

Arboricultural survey report

Tree safety and condition survey of trees in indicated areas at:
Priory Drive and Catsash Road, Langstone, Newport, Gwent. NP18 2LZ.

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On the instructions of:

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Fisher, Hargreaves, Proctor Ltd,

10 Oxford Street, Nottingham. NG1 5BG.

On behalf of:

Wilson Bowden Developments.

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27th October, 2025

WTS reference: Catsash Road_TSR_RJW_271025

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1. Summary

- I have been instructed by Mr Rob Spencer, Director, Fisher, Hargreaves, Proctor Ltd, 10 Oxford Street, Nottingham, NG1 5BG, to carry out a tree safety and condition survey of trees in indicated areas at Priory Drive and Catsash Road, Langstone, Newport, Gwent, NP18 2LZ.
- All inspected trees shown on survey Sheet 3 are subject to a Tree Preservation Order (Paul Kane, Assistant Tree Officer, Newport City Council by e-mail, 27/10/2025). In addition, inspected trees shown on survey Sheet 4 are in the ownership of Newport City Council. No work may be carried out on these trees without the prior agreement of the tree owners. If work is carried out without consent, it may give rise to legal actions for criminal damage, trespass and compensation.
- Roadside trees shown on survey Sheets 1 & 2 are in locations adjacent to adopted highways. Though the trees may be on land in the client's ownership, the council's Highways Department have an interest in their management and may, through the act of adoption, have rights over them.
- In addition to making the necessary TPO applications, I also strongly advise you to make contact with Newport City Council and share this report with them prior to carrying out any tree work (or indeed, planning any such works) to ensure necessary consents are obtained, and works are co-ordinated with them.
- A summary of my findings is shown on page 22. Briefly:
 - One tree and two groups of trees require intervention within 4 weeks. Of these, one tree (Goat willow 1028) is subject to a TPO. In this case a Section 14 Notice will need to be supplied to the Council advising them that works are needed within the eight week TPO determination period.
 - Six trees and two groups require intervention within 13 weeks.
 - Seven trees and one group require intervention within 2 years.
 - Other works may be scheduled as required.
- Tree work is to be carried out by competent, trained, fully equipped and insured technicians according to the provisions of British Standard BS3998:2010 Tree work: recommendations. A list of suitable individuals and companies may be found on the website of the Arboricultural Association at <https://www.trees.org.uk>

2. Introduction

2.1 Instruction: I have been instructed by Mr Rob Spencer, Director, Fisher, Hargreaves, Proctor Ltd, 10 Oxford Street, Nottingham, NG1 5BG, to carry out a tree safety and condition survey of trees in indicated areas at Priory Drive and Catsash Road, Langstone, Newport, Gwent, NP18 2LZ.

2.2 Regulatory framework: This survey has been carried out according to the principles described in Hazards from Trees: a general guide (Lonsdale, 2000), HSE SIM 01/2007/05 (HSE, 2007, amended 2013) & Common-Sense Risk Management of Trees (National Tree Safety Group, 2024).

2.3 Techniques: Visual Tree Assessment (VTA; Lonsdale, 1999; Mattheck & Breloer, 1993), desk-based enquiries (legal status, geological survey, mapping), and THREATS analysis (Forbes-Laird, 2010). The survey has been carried out on a 'negative report' basis wherein only those trees requiring intervention have been recorded, even though all trees within the instruction were inspected.

2.4 Limitations:

1. The contents are intended for the sole use of the client. No liability is accepted for their use by any other parties to advance an argument or claim (including legal or financial) without prior consent.
2. No liability is accepted for defects hidden from view by soil, vegetation or other obstacles to access.
3. Formal assessment of topography, drainage, service conduits, & soil conditions have not been made and are beyond the scope of this report.
4. This report considers only the potential for the tree to cause damage or injury under normally expected weather conditions. No liability for damage arising from any other source or mechanism is accepted.
5. Determination of soil properties and heave / subsidence risk assessments are preliminary in nature. The advice contained herein is therefore also preliminary in nature and does not constitute a definitive opinion.
6. This report will be deemed to be invalid if a history of vegetation related subsidence damage in this or surrounding properties exists but has not been made known to the surveyor.
7. This report considers risk mitigation measures, as opposed to risk elimination. Thus, if the tree is retained, a level of risk will remain.
8. Site plans: The positions of trees with respect to buildings and other site features are in all cases approximate and should be confirmed by on-site inspection. The plans contained in this report are drawn by hand on a commercially available aerial photograph and are not of sufficient accuracy to permit detailed site planning or setting out.
9. It is understood that any risks associated with these limitations are accepted by the client.

