qualification (TRAQ) methodology. I have included a summary of my professional experience and qualifications at **Appendix 3**.

[3] (Mattheck, Bethge, & Weber, 2015)
[4] (Dunster, Smiley, Matheny, & Lilly, 2017)

1.4 SITE DESCRIPTION

1.4.1. The subject property is located towards the northern end and on the east side of Gorse Lane, Worthing, set among properties of similar size and stature. Eastward views from the property extend over the Findon Valley, towards Steyning Village. The plot is currently being re-developed to comprise a new detached property with a detached garage.

1.4.2. Ground levels generally fall away from the highest point on the west boundary adjacent to Gorse Lane. The area immediately abutting the house represents a semi-managed garden. However, the terrain becomes more challenging almost immediately beyond the semi-managed portion of garden and as such, no notable recent or proactive tree management has occurred.

1.4.3. As a result of the lack of management, dense ground flora, predominantly bramble, has colonised the steep slope at the eastern end of the garden.

1.4.4. I have carried out a desk-based review of local soil characteristics, which suggests that the underlying soil geology is likely to be a mixture of Tarrant Chalk and Newhaven Chalk[5]. Chalk soils are calcareous, highly alkaline, and often shallow with a free-draining structure. They present both opportunities and challenges for trees. The high pH influences nutrient availability, while the structure affects water retention and root penetration[6].

1.5 LIMITATIONS

1.5.1. The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from ground level, from within the boundaries of the site, and from the surrounding publicly accessible areas. However, the dense ground vegetation and steep topography was limiting to my ability to view the trees up close and therefore, the majority of trees were surveyed from distance. The presence of additional physiological or structural defects that are only visible from close inspection cannot be discounted.

2 RELEVANT LEGISLATION

2.1 TREE PRESERVATION ORDERS (TPOS)

2.1.1. Having reviewed the Arboricultural Impact Assessment produced by PJC Consultancy Ltd (ref. 6097/22-01, dated 19 July 2022) that accompanied the planning application to develop the site, I understand that the trees at the eastern end of the garden are afforded statutory protection by a Tree Preservation Order. This is identified as TPO No. 5 of 1991 in the PJC report.

[5] (British Geological Society, 2025)
[6] (OpenAI, 2025)

2.1.2. The Worthing Borough Council website does not appear to have an interactive map, and I have not contacted the authority directly to verify this information. Therefore, for the purposes of this report, I have assumed that all trees are protected by the order and therefore, prior consent must be obtained before undertaking tree surgery or removal works.

2.1.3. Applications for work can be submitted using the Planning Portal at www.planningportal.co.uk.

2.2 Conservation Areas (CAs)

2.2.1. The site does not appear to be within a conservation area, and therefore there are no arboricultural constraints in this regard.

2.3 The Forestry Act 1967

2.2.2. The Forestry Act 1967, as amended, is the primary legislation governing the sustainable management and protection of forests and woodlands in the UK. It sets out the legal framework for regulating the felling of trees through the requirement for a felling licence. A felling licence is generally required whenever trees are to be felled, unless an exemption applies.

2.2.3. Common exemptions include the felling of up to 5 cubic metres of timber per calendar quarter (with no more than 2 cubic metres sold), the removal of dangerous or diseased trees, or trees felled as part of certain approved planning permissions[7]. These controls ensure that tree felling is managed responsibly and that woodland cover is maintained in line with national forestry policy and environmental objectives.

2.2.4. Applications for felling licences can be made by the land owner or an agent using the Forestry Commission's felling licence portal at:
https://fellinglicenceonline.forestrycommission.gov.uk/portal/user/login.

3 Tree Risk Assessment Methodology

3.1 Understanding Tree Risk

3.1.1. Trees are dynamic organisms that are the subject of continual change and adaptation to their given environments. As such, they are complex organisms that are able to successfully adapt to structural defects, if given the time to do so[8].

3.1.2. Statistics on tree-related injuries suggest that the risk of being killed by a falling tree, either in whole or in part, is around 1:15,000,000 [one in fifteen million][9]. Approximately 55 A&E cases per year relate to injuries resulting from being struck by trees, and this is exceedingly small when compared to A&E

[7] (Forestry Commission, 2025)
[8] (The National Tree Safety Group, 2024)
[9] (The National Tree Safety Group, 2024)

cases for other, commonly accepted risks, including 2.9 million leisure-related cases; footballs (262,000), children's swings (10,900) and even wheelie bins (2,200) are involved in significantly more incidents on an annual basis[10].

3.1.3. Accordingly, it is imperative to maintain this perspective when assessing the risk posed by trees, in order to avoid unnecessary tree removals or pruning, and thus, diminishing the wider ecosystem services that they provide society.

