

2026

TREE CONDITION SURVEY REPORT

Produced on behalf of:



CLIENT - Preim Ltd
SITE - Arborfield East
PROJECT. REF - P1390-A0006-TCS26
SURVEY DATE - 07/04/2026

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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, Benjamin Hallinan, visited the site and undertook a visual assessment of the condition of the site's tree population on 07/04/2026.

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	19
Hedges & Groups	0
Woodland Groups	0

Priority of Works	No.
Overdue	0
Due	1
1 Week	0
2 Months	0
6 Months	1
12 Months	0
24 Months	0
IBA (if budget allows)	3
Trees / groups with recommended works	5

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 Estate, RG2 9LT.

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 Benjamin Hallinan of Ligna Consultancy Ltd.

Benjamin Hallinan is a professional member of the Arboricultural Association. He has worked in arboriculture for over ten years, including management and supervisory roles undertaking both domestic and commercial arboricultural work. He possesses a FdSc in arboriculture, LANTRA Professional Tree Inspection training, and has also received advanced training in tree related subsidence and BS 5837. Benjamin is familiar with the use of the QTRA system.

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, Benjamin Hallinan, visited the site and undertook a visual assessment of the condition of the site's tree population on 07/04/2026.

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	12	63%	0	-	0	-
Late-Mature	7	37%	0	-	0	-
Veteren	0	0%	0	-	0	-
Total	19	-	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)
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)
Risk Rating	Dead / Dying (extreme / total reduction in tree vitality)
	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).
Management Recommend actions	• Unacceptable (where imposed on others) - Risks will not ordinarily be tolerated.
	• Unacceptable - Risk from hazard is unacceptable - Works are required.
Priority Works	Works that would benefit a tree's long-term condition and/or prevent significant defects from developing, or for aesthetic purposes.
SAD	Works to the trees that abate actionable nuisances or prevent/reduce an unacceptable risk of harm to people or property.
W3W	The suitable actionable date (SAD) for tree work recommendations.
Priority	A 'what3words' reference code for the tree's location, to aid in the locating of trees. Visit 'https://what3words.com/about' for more information.
	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.

Priority Works Column

Priority works are those which abate actionable nuisances or prevent/reduce an unacceptable risk of harm to people or property.

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 responsible general management and should be undertaken but do not pose an immediate risk to people or property, however these works may include actionable nuisances. It is strongly recommended that these works are undertaken within 2 years. Should sufficient money in the budget not be present, these works can be postponed for an additional year.

Management Recommendations Column

The management recommendations column lists works that would benefit a tree's long-term condition and/or prevent significant defects (and future costs) from developing, or for aesthetic purposes. Some of these works, particularly with young trees, may be suitable for undertaking by grounds maintenance contractors. These works are listed in full in the tree survey schedule. These are not time bound, however, it is strongly advised that they are undertaken as soon as possible.

Obtaining Quotes for Tree Works

For pricing and purchasing purposes, IBA works and general management recommendations of a similar nature should be grouped together into a single quotable element, rather than pricing each task individually.

Individual pricing for minor works should not be undertaken unless absolutely necessary.

4.2 GENERAL SITE MANAGEMENT RECOMMENDATIONS

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

GRASS & WEED MANAGEMENT - It is recommended that 50mm deep mulch/woodchip is used around the base of tree stems for grass and weed management as an alternative to using chemical weedkiller or strimming. The use of weedkillers and strimming around the base of trees is highly likely to impact the overall health and condition of trees over the long-term.

IVY MANAGEMENT - It is recommended that where ivy is present on the stems of trees within the site, it is severed so as to prevent competition with the affected trees and to allow better visibility of the trees' structure during future surveys.

MINOR DEADWOOD - Where budgets allow, the removal of small diameter deadwood <50mm in diameter can be removed for aesthetic reasons or to remove any associated nuisance.

IRRIGATION OF NEW TREE PLANTINGS - It is highly recommended that new and young trees are irrigated during the summer months. This is of particular importance during a tree's first 3 years. Products such as Treegator watering bags can be useful when this is required. It is also recommended that 50mm deep mulch/woodchip is spread around the 1m immediately around the trees stem so as to reduce evaporation.

