



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

WELLINGTON MANSIONS
ARDWELL CLOSE
CROWTHORNE
BERKSHIRE
RG45 6AG

CLIENT: WELLINGTON MANSIONS RTM CO LTD.

MAY 2026

Ref: 07015 / 2026

REPORT BY: SARAH DUCKWORTH

DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons)
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com

M: 07810 440546



Prepared by: Sarah Duckworth

Position: Arboricultural Consultant

Qualifications: DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons),
LANTRA Professional Tree Inspector

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1. INTRODUCTION

1.1. Instruction

This Arboricultural Report has been commissioned by Michael Levey on behalf of the Wellington Mansions RTM Co LTD.

I have been asked to carry out a 'negative-reporting' health and safety assessment of trees growing on land at Wellington Mansions, Ardwell Close, Crowthorne, Berkshire, RG45 6AG.

A negative reporting tree survey (sometimes called a "walk-over" or "exception reporting" survey) is a proportionate tree risk management approach where only trees with significant defects, hazards, or management needs are formally recorded. Trees with no notable issues are inspected but not individually documented.

The report is to specify any necessary remedial tree works to address identified hazards in individual trees whilst acknowledging and respecting their significance to amenity and ecology of the local area.

No arboricultural survey can certify a tree as "safe." The purpose is to demonstrate a reasonable and proportionate inspection regime under duty-of-care principles, not eliminate all risk.

1.2. Inspection information

The trees were inspected on Thursday 14th May 2026 by Sarah Duckworth, Arboricultural Consultant.

On the day of the survey the weather was dry and sunny. Visibility was good.

Trees were inspected from ground level only. Non-invasive inspection equipment (mallet and metal probe) were used to assess the structural integrity at the base and trunk of individual trees where the visual inspection identified the need.

Trees to be worked on have been marked with yellow, high-viz paint where accessible.

1.3. Qualifications

Surveyor: Sarah Duckworth

- Royal Forestry Society's Professional Diploma
- Arboricultural Association's Technicians Certificate (with Distinction)
- LANTRA qualified Professional Tree Inspector
- Arboricultural Association Professional Member

1.4. Insurance

Sarah Duckworth t/a Duckworths Arboriculture Limited is insured with Hiscox Insurance

- Public Liability £10,000,000
- Professional Indemnity £2,000,000

2. STATUTORY TREE PROTECTION

2.1. Tree Preservation Orders

I have confirmed on the Wokingham Borough Council website that at the time of this report, trees within the survey area are protected by Group Tree Preservation Order ref 530/1990.

No works should be undertaken to any trees on site without the prior written consent of the Local Planning Authority – Wokingham Borough Council (exemptions apply).

