

2024

TREE CONDITION SURVEY REPORT

Produced on behalf of:



CLIENT - Preim Ltd
SITE - Arborfield East
PROJECT. REF - P1390-A0006-TCS24
SURVEY DATE - 03/04/2024

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PURPOSE OF DOCUMENT

The purpose of this document is to highlight management recommendations for each of the site's trees/group of trees.

Recommended works are aimed at the following criteria:

- The requirements for access to the tree for future site maintenance.
- The requirements for access to communal areas for future estate maintenance.
- Reducing the health and safety risk to the public posed by trees on management company land to an acceptable level.
- Reducing the potential for damage to property by trees, especially where close to buildings, carparks or fencelines.
- Eliminating trees which have the potential to cause significant health and safety hazards.
- Eliminating inappropriate trees (e.g. tree species that are well known to have safety issues).

1. SUMMARY

1.1 PURPOSE OF REPORT

Ligna Consultancy Ltd were instructed to undertake a visual condition assessment of the site's tree population; creating an inventory of all significant trees, identifying and assessing possible risks, and specifying any recommended remedial works.

This document highlights works that are deemed to be necessary in order to maintain the tree population responsibly and in accordance with relevant legal obligations.

1.2 SITE VISIT

The author of this report, Jake Duthie, visited the site and undertook a visual assessment of the condition of the site's tree population on 03/04/2024.

1.3 TREE PRESERVATION ORDERS & CONSERVATION AREAS

Protected trees are situated within the site. Details of which trees are protected by Tree Preservation Orders are included within the survey schedule (Appendix 1). The site is not situated within a Conservation Area.

Where trees are protected, any works other than the removal of deadwood will require approval from the Local Planning Authority.

1.4 TREE SURVEY SUMMARY

The following table highlights the numbers of trees and groups recorded as part of the survey, and the number of trees/groups requiring management and/or safety related works:

Tree Inventory	No.
Individual Trees	20
Hedges & Groups	0
Woodland Groups	0

Priority of Works	No.
Overdue	0
Due	0
1 Week	0
2 Months	0
6 Months	1
12 Months	5
24 Months	0
IBA (if budget allows / optional)	5
Trees / groups with recommended works	11

2. GENERAL INFORMATION

2.1 BRIEF

Ligna Consultancy Ltd were instructed to undertake a visual condition assessment of the site's tree population; creating an inventory of all significant trees, identifying possible risks, and specifying any necessary remedial and maintenance works.

All significant individual trees within the site were physically tagged with a unique identification code (where easily accessible) and their locations mapped using GNSS.

2.2 SITE

The site discussed within this report is located at Arborfield East, RG2 9LU.

2.3 SCOPE OF REPORT

This document includes the following:

- Tree survey methodology
- Tree survey summary
- Work recommendations
- Survey schedule
- Tree Location Plan

2.4 AUTHOR

The survey was undertaken by Jake Duthie of Ligna Consultancy Ltd.

Jake Duthie is a tree inspector with 9 years of experience in the arboricultural industry. He has extensive practical experience in tree surgery, including for high profile sites such as the Tower of London and Hampton Court Palace. He has worked as a tree inspector for Merton Borough Council, inspecting and ordering works on a large tree stock in high target areas. He has a level 4 advanced diploma in arboriculture and LANTRA Professional Tree Inspection training.

2.5 TREE PRESERVATION ORDERS & CONSERVATION AREAS

Protected trees are situated within the site. Details of which trees are protected by Tree Preservation Orders are included within the survey schedule (Appendix 1). The site is not situated within a Conservation Area.

Where trees are protected, any works other than the removal of deadwood will require approval from the Local Planning Authority.

2.6 NESTING BIRDS / BATS

Officially, the 'Bird Nesting Season' is between February and August (Natural England). During this time, it is recommended that vegetation works (tree or hedge cutting) or site clearance is avoided if there is a reasonable potential for the disruption of nesting birds.

All parties involved in the management and/or development of a site must actively avoid causing disturbance and disruption to nesting birds. Failure to do this may result in an infringement of the Wildlife and Countryside Act 1981 and the European Habitats Directive 1992 / Nesting Birds Directive.