3.2 SURVEY METHODOLOGY

General

3.2.1. The survey was conducted using the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology. This process builds on the Visual Tree Assessment (VTA), which provides a biomechanics-based approach for inspecting trees and has become the standard methodology for arboriculturists. The ISA methodology provides three levels of survey, and these are intended to provide a cost-effective solution for all sizes of tree stock, as outlined below.

- **Level 1 – Limited visual inspection:** seeks to highlight trees with notable or obvious defects, usually within large populations of trees, by completing a walk or drive-by survey, and highlighting trees for further assessment where necessary;
- **Level 2 – Basic assessment**: includes a detailed assessment of trees, aided by hand tools where necessary, their growing environments and the targets surrounding the trees; or
- **Level 3 – Advanced assessment:** usually prescribed following a Level 2 assessment, this level seeks to provide additional, detailed information about specific tree parts, defects, targets, or site conditions. Specialised equipment such as microdrills or sonic tomography may be used to identify internal decay or defects.

Scope of survey

3.2.2. A Level 2 'Basic Assessment' survey was undertaken. This level of survey methodology comprises a ground-based, non-invasive assessment of each individual tree which seeks to[11]:

- Where applicable, determine the significant targets and target zone for the tree or branches of concern;
- Review the site history, conditions, and species failure profile;
- Inspect the tree visually, and where deemed necessary, use hand tools including but not limited to binoculars, a nylon-headed mallet, probes, or shovels to determine structural condition;
- Assess expected loads on the tree and its constituent parts;
- Assess general tree health;
- Record observations of site conditions, defects and outward signs of potential internal defects and response growth;
- If necessary, recommend advanced assessment;
- Analyse the collected data to determine the likelihood and consequences of failure in order to evaluate the degree of risk;

[10] (The National Tree Safety Group, 2024)

[11] (Dunster, Smiley, Matheny, & Lilly, 2017)

- Develop mitigation options and estimate residual risk for each option; and
- Develop and submit the findings to The Client/tree manager and advise on reinspection intervals.

3.2.3. I was not provided with any specific information relating to the site's recent history.

Target assessment

3.2.4. In the context of tree risk assessment, a target is any person, structure or property that may be damaged in the event of a failure.

3.2.5. The target zone is the area immediately surrounding the tree, and therefore, objects within this area are targets by default. Targets may therefore include but not be limited to, pedestrians using footpaths or bridgeways, street furniture such as lamp columns and road signs, cars parked in laybys, or those being driven on roads adjacent to trees.

3.2.6. In all risk assessments, humans are the principal target. Therefore, occupancy rates of people in the tree target zones are a material consideration when undertaking tree risk assessments. Protection factors, such as the presence of other trees or buildings, may offer an element of protection for people within the tree target zone; these are also considered as part of the ISA TRAQ methodology.

3.2.7. Targets may fall into one of three categories:

- **Static targets:** targets that are fixed or not easily moved, such as houses, sheds, and street furniture;
- **Movable targets:** targets that can be re-located with relative ease, such as sculptures, parked cars, or playground equipment; or
- **Mobile targets:** those that are in motion or move intermittently, such as pedestrians, bicycles, or cars.

Data analysis and risk categorisation

3.2.8. The ISA TRAQ methodology requires assessments to be made in regard to three key aspects of tree risk: the likelihood of failure occurring, the likelihood of the tree part impacting a target if a failure occurred (irrespective of the likelihood of failure), and the consequences of such a failure occurring. Additional information on these assessments is provided below for transparency.

Likelihood of failure

3.2.9. Where one or more structural defects exist, the likelihood of failure is assessed based on the species profile of the individual tree, in consideration with the severity of the defects observed. The likelihood of failure is assessed in accordance with **Table 1** below.

Table 1: explanatory notes on the likelihood of failure[12].

Likelihood of failure	Description
Improbable	The tree or branch is not likely to fail during normal weather conditions and may not fail in many severe weather conditions within the specified timeframe
Possible	Failure could occur, but it is unlikely during normal weather conditions within the specified timeframe
Probable	Failure may be expected under normal weather conditions within the specified timeframe
Imminent	Failure has started or is most likely to occur in the near future, even if there is no significant wind or increased load. This is an infrequent occurrence for a risk assessor to encounter and may require immediate action to protect people from harm

Likelihood of impacting a target

3.2.10. Once targets have been identified it is important to determine occupancy rates and any protection measures that may protect the target in the event of a failure. Occupancy rates can be summarised as:

- **Rare occupancy:** the target zone is not commonly used by people;
- **Occasional occupancy:** the target zone is occupied by people or targets infrequently or irregularly;
- **Frequent occupancy:** the target zone is occupied for a substantial proportion of a day or work week; or
- **Constant occupancy:** a target is present at nearly all times, 24 hours a day, 7 days a week.

