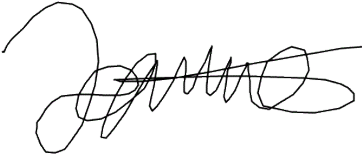


Dear Councillor,

I hereby summon you to attend a meeting of the **FULL PARISH COUNCIL** on Thursday 16th July 2026 at 7:30 PM, to be held at Gilbert Room, Twyford Parish Hall, SO21 1QY

Yours sincerely,



J.P. Matthews
Clerk to the Council

1 Chairman's Comments

2 Apologies for Absence

To receive and approve apologies for absence.

3 Dispensation under Section 33 of the Localism Act 2011

To consider the granting of a dispensation under Section 33 of the Localism Act 2011 to enable members to participate in and vote on an item of business on the agenda where they would otherwise have a disclosable pecuniary interest and to confirm how long this dispensation may have effect.

4 Declarations of Interest on agenda items

To receive and record Declarations of Interest. Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when the item is reached. Unless dispensation has been granted, members may not participate in any discussion, of or vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors must withdraw from the room when the meeting discusses and votes on the matter.

5 Approval of Minutes of previous meeting

To approve as a correct record and authorise the signing of the minutes of the meeting of Twyford Parish Council held on 18th June 2026.

6 Public Representation

Public Representation – Councillors to receive representation, including on agenda items, from members of the public provided they have given notice of their intention to the Clerk no later than 12 noon of the day of the meeting. The maximum time limit allowed per person is 3 minutes and the maximum time designated for this agenda item is 15 minutes. Questions shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given.

7 County Councillor's Report

To receive the County Councillor's report.

8 District Councillors' Report

To receive the District Councillors' report.

9 Clerk's Report

To receive the Clerk's report.

10 Schedule of Payments

To receive and approve the Schedule of Payments for July 2026.

11 Bank Balances

To receive and note the bank balances as of 30th June 2026

- 12 Grant Applications**
To receive and consider a grant application from Winchester Citizens Advice
- 13 Correspondence**
To receive and consider correspondence relating to dog fouling in the Churchfields area.
- 14 Visual Tree Assessments**
To receive and note the Visual Tree Assessment report for all sites.
To receive and note the public access risk area assessments.
- 15 Planning Policy Matters**
a) **To note the** submitted response to the Regulation 19 consultation on the review of the South Downs Local Plan and **consider** a masterplan proposal for site allocation SDA80 as a policy position of the Council.
- 16 Working Group Updates**
To receive verbal updates from:
- Hazeley Road Development Area Advisory Committee.
 - Traffic Solutions Advisory Committee.
 - Climate Advisory Committee.
- 17 Confidential Business**
These items of business will be considered in closed session.
- a) **To receive and consider** an update relating to trespass on Parish Council land.
b) **To receive and consider** correspondence relating to a complaint.

Agenda Item 9



Twyford Parish Council

Clerk's Report

Councillors are reminded that the items within this report are provided for information only and not available for debate. If it is considered that an item listed within the report should be debated fully by members, then it will be placed on the next appropriate committee or council agenda. Any member wanting clarification or further information on any aspect of items within the report please contact me in advance of the meeting.

General reading and information.

The following publications have been received and available for members to read:

- HCC Countryside - Access Team Newsletter July 2026
- WeCAN – July update
- CPRE Hampshire – July Newsletter
- South Downs News – July 2026
- Council & Clerk's Direct – July 2026
- The Clerk magazine – July 2026

Other information

- 1) All members need to be aware of the disclosable pecuniary interest forms and consider whether there have been any changes since it was last written. If there was a need for any change to be made, please contact me and I will supply fresh document for completion.
- 2) The Notice of Public Rights was published on 2nd June and AGAR documents also displayed on noticeboards and submitted to the External Auditor.
- 3) The Assistant Clerk has been reviewing COSHH requirements at Hunter Park and introduced new processes to ensure compliance.
- 4) The replacement fencing work has been completed at Northfields.
- 5) Work on the bench area next to Compton Lock commences on 13th July.
- 6) Hampshire Legal Services are arranging for the registration of the land at Hunter Park with the Land Registry, which is a matter that has been outstanding for some time.
- 7) Tim Griffin of TGD Landscape Ltd has been appointed to carry out a landscape survey and plan for the Berry Lane project at a cost of £2,450.00.

Jamie Matthews
Parish Clerk
10th July 2026

Agenda Item 10

Schedule of Payments – July 2026

Recommendation: Council to approve the schedule of payments for July 2026

No.	Gross	Vat	Net	Details
260010	69.00	0.00	69.00	Winchester City Council - Business Rates - July
260096	32.70	5.45	27.25	Pipestock Ltd - Tap for field water supply
260097	504.00	0.00	504.00	Twyford Community Centre - Grant
260098	1,800.00	300.00	1,500.00	Calfordseaden - Interim payment - Car park extension
260099	50.00	0.00	50.00	Deposit return from 28.06.2026 booking
260100	429.60	71.60	358.00	AutoSpeedWatch - Annual Subscription
260102	458.72	76.45	382.27	Glasdon UK Limited - Eco-Rest Bench Queens Street/Segar
260103	50.00	0.00	50.00	1st Colden Common Guides - Deposit rtn.
260104	418.38	69.73	348.65	Safelincs Ltd - Replacement defibrillator battery and pads
260105	1,260.00	210.00	1,050.00	Gravelmaster Ltd - Sand and woodchip for play area.
260106	3,101.20	0.00	3,101.20	Employee Salaries - July Salaries
260107	944.92	0.00	944.92	HMRC - PAYE and NI Contributions
260108	784.55	0.00	784.55	HCC Pensions - Pensions
260109	425.00	70.83	354.17	ACE Liftaway - Skip for Hunter Park
260110	3.00	0.00	3.00	Lloyds Bank (Card) - Monthly fee
260111	42.58	7.10	35.48	Screwfix - First Aid (eye wash) and gate chain
260112	198.96	0.00	198.96	Adobe Systems Software - Annual Subscription
260113	260.00	0.00	260.00	Winchester City Council - Dog bin emptying Q1
260114	138.60	23.10	115.50	Philspace Ltd - Toilet hire
260115	11.35	0.00	11.35	Unity Trust Bank - Bank Charges
260116	84.00	14.00	70.00	Hampshire County Council - Cleaning Supplies
260117	2,413.98	402.33	2,011.65	Green Smile Ltd - Monthly Grounds Maintenance
260118	22.38	1.07	21.31	Octopus Energy - Field Electricity
260119	134.63	22.44	112.19	Octopus Energy - Electricity - Pavilion
260120	255.00	42.50	212.50	Externiture Ltd - Quarterly Bus Shelter Cleaning
260121	438.00	73.00	365.00	Green Smile Ltd - Additional works - allotment clearance
260122	21.05	3.51	17.54	Viking - Stationery

Information to follow

Agenda Item 11



Twyford Parish Council

Full Council Meeting – 16th July 2026

Bank Balances as of 30th June 2026

Ordinary Accounts		Interest rate
Unity Trust C/A	£2,626.90	0.0%
Redwood No.2 (35 day)	£158,110.43	3.45%
Unity Trust (Instant Access)	£88,033.61	1.95%
Short Term Investment Accounts		Interest rate
Cambridge & Counties Bank No.4	£106,437.06	4.00%
Total	£355,208.00	

Item 13



Twyford Parish Council

Correspondence

Correspondence has been received from a member of the public regarding dog fouling along the public footpaths in the Churchfields area which members are asked to receive and consider:

Dear

With regard to the dog fouling on the lower Church lane paths/Churchfields I am putting it in writing to you as discussed.

I walk the village of Twyford every day and am upset to see what seems to be the same people continually letting their dogs foul the pavements. After counting five a couple of weeks ago along one path I felt I had to say something.

You mentioned putting poo bag dispensers along the paths but also as this is an offence (Dogs Fouling of Land Act 1996) could a sign with a fine be added in the hope this might deter them.

Thank you in anticipation of your help.

Kind regards

Twyford Parish Council
Application for Grant for Voluntary Organisations
Local Government Act 1972, Section 137 (or under any other Statutory Power)

Please note that this application will not be considered unless it is accompanied by a copy of the latest set of audited annual accounts showing the applicant organisation's income, expenditure and level of balances.

If the organisation does not prepare annual accounts, please state why; and provide copies of the organisation's bank statements.

1	Name of Organisation ("the Applicant")	Citizens Advice Winchester District
2	Name and postal and email address of the Applicant and/or its contact person (please explain the contact person's relationship with the Applicant)	City Offices Colebrook Street Winchester SO23 9LJ Email: comms@cawinchesterdistrict.org.uk
3	If the Applicant is a registered charity please state its number	1144965
4	Amount of grant requested	£425
5.	What is the purpose or project for which the grant is requested?	This grant would go towards strengthening our core advice service. Citizens Advice Winchester District supports people from across the local area with issues that are negatively affecting their lives. No other local charity provides such comprehensive advice across so many different areas — making our service a vital lifeline for the community. Demand for our service is steadily growing in complexity as we support more people facing multiple, interrelated problems – often alongside additional barriers such as disability, poor health, language needs, or financial hardship. To meet this need, we must strengthen our core advice service to ensure we have the knowledge, capacity, and resources to provide high-quality, accessible support. Funding would help us to strengthen our work in the following key areas: • Debt: We are seeing a rise in people experiencing

		unmanageable debt. Many require support from our approved debt intermediaries to access Debt Relief Orders—often a crucial step in regaining financial stability. • Housing: Legislative changes, including the Renters Reform Bill, are reshaping the private rented sector. Both tenants and landlords need clear, trusted guidance to understand their rights, resolve disputes, and prevent homelessness. • Disability and health-related disadvantage: Two-thirds of the people we help are living with a disability or long-term health condition. Navigating employment rights and welfare entitlements in these circumstances is complex and can require specialist advice. • Low-income households: We regularly support people on the lowest incomes, including single parents, pensioners, and migrant communities. Early intervention is critical to preventing hardship from escalating and managing essential costs. How your funding would be used We are seeking support for key elements of our core advice service: • Training (£6,050): Enhancing the skills of our staff and volunteers in priority areas such as debt, housing, and legal rights, ensuring we can respond effectively to increasingly complex cases. • Specialist services (£6,800): Maintaining access to essential expertise, including trained debt intermediaries, a specialist appeals and tribunals caseworker, and a telephone translation service to improve accessibility. • Community outreach (£5,000): Investing in our outreach programme so we can reach people earlier, address barriers to access, and prevent issues from escalating into crisis. With your support, we can ensure that residents of Twyford continue to have equitable access to high-quality, specialist advice — helping people resolve problems, regain control of their situations, and build more stable futures. We are seeking just under £18,000 to develop these elements of our service and would be grateful if Twyford PC would consider a contribution towards this critical work.
--	--	---

6	When would the expenditure to be met by the grant be incurred?	Over the next 12 months.
7	If the total cost of the project is more than the grant, how will the balance be financed?	We are confident that the collective donations from all the Parish Councils will cover the majority of these costs, but we will also be applying to other local funders for support.
8	Have you applied for a grant for the same purpose/project to another organisation? If so, which organisation and for how much?	Yes – other Parish Councils in Winchester District
9	Who will benefit from the project and how?	Our local, free advice service is open to anyone who lives, works or studies in Winchester District. However, it is often the most disadvantaged or those in the most challenging situations who benefit most from our services. This often includes people who have a disability or long-term health condition (currently this represents over two-thirds of our clients), people who are on low incomes or out of work, single parents, older people and those who have limited capabilities (i.e. digitally excluded, illiterate, learning difficulties, non-English speaking). We help people to overcome their problems and understand their rights in relation to a range of different issues including: welfare support, employment, housing, debt, relationship disputes, immigration, consumer issues and more. Our advice helps people to overcome the difficulties they're facing and move forward with their lives. Our advice might help someone avoid being evicted, enable them to feed themselves and their family, heat their homes or gain access to the right welfare support. Our advice can help bring about greater financial security for our clients (last year we helped generate a record £2.8 million in income for our service-users), which in turn can reduce the stress and anxiety people encounter with financial instability. This ultimately has a positive impact on a person's physical and mental health, which can reduce pressure on other local services (i.e. NHS) and enable people to engage in society.
10	Approximately how many of those who will benefit are parishioners of Twyford?	Over the twelve months to April 2026 Citizens Advice supported 21 people from Twyford with 176 different advice issues (an average of more than 8 issues per person – which is above our

		overall average). The most common advice issues for these Twyford residents included welfare support and financial capability, debt advice, and utilities – particularly energy costs and billing.
--	--	--

You may use a separate sheet of paper to submit any additional or other information that you feel necessary support this application.

Signed.....[REDACTED] Date.....6 July 2026

Please print your [REDACTED] n.....

