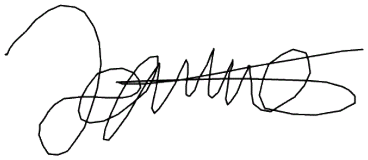
TWYFORD PARISH COUNCIL
9th October 2026

Dear Councillor,

I hereby summon you to attend a meeting of the **PARISH FARM COMMITTEE** on Wednesday 14th October 2026 at 7:30 PM, to be held at The Pavilion, Hunter Park, SO21 1QS

Yours sincerely,



J.P. Matthews
Clerk to the Council

**1 Chairman's Comments**

**2 Co-option**

**To consider** the co-option of members to the committee: A Coates, R Hill, M Locke, J McGill, A Roberts.

**3 Apologies for Absence**

**4 Dispensation under Section 33 of the Localism Act 2011**

**To consider** the granting of 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 precuniary interest and to confirm how long this dispensation may have effect.

**5 Declarations of Interest on agenda items**

**To receive and record** Declarations of Interest. Councillors are reminded of their responsibility to declare any disclosable precuriary 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 precuniary interest as defined by regulations made by the Secetary of State under Localism Act 2011. Councillors must withdraw from the room when the meeting discusses and votes on the matter.

**6 Approval of Minutes of previous meeting**

**To approve** the minutes of the last meeting, previously known as the Parish Farm Advisory Committee, held on 29th April 2026.

**7 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 reponse 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.

**8 Trees**

**To receive** the Visual Tree Assessment report and **consider** the recommendations on page 10.

**9 Volunteers**

**To receive and consider** a report on volunteers.

**10 Active Travel Interventions in the Itchen Corridor**

**To receive** a verbal report on the recent update to full council from Ben Marsh, SDNPA, on the Active Travel Interventions in the Itchen Corridor.

**11 The Lock, Towpath and River**

**To receive and consider** verbal reports:
11.1 Review of period since last meeting, including drought
11.2 Update on Fishing: Rupert Hill to report
11.3 Installation of two new benches and fill: Chairman to report
11.4 Maintenance of Compton and Shawford bank
11.5 Towpath: completion of works to PRofW by HCC
11.6 Further works required to surrounds of Lock
11.7 Fencing of Lock: Andy Roberts to report
11.8 Litter bins: Cllr S Cook to report

**12 The Meads**

**To receive and consider** verbal reports:
12.1 Review of period since last meeting, including grazing, ragwort and drought
12.2 Annual flooding on two days
12.3 Any urgent maintenance
12.4 Fencing: Andy Coates to report
12.5 Discussion with HWT: Andy Coates to report
12.6 Update on Conservation grants: reported at item 14.

**13 Berry Meadow**

**To receive and consider** verbal reports:
13.1 Review of period since last meeting
13.2 Ragwort infestation
13.3 Update on Avenue and Clump of trees
13.4 The Hedge
13.5 Metal gates: Jonathan McGill to report
13.6 Church Farm House: Chairman to report:
* Progress of Planning application
* TPC comments
* New fencing by Berry Bridge
* Access via Berry Meadow
13.7 Dog control
13.8 New poster
13.9 Installation of cattle compound: Andy Coates
13.10 Updates on grazing: reported at item 14.

**14 DEFRA Grants**

**To receive** a verbal update on arrangements and progress: Andy Coates

**15 Budget**

15.1 **To receive** a report on 2026/27 expenditure
15.2 **To consider** items for inclusion in 2027/28 budget

**17 Future Agenda Items**

**To consider** items for future meetings.

# Twyford Parish Council

Parish Farm Committee 14th October 2026

**Chairman's Notes to accompany Agenda**

Warning: It is possible that there will not be enough Parish Councillors present to make a quorum. This means that decisions will have to be referred up to the Parish Council on 22nd October i.e. to authorise expenditure or commit the Council. We will need to be quite clear on any items on which we do need a decision. Most of the agenda items are for report or discussion and possibly further study.