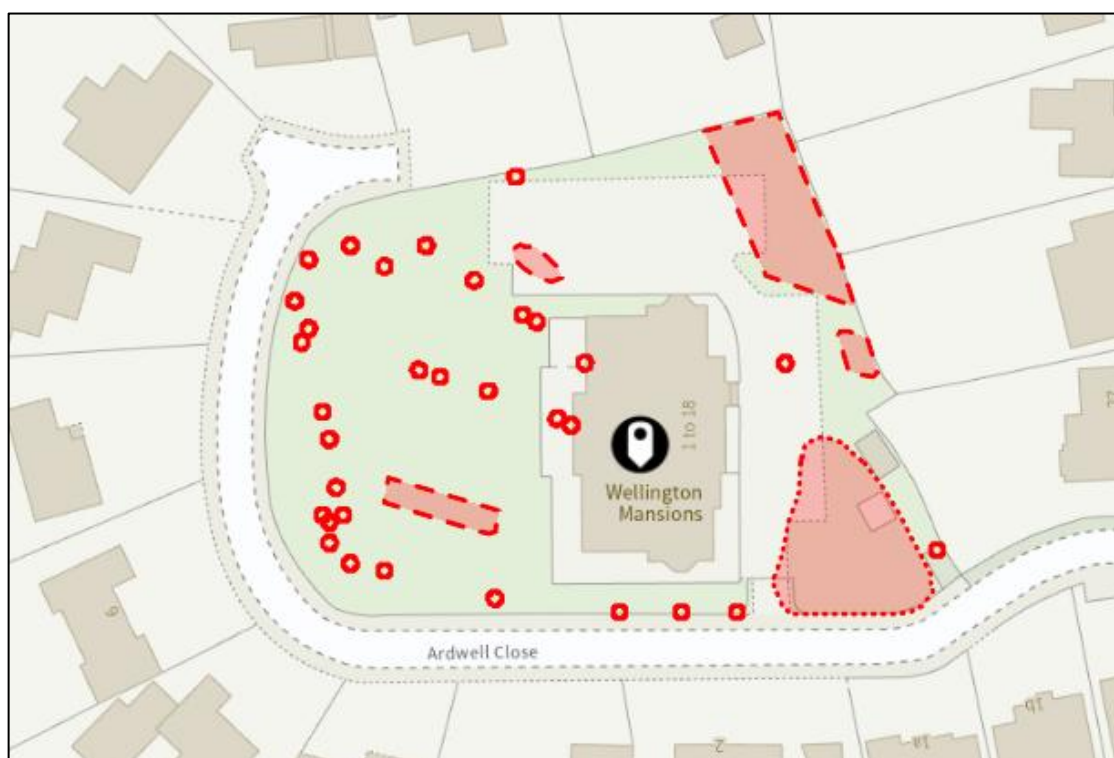


Figure 1 - Wokingham Borough Council Tree Preservation Order Map

2.2. Conservation Areas

Wellington Mansions is not within a Conservation Area.

2.3. Felling Licences

Outside of domestic gardens, you must first apply to the Forestry Commission for a felling licence if you want to cut down trees containing more than five cubic metres of wood in any calendar quarter. However, there are exceptions to this rule. For example, you do not need a licence to fell trees in enclosed gardens or removing dead or dangerous trees.

The Forestry Commission usually requires felled trees to be restocked and does not normally grant licences to clear woodland permanently or to change woodland to agricultural use.

3. GENERAL GUIDANCE

3.1. Tree Work Good Practice

All tree works specified should be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

In order to limit the harm to trees caused by the pruning operations, pruning work on live trees (aside from trees to be felled) should be undertaken in the summer months (July and August) avoiding periods of drought. No tree pruning work is advisable during the period immediately before or after leaf break (February to June) when the trees' energy reserves are most depleted.

Chippings arising from the work should not be piled around the bases of trees on or off the site. Wood, brash and any other arisings from the tree work should not be burnt on site.

You are advised to use a properly qualified and experienced company who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk.

3.2. Protected Species

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, you must consider the timing and type of tree work operations including hedge pruning to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees and hedgerows.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.3. Management of Deadwood

Dead and decaying trees are vital components of a properly functioning wooded ecosystem and play a key role in sustaining biodiversity and soil fertility. A balanced and healthy tree ecosystem features deadwood in various locations both on the ground and in the canopy. It is therefore undesirable to remove all areas of dead or decaying wood from the tree groups as this would harm the natural ecosystem. Standing deadwood, dead branches and other defects with ecological value have been retained where it is considered reasonable and safe to do so.

Where trees are removed, it will benefit the local ecology to leave a high stump (ideally 2-3m) as a standing monolith where it is safe and reasonable to do so, a percentage of the wood, (particularly wood that is already decayed) should be stacked and left on site for habitat value where possible (taking care not to restrict access for future surveys).

3.4. Fungal decay

Trees can be colonised by a number of decay-causing fungal pathogens which usually degrade wood around the roots or base of the tree. The two most common decay fungi on pines are *Phaeolus schweinitzii* and *Sparassis crispa*. As these fungi fruit only annually, their presence may not always be apparent in a seasonal tree survey.

Tree owners are advised to monitor the ground where trees may be rooting. Any unusual fungal growths around any tree should be photographed and forwarded to a professional arborist for identification. The fungus growth should be left in situ to mature (for identification purposes).



Sample photos of fungal fruiting bodies of *Sparassis crispa* (left) and *Phaeolus schweinitzii* (right)

3.5. Soil Amelioration

There is substantial evidence for the benefit of mulches to trees and particularly mature trees to increase their root development and improve tree health and physiological condition.