2.5 Weather conditions: October 23rd, 2025: overcast, occasional brief sunny spells, drizzle at times, wind force 2 at first, becoming 3-4 later.

2.6 Access conditions: Access to the trees was generally unrestricted. Obstacles to access or inspection are recorded in the Tree Data Schedule at Section 4 and estimated data is shown in italics.

2.7 Validity: Plants are biological organisms & change with time. Assessment remains valid for 12 months from the date of inspection, or until a major storm (Wind Force 6 +) is experienced.

2.8 Statutory tree protections:

All inspected trees shown on survey Sheet 3 are subject to a Tree Preservation Order (Paul Kane, Assistant Tree Officer, Newport City Council by e-mail, 27/10/2025).

A TPO makes it an offence to top, lop, uproot, take down, wilfully damage or wilfully destroy a tree, trees or woodland such that its or their amenity value is diminished, unless it is by agreement with the Local Planning Authority (Swansea City and Borough Council [SCBC]). This is not a 'blanket ban' on all tree work. Tree work may proceed under the following circumstances:

- Normal arboricultural maintenance work to preserve, enhance or mitigate nuisance aspects of the tree's habit carried out to professional standards with SCBC agreement.
- **Elimination of immediately dangerous hazards** presented by dead or damaged trees or limbs ONLY to the extent required to mitigate the risk.
- Elimination of hazards presented by dead or damaged trees or limbs ONLY to the extent required to mitigate the risk where the tree is not immediately dangerous but could become so in the near future. **Significant harm must be both foreseeable and expected to arise within eight weeks.** At least 5-days' written notice must be given to the Authority (a 'Section 14 notice').
- Removal of dead branches.
- A number of other specific circumstances that don't apply here but which include grant of full planning permission, compliance with Acts of Parliament, activities of Statutory Undertakers (for example, utility providers), horticultural maintenance of trees for fruit production, and so on.

In the context of the THREATS risk assessment system used in this report, Emergency (Urgency code 'E') work may be carried out to trees presenting serious and immediate risks to people and property ONLY so far as is NECESSARY to abate the risk without consulting SCBC. However, they must be advised as soon as is practically possible afterwards and adequate evidence must be presented to justify taking this course of action. Trees requiring a Seven-day response (Urgency code '7D') or a Four-week response (Urgency code '4W') (i.e. sooner than the normal eight-week TPO application period but not requiring emergency intervention) may proceed under a Five-day (Section 14) Notice. The Notice must be made in writing to SCBC (an e-mail is often acceptable but I suggest making direct contact with a tree officer to alert them to any such proposals) and include sufficient evidence to justify your proposal. The Authority must then respond within five days. After five days, you may proceed with works ONLY so far as is NECESSARY to abate the risk. Permission to carry out work to trees in all other response categories ('13W', 'A', '3Y' and '3/5Y'; see page 10 for definitions) must be subject to the normal method of seeking approval. An application may be submitted electronically via the Planning Portal system. The Local Planning Authority will then check the application and formally acknowledge receipt. The Authority then has eight weeks in which to consider the application after which time it can either Grant or Refuse permission, or Grant permission with Conditions.

It is advisable to take photos and keep a record of all communications so that you can address any queries in the future.