Please send your completed application form and supporting information in hard copy to:

The Clerk, Twyford Parish Council,

PO Box 741, Winchester, SO23 3QA

Or email:twyfordclerk@gmail.com



**VISUAL TREE ASSESSMENT REPORT
(VTA)**

At:

**TWYFORD MEAD AND BERRY MEADOW,
NORTHFIELDS CHILDRENS PLAY AREA,
HUNTER PARK,
TWYFORD,
HAMPSHIRE**

For:

TWYFORD PARISH COUNCIL

Author;

**Marco Bartolini,
Arboricultural Consultant TechCertArb, PTI, FdScWM, Dip Mgmt**



*This report is the explicit responsibility of Arbor-Eco Consultancy.
No reproduction or reissue of this report is permitted in any form.
It should be noted that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment.*

Report Number: MB260510

May 2026

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1. INTRODUCTION

1.1 Project Brief

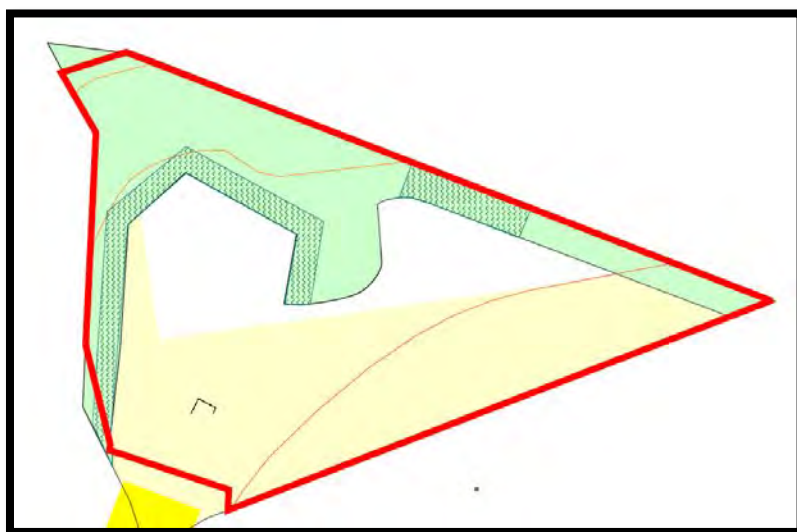
Arbor-Eco Consultancy was commissioned by the Assistant Clerk to Twyford Parish Council, to undertake a ground level Visual Tree Assessment of trees growing on land within the curtilage of the sites as shown on Fig 1, and to produce a Negative Tree Survey Report (endorsed by HSE) for trees with obvious hazards.



Twyford Mead



Berry Meadow



Northfields Play Area



Hunter Park

Fig 1: Land Boundary Maps.

The purpose of the report was primarily to determine the condition and health and safety of all trees that were the responsibility of Twyford Parish Council to maintain by carrying out a Passive Survey. Where a Detailed Survey was required then the report also informs the landowner of tree management recommendations. The recommendations, once fulfilled, will discharge the responsibilities of the Occupiers Liabilities' Act.

In the absence of a topographical survey of trees and in order to assist with locating individually recorded trees during the survey, each tree has been identified with a tree number that has been cross referenced within the report. The locations of the trees have been recorded on W3W and indicatively marked on a plan, Arbor-Eco Consultancy drawing number MB260103-01, in Section 8.

1.2 Site Description & Weather Conditions

Twyford is a village and civil parish in the Hampshire. Twyford village is located approximately 5 km south from the city of Winchester. The B3335, major road runs north-south through the village, linking with Junction 11 of the M3 Motorway to the north and the neighbouring village of Colden Common to the south.

Twyford Mead and Berry Meadow

The survey area, comprised of pastoral fields, historical flooded meadows criss-crossed with ditches and bound by watercourses. The trees were situated mainly towards the periphery of the site, with a few scattered trees internally within the double-rhomboidal shaped parcels of land. The site provided a good recreational activity for the local community with walking, fishing and swimming.

Cattle were grazing the land at the time of the survey.

The site was bound at all cardinal points by either a water course (tributaries of the River Itchen) or further pastoral fields with exception to the southern boundary which abutted Shawford Road, minor road.

The survey area is centred at Ordnance Survey Grid Reference SU 47839 25187. The topography of the site is such that the ground was generally flat with a number of ditches that crossed the site.

Northfields

The survey area, comprised of amenity grassland, reduce-sized football pitch, children's play area and parkland. The site also included a woodland area that was partially accessible to the public. The trees were situated towards the periphery of the site and within a triangular shaped parcel of land. The site provided a good recreational activity for the local community. There was a narrow section of woodland (outside of the survey area) that abutted the B3335, The High Street, major road, and provided good visual separation between neighbouring land.

The survey area was demarcated to the north by arable fields. The eastern boundary tapered to a point with the southern boundary and met at the cul-de-sac and turning head of Coles Close, minor road. The southern boundary was delineated by Coles Lane, minor road and Shipley Road turning head. The western boundary abutted a woodland shelterbelt that separated the site from the B3335, Coks Hill, major road.

The survey area is centred at Ordnance Survey Grid Reference SU 48340 25437. The topography of the site is such that the ground was terraced and a slope from west to east was prevalent. This included a steep drop-off from the site to a decline that met with Coks Hill, B3335, major road.

The sites historical history is such that it was a sewage plant prior to becoming a play area.

Hunter Park

The survey area, comprised of amenity grassland, cricket pitch, children's play area, football pitches and tennis courts. The trees were situated mainly towards the periphery of the site, with a few scattered trees internally within the generally rectangular shaped parcel of land. The site provided a good recreational activity for the local community. There was a strip of woodland that abutted the southern and western boundaries that provided good visual separation between neighbouring land.

Construction activity was recorded at the site with an area demarcated from public access.

The site was bound to the north by the village allotments and properties off Park Lane, minor road. The eastern and southern boundaries were delineated by pastoral fields. The western boundary was demarcated by the properties off B3555, major road.

The survey area is centred at Ordnance Survey Grid Reference SU 48291 24227. The topography of the site is such that the ground was generally flat with a number of terraced sections that supported various sports activities.

The average weather conditions at the time of the survey are shown in Fig 2.

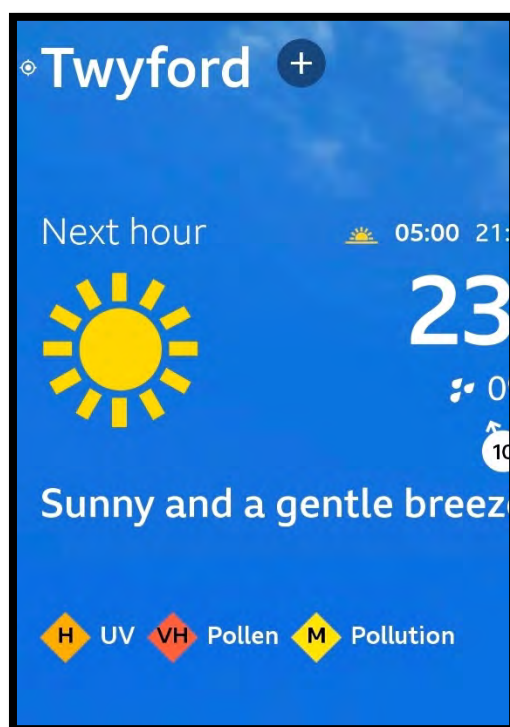


Fig 1: Weather at time of survey.

1.3 Limitations and Constraints

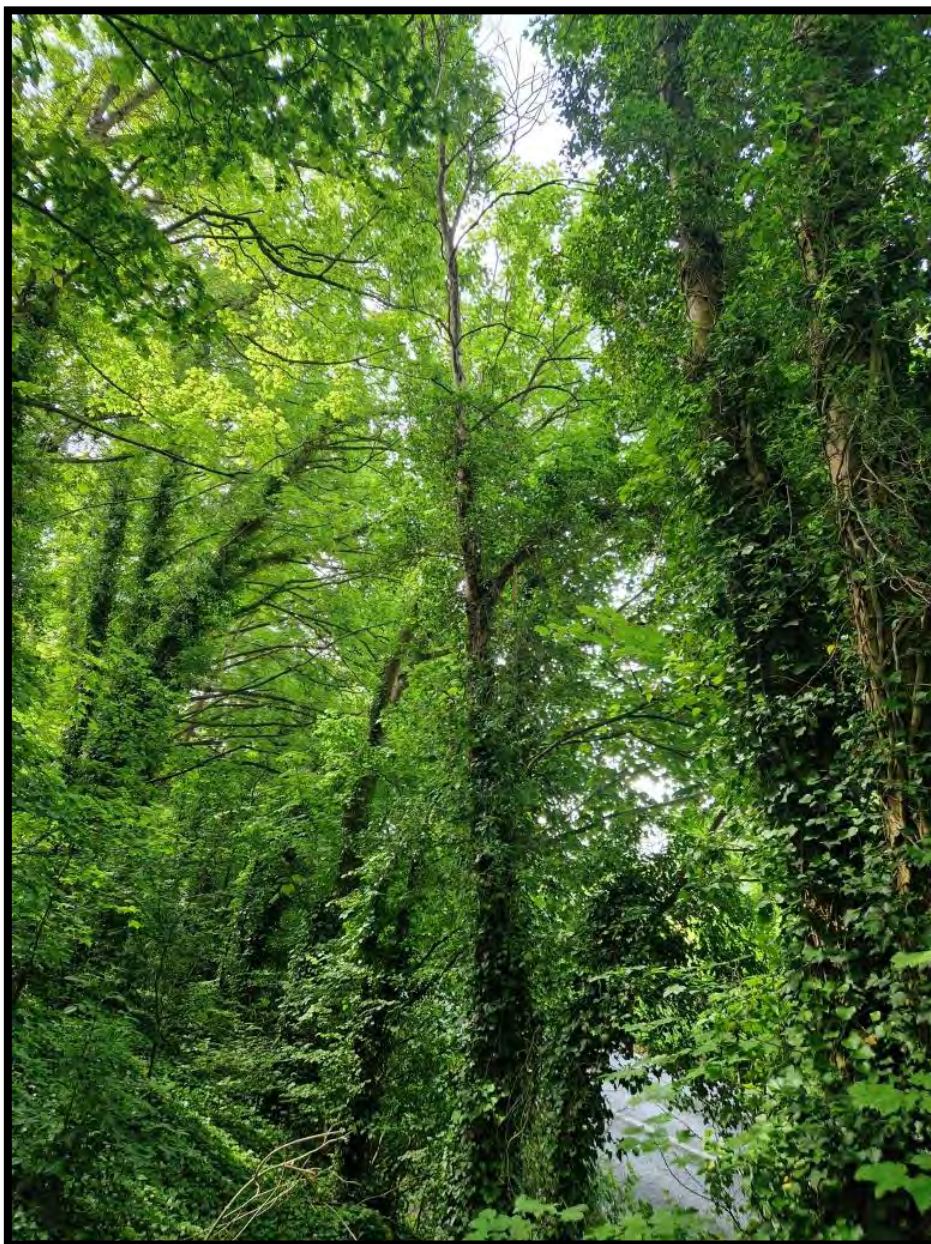
The action of pedestrian traffic walking over the roots of trees and compacting the ground may have a longer-term impact as the roots require oxygen, nutrients and water to survive. The air pockets are squeezed out of the soil and this will encourage water run-off in favour of soaking the water.

Planting additional trees, aerating the soil, adding mulch rings around the trees will all combat the effects of extreme weather events. The unpredictability of the trees reactions to these vectors is becoming increasingly apparent. Drought and waterlogging can cause reactions in a tree that include branch drop or early wilt or even sudden death.

The sites contained many inaccessible woodland areas, shelterbelts, scrub and bodies of water.

A number of sections of land were of dense understorey and impassable in places. This led to a number of surveys of trees being carried out at a distance using binoculars where possible.

Trees at Northfields were partially inaccessible due to the steep embankment and the eroded land.



**Plate 1: Inaccessible trees due to dense understorey and a steep, eroding embankment.
(Northfields)**

2. STATUTORY LEGISLATION AND GUIDANCE

2.1 Protected Trees

Twyford Mead and Berry Meadow

Examination of the Winchester Council interactive Planning Mapping System (<http://winch.maps.arcgis.com/apps/>) accessed on 29th May 2026 indicates, that at the time of the survey, none of the trees surveyed are the subject of a Tree Preservation Order.

Further examination of the Winchester Council interactive Planning Mapping System (<http://winch.maps.arcgis.com/apps/>) accessed on 29th May 2026 indicates, that at the time of the survey, none of the trees are situated within a Conservation Area.

Northfields

Examination of the Winchester Council interactive Planning Mapping System (<http://winch.maps.arcgis.com/apps/>) accessed on 29th May 2026 indicates, that at the time of the survey, none of the trees surveyed are the subject of a Tree Preservation Order.

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Hunter Park

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Further examination of the Winchester Council interactive Planning Mapping System (<http://winch.maps.arcgis.com/apps/>) accessed on 29th May 2026 indicates, that at the time of the survey, none of the trees are situated within a Conservation Area.

It is noteworthy that the northern and western boundary of Hunter Park abutted Twyford Conservation Area. Therefore, any vegetation overhanging the site that requires remedial work will be required to submit a Section 211 Notice to the Local Authority.