To do this, you firstly need to remove the grass around the base of the tree. The most efficient way is to pin a black plastic membrane or similar in a broad circle around the tree's base. The membrane should restrict light to the turf and after two-three weeks the grass and ground flora will die back. There is no rule for how much of the ground should be included. Out to the canopy line is best but not always practical. A smaller area (with a radius of 2-3m around the tree's base) will still benefit the tree.

Once cleared of turf, the grass should be raked back and the soil around the base of the tree should be lightly tined / broken up with a garden fork to improve aeration and reduce compaction.

Once the area is cleared and tined, the tree should be watered then mulched with 60-100mm of well-rotted bark chip or fully composted organic material or ericaceous compost raked over the rooting area taking care not to obscure the root collar.

The mulch improves Mycorrhizal growth (beneficial root fungi), stabilises soil temperature and moisture levels, reduces compaction and improves soil nutrient levels and porosity for the benefit of healthy tree root growth.

3.6. Ivy

Ivy is an attractive habitat for insects and invertebrates and consequently bird and animal life can benefit as a result of an increase in available food source. Bats, which are rare and protected by law regularly roost amongst ivy, as well as inside small cavities in suitable trees. Ivy growth is not a threat to the health of otherwise healthy trees; however, it does obscure the base, trunk and forks of trees.

Defects present on trees can be hidden by ivy and dense vegetation. It was beyond the scope of this survey to clear ivy and vegetation from around all trees and the client is advised that where present, climbing plants and dense vegetation may obscure trunk defects.

When severing ivy, it is important to use sharp hand tools only. Ivy stems should be cut at ground level and 1.5m, taking care not to damage the tree bark. Cut stems should then be removed to height of 1.5m. The ivy growth above 1.5m can be left in the canopy (unless it obscures another necessary point of inspection) from where it will die back and eventually fall from the tree.

4. SCOPE & LIMITATIONS

4.1. Scope

All trees on site have been looked at in detail using the 'Diagnosis of Ill Health in trees' and Inspecting Trees for Signs of Decay' methodologies described by R.G. Strouts and T.G. Winter¹.

A visual assessment is a non-invasive method of examining the health and structural condition of an individual tree. Non-invasive inspection equipment (plastic-headed mallet and metal probe) were used to make an assessment of the structural integrity at the base and trunk of each tree where the visual inspection identified the need. The lower stems of trees were tapped with a plastic-headed mallet to check for indications of internal decay. The differing sound intonation can often reveal some types of decay or hollow trunks. Any cavities in the base of the stem were probed with a steel rod to record depth and condition of residual wood.

The report is to identify visible defects on trees and to specify any necessary remedial tree works which may be required to address identified hazards from the trees whilst acknowledging and respecting their local significance to the amenity of the residential development and biodiversity of the wider landscape. Specifications for works are based on an assumed reinspection within two years.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the days the evaluation was undertaken. The trees were assessed from ground level only and were not climbed.

It was beyond the scope of this survey to sever and remove ivy or clear dense vegetation. Reasonable effort was made to access the base of each tree, however in some areas, dense vegetation and ivy prevented a full visual inspection of some trees - tree canopies and physiological health were still appraised.

The extent of the survey was limited to a survey of trees in the grounds of Wellington Mansions as requested by the client. Fences present on site have been taken as the presumed site boundary. Neighbouring properties were not entered or included in the survey.

It is the client's responsibility to ensure that this report covers all areas under the brief of the tree inspection and refer any concerns regarding this matter back to the Arboricultural Consultant.

4.2. Caveats

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

This report is a baseline survey and reflects the condition of the trees on the day of the survey. The report is valid for normal weather conditions only.

The survey looks for defects which may make the failure of all or part of the tree foreseeable. The report then makes recommendations for remedial works which would reduce the probability of failure where the hazard

¹ R.G Strouts & T.G. Winter, 'Diagnosis of Ill Health in Trees' Published for the Office of the Deputy Prime Minister, under license from the Controller of her Majesty's Stationery Office, Crown Copyright 1994.

presented poses an unacceptable risk to persons or property. Healthy trees or parts of healthy trees may fail in normal weather situations, although the risk increases with storm conditions and, as the consequences of such weather events are unforeseeable, Sarah Duckworth (trading as Duckworths Arboriculture Limited) cannot be held liable for any such failures.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment, conclusions and recommendations from the report are based on the condition of the trees and surrounding ground conditions at the time of my visit. If the condition of the trees evidently changes or where tree(s) are subject to development or ground works within their rooting areas or extreme weather conditions, further inspection may be required.