3.2.11. Following determination of occupancy rates and protection factors, the likelihood of the tree or tree part is categorised in accordance with **Table 2** below.

Table 2: explanatory notes on the likelihood of a tree (or part) impacting a target.

Likelihood of impact	Description
Very low	The likelihood of the failed tree or part impacting the specified target is remote
Low	It is not likely that the failed tree or part will impact the target
Medium	The failed tree or part is as likely to impact the target as not
High	The failed tree or part will most likely impact the target

3.2.12. Once the likelihood of failure and impacting the target have been calculated, a combined likelihood of both factors is provided by using Matrix 1 of the system, reproduced below.

Table 3: likelihood of failure matrix.

Likelihood of failure	Likelihood of impacting target			
	Very low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Consequences of failure

3.2.13. Once the likelihood of failure and a failure impacting a specified target have been categorised, the consequences of a failure occurring must be considered. Consequences are categorised into one of the following four categories, based on the value of the target and the harm that may arise.

[12] (Dunster, Smiley, Matheny, & Lilly, 2017)

Table 4: explanatory notes on the consequences of failure.

Consequence	Description	Examples
Negligible	Consequences are those that involve low-value property damage or disruption that can be replaced or repaired	A small branch striking a fence A medium-sized branch striking a shrub bed A large part striking a structure and causing low monetary damage Disruption of power to landscape lighting
Minor	Consequences are those that involve low to moderate property damage, small disruption to traffic or a communication utility, or very minor injury	A small branch striking a house roof from a high height A medium-sized branch striking a deck from moderate height A large part striking a structure and causing moderate monetary damage Short-term disruption of power to a house Temporary disruption of traffic to a residential street
Significant	Consequences are those that involve property damage of moderate to high-value, considerable disruption, or personal injury	A medium-sized part striking an unoccupied new vehicle from a moderate or high height A large part striking a structure and resulting in high monetary damage Disruption of distribution to primary or secondary utility services Disruption to traffic on a 'B road'
Severe	Consequences are those that could involve serious personal injury or death, damage to high-value property, or disruption of important activities	Injury to a person that may result in hospitalisation A medium-sized part striking an occupied vehicle A large part striking an occupied house Serious disruption of high-voltage utilities Disruption to traffic on 'A roads' or motorways

Risk ratings

3.2.14. Finally, the ISA TRAQ methodology produces an overall risk rating based on the inputs outlined above using Matrix 2 of the methodology outlined below.

Table 5: risk rating matrix. Reproduced (Dunster, Smiley, Matheny, & Lilly, Tree risk assessment manual, 2017).

Likelihood of failure & impact	Consequences of failure			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

3.2.15. Low risk: the low-risk category applies when consequences are negligible, when likelihood is unlikely, or when the consequences are minor, and the likelihood is somewhat likely. Mitigation or maintenance may be appropriate for some trees but the priority for action is generally low.

3.2.16. Moderate risk: moderate-risk situations are those for which consequences are minor, and the likelihood is very likely or likely, or the likelihood is somewhat likely, and the consequences are significant or severe. The assessor may recommend mitigation or monitoring in such instances. The decision for mitigation and timing of works is dependent on the risk tolerance of the tree owner or manager.

3.2.17. High risk: high-risk situations are those for which consequences are significant, and the likelihood is very likely or likely, or the consequences are severe, and the likelihood is likely. This level of risk indicates that the risk assessor should recommend mitigation measures. The decision for mitigation and timing of works is dependent on the risk tolerance of the tree owner or manager.

3.2.18. Extreme risk: the extreme-risk category applies in situations in which failure is imminent with a high likelihood of impacting the target, and the consequences are severe. The tree risk assessor should

recommend mitigation measures to be undertaken as soon as is practicable. In some cases, this may require exclusion zones be set up in order to minimise access to the tree to avoid injury.

Timescales

3.2.15. In order to provide clarity and a sense of urgency, I have developed a series of standardised timescales to assist in the prioritisation of recommended works. These are provided in addition to the tree risk rating above and are set out below:

- **Priority 1 (P1)** – Action recommended work as soon as practicable;
- **Priority 2 (P2)** – Action recommended works within 6 months of survey;
- **Priority 3 (P3)** – Action recommended works within 2 years of survey;
- **Priority 4 (P4)** – Action recommended works during the next available round of routine tree works, as budget allows, or prior to the next inspection; and
- **Priority 5 (P5)** – No works are considered necessary.