It is important that prior to any tree works taking place, the Arboricultural Officer for the South Downs National Park Authority, are consulted as courtesy.

Conservation Area

The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Part 4 – Applications for Consent under Tree Preservation Orders states that an application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which an order is for the time being in force shall be made in writing to the authority on a form published by the Secretary of State for the purpose of proceedings under these Regulations.

Until such time as the application has been granted no works must be undertaken on the trees identified as being subject to TPOs or Conservation Area that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application.

2.2 Natural England Designations

Examination of MAGIC Mapping 2026 (<https://magic.defra.gov.uk/MagicMap.html>) accessed on 29th May 2026, indicated that the site is within South Downs National Park.

.

3. TREE STOCK ASSESSMENT

3.1 Tree Condition

All trees adjacent to the highway have been inspected in accordance with National Tree Safety Group Guidelines (2024). The following observations and recommendations apply to all sites unless specifically mentioned.

3.1.1 The trees surveyed were considered to be young to veteran in age. The trees were recorded as partly managed; however, minor damage was obvious at the time of the survey and further management was required which has been recorded in Table 3.1 below. Trees requiring remedial work have provided with a unique numbered metal disc attached to the stem for ease of identification.



Photo 1: Tree ident marking.

3.1.2 A number of trees were observed to be growing adjacent to the highway and footway. Trees and vegetation that overhang the highway should be crown-lifted to at least 5.2 m to allow safe passage of high sided vehicles as well as being cut back sufficiently from the edge of the carriageway to allow clearance for wing mirrors. Trees and vegetation that overhang footways and footpaths should be crown-lifted to at least 2.5 m and cut back to ensure the footpath/way is at least 1.2 m in width. This is to allow safe passage for all footpath/way users including wheelchairs, mobility scooters, etc.

These heights have been selected as an acceptable standard and any vegetation below this may be deemed to be an obstruction. Local Authorities may enforce Section 154 of the Highways Act (1980) which allows a local authority to serve notice upon the owner of the trees/vegetation informing them that they need to clear any obstructions safely.

Across the site, a number of trees were observed to have low hanging branches where pedestrians or vehicles may interfere with the tree.

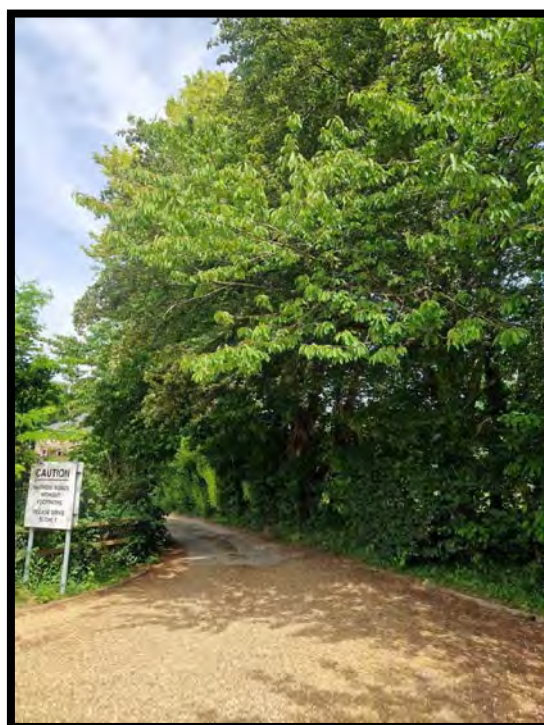


Plate 2: Low hanging branches alongside car parking access road at Huner Park.

3.1.3 Environmental Benefits of Trees.

It is worthwhile noting that the trees can intercept many of the hostile elements humans and animals need shelter from. Trees provide shading and offer significant humidity regulation and a cooling effect felt at ground level. All trees will consume a considerable amount of ground water that will regulate the local hydrology and may assist with the removal of local flooding issues. A mature tree will consume tens of thousands of litres of water during a year. A group of trees can provide an element of acoustic dampening effect at ground level and growing next to a road many tree species have been linked with the sequestration of impurities from the atmosphere. Finally, the trees will provide some shelter from prevailing winds and inclement weather. Therefore, it can be seen that the trees will benefit, rather than hinder, the landscape in which they are growing.

3.1.4 Extreme Weather Events

2026 has experienced a false spring with unprecedented rainfall at the beginning of the year. In May 2026, temperature records were broken across the UK. The change from waterlogged to dried ground has a significant effect on the stability of trees. The ground is now dry and the root to soil adhesion is partly lost.

The UK's hottest summer on record, in terms of mean temperature, was **Summer 2025**, averaging 16.1°C, surpassing 2003, 2006, 2018, and 2022. While 2025 saw multiple heatwaves, with daytime maximum temperatures, for 9 days over 32°C, in 2025. The 2024/2025 season had 6 named storms that have passed over the UK causing extensive damage to trees and infrastructure as well as mass flooding events.

When rain has fallen, the ground is so hard that the water cannot percolate to lower depths, or even soak the upper soil levels, but has run-off towards rivers, land-drains and water courses that collect the rain-water. Shallow rooted trees such as Silver Birch (*Betula pendula*), Scots Pine (*Pinus Sylvestris*) and Ornamental Cherry (*Prunus* spp.) have suffered from wilt and consequently been unable to

recover meaning that within two years the trees have been killed by lack of water. This is a common theme throughout the areas surveyed in the south of UK and according to Kew Gardens and Oxford University, the effects will be felt for the following 10 years.

3.1.5 Sudden Branch Drop

Cladogenesis is a process in which trees shed their branches or “self-prune” as part of their normal physiology or in response to stress through the formation of an abscission layer at the branch base. Sources of stress which may contribute to this shedding include drought, soil and root compaction, or presence of disease. In the case of certain tree species, however, none of these factors need be present in order for Cladogenesis to occur. For some tree species, including Larch, Pine, Poplar, Willow, Maple, Walnut, Ash, and Oak, shedding of branches is normal, often occurring annually in the autumn, similar to the shedding of leaves from deciduous trees. Additionally, as trees get older, the number of branches which will be “self-pruned” often increases.

Research aimed at gaining an understanding of the advantage to the tree that this process would offer has yielded a wide range of results which suggest that it depends greatly upon the tree species. There is evidence that cladogenesis may occur due to a need to remove less vigorous foliage or foliage which is disadvantaged in its resource availability, and these issues are likely more prominent in mature, older trees and in trees under stress. In other cases, cladogenesis may have a reproductive benefit or promote a more advantageous growth habit.

3.1.6 Hostile Environment

Hard surfacing, underground services and artificial structures that impede root growth will prevent the tree from achieving its mature height if compared to a tree grown in an open field for example. Where there is hard surfacing then this produces a heat map that exceeds ‘normal’ air temperature and can affect growth and leaf production.



Plate 3: Group of trees adjacent to car parking bays and building.

Trees can adapt to the hostile environment that we place them within. Selection of suitable species tolerant of an urban environment should be considered when replacement becomes necessary around these hostile sections of the site. Stressed trees were evident from the compaction of the ground to the artificial structures placed around them.

3.1.7 Soil Erosion and Fly-tipping

At Northfields Park, it is evident that the soil erosion from rainfall being diverted down a very steep embankment has exposed roots and removed soil from directly beneath the tree stem. Whilst many of the trees are not within the ownership of Twyford PC, a duty of care required the surveyor to identify these trees as they are immediately adjacent to a busy B-road.

A revetment, or terracing should be engineered to prevent trees collapsing down the bank. Water diversion gullies could also assist with reducing erosion.

Where this waste has been left within watercourses, then the levels of the water has risen and is now undermining the banks where trees are growing. It is assumed that the recent collapse of a veteran and ancient boundary bank Ash tree occurred was due to these raised levels as it can be seen the soil has eroded beneath the trees' roots which were supporting it.



Plate 4: Soil erosion at Northfields Park.



Plate 5: Fly-tipped garden waste and building materials at Northfields Park.

3.1.8 Trees within watercourses

During the survey of Twyford Mead and Berry Meadow, it was apparent that this land is relatively waterlogged, criss-crossed with watercourses and ponds along with sections of the River Itchen.



b

Plate 6: Montage of trees and watercourses.

Navigating some of these sections was impossible, however, using binoculars and gaining access from adjoining land it was evident that a good number of trees had fallen into the various watercourses and across boundary fences. A number of trees were growing within neighbouring land and the landowners should be reminded of their responsibilities as tree owners. It is the decision of Twyford PC as to whether these trees should remain or be removed. Unfortunately, a number of trees would be attractive to climb but are not safe to do so.

There are cattle bridges spanning this waterlogged section; however, they were so overgrown that the gates could not be accessed.



Plate 7: Neighbouring tree has damaged the boundary fence.

3.1.9 Managed Trees

It was evident that a number of trees have been managed. Pruning points and coppice work was evident. Where branches are removed, then they can be cut into 1 m lengths and stacked neatly in piles for biodiversity habitat in favour of leaving them where they fall (obstruction) or taking the timber away.

3.1.10 Ash Dieback

It was noted that there were a number of Ash trees growing within the site. First confirmed in Britain in 2012, Chalara dieback of ash, also known as 'Chalara', ash dieback or Chalara ash dieback, is a disease of ash trees caused by a fungus called *Hymen scyphus fraxineus*. Chalara causes leaf loss, crown dieback and bark lesions in affected trees. Once a tree is infected the disease is usually fatal, either directly, or indirectly by weakening the tree to the point where it succumbs more readily to attacks by other pests or pathogens, especially *Armillaria* sp., or honey fungus. However, some ash trees appear to be able to tolerate or resist infection, and scientists are studying the genetic factors which make this possible so that tolerant ash trees can be bred for the future.

Public Safety

A judgment on the extent of the infection and assess risk each tree possess is paramount. The best current advice is from the Forestry Commission, who state: *"Public safety is likely to be one the biggest management issues for owners of ash trees in woodlands, parks, roadsides etc. as the disease kills or weakens trees over the coming years. Trees in areas with high levels of public access need to be monitored carefully for risks to public safety, and some felling or pruning of dead or dying trees is advisable if risk assessments show they are a hazard."*

Investigations that have been carried out by Defra and FC indicate that younger trees are most susceptible to ADB and are killed rapidly. This is useful knowledge when assessing an entire site and dictates the timescales for when sites i.e., gardens, roadside boundaries etc. should be re-monitored. There is no current cure, however measures can be put in place to help reduce the risk of further spread. This focuses efforts on reducing the level of spores present. The fungi for the most part like damp conditions, therefore if it is possible to increase light levels and airflow into densely planted areas at risk this could be beneficial and also consideration for the selective and responsible thinning out of densely planted stands of trees.

The most effective option in reducing the spread of the spores and, therefore disease, is to encourage the tree owners to remove all ash leaf litter from around the trees in the autumn and winter to reduce the local source of spores the following summer.

There are also a number of veteran Ash trees and these should be retained and managed as veteran trees as they have important ecological benefits. The Ash tree at the cattle bridge within Berry Meadows is a veteran Ash tree.



Plate 8: Veteran Ash tree.

3.1.11 Ivy

A number of the trees across the site were recorded to have had ivy (*Hedera helix*) growing on the stem and in the crown. Particularly those growing near to the highway adjacent to Northfields Park.

The wildlife benefits of ivy out-weigh its' removal however, where trees are growing in close proximity to a hazard (footpath, highway or building) it is advisable to maintain a clear stem for survey and inspection access. Ivy does not directly harm a tree as it uses the tree stem to gain height in order to maximise photosynthetic opportunity. Once growing within a crown of a tree it can shade out the parent tree leaves causing dieback. In addition to this, the ivy creates an additional sail that catches the wind and the weight of this is not compensated for by the tree and it can cause branch failure.

Ivy is a relatively simple plant to eradicate on a tree. It can be done cutting a ring from the stem of the ivy plant leaving a gap between broken or cut parts of about 100 mm. These ivy rings will prevent water and nutrients from reaching the leaves and the leaves and stems will eventually fall from the tree from where they were attached.

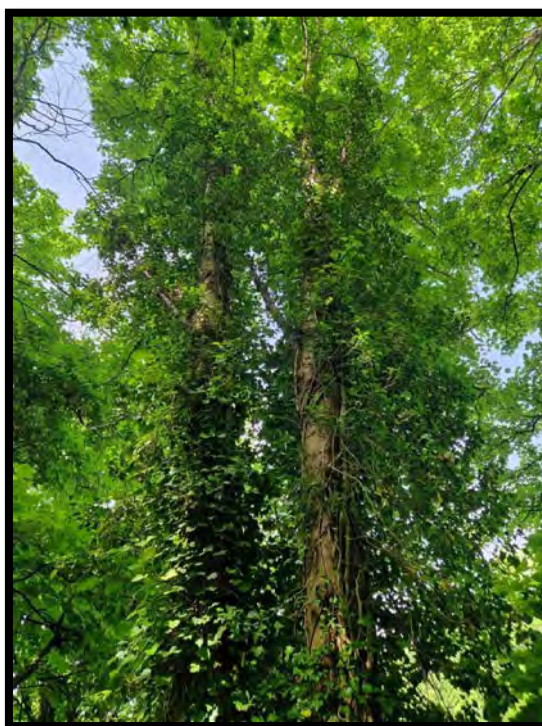


Plate 9: Ivy suppressed trees adjacent to highway.