This report is valid for two years from the survey date. A follow-on inspection of trees is due before 14th May 2028.

Trees can never be guaranteed 100% safe. Regular inspections by competent and / or suitably qualified arboriculturists will help identify potential problems before they become acute.

5. TREE SURVEY DATA

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T001	Scots pine (<i>Pinus sylvestris</i>)	Height (m): 20-25m Crown Radius (m): 4N, 3E, 4S, 4.5W DBH (cm): 57 Life Stage: Mature Life Exp.: 10+ Years	Bark intact. No fungal fruiting bodies evident. Extensive audible decay around northern quadrant of lower trunk up to 1m above ground level Metal probe can be pushed into trunk up to 300mm at base. Single trunk with high, asymmetrical crown. Needles slightly sparse. Pruning cuts on trunk below crown likely where deadwood removed.	Poor	Public Amenity Value: Good Wildlife Value: Good	Fell to low stump - do not grind stump Timescale: 14-Nov-2026 (6 Months)	
T002	Copper beech (<i>Fagus sylvatica purpurea</i>)	Height (m): 0-5m Crown Radius (m): 2.5N, 2E, 2S, 2W DBH (cm): 10 Life Stage: Young Life Exp.: 20+ Years	Small tree. Slightly swept stem where tree suppressed by adjacent trees. Good form and vitality. Low crown over adjacent parking spaces.	Good	Public Amenity Value: Low Wildlife Value: Low	Crown lift cutting back low branches to create 3m canopy clearance over parking areas. Timescale: 14-May-2028 (2 Years)	
T003	Silver birch (<i>Betula pendula</i>)	Height (m): 10-15 Crown Radius (m): 2N, 1E, 0S, 2.5W DBH (cm): 30 Life Stage: Over Mature Life Exp.: <10 years	Slender small tree in dense area of rhododendron. Base clear, bark intact. Swept stem North over highway. Asymmetrical crown. Upper 3m canopy dead. Slender dead branches in central crown. Lower branches over roadway n leaf but suppressed by surrounding vegetation. Tree has reduced life expectancy. Removal of tree will allow Liquidambar growing behind to thrive.	Poor	Public Amenity Value: Low Wildlife Value: Low Inspection Limitations: Dense Vegetation	Monitor tree condition removal may be required if condition of tree decline continues. Timescale: 14-May-2028 (2 Years)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T004	Silver birch (<i>Betula pendula</i>)	Height (m): 10-15 Crown Radius (m): 4N, 1.5E, 1S, 2W DBH (cm): 27 Life Stage: Dead	Standing dead tree in dense area of rhododendron. Swept stem North over highway. Asymmetrical crown.	Dead	Public Amenity Value: Low Wildlife Value: Low Inspection Limitations: Dense Vegetation	Fell to ground level Timescale: 14-Aug-2026 (3 Months)	
T005	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 10-15 Crown Radius (m): 0.5N, 2E, 3S, 1.5W DBH (cm): 22 Life Stage: Mature Life Exp.: 20+ Years	Slender small tree in low occupancy area. Split trunk at base. Historic wounding and decay in slender strip up East side of trunk. Slender suppressed small crown largely sheltered by adjacent trees. Foliage density normal.	Fair	Public Amenity Value: Low Wildlife Value: Low Inspection Limitations: Dense Vegetation	Monitor structural condition of tree due to presence of significant defects. Timescale: Ongoing	
T006	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	Height (m): 10-15 Crown Radius (m): 1 DBH (cm): 21 Life Stage: Over Mature Life Exp.: 10+ Years	Small tree. Base clear, bark intact. Indented bark at base suggests column of decay or canker at base. Twin stem 6m from ground level. Live growth limited to very upper crown. Tree in terminal decline.	Poor	Public Amenity Value: Low Wildlife Value: Low	Fell to low stump Timescale: 14-May-2027 (1 Year)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T007	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 15-20 Crown Radius (m): 3N, 8E, 9S, 6W DBH (cm): 68 Life Stage: Mature Life Exp.: 40+ Years	Historic wounding to large, exposed buttress root. Historic bark wounds on lower trunk. Good wound wood formation. Sound intonation even and satisfactory. No fungal fruiting bodies evident or audible decay. Single stem with small, localised areas of Bud proliferation and epicormic shoots on trunk. Asymmetrical crown swept west. Asymmetrical crown towards and over highway. Canopy suppressed by adjacent Leyland Cypress trees. Foliage density normal, slightly clustered. Deadwood in crown over public highway.	Fair	Public Amenity Value: Good Wildlife Value: Good	Remove deadwood over highway Timescale: 14-Nov-2026 (6 Months)	
T008	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 15-20m Crown Radius (m): 7.5N, 1E, 0.5S, 4W DBH (cm): 48 Life Stage: Mature Life Exp.: 20+ Years	Suppressed small tree in low occupancy area. Helical growth. Helical split in trunk from 0.5m to 2.5m. Epicormic growth on trunk. Suppressed low crown to North. Foliage density slightly sparse. Minor deadwood throughout crown.	Fair	Public Amenity Value: Low Wildlife Value: Low	Monitor condition of tree due to presence of structural defect. Not an immediate concern due to sheltered location of crown over low occupancy area. Timescale: 14-May-2028 (2 Years)	