All bats and their roosts are protected by domestic and international legislation. They are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017 – as amended). This means you may be committing a criminal offence if you: Deliberately take, injure or kill a wild bat; Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats; Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time); Intentionally or recklessly obstruct access to a bat roost.

Prior to carrying out any tree works it is recommended that a survey of the tree/ trees is carried out to confirm whether there are any nesting birds or bat roosts. This should be carried out by a suitably trained person.

2.7 LIMITATIONS

Information provided by third parties, considered in the creation of this report, is assumed to be correct.

Trees are dynamic structures that can never be guaranteed as 100% safe; even those in good condition can suffer damage under average conditions.

This report considers the risks posed by the presence of the tree/trees in their current condition, only. Any impacts of tree retention or removal on soil heave/subsidence should be considered by an expert in soil shrinkage and its impact on structures.

2.8 COPYRIGHT

This report was prepared for use by the clients and their contractors for risk and condition management purposes. The report and its appendices may not be modified without the written consent of Ligna Consultancy Ltd.

3. TREE SURVEY

3.1 SITE VISIT

The author of this report, Jake Duthie, visited the site and undertook a visual assessment of the condition of the site's tree population on 03/04/2024.

The TPO map provided by Wokingham Borough Council shows some discrepancies with the trees/locations on site. Where potential confusion may arise, relevant trees in this report have been listed as protected and making applications for works is strongly advised to avoid carrying out unauthorised works on protected trees.

3.2 METHOD OF DATA COLLECTION

All observations were from ground level without detailed or invasive investigations, unless otherwise stated.

Where appropriate, measurements were taken using a laser clinometer. Where this was not necessary, possible, or reasonably practical, measurements were estimated by eye.

Only defects and features which were considered to pose a notable risk to the safety of people and property within the site were noted. Unless otherwise stated, the risk of harm posed by a hazard should be considered to be broadly acceptable.

The trees were surveyed and assessed impartially.

Tree locations were recorded using GNSS.

Trees may be recorded as group or woodland where:

- The canopies touch.
- The trees have more group value than individual merit.
- They are part of a formal landscape feature like an avenue.
- It is impractical to record them individually.

Trees within groups or woodlands etc. are recorded individually where it is necessary to distinguish them from others.

3.3 SUMMARY OF TREE POPULATION MAKE-UP

Life Stage	Individual Trees		Hedges & Groups		Woodland Groups	
	No	%	No	%	No	%
Dead	0	0%	0	-	0	-
Young	0	0%	0	-	0	-
Semi-Mature	0	0%	0	-	0	-
Early-Mature	0	0%	0	-	0	-
Mature	15	75%	0	-	0	-
Late-Mature	5	25%	0	-	0	-
Veteran	0	0%	0	-	0	-
Total	20	-	0	-	0	-

3.4 SURVEY KEY & GLOSSARY OF TERMS

Term	Definition
Ref.	Tree reference number
Tag	Physical tag attached to some trees with unique identification number (not the same as Ref.)
Height	The measured/estimated height of the tree (measured in metres)
Branch Spread	The estimated average length of a tree's branches from stem to tip.
Life Stage	A quantification of a trees' state of physical maturity:
	• Young
	• Semi-mature
	• Early-mature
	• Mature
	• Late-mature
	• Veteran • Dead
Structural	Summary statement relating to the structural condition of a tree:
	• Good (no apparent problems / normal optimal condition for a tree of its species.)
	• Fair (minor problems, no instabilities)
	• Poor (major problems, potential instabilities) • Unstable (extreme problems, likely to result in failure)
Vitality	Summary statement relating to the overall observed vitality of a tree:
	• Good (no apparent problems / normal optimal vitality for a tree of its species)
	• Fair (minor / temporary reduction in tree vitality)
	• Poor (major reduction in tree vitality, often with some branch dieback) • Dead / Dying (extreme / total reduction in tree vitality)
Risk Rating	Risk Rating – Assessed and categorised into the following categories:
	• Broadly Acceptable - No significant risk of harm- No safety works required.
	• Tolerable - Hazard present but safety works are not required at this point in time (although may be prudent if budget allows).
	• Unacceptable (where imposed on others) - Risks will not ordinarily be tolerated. • Unacceptable - Risk from hazard is unacceptable - Works are required.
Recommend actions	Works to the tree that would benefit its long-term condition and/or prevent significant defects from developing, or for aesthetic purposes.
SAD	The suitable actionable date (SAD) for tree work recommendations.
Priority	A realistic recommended timeline for undertaking the recommended tree works, taking risk of harm in to account.