3.1.12 New Trees

Newly planted trees across the sites were recorded to be staked with a crossbar and tie. The ties on a number of trees were strangulating the tree. These should be checked regularly and released once the trees are established. The crossbars are lacking any protection for the stem of the tree. The abrasions will prevent the vascular system (just below the bark) from operating or even die.



Plate 10: Strangled tree (Hunter Park).

The most effective form of tree stake and ties are shown below.



Plate 11: Example tree planting.

3.1.13 Rope Swings

Rope swings are a contentious matter for tree owners and the public that see them as a fun item. There is a more sinister side to a rope swing and there are incidents of misadventure and death from the rope swing.

The court opinions described herein, a rope swing hanging from a tree in a public park would not normally constitute the type of unreasonable risk of harm necessary to establish landowner liability for negligence. Moreover, applicable statutory or governmental immunity may preclude liability for ordinary negligence.

The mere existence of a rope swing hanging from a tree does not make the land itself unreasonably dangerous, providing a basis for landowner liability. On the contrary, the danger associated with one's choosing to use a rope swing installed on the land by unknown third parties would present an open and obvious risk of serious injury. While rope swings pose an obvious and easily avoidable risk of harm, under limited circumstances, a public body may still have a general legal duty to discover and remove known or readily discoverable hazardous debris from the premises within a reasonable time

In 2009 Seminar Proceedings of the Countryside Recreation Network produced a paper after examining the effects of children playing outside and the risk involved if certain activities were not 'policed' effectively.

It is therefore recommended that the rope swings are removed and signage discouraging their use posted within the sites.



Plate 12: Rope swing at Hunter Park.

3.1.14 Benches Under Trees

It was noted that benches were placed beneath trees. To prevent accidental injury to person or damage to property it is recommended that these items are relocated. During the survey it became apparent that the first point of refuge and cover was beneath a tree (hot day = shade). It is therefore important that all trees are managed and there are no areas considered less than a high-risk zone.

Users of this site shading from the weather (sun, wind or rain) will be beneath a tree at some point during the day (as was observed during the survey). It is recommended that benches are positioned away from mature trees and would be better placed alongside a hedgerow if shade was a requirement.



Plate 13: Tree beneath a Beech tree that sheds branches.

3.2 Tree Survey Results

The results of the tree survey inspection are detailed within Table 3.1.

Twyford Mead and Berry Meadow

Tree ID & Tag		Common Name	Age Class	Height	Est Stem Dia (mm)	Overall Cond	Risk Cond	Comments	Recommended Works	Rec'd Priority Work (mths)
1 No tag		Common Ash	D	4.0	200	D	NA	- Off-site tree has collapsed across boundary fence and is hung up adjacent to footpath. - The tree is not on the footpath but maybe a temptation to climb for children.	Make tree safe. Remind landowner of responsibility to manage trees for health and safety.	1
2 No tag		Common Ash	M	5.0	400	D	NA	- Off-site tree has collapsed across boundary fence and is hung up. - The tree is not on the footpath but maybe a temptation to climb for children. - Trifurcated at ground level. Failed due to Honey fungus infection. - Two stems standing as deadwood.	Make tree safe. Remind landowner of responsibility to manage trees for health and safety. Prune branches of adjacent trees that have been damaged due to stem failure.	1
3 340		Common Ash	D	7.0	350	D	NA	Dead standing tree adjacent to footpath with watercourse.	Fell to ground level and stack timber in neat piles within shelterbelt for biodiversity habitat.	1
4 341		Common Ash	OM	10.0	1700	F	NT	- Veteran tree growing adjacent to boundary with footpath - Previously retrenchment evident and pruning work. - One buttress root has died and cracked.	Conservation prune extended stubs retaining shorter stubs using coronet cuts to mimic fractures.	1
G1 No tag		Common Ash Willow spp.	M	16.0	500	F	NT	- Off-site group of trees overhanging footpath. - Low hanging branches with major deadwood.	Crown lift over footpath to 3.0m above ground level and crown clean deadwood. Remind adjacent landowners with trees of their duty of care.	1
G2 No tag		Common Elder	OM	8.0	120	P	NA	- Small group of Elderberry trees overhanging access gate and footpath. - Dead standing tree in group. - Low hanging branches over footpath. - Ivy on stem and in crown restricted access to survey. - Trees growing beyond boundary fence adjacent to watercourse.	Crown lift over footpath and remove dead tree. This species will respond well to coppicing.	1
G3 No tag		Mixed Species	D	16.0	400	D	NT	- There are a number of dead standing trees, collapsed trees growing on the watercourse bank in on and off-site positions. - A number of people were recorded to walk along the watercourse and therefore the risk is heightened.	Make all trees safe. Stack timber in neat piles within shelterbelt for biodiversity habitat.	1
G4 No tag		Mixed Species	D	10.0	250	D	NA	- Dead standing tree adjacent to footpath and bridge. - Dead standing trees adjacent to footpath.	Make trees safe. Fell to retain short monolith for biodiversity habitat and stack timber in neat piles within shelterbelt.	1

Table 3.1: Tree Survey Schedule (continues)

Northfields Park

Tree ID & Tag		Common Name	Age Class	Height	Est Stem Dia (mm)	Overall Cond	Risk Cond	Comments	Recommended Works	Rec'd Priority Work (mths)
1		Common Ash	D	9.0	200	D	NA	- Dead standing tree adjacent to open space. - Partially inaccessible due to dense understorey and nature of plants (thorns). - No tag due to obvious tree.	Fell to retain short monolith for biodiversity habitat and stack timber in neat piles within shelterbelt.	1
2 1098		Common Ash	EM	18.0	450	P	NT	- Growing within dense woodland shelterbelt. - Ash dieback evident Class 3. - Major deadwood in crown and significant dieback. Leans towards open space. - Honey fungus infection around base of stem.	Crown reduce to 4m tall. Stack timber in neat piles within woodland for biodiversity habitat.	3
3 No tag		Sycamore	D	18.0	350	D	NA	- Off-site tree. - Dead standing tree adjacent to highway.	Fell to ground level and stack timber in neat piles within woodland for biodiversity habitat.	Imm
W1 No tag		Mixed Species	M	23.0	700	F	NA	- On and off-site trees. - All trees are suppressed by ivy. - Many trees have experienced minor root heave and erosion is evident with many roots exposed and even soil has been lost directly beneath the tree. - Major deadwood overhanging highway. - Dead trees adjacent to boundary with the highway and green open space. - A number of trees have not been inspected due to physical location on steep embankment and dense understorey vegetation - thorns, nettles, bramble etc.	Restrict public access. Introduce no Fly-tipping signs. Engineer terrace revetment and divert water to dedicated gullies. Sever ivy from all trees. Fell dead trees. Remove major deadwood overhanging highway and public space. Provide access to survey trees.	3

Table 3.1: (cont'd) Tree Survey Schedule (continues)

Hunter Park

Tree ID & Tag		Common Name	Age Class	Height	Est Stem Dia (mm)	Overall Cond	Risk Cond	Comments	Recommended Works	Rec'd Priority Work (mths)
1 342		Common Ash	EM	11.0	450	P	NT	• Ash dieback evident Class 4. Poor form and vitality.	Fell to retain short monolith for biodiversity habitat and stack timber in neat piles within shelterbelt for biodiversity habitat.	3
2 343		Common Lime	M	25.0	500	G	NT	• Suckers at base of stem restricted access to survey. • Heavily compacted ground. • Bifurcated at 3m above ground level.	Remove suckers at base of stem and resurvey.	6
3 767		Common Ash	V	23.0	800	F	NT	• Veteran attributes. • Innonotus hispidus on primary branch. • Woodpecker holes in stem. • Major deadwood in crown. • Heavily compacted ground. Ash dieback evident.	Carry out retrenchment pruning using conservation pruning methods to include fracture wounds and coronet cuts. Reduce stubs and reduce deadwood in crown.	6
4 775		Common Beech	V	26.0	1900	G	NT	• Ganoderma bracket in crown at old tear out wound. • Veteran tree attributes. • Rope swing in crown. • Low hanging branches. • Damage to buttress roots.	Remove rope swing. Remove bench. Reduce mowing beneath tree to deter pedestrian traffic and activities.	Imm
5 346		Myrobalan Plum	OM	6.0	400	P	NT	• Tree has collapsed due to root heave. • Snapped stems and leans towards open space.	Fell to ground level and stack timber in neat piles within shelterbelt for biodiversity habitat.	1
6 701		Common Lime	M	28.0	1400	G	NT	• Major deadwood overhanging open space.	Remove major deadwood. Leave grass unmown.	3
7 2569		Common Lime	M	28.0	1400	G	NT	• Major deadwood overhanging open space.	Remove major deadwood. Leave grass unmown.	3
8 No tag		Common Holly	OM	8.0	400	F	NT	• Tree has been suppressed by ivy and the crown has died. • Tree growing adjacent to boundary with properties.	Crown reduce by 3m to new crown height. Sever ivy.	3
G1 No tag	p	Mixed Species	M	20.0	800	G	NT	• Low hanging branches over entrance to park.	Crown lift to statutory heights and prune back to edge of kerb.	1
G2 No tag		Mixed Species	EM	10.0	220	G	NT	• Low hanging branches over car parking bays.	Crown lift to statutory heights and prune back to edge of kerb.	1
Key <u>Age Class</u> Y: Young = tree within first third of average life expectancy EM: Early Mature = tree within second third of average life expectancy M: Mature = tree within final third of average life expectancy OM: Over mature = tree beyond average life expectancy V: Veteran = Historical or culturally important tree (in decline) D: Dead <u>Overall Condition</u> G: Good = no health problems F: Fair = symptoms of ill health that may be remedied P: Poor = poor health D: Dead Major deadwood: branches in excess of 50 mm diameter Minor deadwood: branches/twigs less than 50 mm diameter RPA: Root Protection Area in accordance with BS5837:2012. T = Tolerable NT = Not Tolerable A = Acceptable NA = Not Acceptable										

Table 3.1: (cont'd) Tree Survey Schedule

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 Introducing Passive Assessments will identify tree hazards immediately. That's because it becomes a *high volume, low effort, day in day out* citizen science risk assessment that's carried out by staff on a daily/hourly basis that is most likely to record a tree hazard well before an **Active Assessment** is carried out on a routine inspection. Should a tree hazard be identified then it can be recorded and verified following a Basic, Detailed or Advanced assessment.

4.2 The tree risk rating is defined from **Not Acceptable, Not Tolerable, Tolerable** to **Acceptable**. These are configured in accordance with ISO 31000 - Risk Management and the Tolerability of Risk Framework (ToR) to Tree Risk-Benefit Management and Assessment

4.3 If a Duty Holder carries out reasonable, proportionate, and reasonably practicable risk management following a passive or active assessment it should result in only a few **Not Acceptable** risks being recorded. Taking into account that some of the work can be carried out in-house as it is recorded, then forecasting a situation where budget limitations prevent the reduction of **Not Acceptable** risks should not be difficult.

4.4 **Not Acceptable** risks will be reduced to an **Acceptable** level. **Not Tolerable** risks will be reduced to **Tolerable** or an **Acceptable** level of risk. **Tolerable** risks may not be reduced, but may require an increased frequency of assessment than **Acceptable** risks. **Acceptable** risks will not be reduced. This may not require tree work immediately but to isolate the risk while the budget allows for the tree work to be carried out. Each tree hazard will present its' own solution to reduce the risk and this can be discussed in house with guidance from the Arboricultural Consultant.

4.5 'The practice of providing a date for 'works to be completed' is no longer practical (or acceptable) as predicting the 'future event' following the recording of a tree hazard is impossible. Therefore, the objective is to manage the risk from tree failure to an **Acceptable** or **Tolerable** level.

The **Recommended Priority** of work is a guide where finances allow as alternatives to carrying out the work are available; for example, cordon off and add signage to a vulnerable tree with obvious hazards until such time as funds become available. This could reduce a **Not Acceptable** tree to **Tolerable** tree.

Recommendations

- Carry out the recommended works within Section 3.
- Carry out all tree works as recommended within Table 3.1.
- Introduce post-storm event inspections of trees where they are growing within High-Risk zones.
- Review risk zones and annotate drawings with relevant zones in order to prioritise management of trees appropriately. The Arboricultural Consultant can advise if necessary.
- Inform neighbouring landowners of their tree responsibilities.
- All tree works should be carried out in accordance with BS3998:2010 Tree works - Recommendations.
- This Arboricultural Survey is valid for a period of 12 months. If works are not commenced within this time period, then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.

5. INSPECTION PERIOD

Risk Zones and Inspection Intervals:

High Risk:

- Trees in areas with high pedestrian or vehicular traffic, or near valuable property, should be inspected at least annually, and potentially more frequently, especially after high winds.

Medium Risk:

- Trees in areas with moderate foot traffic or potential for minor damage may be inspected every two years.