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

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	1
1 Week	0
2 Months	0
6 Months	1
12 Months	0
24 Months	0
IBA (if budget allows)	3
Trees / groups with recommended works	5

Work Specification - Trees and Groups

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T8	7072	Quercus robur (English oak)	15-20 m	9	Late-Mature	Poor	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 observed in wound during 2024 survey - none observed at present. Surrounding area gives hollow tone when struck with nylon mallet, indicating presence of internal decay. Higher wounds 4 and 6m up north-east facing also showing signs of decay, with further fruiting bodies observed in 6m wound during 2024 survey, none observed at present. 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). 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).	It is recommended that a replacement oak tree is planted nearby in preparation for the eventual loss of this tree.	Reduce sides of crown by 3-4m to suitable growth points where possible. Remove significant deadwood (>30mm diameter and 1m in length).	Due		No	improves.headrest.dustbin
T7	7037	Quercus robur (English oak)	12-15 m	8	Late-Mature	Fair	Poor	Large basal wound west facing 0-1.3m up, running around roughly 40% of basal diameter. Minimal occlusion and decay present extending 280mm 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 western stem base from buttress. Stem previously heavily reduced with limited regrowth. Potential for stem failure over busy road (Unacceptable risk - code 311). Crown shows good levels of regrowth. Unable to advise on management without PiCUS test results.		Commission pacus test of base of tree to ascertain amount of holding wood - show results to Ligna.	6 Months	Oct-26	No	comb.tweed.elaborate

Work Specification - Trees and Groups

Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T3	7021	Quercus robur (English oak)	>20 m	9.5	Late-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). Mulching advised to improve tree resilience (reducing likelihood of future issues).	Bark mulch should be applied to a depth of 50mm around the base of the tree forming a 6m radius circle around the tree's stem - to improve tree resilience.	Remove significant deadwood (>30mm diameter and 1m in length) over footpath.	IBA		TPO-1427-2012-T18	locals.fingerti p.buzzards
T14	441	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 120mm deep. Bark delamination for 1m above wound, indicating column of dysfunction. Wound to stem 0.8-1.3m up west facing, occluding normally but with decay present in exposed sapwood. Stem gives hollow tone when struck with nylon mallet 0-1.5m up indicating presence of internal decay. Crown previously heavily reduced, likely in response to decay. Peeling bark for 6m from pruning point 13m up east facing over road. Cavity developing in large old pruning wound 6m up east facing. Decay present in several old pruning points in edges of canopy. 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.	IBA		No	blunders.kinks.mixer
T17	440	Acer pseudoplatanus (Sycamore)	12-15 m	6.5	Mature	Good	Good	Lamp column near tree, not currently obscured. Crown overhanging garden. Minor deadwood (<50mm diameter) in crown. Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls.		Prune back to property boundary.	IBA		TPO-1427-2012-G1	argued.skinn y.eats

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	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T1	7094	Quercus robur (English oak)	<8 m	2.5	Late-Mature	Fair	Good	Monolithed to 6-7m in response to advanced decline. Epicormic growth on stem of tree. Mower wounds to buttress roots, occluding normally with no signs of decay.					TPO-1427-2012-T19	correctly.coast.madder
T2	568	Quercus robur (English oak)	>20 m	10	Late-Mature	Good	Good	Mower wounds to buttress roots, occluding normally with no signs of decay. Void in stem 0-0.2m up south facing, 280mm deep but lined with bark. Epicormic growth on stem of tree. Ivy growing up stem, not currently obscuring structure. Previously pruned crown - repeat prune not currently needed. Some minor dieback from pruning points - no action needed at present. Mulching advised to improve tree resilience (reducing likelihood of future issues).	Remove epicormic growth. Sever the ivy at the base of the tree by removing a 30cm strip. Care must be taken not to damage the cambium of the tree while removing the ivy.				TPO-1427-2012-T15	glosses.wheat.sparrows
T3	7021	Quercus robur (English oak)	>20 m	9.5	Late-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). Mulching advised to improve tree resilience (reducing likelihood of future issues).	Bark mulch should be applied to a depth of 50mm around the base of the tree forming a 6m radius circle around the tree's stem - to improve tree resilience.	Remove significant deadwood (>30mm diameter and 1m in length) over footpath.	IBA		TPO-1427-2012-T18	locals.fingertip.buzzards
T4	7047	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. Recently pruned to property boundary. Mulching advised to improve tree resilience (reducing likelihood of future issues).	Bark mulch should be applied to a depth of 50mm around the base of the tree forming a 6m radius circle around the tree's stem - to improve tree resilience.				TPO-1427-2012-T17	finest.envelope.graph