**Item 10 Proposed Cycle Way**

Ben Marsh reported to the last TPC on the progress he is making and his priorities. He has 3 schemes on the go:

- Cycle way on west side of valley all outside Twyford. This is first priority and is being managed directly by HCC
- Itchen Navigation Towpath: M27/Hockley Golf course to Shawford Mill. Wheel and pushchair access. He has consulted Natural England on this. Plans were shown to the Full Council In May 2026. This is second priority.
- The cross-valley route. Natural England are relatively happy for the proposal. He is continuing his studies on this route and is still considering it as combining footpath, cycle and horse. The Full Council supported further work being carried out. This is third priority. Mr Marsh agreed to draw up some plans in due course to allow the Committee to identify any constraints that the Council may wish to bring to his attention.
- The cost of the multiple crossings is likely to be enormous.

**Item 11 The Lock, etc**.

11.3 Installation of benches.

Jack Davidson (a formerly a SDNPA ranger) is now a specialist contractor running Greenjack Countryside Services and is familiar with the Lock area. He is able to break down the 20 ton loads of stone and work within sensitive locations. On the basis of special circumstances, the Full Council in June 2026 approved the quote. It exceeded the remaining £4,600 in the bequest and the balance was paid for out of the Farm Committee's budget. There is some further work needed to rake the soil over the stones and to fix a plaque to the back of each bench as required by the terms of the bequest. As a result of this, the two benches at the Locks have become four and the size of the useable Lock area has doubled and will remain dry.

11.4 Maintenance of Compton and Shawford bank. This is deteriorating and becoming less useable so there is more pressure on the Twyford side. CSPC appear to have no interest in it.

11.5 Towpath repairs by HCC PRoW. The towpath from Compton Lock to the Mill has been made up to the great pleasure of users. The work was apparently done wholly by hand without machinery and the focus was on repairing the right of way rather than the retaining of the Navigation. So, whether it is sufficient to contain the Navigation in flood conditions remains to be seen. A substantial quantity of material could not be used in the time available and was taken away by Hampshire County Council.

11.6 Further works required on the surrounds of the Lock. You will all see how the ground surrounding the Lock on the east bank is subsiding in relation to the sheet piling and the wooden steps and further fill is required to build these up. This could be carried out while the ground remains firm.

**Item 12. The Meads**.

12.1 The ragwort within the Meads was quite easily manageable. Jonathan has cleared dead timber but there is more to do particularly on the southern boundary. Mare's tail has been reported in the southwest corner and advice is needed as this may be poisonous to cattle.

12.2 Flooding: the two annual flooding days proceeded smoothly while there was still ample flow in the river. It showed up that there are a number of areas in which the water overtops particularly at the entrance and to the north of the main carrier.

**Item 13. Berry Meadow**.

13.1 The extensive growth of bartsia has been reported. Advice is being taken from Rachel Remnant

13.2 Ragwort was the major problem. See separate notes.

13.3 The Avenue and the Clump: The trees will need pruning in the autumn but all seem to have survived the drought very well.

13.4 The Hedge. You will see that the hedge has been allowed to grow freely and is now looking much the worse for it. Whether the Fishing Club propose to do anything and if so, what, we are unclear.

13.6 Berry Bridge Gateway:

- A landowner has moved an approx.2 metre high close boarded fence tight up to the boundary with the footpath and the footbridge.
- TPC has objected to the inclusion of the western meadow in SDNP/24/02546/FUL as it not clear what development, if any, is proposed in this area and has also highlighted access difficulties.

Cllr C Corcoran
Chairman, Parish Farm Committee
9th October 2026

Arbor-Eco Consultancy

**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**

## 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



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 pastural 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 pastural 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.

## 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.

## 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.

### 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

Cladoptosis 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 Cladoptosis 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 cladoptosis 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, cladoptosis 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.

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.

### 3.1.8 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 then 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.**

### 3.1.12 New Trees

Newley 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.