4 THE TREES

4.1 SUMMARY OF TREE STOCK

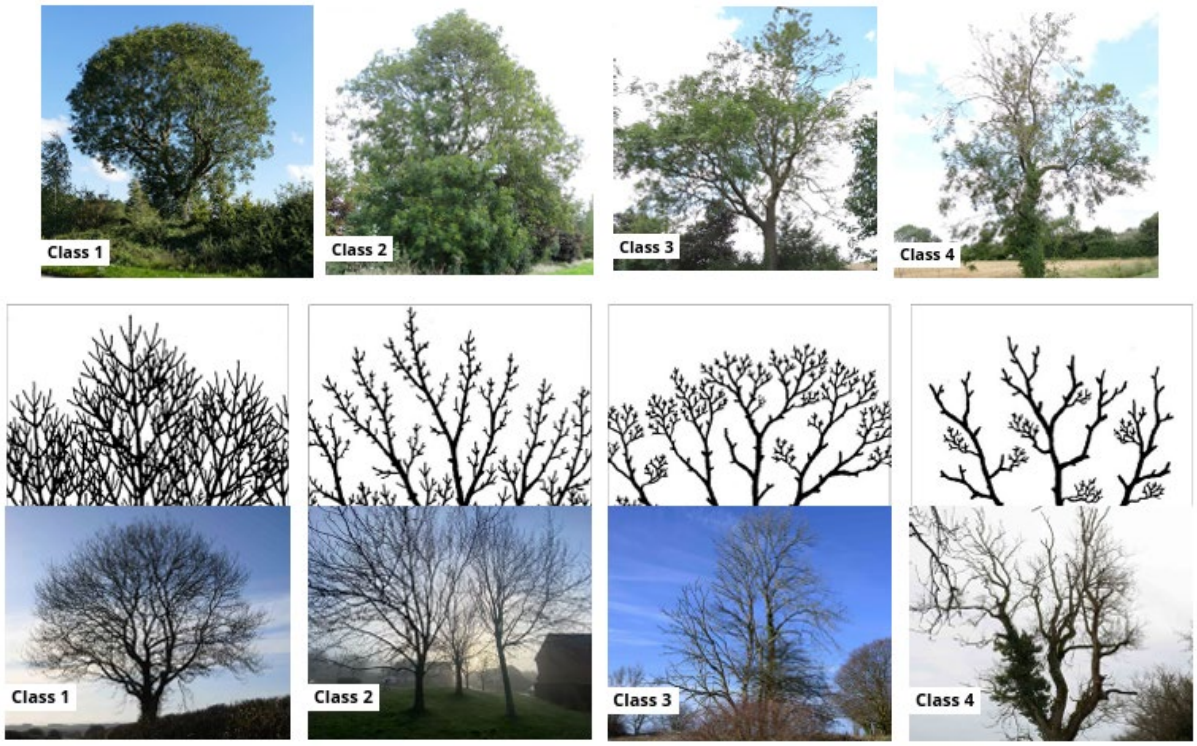
4.1.1. The tree stock is almost exclusively ash (*Fraxinus excelsior*), which are likely to have originally self-seeded on the steep bank owing to the species ability for such. Some other broadleaf species are present in small numbers, such as English oak (*Quercus robur*) and common beech (*Fagus sylvatica*).

4.1.2. The ash trees appear to be suffering from symptoms associated with the fungal pathogen *Hymenoscyphus fraxineus*, which causes a number of symptoms that collectively form the term 'Ash Dieback Disease' (ADB). The principal symptom is dieback of the foliage towards the tips of individual branches, which is a result of the break down in vascular tissue caused by the fungus' wood decaying abilities.

4.1.3. Recently released guidance on ADB[13] summarises the disease as having four distinct 'classes' of symptoms, as shown below. Class 1 results in 100%-76% of the canopy remaining healthy, which diminishes to 75%-51% for Class 2, 50%-26% for Class 3, and 25%-0% for Class 4.

[13] (The Tree Council, 2025)

Figure 1: showing the four stages of decline associated with ADB in summer and winter months[14].



4.1.4. All of the trees show some evidence of ADB, although some specimens are at a more advanced stage than others. I have made comments within the appended tree survey schedule for each of the ash trees, which refer to the above classes.

4.1.5. When ADB symptoms become severe, such as in Classes 3 and 4, there is often little practical alternative to removal for trees that pose a risk to nearby property or infrastructure; however, they can be left to decay at a natural rate if they do not pose a risk.