Forestry Act (1967)

The provisions of the Forestry Act (1967) apply to the felling of healthy living trees, and do not apply to "lopping, topping, pruning and pollarding". A specific exemption applies to the felling of

trees only sufficient for the abatement of risk or nuisance where these hazards are 'REAL' rather than imagined or 'PERCEIVED'. (The abatement of nuisance by trees (e.g. leaf litter) is not sufficient justification). This is necessarily a rather blurred distinction, however the identification of risks using the methodology described in this report may be considered to constitute justifiable, hard evidence. A Felling Licence is therefore not required to carry out the works specified in this report.

2.9 Environmental protections:

Wildlife and Countryside Act (1981; as amended)

The Wildlife and Countryside Act 1981 is the principal legislation in Great Britain for the protection of wildlife, habitats, and the countryside. It makes it an offence to intentionally kill, injure, or take most wild animals and birds, as well as to damage or destroy their nests, eggs, or places of shelter. The Act also provides the framework for the designation and protection of Sites of Special Scientific Interest (SSSIs) and regulates the release of non-native species that could threaten native biodiversity.

Forestry (Environmental Impact Assessment) Regulations (1999; as amended)

The Forestry (Environmental Impact Assessment) Regulations 1999 (as amended) require prior approval from the Forestry Commission for certain forestry projects that could significantly affect the environment. These include activities such as afforestation, deforestation, forest road construction, and forest quarrying, above specific size or sensitivity thresholds.

Conservation of Habitats & Species Regulations (2017)

Some animal species have a higher level of protection under European Protected Species (EPS) regulations. These include otter, dormouse and all species of bat which are wild in the UK. It is an offence to harm, injure, kill or disturb these species, or damage or destroy their "resting places", without a valid EPS licence. This means, for example, that damage to a bat roost (except under a valid EPS licence) is an offence, even if it is accidental / incidental, and even if no bats are present at the time.

Environment (Wales) Act 2016

This Act establishes the framework for high-level environmental policy and the legal framework for the sustainable management of natural resources in Wales. The Act sets targets to reduce greenhouse gas emissions by at least 80% by 2050 and strengthens biodiversity duty, requiring public bodies to maintain and enhance ecosystems. The Act also creates the framework for the protection of Habitats of Principal Importance.

Environmental Designations

These are many and various but include Sites of Special Scientific Interest (SSSIs), Areas of Outstanding Natural Beauty (AONBs), Local Nature Reserves (LNRs), Ramsar sites, National Geological Reserves, Scheduled Ancient Monuments (SAMs), and Listed Buildings. Special rules apply to the management of trees in and around such sites and care must be taken not to inadvertently affect them.

Contractual obligations

Work on trees and hedgerows may be constrained by contractual arrangements, most notably participation in agricultural, woodland and land stewardship grant schemes. If tree or hedgerow work contravenes scheme rules, individual contractual arrangements, or causes cross-compliance issues, it could cause the landowner to incur serious financial penalties and / or delayed payments. On land where grant is claimed, it is advisable to check before undertaking tree work. Private contracts

(including terms of leaseholds and tenancy arrangements) should also be considered before carrying out tree work.

2.10 Tree ownership:

Trees shown on survey Sheet 4 are in the ownership of Newport City Council (Paul Kane, Assistant Tree Officer, Newport City Council by e-mail, 27/10/2025). No work may be carried out on these trees without the prior agreement of the tree owners. If work is carried out without consent, it may give rise to legal actions for criminal damage, trespass and compensation.

Roadside trees shown on survey Sheets 1 & 2 are in locations adjacent to adopted highways. Though the trees may be on land in the client's ownership, the council's Highways Department have an interest in their management and may, through the act of adoption, have rights over them

I therefore strongly advise you to make contact with Newport City Council and share this report with them prior to carrying out any tree work (or indeed, planning any such works) to ensure necessary consents are obtained, and works are co-ordinated with them.

2.11 References:

British Geological Survey (2025). Geology of Britain Viewer 1:50,000. BGS, Keyworth, Nottingham. <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British Standards Institute (2010). BS3998:2010 – Standards for Tree Work. BSI Publications, London.