4. RECOMMENDATIONS

4.1 PRIORITISATION OF WORKS

The works listed in the following sections should be undertaken within the stated timeframe. It is recommended that the works are undertaken by suitably qualified and insured tree surgeons.

Work priority has been allocated according to the following factors:

- 1) Risk level*
- 2) Good arboricultural management*
- 3) Spreading of annual costs*

Works listed as 'IBA' are works that are in the interests of good general management but do not pose a significant risk to people or property. It is recommended that these works are undertaken within 2 years, where budgets allow. However, time prioritised works should be undertaken first.

4.2 GENERAL SITE MANAGEMENT RECOMMENDATIONS

REINSPECTION - A repeat tree survey should be undertaken in approximately 12 months.

POTENTIAL PLANTING LOCATIONS - Suitable locations for new tree plantings have been indicated on the Tree Location Plan with a blue diamond icon.

4.3 TREE WORK RECOMMENDATIONS

Tree works requiring action within a set timeframe ("priority works") and general management works ("IBA") are listed on the following pages. The table below outlines the numbers of trees/groups with work recommendations:

Priority of Works	No.
Overdue	0
Due	0
1 Week	0
2 Months	0
6 Months	1
12 Months	5
24 Months	0
IBA (if budget allows / optional)	5
Trees / groups with recommended works	11

Work Specification - Trees and Groups

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T1		Quercus robur (English oak)	>20 m	9.5	Late-Mature	Poor	Poor	Mower wounds to buttress roots, occluding normally with no signs of decay. Tree health in advanced stage of decline. Large deadwood in crown (>150mm diameter) over car park. (Unacceptable risk where imposed on others - code 332).	Monolith to 6m above ground level.	6 Months	Oct-24	TPO-1427-2012-T19
T5	7 0 2 7	Quercus robur (English oak)	>20 m	10	Late-Mature	Fair	Fair	Basal wounds south and east facing, occluding normally with decay present extending 150 and 110mm deep respectively. Stem gives solid tone when struck with nylon mallet. Historic major tearout wound 6m up with tear extending down 2m from top of wound and bark delamination for	Remove moderate deadwood (50-150mm diameter), reduce major deadwood to 1m from unions with nearest live limbs.	12 Months	Apr-25	TPO-1427-2012-T16
T7	7 0 3 7	Quercus robur (English oak)	15-20 m	8	Late-Mature	Poor	Poor	Large basal wound west facing 0-1.3m up, running around roughly 40% of basal diameter. Minimal occlusion and decay present extending 270mm deep. Peeling bark for at least 1.5m above wound indicating large column of dysfunction on west side, made more troubling by stem's lean to east and developing separation of eastern stem base from buttress. Stem previously heavily reduced with limited regrowth. (Unacceptable risk - code 411).	Monolith stem to 6m above ground level (it is recommended that a replacement oak tree is planted nearby)	12 Months	Apr-25	No

Work Specification - Trees and Groups

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T8	2 2 9 2	Quercus robur (English oak)	15-20 m	9	Late-Mature	Fair	Fair	Wound to south facing buttress root 0-0.3m up, occluding slightly with decay present extending 160mm deep. Wound to stem 0-1.2m up north facing, occluding normally but with decay present extending 190mm deep. Rotten fungal fruiting body present in wound, unidentified. Stem gives hollow tone around wound when struck with nylon mallet, indicating heartwood decay. Higher wounds 4 and 6m up north-east facing also showing signs of decay, with Further fruiting bodies in 6m wound. Stem has previously been heavily reduced, likely in response to this decay. Further reduction advised due to heavy regrowth and high target area. (Unacceptable risk - code 411). Low branches over pavement. Epicormic growth on stem of tree. Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls. Moderate size deadwood in crown (<150mm diameter) (Unacceptable risk where imposed on others - code 413).	Reduce crown by 3-4m to suitable growth points where possible. Remove significant deadwood (>30mm diameter and 1m in length). (it is recommended that a replacement oak tree is planted nearby)	12 Months	Apr-25	No