Low Risk:

- Trees in low-risk areas, or those with minimal potential for harm, may be inspected every three years or even less frequently, with informal inspections or visual checks in between.

Frequency of inspections shall be the responsibility of the landowner based on frequency of usage of the site as outlined above or the landowner's standard policy.

6. ENVIRONMENTAL ENHANCEMENTS

There is an opportunity to install bird and bat boxes on the stem of trees within the site. Where groups of trees exist or open ground is available, small log piles stacked and secured can act as hibernacula for small mammals and reptiles.

There are areas of ground that can be utilised for additional tree planting. Hedgerows should be restocked or in-filled where gaps are evident.

A small orchard or wildflower meadow where land allows will offer good food for pollinators.

7. DISCLAIMER

Arbor-Eco Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared. This report has not been compiled as part of an insurance claim and should not be used in conjunction with any such activity.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

8. DRAWINGS

1. Drawing Number MB260510-01 Tree Location Drawing Twyford Mead and Berry Meadow
2. Drawing Number MB260510-02 Tree Location Drawing Northfields Park
3. Drawing Number MB260510-03 Tree Location Drawing Hunter Park

Twyford Mead & Berry Meadow

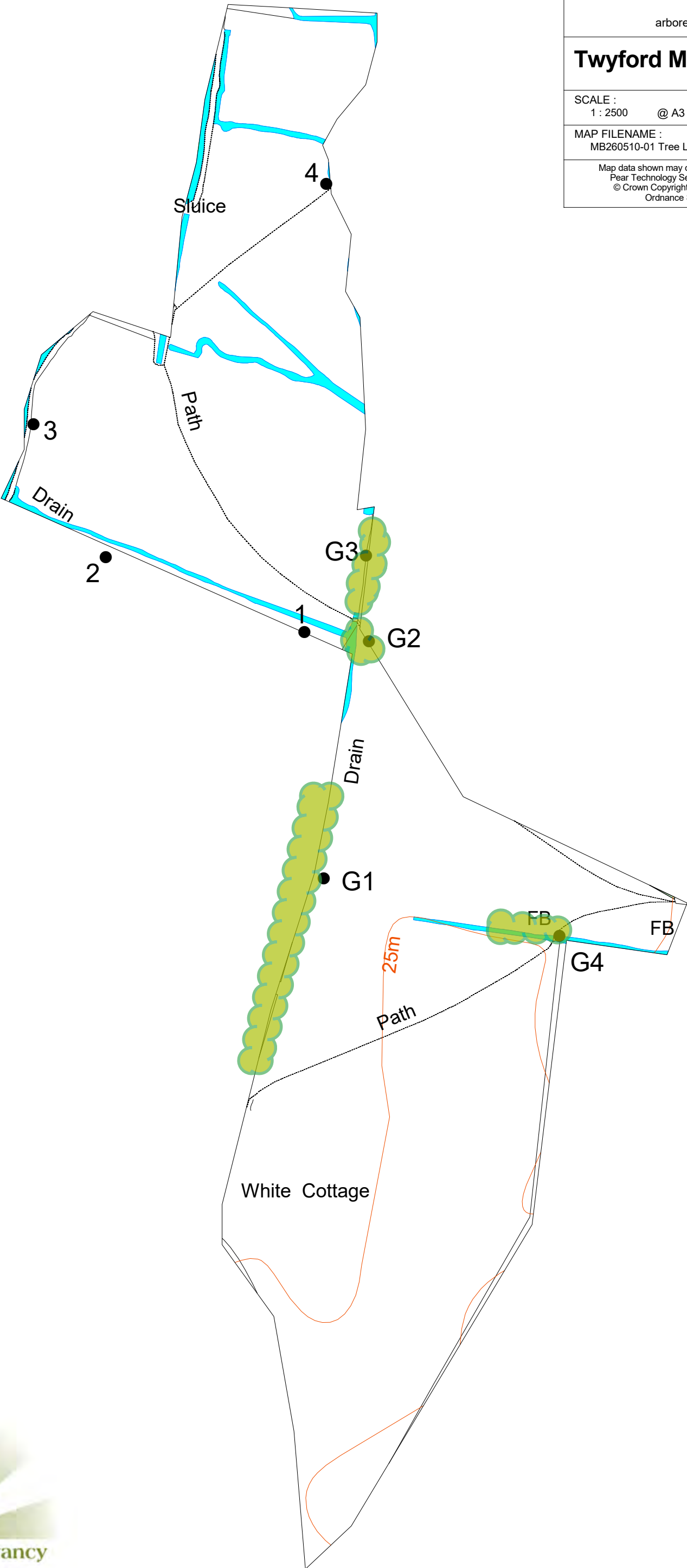
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Northfields Park

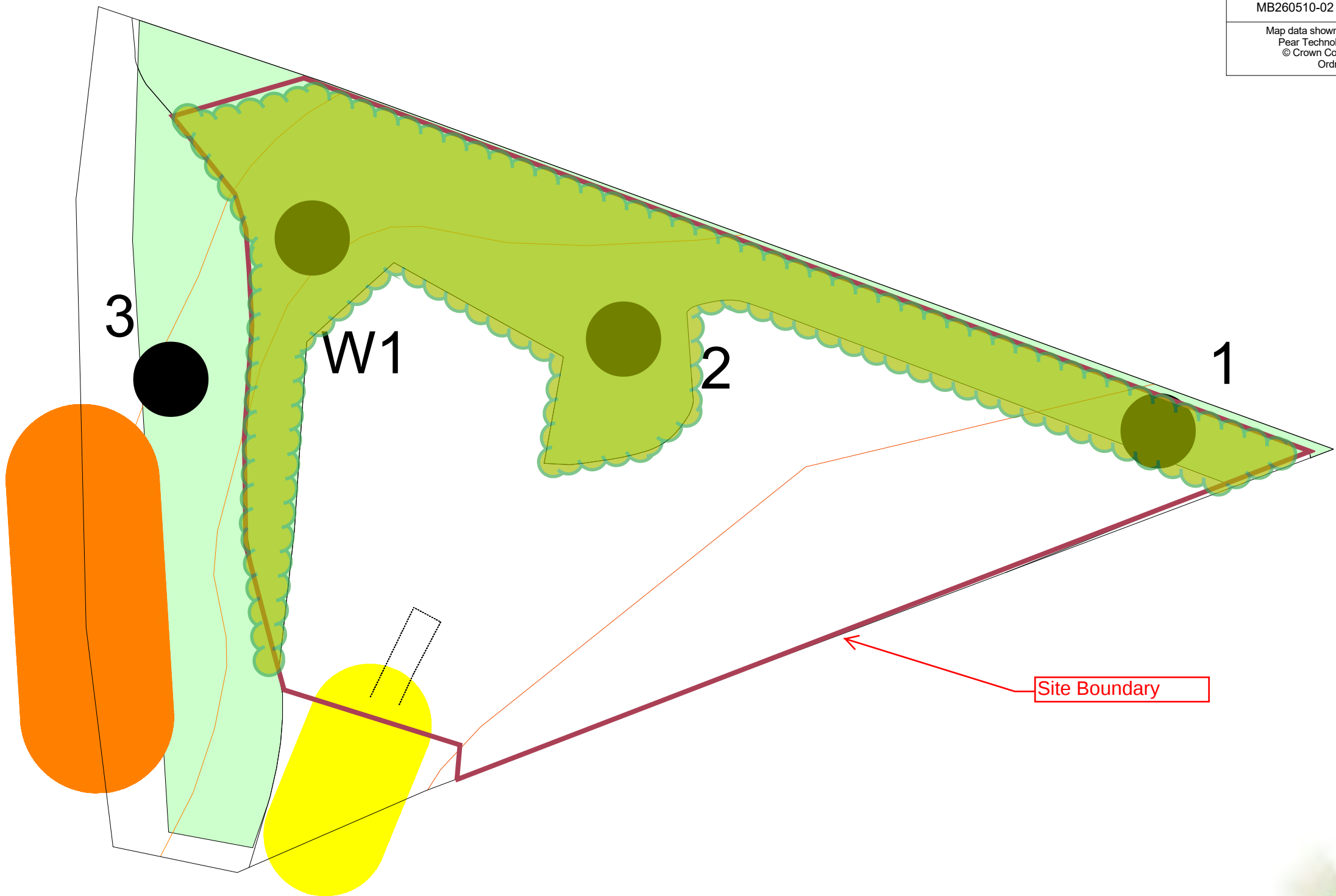
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Hunter Park

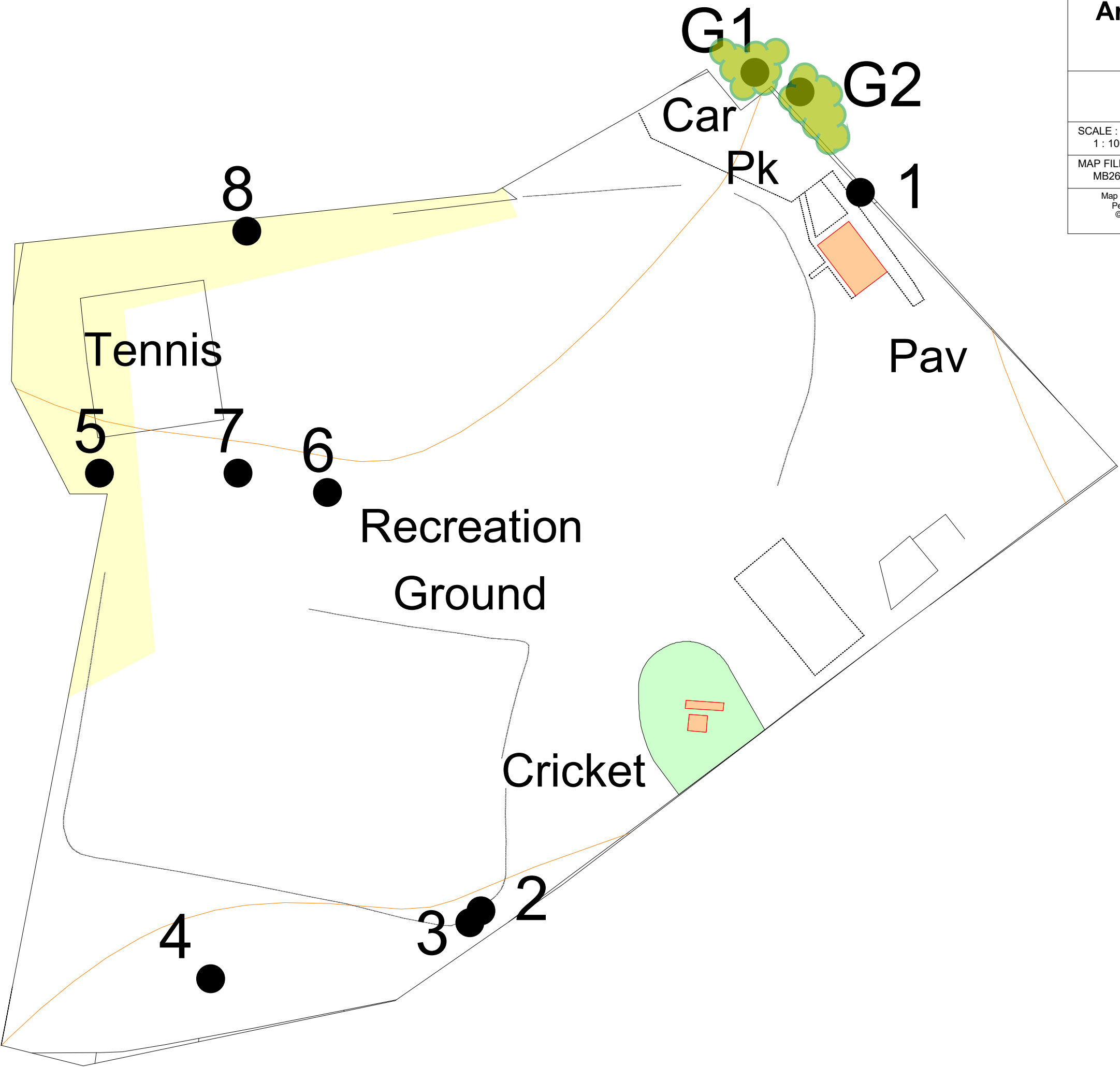
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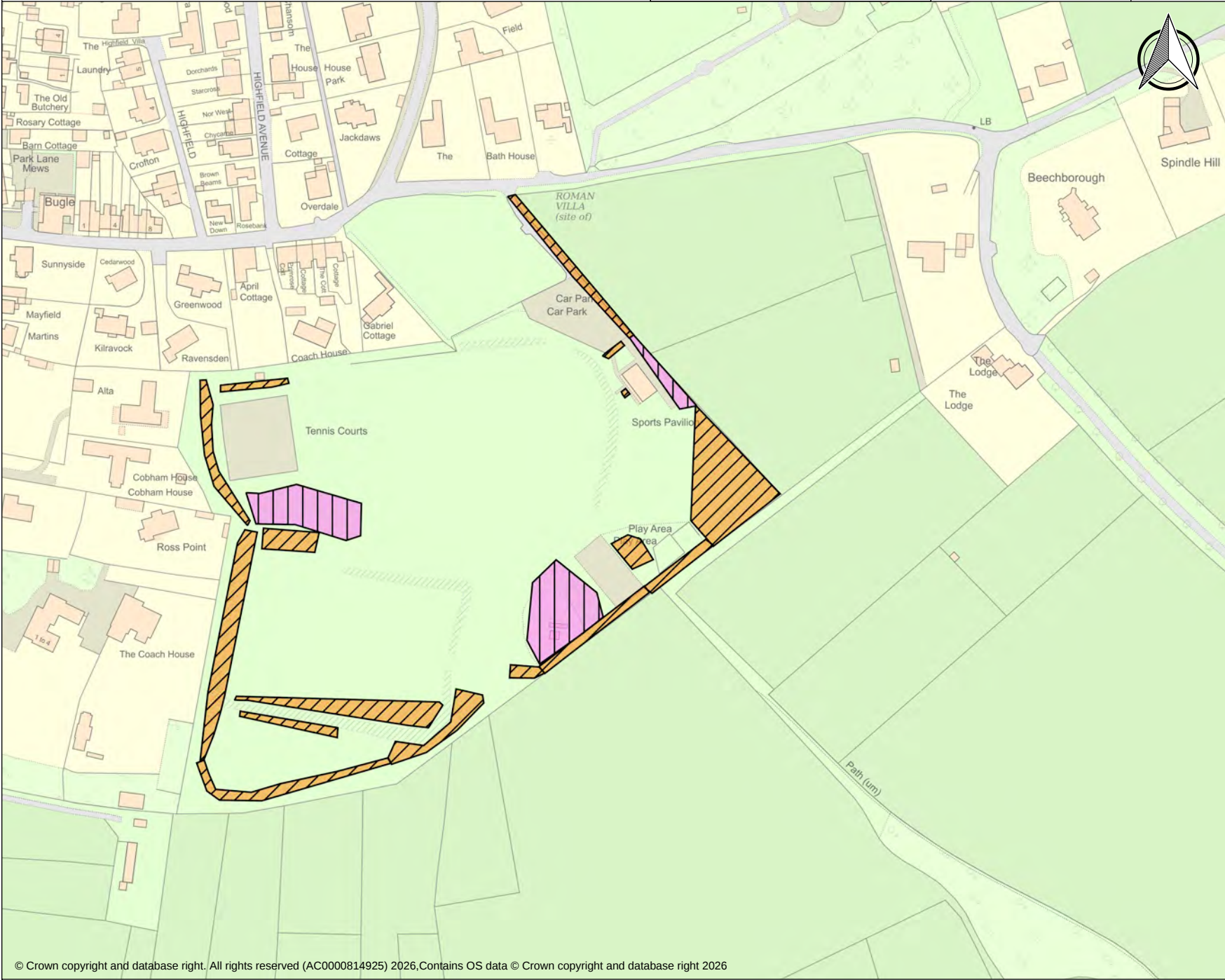