Forbes-Laird, J. (2010). THREATS tree hazard assessment system. <http://www.flac.uk.com/wp-content/uploads/2010/07/THREATS-GN-June-2010.pdf>

Health and Safety Executive (2007). HSE SIM 01/2007/05.

LandIS (Land information system; Soilscape viewer). Cranfield University. <http://www.landis.org.uk/index.cfm>

Lonsdale, D. (1999). Principles of Tree Hazard Assessment and Management. The Stationery Office, London.

Lonsdale, D. (2000). Hazards from Trees: a general guide. The Forestry Commission, Edinburgh.

Mattheck, C. & Breloer, H. (1993). The Body Language of Trees. The Stationary Office, London.

National Tree Safety Group (2024). Common sense risk management of trees, 2nd edition. Forest Research and the Arboricultural Association.

Ordnance Survey (2025). OS Maps service at <https://www.ordnancesurvey.co.uk/osmaps/> Ordnance Survey, Southampton.

3. Site plans



Key to survey sheets.

Sheet 1





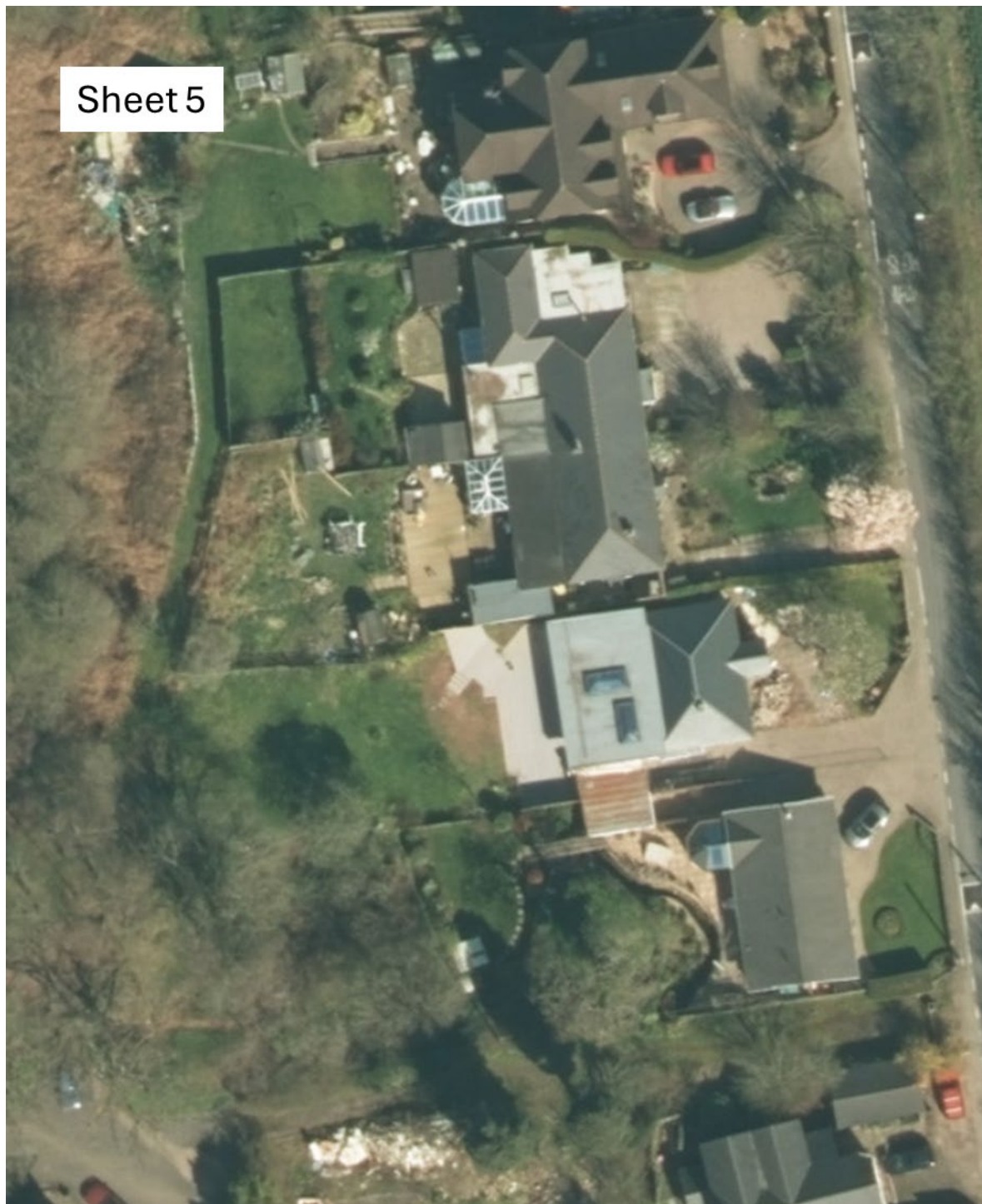
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The area I was instructed to inspect has now been enclosed by private third party gardens is no longer accessible and was observed not to contain any trees.