Work Specification - Trees and Groups

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T14	4 4 1	Quercus robur (English oak)	15-20 m	9.5	Late-Mature	Fair	Fair	Basal wound 0-0.3m up south-west facing, minimal occlusion and decay extending 100mm deep. Wound to stem 0.8-1.3m up west facing, occluding normally but with signs of decay. Stem gives hollow tone when struck with nylon mallet 0-1.5m up indicating likely heartwood decay. Crown previously heavily reduced, likely in response to decay. Peeling bark for 6m from pruning point 13m up east facing over road. Large deadwood in crown (>150mm diameter) (Unacceptable risk - code 311). The tree's crown is obstructing the light splay of the street lamp.	Remove moderate deadwood, reduce major deadwood to 1m from unions with nearest live limbs. Prune the tree's tertiary branches to provide 1m clearance with the street lamp, and ensuring that a 45 degree from vertical splay is clear so as to allow light to reach the underlying pavement unobstructed.	12 Months	Apr-25	No
T20	4 3 7	Acer pseudoplatanus (Sycamore)	15-20 m	7.5	Mature	Good	Good	Twin stemmed from 5m, satisfactory union. The tree's crown is obstructing the light splay of the street lamp. Crown overhanging garden. Moderate size deadwood in crown (<150mm diameter). (Unacceptable risk where imposed on others - code 233)	Remove significant deadwood (>30mm diameter and 1m in length). Prune back to property boundary. Prune the tree's tertiary branches to provide 1m clearance with the street lamp, and ensuring that a 45 degree from vertical splay is clear so as to allow light to reach the underlying pavement unobstructed.	12 Months	Apr-25	TPO-1427-2012-G1

Work Specification - Trees and Groups

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T4	7 0 4 7	Quercus robur (English oak)	>20 m	9.5	Mature	Good	Good	Epicormic growth on stem of tree. Mower wounds to buttress roots, occluding normally with no signs of decay. Moss growing on hard standing under crown of tree. Previously pruned crown, repeat prune advised on garden side only.	Prune back to property boundary.	IBA		TPO-1427-2012-T17
T11	5 7 8	Aesculus hippocastanum (Horse chestnut)	>20 m	8.5	Mature	Good	Fair	Tight union 2.5m up between stems with 0.6m of inclusion above union. Shallow adaptive growth indicates low risk of failure at present and upright growth of both stems further mitigates risk. (Tolerable risk - code 511). Low branches over pavement. Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls. Crown previously pruned to property boundary, repeat prune not currently needed.	Prune tree to provide 3m clearance over the pavement.	IBA		TPO-1443-2012-T2
T15	1 9 0	Quercus robur (English oak)	15-20 m	10	Mature	Good	Good	Crown overhanging house and garden, pruning back to boundary will remove too much of crown and leave excessively large wounds. Previously pruned clear from house, repeat prune not currently needed. Minor deadwood in crown (<50mm diameter).. The tree's crown is	Prune the tree's tertiary branches to provide 1m clearance with the street lamp, and ensuring that a 45 degree from vertical splay is clear so as to allow light to reach the underlying pavement unobstructed. Remove significant deadwood (>30mm diameter and 1m in length).	IBA		TPO-1427-2012-T3
T17	4 4 0	Acer pseudoplatanus (Sycamore)	15-20 m	6	Mature	Good	Good	Lamp column near tree, not currently obscured. Crown overhanging garden. Minor deadwood in crown (<50mm diameter).	Prune back to property boundary.	IBA		TPO-1427-2012-G1
T19	4 3 8	Acer pseudoplatanus (Sycamore)	15-20 m	8	Mature	Good	Good	Minor deadwood in crown (<50mm diameter). Crown overhanging garden.	Prune back to property boundary.	IBA		TPO-1427-2012-G1