Parish



Tree Areas - Medium Public Access



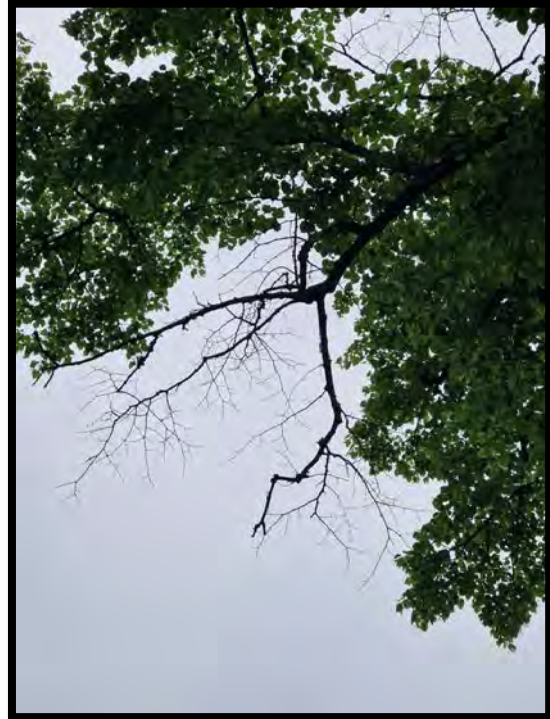


- Parish
-  Tree Areas - Medium Public Access
 -  Tree Areas - High Public Access
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APPENDICES

- Appendix 1: Photographic Montage**
- Appendix 2: Survey and Tree Information**

Appendix 1: Photographic Montage

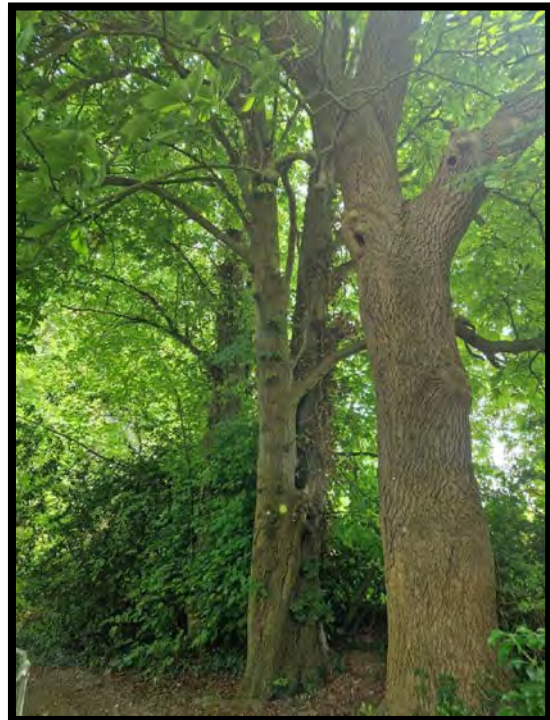








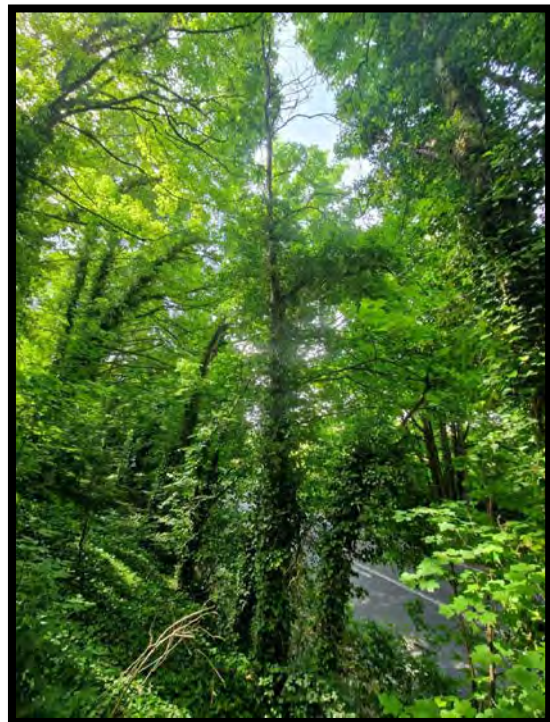
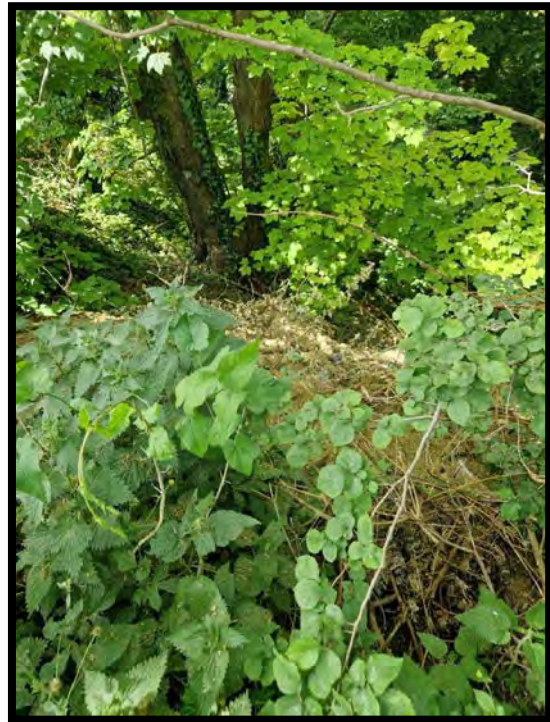




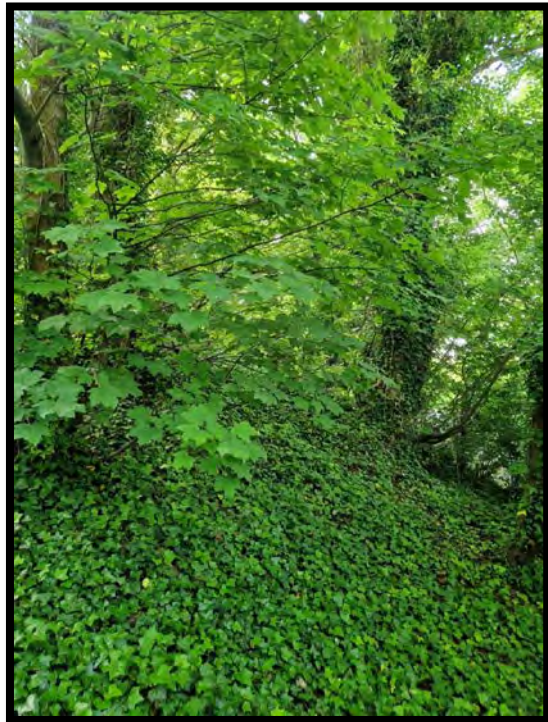


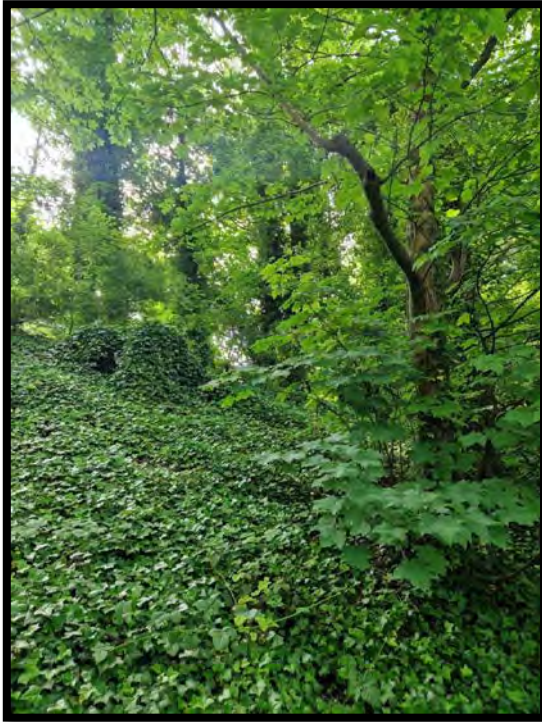
























BBQ scorched grass



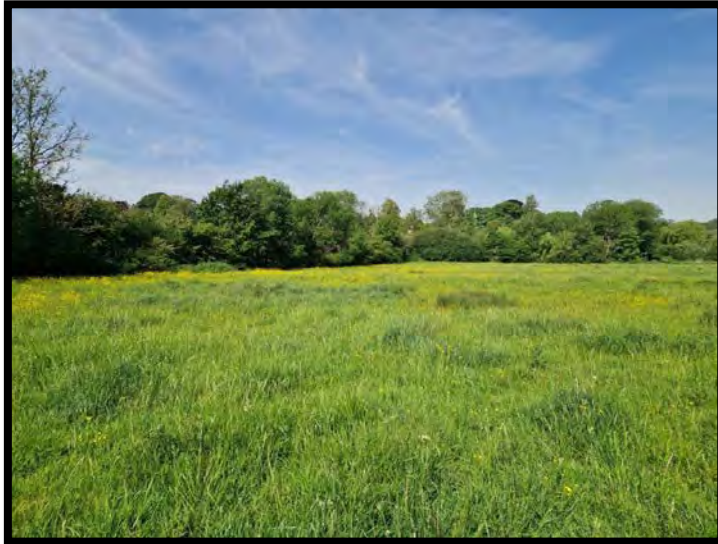
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Appendix 2: Survey and Tree Information

Legislation

The tree health and safety audit has been carried out with consideration to the following guidelines and current legislation;

- *Occupiers' Liability Act 1957 & 1984*
- *Management of Health and Safety at Work Regulations 1999 and the associated ACoP (guidance is contained in HSG 65 Successful health and safety management and INDG 163 Five steps to risk assessment)*
- *HSE's "Reducing Risks Protecting People" 2001*
- *National Tree Safety Group - Common sense risk management of trees 2024*
- *The Health & Safety Executive (HSE) (decision –making framework, known as the Tolerability of Risk (ToR) framework)*
- *Section 41(1) of the Highways act 1980, a duty "to maintain the highways"*
- *Section 154 (2) of the Highways Act 1980*
- *National Planning Policy Framework, Trees and Forestry Commission, Crown or local authority land, churchyards, aerodromes and scheduled monuments, Government Planning Practice Guidance.*

Protected Species

Trees - Bats: A bat survey must be performed on the relevant roost potential prior to any tree work being carried out. If bats are found to be present, a Natural England licence will be required prior to work being carried out. Bats and the places they use for shelter or protection (i.e., roosts) receive European protection under The Conservation of Habitats and Species Regulations 2017, as amended. They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended.