4. Tree assessment

General considerations

4.1 Hazards from Trees

Trees provide a wide range of benefits to us, enhance the environment, add greatly to our enjoyment of our living and working spaces, and promote our development and wellbeing. While trees can be hazardous, it is important to put these risks in context. The risk of being killed or injured by trees is extremely low: figures suggest the annualised fatality risk in the UK is 1 in 15 million, while the risk of sustaining a hospitalising injury is 1 in 1 million. Whilst it is incumbent on property owners and managers to discharge their responsibilities under the Occupier's Liability Acts of 1957 & 1984 and to manage trees in a prudent manner, this should be done in a manner that balances their risks and benefits.

Trees naturally develop and shed small diameter deadwood as part of their normal processes of growing and selecting limbs to replace lost crown. Otherwise healthy material can be shed during significant weather events in an unpredictable manner and whole healthy trees may fail if weather conditions are severe enough. Short of felling all trees on site, it is impossible to entirely eliminate the risk from such events and it may be considered inevitable that small material may be shed that makes contact with persons and / or property at some stage. Frequent informal inspection, regular formal inspection, dynamic risk assessment and timely execution of management recommendations can be expected to successfully manage these risks.

4.2 Weather conditions

Given the features and processes described above, it is apparent that the risks of injury from trees increase with the severity of weather conditions. In this context, a prolonged period of good summer weather may be considered to be 'severe' if it results in local or general drought conditions. It is not my intention to provide an exhaustive list of all weather conditions that may increase the risk from trees but such conditions include:

- Wind speeds of force 5 (29-38mph) and above.

- Wind speeds of force 4 (20-28mph) from the east and north.

- Thunderstorms / torrential rain resulting in rainfall accumulation above 80th percentile expected for the time of year.

- Sudden violent squalls.

- Summer temperatures of >30°C lasting for five days or more.

- Winter temperatures of <-10°C lasting for five days or more.

- Snowfall accumulation of 5cm or more.

Consideration of weather conditions should form part of your dynamic, site-specific risk assessment. Access to areas under trees should therefore be restricted when your assessment indicates that environmental conditions have increased risk to an unacceptable level.

4.3 Ivy

Ivy (*Hedera helix*) is an evergreen epiphyte that uses trees and other plants to provide a stable scaffold upon which it can grow. Ivy is a useful early source of nectar for pollinating insects and its diminutive berries provide a food source late into the winter. From an arboricultural perspective, ivy can be problematic:

1. Ivy creates a mass of foliage that persists into the stormy winter period and which can catch the wind and exert excessive loads on limbs or whole trees.

2. Ivy creates damp conditions against the bark which can promote the action of fungi, bacteria and tree pests.
3. Ivy can promote limb over-extension by competing for light and stimulating branches to grow long in an attempt to reach sunlight.
4. By obscuring trees from view, ivy can prevent adequate inspections taking place and can mask hazards that might otherwise be detected and rectified.