5. APPENDICES

5.1 INTERNAL APPENDICES

The following appendices are included within this document:

Appendix	Document
1	Survey Schedule
2	Notes on Common Resident Requests

5.2 ASSOCIATED DOCUMENTS

Doc. Ref
Tree Location Plan
Tree Survey (spreadsheet)

APPENDIX 1 - SCHEDULE OF TREES AND GROUPS

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T1		Quercus robur (English oak)	>20 m	9.5	Late-Mature	Poor	Poor	Mower wounds to buttress roots, occluding normally with no signs of decay. Tree health in advanced stage of decline. Large deadwood in crown (>150mm diameter) over car park. (Unacceptable risk where imposed on others - code 332).	Monolith to 6m above ground level.	6 Months	Oct-24	TPO-1427-2012-T19
T2	7 0 5 7	Quercus robur (English oak)	>20 m	9.5	Mature	Good	Good	Mower wounds to buttress roots, occluding normally with no signs of decay. Void in stem 0.2m up north-east facing, 360mm deep but lined with bark. Epicormic growth on stem of tree. Previously pruned crown, repeat prune not currently needed. Some minor dieback from pruning points, no action needed at present.				TPO-1427-2012-T15
T3	7 0 2 1	Quercus robur (English oak)	>20 m	9.5	Mature	Good	Good	Epicormic growth on stem of tree. Mower wounds to buttress roots, occluding normally with no signs of decay. Moderate size deadwood in crown (<150mm diameter). over footpath. (Tolerable risk - code 433)				TPO-1427-2012-T18
T4	7 0 4 7	Quercus robur (English oak)	>20 m	9.5	Mature	Good	Good	Epicormic growth on stem of tree. Mower wounds to buttress roots, occluding normally with no signs of decay. Moss growing on hard standing under crown of tree. Previously pruned crown, repeat prune advised on garden side only.	Prune back to property boundary.	IBA		TPO-1427-2012-T17

APPENDIX 1 - SCHEDULE OF TREES AND GROUPS

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T5	7 0 2 7	Quercus robur (English oak)	>20 m	10	Late-Mature	Fair	Fair	Basal wounds south and east facing, occluding normally with decay present extending 150 and 110mm deep respectively. Stem gives solid tone when struck with nylon mallet. Historic major tearout wound 6m up with tear extending down 2m from top of wound and bark delamination for another 1m below base of wound. Occluding slightly with signs of decay, cannot measure depth from ground level. Wound to scaffold limb 15m up north-east facing, occluding normally but with signs of decay. Crown showing normal vitality except for 4 large dead limbs. (Unacceptable risk - code 322).	Remove moderate deadwood (50-150mm diameter), reduce major deadwood to 1m from unions with nearest live limbs.	12 Months	Apr-25	TPO-1427-2012-T16
T6	7 0 4 0	Crataegus monogyna (Hawthorn)	8-12 m	6	Mature	Good	Fair	Epicormic growth on stem of tree. Tight union 1.5m up between stems with 0.5m of inclusion above union, minimal adaptive growth indicates low risk of failure at present. Mower wounds to buttress roots, occluding normally with no signs of decay. Minor deadwood in crown (<50mm diameter) - not of concern at this point in time.				No
T7	7 0 3 7	Quercus robur (English oak)	15-20 m	8	Late-Mature	Poor	Poor	Large basal wound west facing 0-1.3m up, running around roughly 40% of basal diameter. Minimal occlusion and decay present extending 270mm deep. Peeling bark for at least 1.5m above wound indicating large column of dysfunction on west side, made more troubling by stem's lean to east and developing separation of eastern stem base from buttress. Stem previously heavily reduced with limited regrowth. (Unacceptable risk - code 411).	Monolith stem to 6m above ground level (it is recommended that a replacement oak tree is planted nearby)	12 Months	Apr-25	No