## 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 | W3W | Common Name | Age Class | Height | Est Stem Dia (mm) | Overall Cond | Risk Cond | Comments | Recommended Works | Rec'd Priority Work (mths) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 No tag | loyal.stays.silent | Common Ash | D | 4.0 | 200 | D | NA | • Off-site tree has collapsed across boundary fence and is hung up adjacent to footpath.<br>• The tree is not on the footpath but maybe a temptation to climb for children. | Make tree safe.<br>Remind landowner of responsibility to manage trees for health and safety. | 1 |
| 2 No tag | deals.scout.motion | Common Ash | M | 5.0 | 400 | D | NA | • Off-site tree has collapsed across boundary fence and is hung up.<br>• The tree is not on the footpath but maybe a temptation to climb for children.<br>• Trifurcated at ground level. Failed due to Honey fungus infection.<br>• Two stems standing as deadwood. | Make tree safe.<br>Remind landowner of responsibility to manage trees for health and safety.<br>Prune branches of adjacent trees that have been damaged due to stem failure. | 1 |
| 3 340 | corn.admits.laptop | 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 | salsa.atoms.tune | Common Ash | OM | 10.0 | 1700 | F | NT | • Veteran tree growing adjacent to boundary with footpath and bridge.<br>• Previously retrenchment evident and pruning work.<br>• One buttress root has died and cracked. | Conservation prune extended stubs retaining shorter stubs using coronet cuts to mimic fractures. | 1 |
| G1 No tag | rise.tent.festivity | Common Ash<br>Willow spp. | M | 16.0 | 500 | F | NT | • Off-site group of trees overhanging footpath.<br>• Low hanging branches with major deadwood. | Crown lift over footpath to 3.0m above ground level and crown clean deadwood.<br>Remind adjacent landowners with trees of their duty of care. | 1 |
| G2 No tag | empty.shorts.talked | Common Elder | OM | 8.0 | 120 | P | NA | • Small group of Elderberry trees overhanging access gate and footpath.<br>• Dead standing tree in group.<br>• Low hanging branches over footpath.<br>• Ivy on stem and in crown restricted access to survey.<br>• Trees growing beyond boundary fence adjacent to watercourse. | Crown lift over footpath and remove dead tree.<br>This species will respond well to coppicing. | 1 |
| G3 No tag | buns.trim.crib | 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.<br>• A number of people were recorded to walk along the watercourse and therefore the risk is heightened. | Make all trees safe.<br>Stack timber in neat piles within shelterbelt for biodiversity habitat. | 1 |
| G4 No tag | space.poetic.washed | Mixed Species | D | 10.0 | 250 | D | NA | • Dead standing tree adjacent to footpath and bridge.<br>• Dead standing trees adjacent to footpath. | Make trees safe.<br>Fell to retain short monolith for biodiversity habitat and stack timber in neat piles within shelterbelt. | 1 |