As bats re-use the same roosts (breeding site or resting place) after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present. The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on public bodies to have regard for the conservation of biodiversity and maintains lists of species and habitats which are of principal importance for the purposes of conserving biodiversity in England and Wales. A number of bat species are listed on Section 41 (England) and Section 42 (Wales) of the NERC Act 2006.

Nesting Birds: The removal of relevant features must be undertaken outside of the bird nesting season (this generally extends between March and August but is weather dependent). If this is not possible the area concerned should be checked immediately prior to removal by a suitably qualified ecologist. A licence can be obtained from Natural England to permit this work to be conducted and must be applied for beforehand. Nesting and nest building birds are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties.

In exceptional cases the law allows certain exemptions to permit legal activities (such as a development with planning permission) and where avoiding harm isn't possible. You may also be able to get a licence from Natural England for certain activities if you need to remove wild birds because they're causing problems.

The ecologist should also follow the Biodiversity Code of Practice for planning and development (BS 42020:2013).

Common Law

It is the landowner's responsibility to manage the overhanging vegetation unless a safety issue arises.

The following relates to common laws regarding trees only;

Under common law, a person may cut back any branch (or root) from a neighbour's tree that overhangs or encroaches onto their property. In cutting back any overhanging branches (or encroaching roots) the following must be observed:

- The person must not trespass onto the land on which the trees are growing.
- Branches or roots must not be cut back beyond the boundary in anticipation of them overhanging.
- Any branches, fruit or roots that are removed must be carefully returned to the tree owner unless they agree otherwise.
- All work must be carried out carefully. For example, avoid damaging property or carrying out work that would leave the tree unsafe or dangerous to avoid any complaint from the tree owner.
- The person must not alter the height of trees or hedges on neighbouring land. While not required under common law, it would be courteous to notify the tree owner of your intentions to help allay any misunderstanding.
- Common law rights are intended to allow the person to carry out the minimum amount of work.
- If extensive works are carried out and in so doing make the tree unsafe, the tree owner may have a case for criminal damage. The person should be especially careful if pruning roots. Obtain qualified arboricultural advice before carrying out any such work. If the tree owner agrees to works that are in addition to your common law rights, or if they give permission to enter their land to undertake the work, it would be prudent to obtain their written consent. If the trees in question are subject to a tree preservation order or are growing in a conservation area then an application (in the case of tree preservation orders) or 'Notice of Intent' (in the case of trees growing in a conservation area) may be required and the following points will apply.
 - The person intending to submit an application or notice must inform the owner of the land on which the trees are growing that an application or notice is to be made.
 - The granting of consent in the case of a tree preservation order or the raising of no objection in the case of trees in a conservation area means that the tree work applied for is acceptable in arboricultural and planning terms only. It does not give the person submitting the application or notice an automatic legal right to carry out the work. The question of ownership is a civil rather than a planning issue and the landowner's permission must be obtained in addition to any planning approval.

Occupiers' Liabilities Act 1957 and 1984

An occupier of premises owes the same duty, the "common duty of care", to all his visitors whether by invite or otherwise. The common duty of care is a duty to take such care as in all the circumstances of the case is reasonable to see that the 'visitor' will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there or for purposes other than that which they have been invited (trespassers).

Methodology For Collecting Information About Each Tree.

A tree survey conducted by a suitably qualified arboricultural consultant will ensure that there will be an accountable process, available for scrutiny that would satisfy the courts that reasonable and practicable measures have been taken to reduce the risk of injury to person or property.

To determine the status of the trees within the site a full ground level visual tree assessment survey has been undertaken, assessing the species and status of the trees as directed by the client. This survey has been carried out in accordance with the guidance from the National Tree Safety Group – Common Sense Risk Management of Trees (2024).

Each tree was visually assessed and a schedule prepared listing tree number, species, stem diameter at 1.5 m above ground level, tree height, crown spread (within a radius range), and age class. Any specific observations or recommendations with regard to management were also noted. All these observations and measurements are summarised in the Tree Survey Table.

Trees are located using W3W as shown within the Tree Survey Table.

The emphasis of the report is predominantly that of tree management and preliminary recommendations for tree works as a result of a health and safety inspection. It identifies naturally occurring hazards within the tree due to inhibited growth or naturally related vectors that have caused what would otherwise be a tree of good form and vitality as guided by current best practice.

The inspection was carried out with use of binoculars where necessary. No climbing inspection was conducted. No analysis of soil samples was undertaken and the condition of trees' root system was only investigated by way of a surface visual inspection, light excavation around the buttress and assessment of the trees' overall vitality.

Data Collection.

Each tree was inspected from ground level with the use of binoculars where necessary to obtain a clearer view into the canopy of the tree. In addition, acoustic resonance impact testing utilising a Thor 710 nylon hammer was used, in conjunction with a metal probe, to determine the presence, depth and extent of decay found at the surface of the bark. No other equipment has been used, other than stated, to determine the health and safety of the tree other than knowledge, experience and training.

- The tree stem circumference was measured at 1.5 m above ground level. If the stem had separated into two or more stems below 1.5 m above ground level, then the stem was measured either at ground level or at the branch break flare.
- Crown spread was measured across the complete face of the crown and divided by two to provide an estimated radius.
- Works required to be carried out are weighted in monthly timescales.
- Trees are 'aged' through periods of their anticipated life subject to location, soil structure and other external influences compared to that of an open grown tree in ideal conditions for that species;
 - Young = tree within first third of average life expectancy;
 - Early or Semi-Mature = tree within second third of average life expectancy;
 - Mature = tree within final third of average life expectancy;
 - Over mature = tree beyond average life expectancy;
 - Veteran status (in decline and a historically or culturally valuable tree).
 - Dead.

Risk Zones

The location of a tree should be categorised as High (Red), Medium (Orange), Low (Green) and be dependent on the accessibility to the general public and on-site frequency of use. If client has not provided risk zones maps specific to each site, then categorisation is based solely on the Arboriculturist/Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG).

Due consideration will be given to the principles set out below:

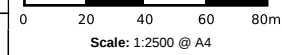
- Public impact - Numbers of public using site
- Site usage - Location of roads, footpaths, buildings
- Business Risk - Risk of damage to property

Risk Zone/Hazard Class	Risk Rating Objective	Details
HIGH Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis	Reduce from Not Acceptable or Not Tolerable to Tolerable or Acceptable	Covers trees likely to cause an immediate nuisance, imminent failure, hanging deadwood or major deadwood in a place of high frequency use or a public space. Additionally, infrastructure, public property or a public health is a consideration.
MEDIUM Open Areas such as tree groups or grassland with limited usage	Reduce from Not Acceptable or Not Tolerable to Tolerable or Acceptable	Covers trees within not tolerable or tolerable risk category and likely to cause an inconvenience requiring pruning to clear buildings or lamp columns. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.
LOW Woodlands or areas where there is no access and would not require any work	Tolerable or Acceptable	Covers trees with regard to tree works that are necessary to be programmed to promote the future health and well-being of tree stock, such as pollard or pruning whereby tolerable and acceptable risk is identified.

Table A.1: Risk Zone Table

Tree Risk Zones can be organised by the landowner using the recommendations within Table A.1 and recommendations within Section 5 above. These can be annotated on a map and provided for future inspections.

The VALID Tree Risk Assessment is internationally recognised. The surveyor is attending this course and the information gathered to support this report is kindly provided by VALID.

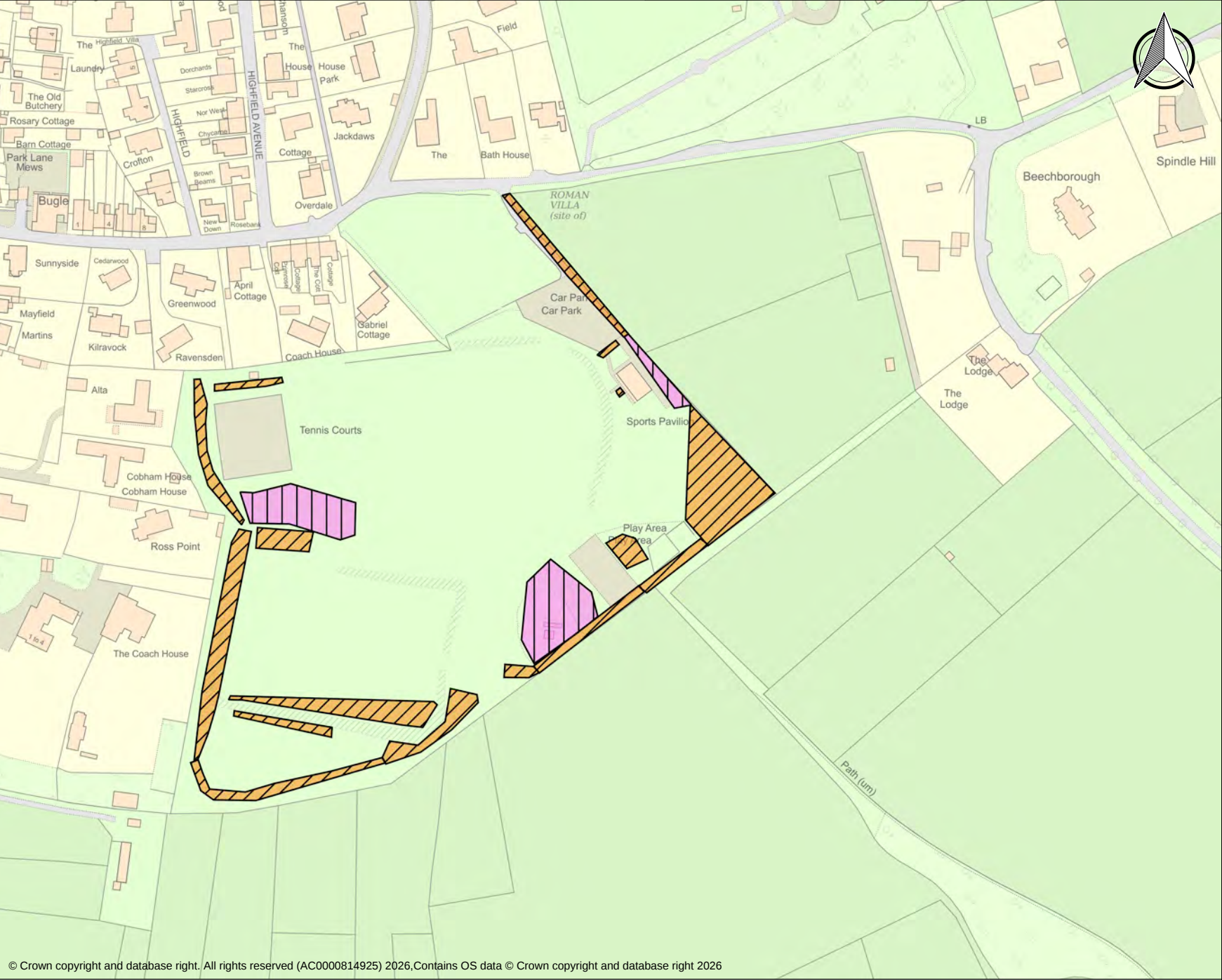


Parish



Tree Areas - Medium Public Access





- Parish
-
- Tree Areas - Medium Public Access
-
- Tree Areas - High Public Access
-

4. Please give details of why you consider the Plan is, or is not, sound or legally compliant:

Policy SDA80 - Land north of Hewlett Close Twyford

Allocation of 15 dwellings.

The proposed allocation is the largest of the remaining undeveloped parcel of land in the Northfield's Estate which has developed piecemeal over the last 100 years with suburban and estate housing to form a discrete part of the village; It contains about 130 dwellings which is about 20 % of the total dwellings in the Parish. Other than a small play space on the northern boundary, it has none of the principal facilities of the village which are concentrated about 800 m away via a very busy B road with non-continuous pavements of inadequate width and a steep hill. The parish recreation ground is further away still. The Northfields area has minimal amenity space. It has only a single pedestrian and vehicular access. The industrial estate to the east and housing to the south are not accessible nor is the northern boundary planted with trees as a screen for the Industrial buildings and serves to hide the Northfields estate. In short, it is major part of the village but separated from its main facilities and relatively isolated.

Twyford Parish Council supported this allocation at the consultation stage, but only conditionally.

This followed detailed consideration of the suitability of this site for allocation in the neighbourhood plan which was eventually adopted in February 2022. The site was one of two which were considered suitable in landscape terms and with existing services and part of the village fabric. The landowner supported it. The reason for it to not being allocated was that the other site was of adequate size and so this additional housing was not needed. The allocation of this site in the current review has been anticipated.