APPENDIX 1 - SCHEDULE OF TREES AND GROUPS

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T8	2 2 9 2	Quercus robur (English oak)	15-20 m	9	Late-Mature	Fair	Fair	Wound to south facing buttress root 0-0.3m up, occluding slightly with decay present extending 160mm deep. Wound to stem 0-1.2m up north facing, occluding normally but with decay present extending 190mm deep. Rotten fungal fruiting body present in wound, unidentified. Stem gives hollow tone around wound when struck with nylon mallet, indicating heartwood decay. Higher wounds 4 and 6m up north-east facing also showing signs of decay, with Further fruiting bodies in 6m wound. Stem has previously been heavily reduced, likely in response to this decay. Further reduction advised due to heavy regrowth and high target area. (Unacceptable risk - code 411). Low branches over pavement. Epicormic growth on stem of tree. Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls. Moderate size deadwood in crown (<150mm diameter) (Unacceptable risk where imposed on others - code 413).	Reduce crown by 3-4m to suitable growth points where possible. Remove significant deadwood (>30mm diameter and 1m in length). (it is recommended that a replacement oak tree is planted nearby)	12 Months	Apr-25	No
T10	1 9 1	Acer pseudoplatanus (Sycamore)	15-20 m	6.5	Mature	Good	Good	Minor deadwood in crown (<50mm diameter). Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls. Previously pruned away from houses, repeat prune not currently needed.				TPO-1443-2012-T1

APPENDIX 1 - SCHEDULE OF TREES AND GROUPS

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T11	5 7 8	Aesculus hippocastanum (Horse chestnut)	>20 m	8.5	Mature	Good	Fair	Tight union 2.5m up between stems with 0.6m of inclusion above union. Shallow adaptive growth indicates low risk of failure at present and upright growth of both stems further mitigates risk. (Tolerable risk - code 511). Low branches over pavement. Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls. Crown previously pruned to property boundary, repeat prune not currently needed.	Prune tree to provide 3m clearance over the pavement.	IBA		TPO-1443-2012-T2
T13	4 4 2	Fraxinus excelsior (Ash)	15-20 m	7.5	Mature	Fair	Good	Epicormic growth within the canopy of the tree. Minor deadwood in crown (<50mm diameter). - not of concern at this point in time.				TPO-1443-2012-T4
T14	4 4 1	Quercus robur (English oak)	15-20 m	9.5	Late-Mature	Fair	Fair	Basal wound 0-0.3m up south-west facing, minimal occlusion and decay extending 100mm deep. Wound to stem 0.8-1.3m up west facing, occluding normally but with signs of decay. Stem gives hollow tone when struck with nylon mallet 0-1.5m up indicating likely heartwood decay. Crown previously heavily reduced, likely in response to decay. Peeling bark for 6m from pruning point 13m up east facing over road. Large deadwood in crown (>150mm diameter) (Unacceptable risk - code 311). The tree's crown is obstructing the light splay of the street lamp.	Remove moderate deadwood, reduce major deadwood to 1m from unions with nearest live limbs. Prune the tree's tertiary branches to provide 1m clearance with the street lamp, and ensuring that a 45 degree from vertical splay is clear so as to allow light to reach the underlying pavement unobstructed.	12 Months	Apr-25	No
T15	1 9 0	Quercus robur (English oak)	15-20 m	10	Mature	Good	Good	Crown overhanging house and garden, pruning back to boundary will remove too much of crown and leave excessively large wounds. Previously pruned clear from house, repeat prune not currently needed. Minor deadwood in crown (<50mm diameter). The tree's crown is obstructing the light splay of the street lamp.	Prune the tree's tertiary branches to provide 1m clearance with the street lamp, and ensuring that a 45 degree from vertical splay is clear so as to allow light to reach the underlying pavement unobstructed. Remove significant deadwood (>30mm diameter and 1m in length).	IBA		TPO-1427-2012-T3