For these reasons, it is good practise to manage ivy such that its ecological benefits are not outweighed by its arboricultural disadvantages. A significant proportion of trees in the survey area were found to be affected by prolific growth and recommendations have been made for its management in specific cases. However, a general programme of ivy management would be beneficial such that a proportion of the trees are treated for ivy growth on an annual basis.

4.4 Green waste under trees

Large quantities of green waste were found in the vicinity of trees 1013-1018 (map sheet 1). Small quantities of such material are of little significance and can generally be ignored. However, large quantities have negative impacts on trees and should not be allowed to accumulate. Through a complicated series of inter-related processes, decaying green waste acidifies soil and depletes nitrogen resulting in poor root function and a lack of nutrient availability for the whole tree. I advise that steps be taken to reduce the amount of waste deposited in this area and prevent the accumulation of further deposits in the future.

4.5 Tree data schedule

Terms used in the following data schedule are:

Age class – approximate age of the tree. Y - Young, EM - Early mature, M – mature, OM – Over mature, V - Veteran

Ht – height in metres.

Stem dia. – Stem diameter in mm, measured at 1.5m above ground.

FS, TS, IS – aspects of THREATS risk assessment calculation: FS – Failure score, TS – Target score, IS – Impact score.

Hazard rating – the product of FS x TS x IS.

Threat category – category assigned to rating under the THREATS system. Category 1 – Insignificant, 2 – Minimal, 3 – Slight, 4 – Moderate, 5 – Significant, 6 – Serious, 7 – Extreme.

Urgency code – indicative time frame within which remedial action should be taken. E – emergency (immediate remediation), 7D – within 7 days, 4W – within 4 weeks, 13W – within 13 weeks, A – within 2 years & re-inspect annually, 3Y – schedule as required & re-inspect in 3 years, 3Y/5Y - schedule as required & re-inspect in 5 years or in 3 years if vulnerable targets present (e.g. children).

Further information is given at Section 2.4 or for a full explanation of the THREATS hazard evaluation system (Forbes-Laird, 2010) please refer to the reference given in section 2.12, above.

Figures shown in *italics* have been estimated.

Tree No.	Species	Age Class	Ht (m)	Stem dia. (mm)	Phys. Cond. G-F-P-D	Observations	FS	TS	IS	Hazard Rating	Threat Category	Recommendations (Future management Stem inclined including reinspection)	Urgency code
1001	London plane	M	12.5	445	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Moderate density ivy obscured the primary structure to 3.5m. Partial inspection only. Stem inclined 10° E. Primary limb arising at 3.5m N with an acute union, elbow 1.5m from union with reaction wood and rib, length / diameter ratio = 63 (estd). Crown biased towards the N (apparently due to pruning).	2	25	4	200	3	Remove primary limb arising at 3.5m N. Schedule within 2 years. Re-inspect annually in meantime.	A
1002	London plane x10	M	12.5	400-500	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Moderate density ivy obscured the primary structure to 3-4m. Partial inspection only. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown lift pruning apparently undertaken to the S crown. Crown biased towards the N. Clearance over car park 2-2.5m.	0.8	25	1	20	1	Advisory: Crown lift to 3.5m over car park. Sever ivy stems, allow to die off in situ.	3/5Y
1003	London plane	M	13	300	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem inclined 5° SE. Stem bifurcates at 4m, included bark union, reaction wood, crack. Drawn up form. Crown full and healthy. Footpath, cabinet, road in Target Zone (20mph, peak times / intermittent traffic, good forwards visibility).	8	20	4	640	4	Remove S bough arising from bifurcation at 4m. Semi-pollard remaining crown at 4.75m. Complete within 13 weeks.	13W
1004	London plane	M	11	324	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown lift pruning apparently undertaken to the S crown. Crown biased towards the N. Clearance over car park 2m.	0.8	25	1	20	1	Advisory: Crown lift to 3.5m over car park.	3/5Y
1005	Scots pine x3	M	16.5	590	F	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown full and healthy. No significant defects. Moderate density ivy obscured the primary structures to 8m.	0	25	1	0	1	Advisory: Sever ivy stems. Allow to die off in situ.	3/5Y
1006	Flowering cherry	M	12	484	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown full and healthy. Crown biased towards the SW secondary to competition from surrounding trees. Frequent minor deadwood of apparently physiological origin. Pavement in Target Zone.	2	20	1	40	1	Remove deadwood >1.5cm diameter. Schedule as required.	3/5Y
1007	Sessile oak	M	15	750	G	Single-stemmed at ground level. Stem bifurcates at 0.5m. Diameter measured at 0.3m due to form. Stem, principal unions and primary limbs appear to be in good structural condition. Crown full and healthy. Significant deadwood x5 2-5m SW. Grass verge on corner in Target Zone. Minor deadwood throughout. Spreading around lampstand NK844.	2	15	1	30	1	Remove deadwood >2.5cm diameter. Prune away from lampstand NK844 to give 0.5m clearance. Schedule as required.	3/5Y