4.1.6. Whilst there is no guarantee that trees with Class 1 or 2 symptoms will necessarily decline to Class 3 or 4, due to the genetic differences between individual trees, it remains a highly likely outcome; particularly on unmanaged hillsides such as this. This is because the fungus that causes the symptoms overwinters in the fallen leaf litter, and cyclically re-affects the new shoots in the following spring. Areas where leaf litter is left to decay naturally are therefore at greater risk of cyclical re-infection, and further decline.

[14] (The Tree Council, 2025)

Photograph 1: below left, looking westwards towards the land in question, showing considerable and extensive ABD symptoms; and

Photograph 2: below right, looking southwards along Bost Hill, showing T19 overhanging the road.





Photograph 3: below left, looking eastwards from the dwelling, showing various ADB symptoms; and

Photograph 4: below right, showing a close up of the canopy of T3.





4.1.7. Due to the need to remove some of the worst affected trees, I have considered the impact that would arise to those trees with less severe ADB symptoms following removal. In this instance, the removal of the worst affected trees, but the retention less severely affected ones, is likely to cause further tree safety concerns in the future. The sloping topography, chalk soil geology, questionable anchorage and exposure to winds that are currently partly reduced by the existing 'companion shelter' offered by other trees, is likely to result in future tree failures. Such failures are foreseeable by windthrow, or the continued decline as a result of ADB. My view, therefore, is that a sitewide ash tree removal programme, with appropriate replanting, represents the most prudent course of action.

4.1.8. It would be unadvisable to replant the site with ash trees, as they would likely succumb to the disease, particularly as young trees appears to be more susceptible to symptoms owing to their relatively low stored energy reserves. Therefore, I have included a table of tree species that could reasonably be planted to maintain native tree cover.

Table 6: examples of suitable overstorey tree species for replacement planting[15].

Common name	Botanical name	Comments
Common beech	*Fagus sylvatica*	Large broadleaf tree capable of growing to large sizes. Already present within existing context but may struggle to establish on chalk soils.
English oak	*Quercus robur*	Large broadleaf tree capable of growing to large sizes. Already present within existing context.
Hawthorn	*Crataegus mongyna*	Medium-sized tree of native origin. Drought and wind tolerant.
Wild service tree	*Sorbus torminalis*	Medium-sized tree of native origin. Drought and wind tolerant.

4.1.9. In addition to the above, research on the contribution of vegetation to slope stability[16] concludes that both alder (*Alnus spp.*) and willow (*Salix spp.*) can have a positive impact on slope stability, owing to the binding effect that the roots of these species have on the soil structure. Widespread planting of shallow rooting species such as beech may not be suitable due to the underlying chalk soil, which may pose challenges for deep root development.

4.2 SUMMARY OF WORK RECOMMENDATIONS

4.2.1. I have produced the following table, which set out the works recommendations. All works fall within priority P2, and should be completed within six months.

Table 7: priority P2 recommendations – to be completed within six months.

Tree No.	Species	Rist Rating	Recommendation
T1	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
5	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T3	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T4	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T6	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
T7	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
T8	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
T9	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
T12	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T13	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
T14	Common ash	Low	Fell to ground level and treat stump to prevent regrowth.
T15	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T17	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T18	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
T19	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.
G1	Common ash	Moderate	Fell to ground level and treat stump to prevent regrowth.

[15] (Sjöman & Anderson, 2023)

[16] (Greenwood, Norris, & Wint, 2004)

Ivy management

4.2.2. In addition to the above, many of the trees have become covered by climbing ivy to various extents. Whilst the retention of ivy is considered to be beneficial in terms of habitat provision, it can and often is problematic when inspecting trees for risk features.

4.2.3. Ivy can obscure the presence of fungal fruiting bodies, lower trunk defects, and views of the principal branch attachment points and this could have significant ramifications in terms of the assessment of risk; and may ultimately lead to tree failures, in whole or part, as a consequence. It is therefore important, particularly in areas where trees are not inspected frequently, for ivy growing on trees to be managed to facilitate inspections.

4.2.4. An effective way of managing this is to sever all of the ivy stems growing on a particular trunk between ground level and 1.5m periodically and I recommend that this is included as a general management principle for all retained trees henceforth.

Reinspection intervals

4.2.5. Given the proximity of the trees to the surrounding highways, the occupancy rates observed whilst undertaking the survey, and on the assumption that all prescribed works are carried out, I recommend that these trees are reinspected on a three-yearly programme, to monitor for any changes to physiological or structural condition, and to enable mitigation works to be undertaken promptly where necessary.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

5.1.1. A total of 19 individual trees and one group of trees with trunk diameters in excess of 100mm at 1.5m above ground level, were surveyed and recorded in accordance with the International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) methodology.