APPENDIX 1 - SCHEDULE OF TREES AND GROUPS

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Recommendations	Priority	SAD Date	TPO/CA
T16	7 0 1 7	Acer pseudoplatanus (Sycamore)	15-20 m	7	Mature	Good	Fair	Crown overhanging garden, pruning to boundary will remove too much of crown. Previously pruned for clearance from house, repeat prune not currently needed. Soil in crown break with vegetation growing from substrate. Minor deadwood in crown (<50mm diameter).				TPO-1427-2012-T2
T17	4 4 0	Acer pseudoplatanus (Sycamore)	15-20 m	6	Mature	Good	Good	Lamp column near tree, not currently obscured. Crown overhanging garden. Minor deadwood in crown (<50mm diameter).	Prune back to property boundary.	IBA		TPO-1427-2012-G1
T18	4 3 9	Acer pseudoplatanus (Sycamore)	15-20 m	5	Mature	Good	Good	Mower wounds to surface roots, occluding normally with no signs of decay.				TPO-1427-2012-G1
T19	4 3 8	Acer pseudoplatanus (Sycamore)	15-20 m	8	Mature	Good	Good	Minor deadwood in crown (<50mm diameter). Crown overhanging garden.	Prune back to property boundary.	IBA		TPO-1427-2012-G1
T20	4 3 7	Acer pseudoplatanus (Sycamore)	15-20 m	7.5	Mature	Good	Good	Twin stemmed from 5m, satisfactory union. The tree's crown is obstructing the light splay of the street lamp. Crown overhanging garden. Moderate size deadwood in crown (<150mm diameter). (Unacceptable risk where imposed on others - code 233)	Remove significant deadwood (>30mm diameter and 1m in length). Prune back to property boundary. Prune the tree's tertiary branches to provide 1m clearance with the street lamp, and ensuring that a 45 degree from vertical splay is clear so as to allow light to reach the underlying pavement unobstructed.	12 Months	Apr-25	TPO-1427-2012-G1
T21	4 3 6	Acer pseudoplatanus (Sycamore)	15-20 m	6	Mature	Good	Good	Stem leaning eastwards slightly, no associated root heave. Minor deadwood in crown (<50mm diameter).				TPO-1427-2012-G1
T22	7 0 3 1	Acer platanoides (Norway Maple)	15-20 m	6.5	Mature	Fair	Good	Mower wounds to buttress roots, occluding normally with no signs of decay. Previously pruned crown, repeat prune not currently needed. Squirrel damage to some minor branches throughout crown, wounds occluding normally with no signs of decay. Minor deadwood in crown (<50mm diameter).				No

APPENDIX 2 - NOTES ON COMMON RESIDENT REQUESTS

Phone Lines within Tree Canopies

It is common for phonelines to be routed through the canopies of trees. These lines are frequently in contact with tree branches, and are designed so as to be resilient to varying tension and rubbing that might generally occur as a result.

The phonelines belong to BT and it is their responsibility to maintain/replace the lines as needed. There is no legal obligation for landowners to prune trees under their ownership in order to provide clearance with phonelines.

This said, where it is believed that a tree canopy/branch is resulting in significant tension or rubbing of the phonelines, a general management recommendation will be made.

Shading of Gardens

Occasionally complaints are made regarding the shading of domestic gardens caused by the trees present on areas of the communal site. Often this results in a request for heavy pruning or removal of trees.

In the vast majority of cases, requests for heavy pruning or removal are not of significant merit to justify a general management recommendation. It has been widely accepted for many years that pruning of trees should be kept to a minimum, unless for a justified reason. The shading given off by most tree species is, in the vast majority of cases, within acceptable levels. There is no legal right to light with regards to deciduous trees. However, in instances where <25% of a garden receives less than 4 hours of direct sunlight during mid-summer, pruning and removal works are likely to be justified and specified.

In other instances where complaints regarding tree related shading are made, a resident request will be recorded within the survey. These are not recommended works, but if approval from the majority stakeholder in the tree is received, then works may be undertaken. These works should be to BS 3998:2012 standard, and the person/requesting the works may be liable for their cost.

