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Dear Neil

14 Springfield Park, Twyford. 1no. *Platanus x hispanica* – London Plane.

I refer to my site visit to Springfield Park on 23 July 2026 to inspect the London Plane in the front garden of number 14.

The tree is a mature example of its type and is growing in the front garden of 14 Springfield Park, Twyford, adjacent the boundary with number 16. Springfield Park is a development of houses surrounding an oval open area with early mature trees scattered throughout.

The tree is covered by Tree Preservation Order, 178/1980, administered by Wokingham Borough Council.

The tree was inspected from ground level using industry accepted visual tree assessment protocols. The buttress regions were cleared of leaves and debris to enable a clear view. An operative from Beechwood Tree Care Ltd. climbed the tree to ensure full consideration of unions and structure, and especially to consider any potential presence of Massaria disease, *Splanchnonema platani*.

The Plane was sounded using a nylon mallet in order to consider any tonal irregularities or changes in the buttress and trunk region.

Buttress clefts, the natural indentations into the buttress between primary root development, were probed for areas of decay. The main and higher level structural unions were examined using binoculars from ground level, along with the primary stems and limbs.



Only relevant dimensions were recorded to ensure that target potential and structural loading was fully considered.

The tree stands in a private space but overhangs neighbours' property and has limited crown overhang to the public highway.

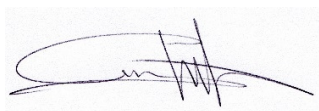
Details of the tree, and any recommended works, are given in the following pages.

As trees are living dynamic organisms whose condition will inevitably change over time, and these trees have specific issues relating to structure, they will need re-inspecting in the future to determine any changes to their condition.

I recommend that a full re-inspection of the tree be programmed in 3 years time. In the meantime periodic, interim consideration for obvious changes should be carried out. This can be completed by the owner.

Obvious signs of change include a decline in leaf cover, size and colour, especially if this results in tip die back. The tree was deadwooded during the climbed inspection. If large amounts of deadwood appear internally then this again should trigger further professional consideration. Any exudation ('weeping') from the main trunk or stems, or any fungal structures that appear from the buttress or any other area should also be referred to a competent arboriculturist.

Yours Sincerely



Guy Watson
Director
MICFor, CEnv, ND Arb (RFS), F. Arbor. A



T1	London Plane	Height (m)	Crown Spread (n,s,e,w) (m)
	<i>Platanus x hispanica</i>	27	10.5, 8.0, 12.0, 9.0



Tree 1 Condition:

A mature London Plane of slight asymmetric form being supported by a straight short trunk. The trunk divides into three main arising stems supported by normally formed unions.

The tree is growing in the front garden of number 14 and on the southern boundary with number 16 Springfield Park. The crown overhangs the roofs of both properties and the pavement of Springfield Park itself. The tree stands 6.0m south east of the corner of 14 Springfield Park.

The buttresses are uniform and typical of species. Shrubs and ivy and bramble are growing on the boundary and against the southern flank of the tree. These were pulled back as far as possible to expose the buttresses at this point. There were no fruiting bodies visible at the time of inspection and probing around the buttress clefts revealed no cavities. The southern buttress has historic increment strips typical of that buttress developing quickly.

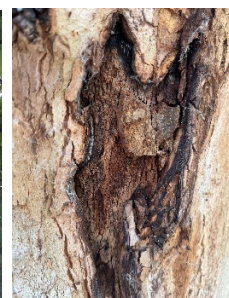


The main stem has a normal taper to the first main union at 3.0m. This is a normally formed union. All main unions above are also normally formed.

Several canker lesions can be seen on the main stems. None are large. The most significant ones are at 10.0m on the western stem, with an opening of 100mmx50mm; and one on the underside of a lateral branch east at 14.0m.



Neither of the areas of exposed wood in the lesion is decayed or degraded. This latter has an area of bark beyond the lesion that has the typical open cracking of canker. The main crack was probed, and it is in the bark only and does not extend into any of the wood structure. Further small, isolated lesions, less than 5mm diameter, are visible on the main stems throughout.



There are two semi-fused branches at 14.0m west. The lower limb is some 200mm diameter with a smaller diameter limb above. The rubbing has resulted in response growth around the damage in both limbs. There is very minor exudation from this abrasion. The lower limb has a previous abrasion feature close to this current one that is responding well to that damage. Two further smaller (approx. 100mm diameter) rubbing limbs are at 15.0m east over the front garden. Both these features are sheltered within the crown of the tree and surrounded by other branches.



The crown has an irregular outline with a flat top and an apparent gap in the crown in the upper south east quadrant. According to the climber there is no storm failure point that would correspond with the apparent gap, although there are fully occluded wounds in the vicinity. The tree has been previously reduced.



The tree has the typical open crown and branch structure of species. Vitality is normal with large leaves of mostly the expected deep green, and with the expected density. There is slight yellowing that is likely to be drought induced in isolated areas. There is minimal anthracnose, *Apiognomonia veneta*, and this is also likely due to the dry conditions. Most leaf fungi prefer cool moist environments to initiate development.

Prior to inspection, the climbers had removed any larger deadwood and helpfully retained this for inspection in their trailer. There was only a small amount for a tree this size, and it had all come from the internal mid crown region. One small diameter limb had semi-failed and was hanging in the lower-mid crown to the east. This was removed and was retained in the trailer.