5.1.2. Of these, eight individuals and one group of trees were found to constitute a moderate risk due to advanced symptoms of Ash Dieback Disease, and I recommend that these are removed as soon as reasonably practicable, subject to obtaining the necessary permissions. The remaining trees currently pose a low risk, but in light of the need to remove the trees described above, I consider further that failure of newly exposed trees, or their continued decline by Ash Dieback Disease to be foreseeable.

5.1.3. The most prudent and effective way to mitigate the associated risks, in my view, is to remove all of the ash trees, and replant the area with other broadleaf species. A non-exhaustive table of suitable species is provided at **Table 6**.

5.1.4. The trees are subject to a TPO and therefore, a statutory requirement to obtain consent from the local planning authority exists, prior to undertaking any works. I have also provided an estimated timber

volume for each tree[17,18] which suggests that a felling licence will also be necessary before works commence.

5.2 RECOMMENDATIONS

1. **Carry out the prescribed tree surgery works, set out at Table 7 above, in the specified timeframes; and**

2. **Carry out repeat surveys in three years' time, to re-assess the tree stock.**

Matthew Jones

Matthew Jones, BSc (Hons), MArborA
Director & Arboriculturist

30 June 2025

[17] (Rough guide to calculating timber volumes)
[18] (OpenAI, 2025)

6 GLOSSARY OF TERMS[19]

Pathogen. Causal agent of disease. Usually refers to microorganisms.
Vascular tissue. Tissue that conducts water or nutrients.
Windthrow. Uprooting and overthrowing of a tree caused by wind.

7 REFERENCES

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MDJ ARBORICULTURAL CONSULTANCY LIMITED

Institute of Chartered Foresters

Arboricultural ASSOCIATION
Professional Member

APPENDIX 1:
TREE SURVEY SCHEDULE

Brambles End
30 Blakes Farm Road
Southwater
West Sussex
RH13 9GJ

www.mdjac.co.uk | info@mdjac.co.uk

Company Registration No.
(England & Wales): 13900533

Client name: Mr A McKechnie
Site: Moonrakers, Gorse Lane, Worthing, BN13 3BX
Reference: MDJAC-TRAQ25104-TSS-01
Survey date: 12/06/2025

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural							Risk					Recommendations	
Tree No.	Species	Height [m]	Trunk Dia. [mm]	Crown Spread [m]	Estimated Timber Volume [m^3]	Life Class	Setting	Target(s)	Primary considerations	Additional comments	Risk Rating	Recommended Work	Timescales
T1	Common ash	14	2x 220	2.5	**2.13**	Early-mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 2	Twin-stemmed.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T2	Common ash	16	600	5	**4.52**	Mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 4, Base - restricted access, Trunk - ivy restricts inspection	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T3	Common ash	16	600	5	**4.52**	Mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 3, Base - restricted access, Trunk - ivy restricts inspection	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T4	Common ash	14	400	3	**1.76**	Mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 4, Base - restricted access, Trunk - ivy restricts inspection	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T5	Common yew	7	225	3	**0.28**	Semi-mature	Domestic garden	Domestic garden	Base - restricted access, Soil - sloping topography, Trunk - ivy restricts inspection	N/A.	Low	N/A.	P5 - No Works
T6	Common ash	17	600, 325, 500	7	**27.11**	Mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 1, Base - restricted access, Trunk - ivy restricts inspection	Appears to be three-stemmed from 0.5m. Unions inaccessible due to dense understorey and sloping topography. Canopy appears broadly healthy with only minor suggestions of Ash Dieback Disease at tips. Likely to worsen with time.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T7	Common ash	17	350	4	**1.64**	Early-mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 1, Base - restricted access, Form - drawn-up, Trunk - ivy restricts inspection	Canopy appears broadly healthy with only minor suggestions of Ash Dieback Disease at tips. Likely to worsen with time.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T8	Common ash	16	300	3.5	**1.13**	Early-mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 2, Base - restricted access, Form - drawn-up, Trunk - ivy restricts inspection	N/A.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T9	Common ash	8	200	2.5	**0.25**	Semi-mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 1, Base - restricted access, Form - suppressed, Trunk - ivy restricts inspection	Currently free of significant ADB symptoms.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T10	Common ash	16	400	3	**2.01**	Early-mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 4, Base - restricted access, Trunk - ivy restricts inspection	N/A.	Low	Fell to ground level and treat stump to prevent regrowth.	P5 - No Works
T11	Common ash	15	300	3	**1.06**	Early-mature	Domestic garden	Domestic garden	Ash Dieback Disease - Class 3, Base - restricted access, Trunk - ivy restricts inspection	N/A.	Low	Fell to ground level and treat stump to prevent regrowth.	P5 - No Works
T12	Common ash	11	2x 150	3	**0.78**	Early-mature	Domestic garden	Domestic garden, Road users	General - dead tree	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months