Tree No.	Species	Age Class	Ht (m)	Stem dia. (mm)	Phys. Cond. G-F-P-D	Observations	FS	TS	IS	Hazard Rating	Threat Category	Recommendations (Future management Stem inclined including reinspection)	Urgency code
1008	Ash	EM	10	275	P	Very dense ivy obscured the primary structure to 6m. Partial inspection only. Single-stemmed at ground level. Crown heavily biased towards the SE. Symptoms observed consistent with the presence of Ash Dieback Disease Class 3. Prolific deadwood. Adjacent car park in Target Zone.	8	25	4	800	4	Fell tree to stump. Complete within 13 weeks.	13W
1009	Goat willow	M	8	230, 143	F	Single-stemmed at ground level. Stem bifurcates at 0.5m, included bark union, reaction wood. Sounding mallet strikes returned abnormal tap sounds. Sounding mallet vibrations transferred to ground indicating poor root anchorage. No fungal fruiting bodies observed. Included bark union 1.5m, no reaction wood. Canker 1.75m. Multiple deep pits in E stem. W stem inclined 25° W over footpath and road.	8	20	4	640	4	Fell tree to stump. Complete within 13 weeks.	13W
1010	Ash x4	M	15	224	P	W3W: sock.wounds.bench. Single-stemmed at ground level. No fungal fruiting bodies observed. Symptoms observed consistent with the presence of Ash Dieback Disease Class 4. Prolific deadwood. Dual carriageway 13m N (constant traffic, 70mph, on curve, reduced forward visibility). Hotel 15m S (estd).	8	40	4	1280	5	Fell trees to stump. Complete within 4 weeks.	4W
1011	Ash x5	M	15	237	P	W3W: falls.than.rabble. Single-stemmed at ground level. No fungal fruiting bodies observed. Symptoms observed consistent with the presence of Ash Dieback Disease Class 3. Prolific deadwood. Dual carriageway 13m N (constant traffic, 70mph, on curve, reduced forwards visibility). Hotel 15m S (estd).	2	40	6	480	4	Fell trees to stumps. Complete within 13 weeks.	13W
1012	Ash x10	M	15	100-303	P	W3W: pinks.speeds.nurses. Single-stemmed at ground level. No fungal fruiting bodies observed. Symptoms observed consistent with the presence of Ash Dieback Disease Class 4. Prolific deadwood. Dual carriageway 13m N (constant traffic, 70mph, on curve, reduced forwards visibility). Hotel 15m S (estd).	8	40	4	1280	5	Fell trees to stumps. Complete within 4 weeks.	4W
1013	Sessile oak	OM	13	970	P	Moderate density ivy obscured the primary structure to 7m. Partial inspection only. Single-stemmed at ground level. No fungal fruiting bodies observed. Stem inclined 10° NE. Sounding mallet strikes returned abnormal tap sounds from regions at ground level SE, SW, NE and N. Major storm damage 3.5m SW. Extensive burrs and epicormic growth to 4m. Advanced dieback. Root dysfunction / decay suspected. Road 11m N.	2	25	4	200	3	Pollard to 6m. Retain stem as reservoir of standing deadwood. Schedule within 2 years. Re-inspect annually in meantime.	A
1014	Ash	M	12	291, 275	G	Single-stemmed at ground level. Stem bifurcates at 1m. Deep included bark union, reaction wood. Vulnerable stem inclined 25° N over road (20mph, frequent traffic, poor forwards visibility, between roundabouts). Other parts of the primary structure appear to be in reasonable structural condition. Crown full and healthy.	8	25	4	800	4	Remove N stem affected by included bark union and inclined towards road. Complete within 13 weeks.	13W

