

2026

TREE CONDITION SURVEY REPORT

Produced on behalf of:



CLIENT - Preim Ltd
SITE - Newport (Chapman Close)
PROJECT. REF - P1390-N0003-TCS26
SURVEY DATE - 21/07/2026

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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 21/07/2026.

1.3 TREE PRESERVATION ORDERS & CONSERVATION AREAS

Protected trees are situated within the site. Details of which trees are protected by Tree Preservation

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	13
Hedges & Groups	2
Woodland Groups	0

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

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 Newport (Chapman Close), NP20 6PH.

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 21/07/2026.

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%	0	-
Young	0	0%	0	0%	0	-
Semi-Mature	0	0%	1	50%	0	-
Early-Mature	1	8%	0	0%	0	-
Mature	12	92%	1	50%	0	-
Late-Mature	0	0%	0	0%	0	-
Veteren	0	0%	0	0%	0	-
Total	13	-	2	-	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
Structural	Dead
	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	Unstable (extreme problems, likely to result in failure)
	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:
	• <u>Broadly Acceptable</u> - No significant risk of harm- No safety works required.
	• <u>Tolerable</u> - Hazard present but safety works are not required at this point in time (although may be prudent if budget allows).
	• <u>Unacceptable (where imposed on others)</u> - Risks will not ordinarily be tolerated.
Management Recommend actions	• <u>Unacceptable</u> - Risk from hazard is unacceptable - Works are required.
	Works that would benefit a tree's long-term condition and/or prevent significant defects from developing, or for aesthetic purposes.
	Works to the trees that abate actionable nuisances or prevent/reduce an unacceptable risk of harm to people or property.
	The suitable actionable date (SAD) for tree work recommendations.
	A 'what3words' reference code for the tree's location, to aid in the locating of trees. Visit 'https://what3words.com/about' for more information.
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.

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.

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

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	0
12 Months	0
24 Months	0
IBA (if budget allows)	1
Trees / groups with recommended works	1

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
T16	-	Quercus rubra. (Red Oak)	12-15 m	4	Early-Mature	Good	Good	Tree growing in front garden; ownership of the tree is unknown. A minor roadway is east of the tree. Branch tips in close proximity to house. The canopy has been reduced in the past.		Repollard to previous points.	IBA		TPO	foldsterms.0nce

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
T2	2669	Acer pseudoplatanus (Sycamore)	8-12 m	5	Mature	Good	Fair	A minor roadway is east of the tree. The tree is growing along a fence line. Stem bifurcates at 0.5m with tight union. Tree semi-recently reduced all over.					No	loses.couple.neat
T3	2670	Acer pseudoplatanus (Sycamore)	12-15 m	4	Mature	Good	Good	A minor roadway is west of the tree. Minor ivy on the stem of the tree - not of concern at this moment in time. Asymmetrical crown due to suppression from adjacent tree and tree removal on eastern side. Minor deadwood (<50mm diameter) in crown.					No	voted.quench.eagle
T4	-	Fraxinus excelsior (Ash)	<8 m	0.5	Mature	Good	Good	Regrowth from stump.	Apply herbicide to regrowth.				No	tight.covers.couple
T5	2672	Acer pseudoplatanus (Sycamore)	12-15 m	4	Mature	Good	Good	A minor roadway is west of the tree. Stem bifurcates at 4 metres. Multi-stemmed tree. Minor deadwood (<50mm diameter) in crown. Historical cambium damage - not of concern at this point in time. Epicormic growth at base of tree.	Remove epicormic growth from base and lower stem.				No	speeds.bump.impose
T7	-	Fraxinus excelsior (Ash)	<8 m	0.5	Mature	Good	Good	Regrowth from stump.	Apply herbicide to regrowth.				No	undulation.chops.soaks
T8	2675	Acer pseudoplatanus (Sycamore)	15-20 m	5	Mature	Good	Good	A minor roadway is west of the tree. A residential garden is east of the tree. Multi-stemmed tree (5 stems) or 2 multi-stemmed trees growing as one tree, with compression union with included bark - not of concern at this point in time. Historical cambium damage - not of concern at this point in time. Minor deadwood (<50mm diameter) in crown.					No	pocket.move.freed
T9	318	Acer pseudoplatanus (Sycamore)	12-15 m	4	Mature	Good	Good	A minor roadway is west of the tree. Stem separates into multiple stems at 3 metres. Tight union - not of concern at this point in time. Minor ivy on the stem of the tree - not of concern at this moment in time. Exposed anchor roots, no safety concerns at present. Minor deadwood (<50mm diameter) in crown.					No	bags.spider.studio
T10	2677	Quercus robur (English oak)	12-15 m	8	Mature	Good	Good	A minor roadway is west of the tree. A residential garden is east of the tree. The tree has an open growing form. Epicormic growth within the canopy of the tree - indicating stress. Minor deadwood (<50mm diameter) in crown. Historical cambium damage - not of concern at this point in time. Minor dieback at branch tips - uncertain of cause - possible drought stress.	Bark mulch should be applied to a depth of 50mm around the base of the tree forming a 3m radius circle around the tree's stem - to improve vitality.				No	terms.claims.civil