T009	Scots pine (<i>Pinus sylvestris</i>)	Height (m): 20-25m Crown Radius (m): 5N, 8E, 4S, 4W DBH (cm): 59 Life Stage: Mature Life Exp.: 40+ Years	Slightly triangular form to base and lower trunk. Single stem tree. Superficial bark wound on southeast side of lower trunk. Elsewhere, base clear, bark intact. No fungal fruiting bodies evident. Single stem with high broad crown. Needle density normal. There is nothing visibly wrong with T009, and sound intonation is even around the base and lower trunk. It is however a lower intonation than for the adjacent pines. This is likely to be due to rapid wood growth around base. However, tree should be monitored with regular inspections to monitor for any indication of decay.	Fair	Public Amenity Value: Low Wildlife Value: Low	Monitor condition of tree due to variation in sound intonation at base. Look for decay fungi within rooting areas. Timescale: 14-May-2028 (2 Years)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T010	Silver birch (<i>Betula pendula</i>)	Height (m): 15-20 Crown Radius (m): 3 DBH (cm): 32 Life Stage: Over Mature Life Exp.: 10+ Years	Historic wounding on North side of trunk. Visible decay in trunk. Bleeding canker around base and lower trunk. Single stem. High crown. Dead branches and dieback in canopy.	Poor	Public Amenity Value: Moderate Wildlife Value: Moderate	Fell to low stump Timescale: 14-Nov-2026 (6 Months)	
T011	Silver birch (<i>Betula pendula</i>)	Height (m): 15-20 Crown Radius (m): 3 DBH (cm): 34 Life Stage: Over Mature Life Exp.: 10+ Years	Saprophytic fungi on lower trunk. High crown. Dead branches and dieback in canopy. Canopy 95% defoliated. Beyond point of reasonable recovery.	Poor	Public Amenity Value: Moderate Wildlife Value: Moderate	Fell to low stump Timescale: 14-Nov-2026 (6 Months)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T012	Silver birch (<i>Betula pendula</i>)	Height (m): 10-15m Crown Radius (m): 3 DBH (cm): 34 Stems: 2 Life Stage: Over Mature Life Exp.: 10+ Years	Twin stem from 1m. Included bark in fork. Saprophytic fungi on lower trunk. Asymmetrical crown mostly dead. Dead branches over road. Canopy 90% defoliated. Beyond point of reasonable recovery.	Poor	Public Amenity Value: Moderate Wildlife Value: Moderate	Fell to low stump Timescale: 14-Nov-2026 (6 Months)	
T013	Common beech (<i>Fagus sylvatica</i>)	Height (m): 15-20m Crown Radius (m): 8N, 6E, 6S, 7W DBH (cm): 60 Life Stage: Mature Life Exp.: 10+ Years	Mechanical damage to exposed surface roots. Girdling root. Single stem. Adaptive growth at base. Swept lower trunk West. No sign of root plate movement or instability. Historic bark damage at base with large areas of necrotic and stripped, missing bark. Bark has been physically removed likely by deer. Large, exposed area of wood on South side of tree has multiple emerging fungal fruiting bodies. Appears to be a type of wood ear fungus. Strip of canker on East side of trunk 30mm wide up into crown. Prolific fungal growth from 3.5m to 7m. Twin stem from 2m. Included bark in fork. Deadwood/dieback in crown. Large dead branches over low occupancy area.	Poor	Public Amenity Value: Good Wildlife Value: Good	Option 1 - fell to 3m high stump and retain for habitat value. Option 2 - immediately protect lower trunk from future deer damage and monitor to see if tree can recover. Review tree condition in 12 months Timescale: 14-Aug-2026 (3 Months)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T014	Copper beech (<i>Fagus sylvatica purpurea</i>)	Height (m): 10-15 Crown Radius (m): 6N, 6.5E, 5S, 5W DBH (cm): 55 Life Stage: Mature Life Exp.: 20+ Years	Small tree immediately beyond boundary fence but within chain link historic boundary fence. Manhole cover within rooting area. Restricted access to base due to dense hedge and boundary fence. Where accessible no obvious defects. Western Red cedar hedge dying off immediately adjacent to tree. Twin stem from 2m with crossing fully fused branches immediately above fork and again 3.5m above ground level. Broad crown formed of long slender horizontal branches. Apical dieback throughout crown. Dieback at tips. Epicormic shoots along the upper side of many branches. The cause of this evident decline and physiological stress is unclear. It may be due to something within the rooting area as a similar state of decline is also evident in health of the adjacent conifer hedge.	Poor	Public Amenity Value: Good Wildlife Value: Moderate Inspection Limitations: Dense vegetation & boundary fence	Remove deadwood and reduce dieback in upper crown back to healthy growth. Consider soil amelioration to assist with tree recovery. Timescale: 14-Nov-2026 (6 Months)	