Claims of Damage to Buildings

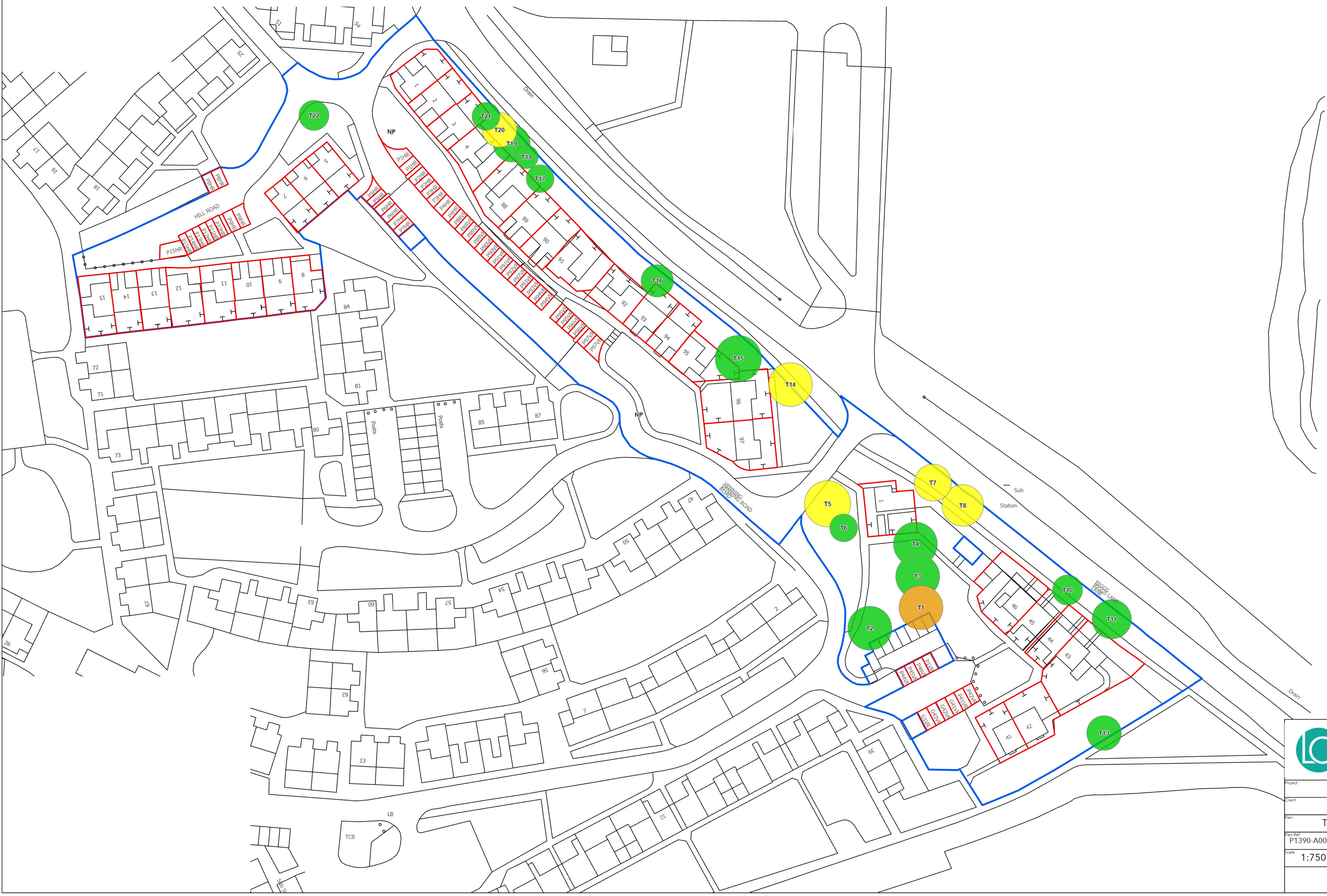
Occasionally complaints are made by residents claiming that trees are causing damage to their buildings. Where this is believed to be the case photographic evidence should be sent to Preim for review by us (independent arboricultural consultants). If we are able to observe signs of property damage during the survey or via provided photographs, any necessary (pruning/removal) works recommendations will be specified. It should however be noted that most claims of property damage are found to have no supporting evidence.

Where a resident is concerned about damage to their property, it is highly recommended that they contact their insurers so that proper structural assessments can be made.



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Project: Arborfield East
Client: Preim Ltd.
Plan: Tree Location Plan
Plan Ref: P1390-A0006-TLP24
Scale: 1:750 - A1
Date: 23/04/2024
Creator: A. Beighton
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