**Table 3.1: Tree Survey Schedule (continues)**

## 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.

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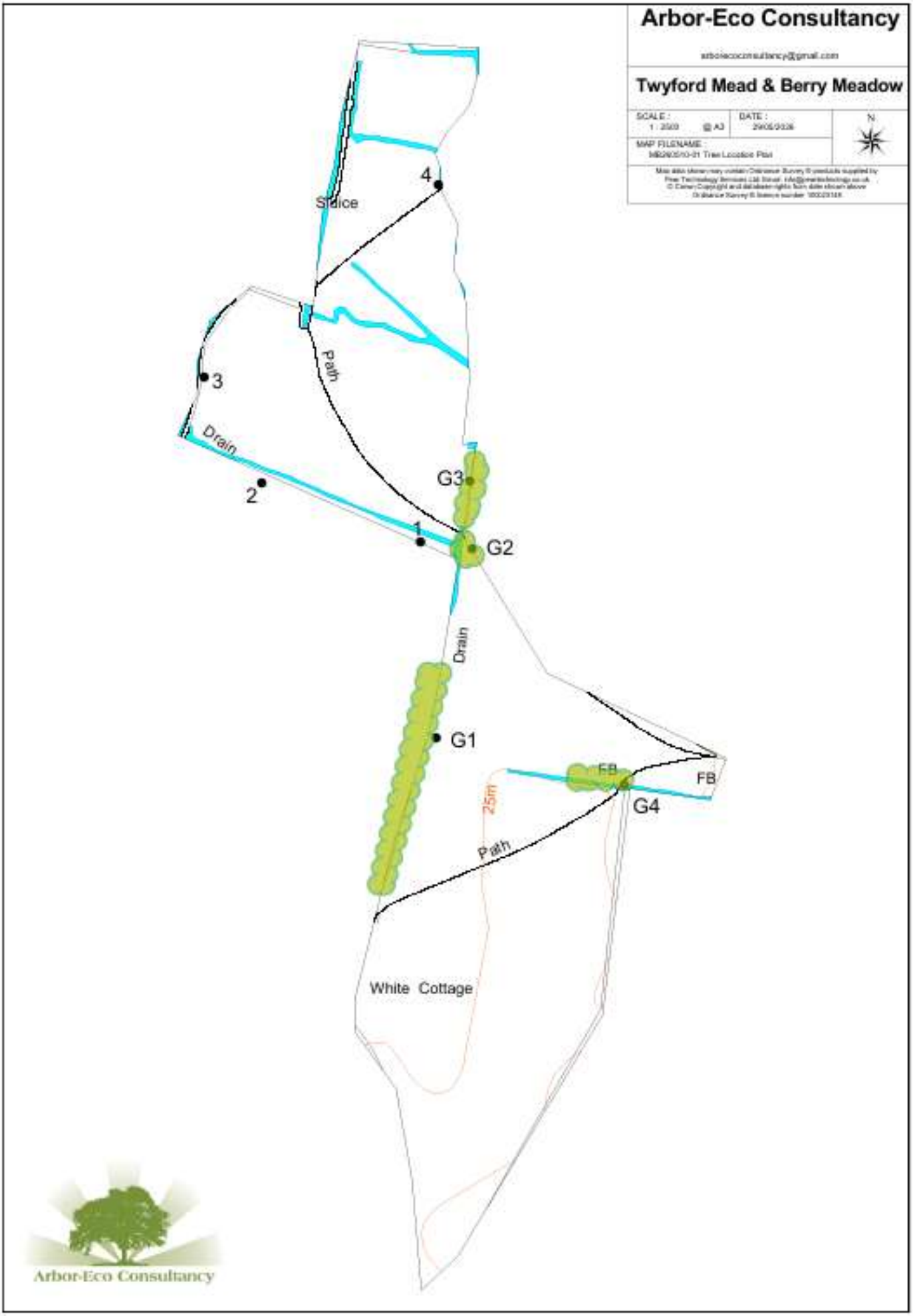
## 8. DRAWINGS

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


Arbor-Eco Consultancy
arboreccoconsultancy@gmail.com
Twyford Mead & Berry Meadow
SCALE :
1 : 2500 @ A3
DATE :
29/05/2026
N
MAP FILENAME :
MB2605/10-01 Tree Location Plan
Sluice
4
Path
3
Drain
2
1
G3
G2
Drain
G1
FB
FB
G4
25m
Path
White Cottage
Arbor-Eco Consultancy

BBQ scorched grass

## 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<br>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.<br><br>Additionally, infrastructure, public property or a public health is a consideration. |
| MEDIUM<br>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<br>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.

Item 9

# Twyford Parish Council

Parish Farm Committee 14th October 2026

Volunteers

Background

The current ragwort season attempted to get help by general appeals and then invitations to a working party at relatively short notice. Various methods of publicity were used and there was some effect but not sufficient for the size of the task involved.

The sense of urgency was not shared. Approximately 10-12 people may have helped, but the bulk of the work being done by 3 or 4. For future years, the Committee will have the choice of:

1. Better organisation of volunteers
2. Paying others to do it.

Andy Coates met someone who said he would have carried out the work for approximately £500. There would be further working parties needed next year for thistle control, also to tackle a range of tasks which are being recommended by consultants in the review of our conservation management. Their recommendation is to accelerate the process of the last 20 years in getting the meadow into a rich ecological stage. Therefore, there would be additional calls on the Farm Committee budget, and volunteers.

Cllr C Corcoran
Chairman, Parish Farm Committee
25th August 2026

Item 16.1

# Twyford Parish Council

Parish Farm Committee 14th October 2026

Update on Budget 2026/27

Total budget available to the Parish Farm Committee: £6,245 which includes the grazing contract.

The legacy of £5,000 has been completely spent on the new benches. Additional funds were required for the filling and ground preparation. These have been taken from the Farm Committee's allocation.

Summary of expenditure:

| | |
|---|---|
| Grazing: | £1,137.00 |
| General Expenditure (including bench work): | £8,725.05 |
| Berry Lane Project: | £1,890.00 |
| Parish Farm Expenditure Total: | £11,437,05 |

Sue Nias
Assistant Clerk
7th October 2026