Client name: Mr A McKechnie
Site: Moonrakers, Gorse Lane, Worthing, BN13 3BX
Reference: MDJAC-TRAQ25104-TSS-01
Survey date: 12/06/2025

Tree Survey Schedule

MDJ ARBORICULTURAL CONSULTANCY LIMITED

Arboricultural							Risk					Recommendations	
Tree No.	Species	Height [m]	Trunk Dia. [mm]	Crown Spread [m]	Estimated Timber Volume [m^3]	Life Class	Setting	Target(s)	Primary considerations	Additional comments	Risk Rating	Recommended Work	Timescales
T13	Common ash	16	225, 125	3.5	**1.54**	Early-mature	Domestic garden	Domestic garden, Road users	Base - restricted access, Soil - sloping topography, Trunk - multi-stemmed	No material evidence of Ash Dieback Disease symptoms at present.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T14	Common ash	16	300	4	**1.13**	Early-mature	Domestic garden	Domestic garden, Road users	Ash Dieback Disease - Class 1, Base - restricted access, Soil - sloping topography, Trunk - multi-stemmed	N/A.	Low	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T15	Common ash	15	325	4.5	**1.24**	Early-mature	Domestic garden	Domestic garden, Road users	Ash Dieback Disease - Class 4, Base - restricted access, Soil - sloping topography, Trunk - multi-stemmed	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T16	English oak	12	275	2	**0.71**	Semi-mature	Domestic garden	Domestic garden, Road users	Base - restricted access, Form - suppressed, Trunk - ivy restricts inspection	N/A.	Low	N/A.	P5 - No Works
T17	Common ash	12	250	2	**0.59**	Early-mature	Domestic garden	Domestic garden, Road users	Ash Dieback Disease - Class 1, Base - restricted access, Soil - sloping topography, Trunk - multi-stemmed	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T18	Common ash	12	250	2	**0.59**	Early-mature	Domestic garden	Domestic garden, Road users	Ash Dieback Disease - Class 1, Base - restricted access, Soil - sloping topography, Trunk - multi-stemmed	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
T19	Common ash	12	250	2	**0.59**	Early-mature	Domestic garden	Domestic garden, Road users	Ash Dieback Disease - Class 1, Base - restricted access, Soil - sloping topography, Trunk - multi-stemmed	N/A.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months
Groups of trees													
G1	Common ash	12	250	2	**14.73**	Early-mature	Domestic garden	Domestic garden, Road users	N/A	Group of eight individual ash trees, all showing Class 2-3 ADB symptoms.	Moderate	Fell to ground level and treat stump to prevent regrowth.	P2 - 6 Months

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Arboricultural ASSOCIATION
Professional Member