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
T11	2678	Pinus sylvestris (Scots pine)	12-15 m	7	Mature	Good	Fair	A minor roadway is within the target zone of the tree. The tree is growing close to a car parking area. Growing adjacent to T12 as one crown (Tolerable risk - code 432). Historical wounds on upper stem. Minor decay in some pruning wounds on the tree - not of concern at this moment in time. Minor deadwood (<50mm diameter) in crown.					No	deaf.pans.across
T12	7501	Quercus petraea (Sessile oak)	12-15 m	5	Mature	Good	Good	A minor roadway is within the target zone of the tree. The tree is growing close to a car parking area. Stem bifurcates at 1.5 metres. Growing adjacent to T12 as one crown (Tolerable risk - code 432). Tree possesses an asymmetrical crown. Minor deadwood (<50mm diameter) in crown. Tree crown reduced (25/26) - minor dieback of some small twiggy branches likely owing to drought stress - low risk of harm or damage in event of failure.					No	deaf.pans.across
T13	2680	Pinus sylvestris (Scots pine)	12-15 m	6	Mature	Good	Good	The tree is growing close to a car parking area. The tree is growing close to a residential garden. Stem bifurcates at 5 metres. Historical wounds on main stem, no safety concerns at present. Minor deadwood (<50mm diameter) in crown.					No	alone.pool.rescue
T14	2681	Sorbus aucuparia (Rowan)	<8 m	2	Mature	Good	Good	A minor roadway is within the target zone of the tree. Historical cambium damage - not of concern at this point in time. Minor epicormic growth at base of tree.	Remove epicormic growth from base and lower stem.				No	skips.discrepancy.state
T16	-	Quercus rubra. (Red Oak)	12-15 m	4	Early-Mature	Good	Good	Tree growing in front garden; ownership of the tree is unknown. A minor roadway is east of the tree. Branch tips in close proximity to house. The canopy has been reduced in the past.		Repollard to previous points.	IBA		TPO	folds.terms.once
G1	-	Mixed species	8-12 m	3	Semi-Mature	Good	Fair	A minor roadway is south of the trees. Mixed hedge including several larger (<8m) Fraxinus excelsior. Minor ivy present on the stems of the trees - not of concern at this moment in time. Dieback present within the canopy.					No	See Tree Location Plan

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
G2	-	Mixed species	8-12 m	5	Mature	Good	Good	Group of on-site and off-site trees, along boundary. A minor roadway is east of the trees. Dense ivy across some of the group's structure, obscuring full visual assessment. Mixed hedge row with chain link fence within it. Contains Ilex aquifolium, Fraxinus excelsior, Symphoricarpos (Snowberry) and two Acer pseudoplatanus which are growing through the chain link fence. Multi-stemmed trees. Some Fraxinus excelsior (on far side of boundary) trees appear to be suffering from ash dieback disease (Hymenoscyphus fraxineus) - minor dieback in these crowns. Minor deadwood (<50mm diameter) in crown. Small snapped branches in the canopy - not of concern. Vegetation growing at the base of the trees.	Sever ivy at base where reasonably practical - to improve quality of next survey.				TPO	See Tree Location Plan

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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Playground



Project: Newport (Chapman Close)	
Client: Preim Ltd.	
Plan: Tree Location Plan	
Plan Ref: P1390-N0003-TLP26	Date: 05/08/2026
Scale: 1:750 - A3	Creator: BH

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