There was no evidence of Massaria within the crown. The climbers were briefed in relation to the normal indicators of branches affected by this disease and no evidence of the disease was recorded. The failed limb had a clear dysfunction area in the upper, failed, section. However, this was across the mid diameter line associated with dysfunction after failure, rather than the typical quadrant of Massaria.



Tree 1 Opinion:

The size and therefore age of this tree indicates that it pre-existed the houses now on site.

Its form evidences the opinion that it has always been an open grown tree, and has developed a virtually symmetrical crown form as a result. It is typical of species in all aspects. The buttress has a flare as to be expected, and there is normal development of buttressing as shown by the increment strips - particularly to the south.

There were no fungal fruiting bodies visible at the time of inspection around the buttresses. Probing revealed no cavity formation between the buttresses. Hammer sounding returned consistent tones all round the tree and up the trunk to 1.5m. It is therefore likely that the trunk and buttresses do not have any significant cavity, if any, in the central section as otherwise tones may well vary as wall thicknesses vary.

All the main unions are normally formed, as defined by Slater (Arboricultural Guidance Note 14: Branch Junctions). This indicates that they have formed in a way to maximise mechanical strength and raises no concerns relating to the potential for failure under normal loading.

The small individual patches of canker development are normal for age and species and are not of a size to affect the structural integrity of the sections on which they are found. Over time these patches will slowly enlarge as the bacteria continues to kill the cambium and are tempered by the tree responding to that, and growing back.

The two crossing, rubbing branches to the west are virtually fused and will continue to develop a natural graft over time. This will then allow shared vascular function and continuous wood growth to encircle the pair. Over time it may be that one section does not fare as well, and resources are diverted to the other. Future inspections should be alert to this possibility and maintain a watching brief. The smaller branches to the east will also develop. Abrasion is currently minimal.

The vitality of the tree is currently as would be expected with large leaves of a normal colour and in sufficient density to support the physiological function of the tree. The parents of this hybrid are from a very wide range of topography and climates and are tolerant of a vast range of locations as a result. In general, they have evolved to manage dry conditions.



A number of diseases affect this species; for example: Anthracnose, a fungal disease that causes leaf spotting and small twig death. A very small percentage of leaves are affected this year, probably due to the very dry conditions currently being experienced. A potential disease - not yet in the UK, but in France - is Canker Stain of Plane. This is a different disease to the small cankers on this tree.

The most common issue currently is Massaria. This is a latent fungus that is normally associated with the shedding of twigs and leaves as part of the natural process of the tree's development. However, in times of drought the incidence of large branches being affected increases. The most common branches affected are those in the lower crown and less than 200mm diameter. Massaria does not appear to move into the main stem.

Typically the fungus kills the upper quadrant of the affected branch, typically the part of the branch associated with the "holding in tension" of a broadleaf tree branch. There is an argument that suggests that the shedding of branches in this fashion is part of water management, and thus the shedding of limbs in times of drought to preserve the tree as a whole.

The disease develops as a dysfunctional upper surface with minor strips on the margins as the tree responds. These symptoms are difficult to see from the ground. However, it is likely that as the disease progresses, the leaves on affected individual branches become yellow and wilt. The climbers were briefed as to what to look for but no individual branches were spotted.

The failed section did not follow the normal pattern of failure. Furthermore, the staining in the failed section does not follow the normal upper quadrant dysfunction. It appears that the branch probably semi-failed as a result of wind loading, and the broken section went dysfunctional directly across horizontally leaving the pattern that can be seen. It does not appear that this tree is suffering from any recognisable Massaria infection at this time.

Only minimal amounts of deadwood were removed from the tree, none larger than 100mm diameter, and mostly, according to the climber, from the internal lower to mid crown region where such deadwood is expected to develop over time.

The tree has been reduced in the past leaving it slightly flat topped. There is one section, the upper south east quadrant, that appears to have a gap in the canopy. However, the climbers reported no wounds associated with storm related loss, or cuts of recent planned removals. There were a small number of fully occluded wounds that may well have been historic branch removals or storm damage repair that would explain this gap.



A small number of sections protrude from the crown, particularly to the west, directly over the roofs of 14 and 16 Springfield Park. Lower branches are growing down over the roof of 14 and epicormic growth has developed from the main union area.

Tree 1 Work Required:

Reduction of isolated upper crown section to maintain crown size by approximately 2.0m to suitable growth point. See photo below (left).

Reduction of isolated protruding sections from general crown line to west over/towards 16 Springfield Park (photo: left centre) and mid upper crown to south east by approximately 3.0m (photo: right centre) to blend to natural form and to suitable growth points.

Lift to ensure 3.0m clearance above property line/roof slopes (photo: right)

Remove lower epicormic below 2nd main union at 9.5m (photo: right)



Work is not urgent but designed to reduce load on exposed sections, so reducing torsional movements and reduce general impact of tree on amenities on adjacent dwellings.

Tree 1 Reinspection:

The tree should have a formal re-inspection in mid/late Summer 2029 *unless* there is a noted decline in vitality across the whole crown, or if isolated sections show yellowing or wilting, when further advice should be sought.