APPENDIX 2:
TREE SURVEY PLAN

Brambles End
30 Blakes Farm Road
Southwater
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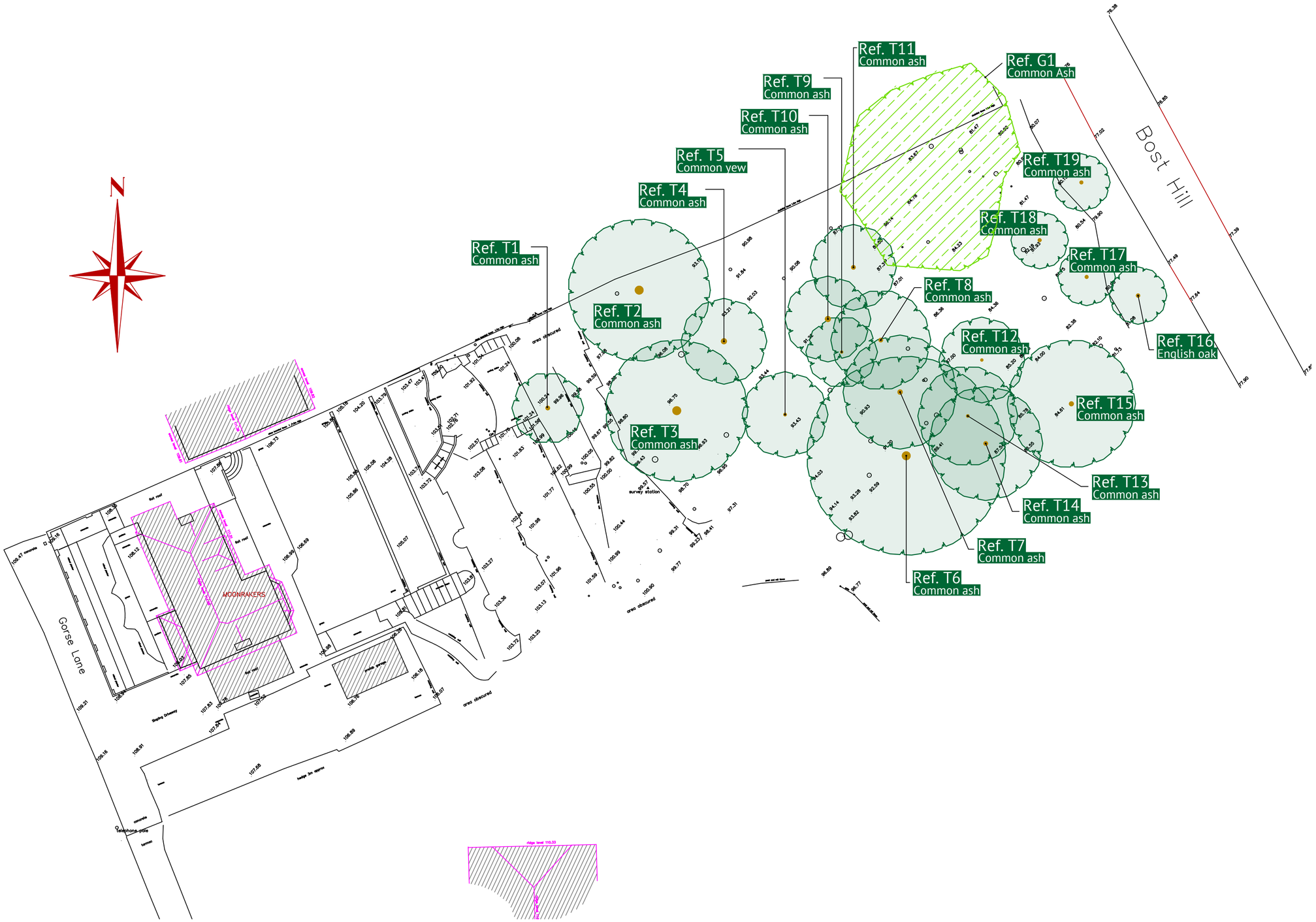
(England & Wales): 13900533



MDJ Arboricultural Consultancy Ltd
Drawing Legend

Surveyed trees

Surveyed groups of trees

Drawing History

Rev	Date	Comments

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Site:	Moonrakers, Gorse Lane, Worthing, BN13 3BX
Client:	Mr A McKechnie
Title:	Tree Survey Plan (TSP)
Date:	June 2025
Dwg No:	MDJAC-TRAQ25104-TSP-01
Scale:	1:200 @ A2

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APPENDIX 3: EXPERIENCE AND QUALIFICATIONS

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MATTHEW JONES

EXPERIENCE AND QUALIFICATIONS

Experience

I have worked and studied solely within the arboriculture industry for over 15 years, initially as a climbing arborist and team leader for six years, and subsequently as a professional arboriculturist in private practice. I am the proprietor of MDJ Arboricultural Consultancy Limited which was founded in 2022.

I regularly carry out appraisals of tree stocks of various sizes to meet client requirements. My instructions primarily include:

- assessing trees in the context of the development or re-development of residential, commercial and industrial land, and preparing report packages to accompany planning applications;
- inspecting trees in the context of assessing the risk of whole or partial tree failures, qualifying these risks using industry-related methodologies, and preparing reports and schedules of remedial tree surgery works as necessary; and
- assessing trees in the context of potential tree-related damage to buildings and for insurance purposes.

To supplement my work, I regularly attend CPD events, conferences, symposiums, webinars and similar, and continue to study relevant areas of arboriculture and associated fields of practice; included ecology, landscape, mycology and geology, insofar as these relate to tree management.

Qualifications

- Batchelor of Science With Honours in Arboriculture and Urban Forestry, Myerscough College, University of Central Lancashire (RQF Level 6);
- National Diploma in Forestry and Arboriculture, Merrist Wood College, Guildford (RQF Level 3);
- LANTRA Professional Tree Inspector; and
- Registered 'Validator' (Tree Risk Assessment).

Professional Bodies

- The Arboricultural Association – Professional Level (No. PR5437)
- The Institute of Chartered Foresters – Associate Level (No. 782057)

Arboricultural ASSOCIATION Professional Member

Institute of Chartered Foresters

VALID Tree Risk-Benefit Validator