6. TREE WORKS IN PRIORITY ORDER

Ref:	Species	what3words (Location Identifier)	Recommendations	Work Timescale
T004	Silver birch	///focus.lines.expect	Fell to ground level	14-Aug-2026 (3 Months)
T013	Common beech	///answer.jumps.body	Option 1 -fell to 3m high stump and retain for habitat value. Option 2 - immediately protect lower trunk from future deer damage and monitor to see if tree can recover. Review tree condition in 12 months	14-Aug-2026 (3 Months)
T001	Scots pine	///rang.ruler.spent	Fell to low stump - do not grind stump	14-Nov-2026 (6 Months)
T007	Pedunculate oak	///mimic.often.linen	Remove deadwood over highway	14-Nov-2026 (6 Months)
T010	Silver birch	///stole.purple.skills	Fell to low stump	14-Nov-2026 (6 Months)
T011	Silver birch	///jolly.trips.voted	Fell to low stump	14-Nov-2026 (6 Months)
T012	Silver birch	///bolt.mops.these	Fell to low stump	14-Nov-2026 (6 Months)
T014	Copper beech	///shiny.guides.remote	Soil amelioration to assist with tree recovery. Remove deadwood and reduce dieback in upper crown back to healthy growth.	14-Nov-2026 (6 Months)
T006	Lawson cypress	///data.occurs.finger	Fell to low stump	14-May-2027 (1 Year)
T002	Copper beech	///translated.winter.final	Crown lift cutting back low branches to create 3m canopy clearance over parking areas.	14-May-2028 (2 Years)
T003	Silver birch	///labels.fade.scared	Monitor tree condition removal may be required if condition of tree decline continues.	14-May-2028 (2 Years)
T008	Pedunculate oak	///racing.book.blunt	Monitor condition of tree due to presence of structural defect. Not an immediate concern due to sheltered location of crown over low occupancy area.	14-May-2028 (2 Years)
T009	Scots pine	///rush.jolly.garden	Monitor condition of tree due to variation in sound intonation at base. Look for decay fungi within rooting areas.	14-May-2028 (2 Years)
T005	Pedunculate oak	///tunes.pitch.island	Monitor structural condition of tree due to presence of significant defects.	Ongoing

7. SITE PLAN