As a result of close consideration given to this site during the neighbourhood planning preparation the parish council is in a good position to identify its strengths and weaknesses. In the intervening period, the owners who are also the owners of this site have put forward and secured consent show the comprehensive redevelopment off a large part of the industrial estate to the east. This incorporates an area of open space, a "hub" with social facilities and a large area also former farmland which provides for storm drainage, spoil disposal and nature offsetting with some specified public use. This scheme is currently in active redevelopment, so none of these future facilities are completed or accessible; nor is their future accessibility altogether clear. The industrial estate forms the eastern boundary of the proposed allocation; large warehouses are sited behind a wide, partial tree barrier and bund. Access to the Industrial estate is to the South, not via Northfields apart from one office block and a pedestrian/Cycle link.

The provisos which TPC wish to see addressed are, in summary:

1. The inadequacy of existing access in three respects (junction with B3335; junction between Shipley road and Northfields road; width and configuration of Northfields road)
2. The inadequacy of open space in the Northfields estate as a whole. The only open space is the small play area.
3. the poor connections of Northfields in respect of pedestrian and cycle access to social facilities, to the highway network and to the wider countryside.

To this TPC now adds its proposals for the remaining pockets of land adjoining this allocation and its access road. These are:

- A. small parcel identified as open space but of limited use.
- B. plot surrounded by development, previously used as contractors hut but now

grassed and not allocated or designated for any use.

C. Office of approx. 4500 sq. ft with car park for 50 plus cars (this was originally used as the HQ of the Estate when it was a chicken enterprise) . This uses the Northfields access road. There is potential here for redevelopment and intensification but with the likelihood that a high level of traffic generation will result, causing further conflict at the junctions identified and exacerbating the underprovision of facilities.

TPC proposes that Areas A, B and C (Appendix, Plan 3) should be added to SDA80 for consideration and planning as a whole. TPC preference is the uses are for additional housing on parcels B and C . In the case of parcel C, it would be reallocation from a business use to housing which is contrary to SDLP policy 34 but would be justified in this case because:

1. The overprovision of employment in Twyford (in excess of the economically active and not providing jobs for local people). See TNP supporting studies and comments on SD 34
2. To reduce the potential for high levels of traffic generation from other types of development .

These proposals allow the Authorities to plan social and physical infrastructure comprehensively and have the potential to:

- a. Increase access to open space for the new residents and the Estate as a whole by incorporating land planted with trees and subject to TPO's as part of an open space network . NB All land is in the same ownership.
- b. Improving foot and cycleway paths for the benefit of all
- c. Reducing traffic generation from development sites to the minimum
- d. Give certainty to residents about the development intentions of the landowners.
- e. Avoid "land left over after planning."

The redevelopment of the Industrial estate provides three amenities which may be available to the residents of the proposed allocation namely:

- A community hub, with café
- An area of open space adjacent to it.
- A large area .

It is not currently clear to TPC what benefit these will provide for Twyford residents particularly those of the Northfields estate. The conditions and legal agreements pursuant to the grant of consent may specify what has been agreed. However, all is in the gift of the single owner/developer . Access to all of them should be secured; they have the potential to transform the access of Northfields to open space and widen the social facilities within easy reach. .

(continue on a separate sheet if necessary)

5. Please set out the modification(s) you consider necessary to make the Plan sound and legally compliant, in respect of any soundness or legal compliance matters you have identified above. You will need to say why each modification will make the Plan sound or

legally compliant. It will be helpful if you are able to put forward your revised wording of any policy or text. Please be as precise as possible.

Please provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions. After this stage, further submissions may only be made if invited by the Inspector, based on matters and issues he or she identifies for examination.

Detailed comments text and plan: TPC's proposals.

Plan W 1056 : increase area of allocation as shown on attached plan 3 (See Appendix).

Text :

- a. Prepare a brief for the allocated land and its surroundings (as shown on the plan) to ensure that this small are of the village is designed on a comprehensive basis in a way which relates both to the wider part of Northfields and to the redeveloped industrial estate /business park both visually and functionally.**
- b. Allow for the increase in number of dwellings to twenty but only following detailed study and agreement on future uses of the land within the brief area.**
- c. Remove “central area of open space” and replace with “ explore potential for use of N and W tree belts as amenity open space with additional play adjacent to trees”**
- d. add after “Hewlett Close “ “ and “to B 3335”.**
- e. add at end “and to extend the footpath link to B3335 at NW corner of Northfields estate with provision for cyclists.”**

(continue on a separate sheet if necessary)

6. If your representation is seeking a modification, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

☐

Yes, I wish to participate in hearing session(s)

☒

7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

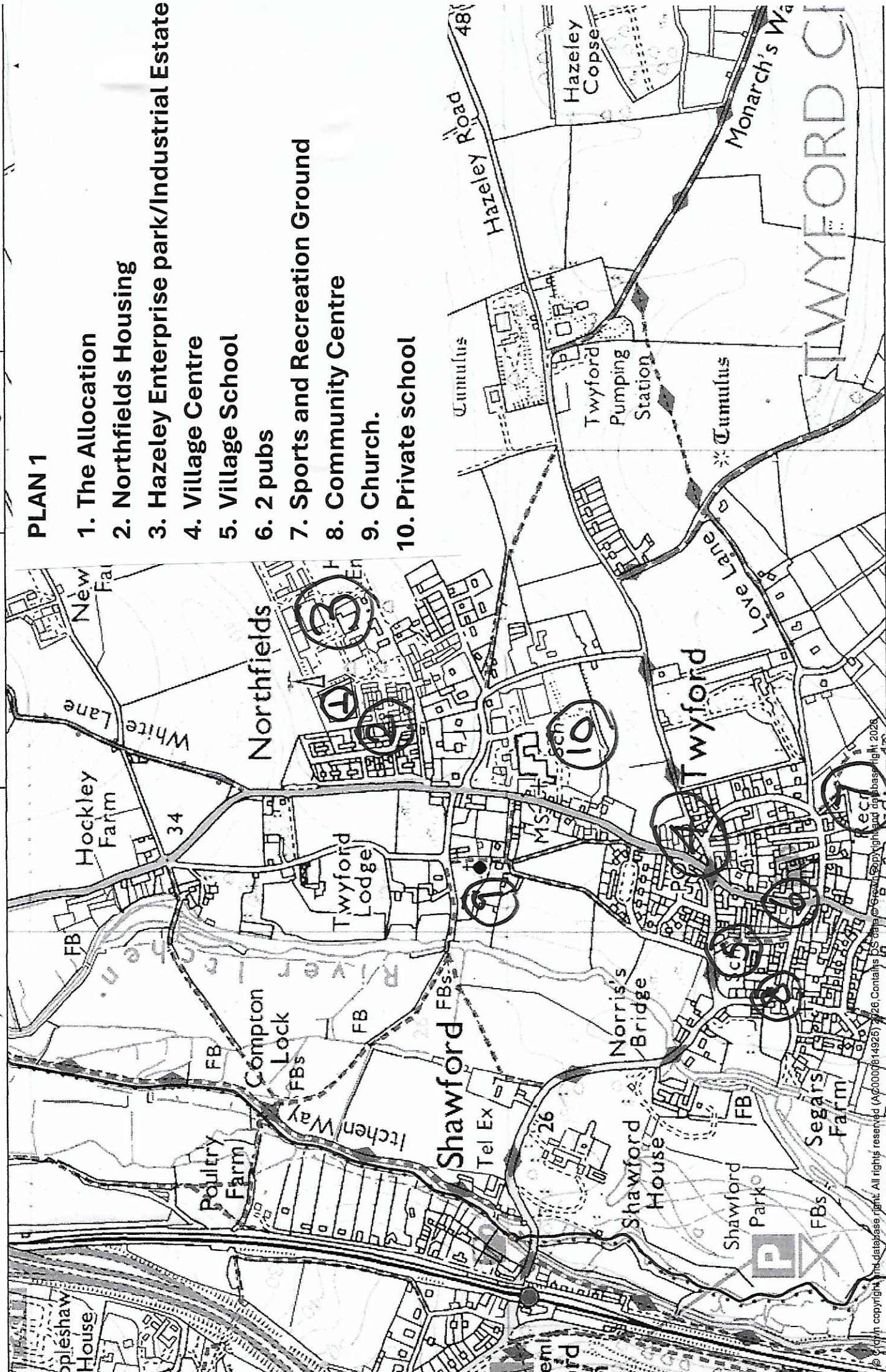
To more fully explain the complex relationship between the plan policies, the proposed changes and the relationship between them and the Twyford Neighbourhood Plan

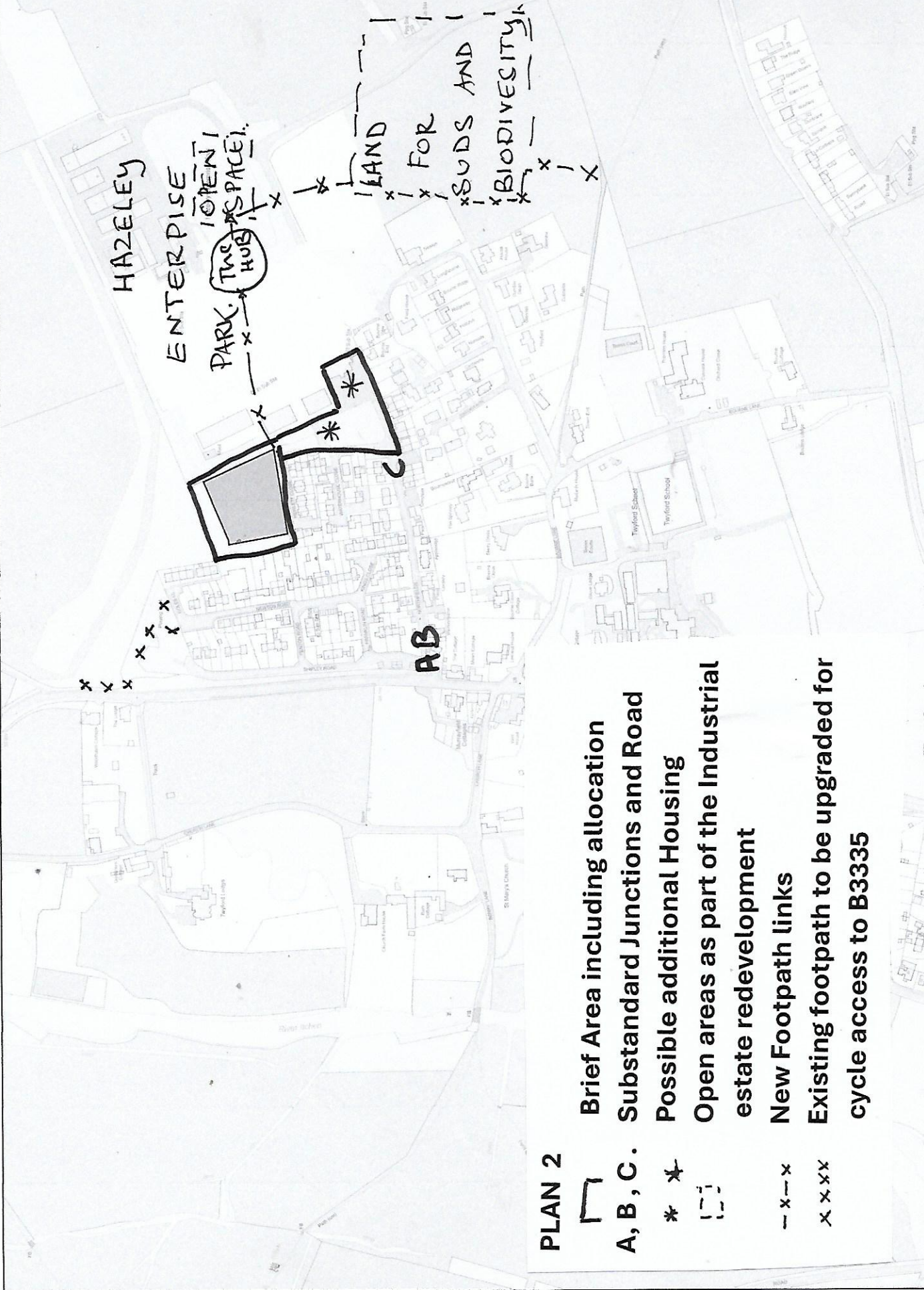
Signature: J.P. Matthews

Date: 23rd June 2026

PLAN 1

1. The Allocation
2. Northfields Housing
3. Hazeley Enterprise park/Industrial Estate
4. Village Centre
5. Village School
6. 2 pubs
7. Sports and Recreation Ground
8. Community Centre
9. Church.
10. Private school





PLAN 2

 Brief Area including allocation

A, B, C.  Substandard Junctions and Road

 Possible additional Housing

 Open areas as part of the Industrial estate redevelopment

 New Footpath links

 Existing footpath to be upgraded for cycle access to B3335



PLAN 3.

Area for Brief.

A, B, C.: Sites for use for housing (possible).

Tree Belts for joint use for Amenity, Open Space.