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Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T5	7027	Quercus robur (English oak)	>20 m	9	Late-Mature	Fair	Fair	Large deadwood in central upper crown - not of concern at this point in time. Basal wounds south and east facing, occluding normally with decay present extending 180 and 110mm deep respectively - well within acceptable tolerances at present. Stem gives solid tone when struck with nylon mallet. Historic major tear-out wound 6m up with tear extending down 2m from top of wound and bark delamination down to 0.3m above ground level, indicating large column of dysfunction occluding slightly with signs of decay 4-5m up - cannot measure depth from ground level. Wound to scaffold limb 15m up north-east facing, occluding normally but with signs of decay. Mulching advised to improve tree resilience (reducing likelihood of future issues).	Bark mulch should be applied to a depth of 50mm around the base of the tree forming a 6m radius circle around the tree's stem - to improve tree resilience.				TPO-1427-2012-T16	overtones.catapult.outfitter
T6	7040	Crataegus monogyna (Hawthorn)	8-12 m	4.5	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 with some natural bracing providing minor additional protection (Tolerable risk - code 432). 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	drummers.dictation.kicked
T7	7037	Quercus robur (English oak)	12-15 m	8	Late-Mature	Fair	Poor	Large basal wound west facing 0-1.3m up, running around roughly 40% of basal diameter. Minimal occlusion and decay present extending 280mm 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 western stem base from buttress. Stem previously heavily reduced with limited regrowth. Potential for stem failure over busy road (Unacceptable risk - code 311). Crown shows good levels of regrowth. Unable to advise on management without PiCUS test results.		Commission pacus test of base of tree to ascertain amount of holding wood - show results to Ligna.	6 Months	Oct-26	No	comb.tweed.elaborate

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Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T8	7072	Quercus robur (English oak)	15-20 m	9	Late-Mature	Poor	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 observed in wound during 2024 survey - none observed at present. Surrounding area gives hollow tone when struck with nylon mallet, indicating presence of internal decay. Higher wounds 4 and 6m up north-east facing also showing signs of decay, with further fruiting bodies observed in 6m wound during 2024 survey, none observed at present. 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). 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).	It is recommended that a replacement oak tree is planted nearby in preparation for the eventual loss of this tree.	Reduce sides of crown by 3-4m to suitable growth points where possible. Remove significant deadwood (>30mm diameter and 1m in length).	Due		No	improves.headrest.dustbin
T10	191	Acer pseudoplatanus (Sycamore)	12-15 m	7	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 clear from houses - repeat prune not currently needed.					TPO-1443-2012-T1	ambient.bossy.thinnest
T13	442	Fraxinus excelsior (Ash)	15-20 m	7	Mature	Fair	Good	Epicormic growth within the canopy of the tree, indicating physiological stress. Crown weighted southwards due to historic suppression from since removed tree to north. Minor deadwood in crown (<50mm diameter) - not of concern at this point in time.					TPO-1443-2012-T4	puzzle.loopholes.restores

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Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T14	441	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 120mm deep. Bark delamination for 1m above wound, indicating column of dysfunction. Wound to stem 0.8-1.3m up west facing, occluding normally but with decay present in exposed sapwood. Stem gives hollow tone when struck with nylon mallet 0-1.5m up indicating presence of internal decay. Crown previously heavily reduced, likely in response to decay. Peeling bark for 6m from pruning point 13m up east facing over road. Cavity developing in large old pruning wound 6m up east facing. Decay present in several old pruning points in edges of canopy. 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.	IBA		No	blunders.kinks.mixer
T15	190	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 (<50mm diameter) in crown.					TPO-1427-2012-T3	corkscrew.skills.trappings
T16	7017	Acer pseudoplatanus (Sycamore)	15-20 m	8	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). Wound to stem 2-2.2m up south facing, occluding normally with no signs of decay.					TPO-1427-2012-T2	launch.release.supreme
T17	440	Acer pseudoplatanus (Sycamore)	12-15 m	6.5	Mature	Good	Good	Lamp column near tree, not currently obscured. Crown overhanging garden. Minor deadwood (<50mm diameter) in crown. Tree is causing minor disruption to the adjacent hard surfacing - low risk of causing trips and falls.		Prune back to property boundary.	IBA		TPO-1427-2012-G1	argued.skinny.eats
T18	439	Acer pseudoplatanus (Sycamore)	12-15 m	5	Mature	Good	Good	Mower wounds to surface roots, occluding normally with no signs of decay. Minor deadwood (<50mm diameter) in crown.					TPO-1427-2012-G1	carpentry.figspersonal
T19	438	Acer pseudoplatanus (Sycamore)	15-20 m	8	Mature	Good	Good	Minor deadwood (<50mm diameter) in crown. Crown overhanging garden slightly - not considered actionable at present.					TPO-1427-2012-G1	cherry.marzipan.silently

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Ref.	Tag	Species	Height	Branch Spread (radius)	Life Stage	Vitality	Structural	Additional Notes	Management Recommendations	Priority Works	Priority	SAD Date	TPO/CA	W3W
T20	437	Acer pseudoplatanus (Sycamore)	15-20 m	7.5	Mature	Good	Good	Twin stemmed from 5m, satisfactory union. Previously pruned clear from lamp column and pruned to property boundary - repeat prune not currently required.					TPO-1427-2012-G1	graphic.sisters.rucksack
T21	436	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	producing.jabs.koala
T22	7031	Acer platanooides (Norway Maple)	12-15 m	7	Mature	Good	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	copest.prospered.back

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-TLP26
Scale: 1:750 - A1
Date: 19/04/2026
Creator: BH

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