Tree No.	Species	Age Class	Ht (m)	Stem dia. (mm)	Phys. Cond. G-F-P-D	Observations	FS	TS	IS	Hazard Rating	Threat Category	Recommendations (Future management Stem inclined including reinspection)	Urgency code
1015	Sessile oak	OM	10	700	D	Single-stemmed at ground level. No fungal fruiting bodies observed. Dead tree. Extensive bark delamination. Wood below superficially decayed. Likely retained as standing deadwood. Road 10m N, NE, E. Unlikely to reach ground due to other trees. Road on limit of Target Zone. Deadwood could be thrown outwards during collapse.	2	25	1	50	2	Reduce height to 6m. Schedule as required.	3Y
1016	Sycamore	M	11.5	237, 174, 345	F	Three-stemmed at ground level. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crown full and healthy. Significant deadwood x3 in SW crown. Extends towards landscaped verge around car park.	8	15	1	120	2	Remove deadwood >2.5cm diameter. Schedule as required.	3Y
1017	Silver birch x3	M	8	230, 200, 175	P	Ground vegetation obscured the primary structure to 1.5m. Moderate density ivy obscured the primary structure to 4m. Partial inspection only. Advanced dieback. Fragile deadwood. Target Zone car park.	8	25	4	800	4	Fell trees to stumps. Complete within 13 weeks.	13W
1018	Silver birch x2	M	9.5	213, 90	D	Twin-stemmed at ground level, Single-stemmed at ground level. No fungal fruiting bodies observed. Dead. Prolific deadwood. 5m from road to N (20mph, frequent traffic, junction nearby, poor forwards visibility), 1.25m from footpath. Stem of twin-stemmed specimen inclined 10° N.	8	25	1	200	3	Fell trees to stumps. Schedule within 2 years. Re-inspect annually in meantime.	A
1019	Alder	EM	7	241	P	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Canker ground level-1.75m W with multiple black exudate bleeds. Stem inclined 20° S towards road 4.5m (dual carriageway, constant traffic, adjacent to roundabout, poor forwards visibility, 40mph).	2	25	4	200	3	Fell tree to stump. Schedule within 2 years. Re-inspect annually in meantime.	A
1020	Manna ash	M	16	400	G	Very dense ivy obscured the primary structure to 8m. Partial inspection only. Single-stemmed at ground level. No fungal fruiting bodies observed. Sounding mallet strikes returned normal tap sounds. Visible parts of the primary structure appear to be in reasonable structural condition. Crown full and healthy. Minor deadwood. Ivy likely to cause excessive wind loading and result in limb failure. Footpath 1.5m S. Road 4.5m S (dual carriageway, constant, adjacent to roundabout, poor forwards visibility, 40mph).	2	25	4	200	3	Strip ivy from tree. Do not allow to die off in situ due to proximity of targets.	A
1021	Sycamore	M	15	392	F	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 1.6m, included bark union, reaction wood. Vulnerable limb inclined 25° N towards car park (12m N). Other parts of the primary structure appear to be in reasonable structural condition. Crown full and healthy.	2	25	4	200	3	Remove vulnerable N bough extending towards car park. Schedule within 2 years. Re-inspect annually in meantime.	A

Tree No.	Species	Age Class	Ht (m)	Stem dia. (mm)	Phys. Cond. G-F-P-D	Observations	FS	TS	IS	Hazard Rating	Threat Category	Recommendations (Future management Stem inclined including reinspection)	Urgency code
1022	Field maple	M	13	359	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Bole 2-2.5m. Included bark union affecting limb arising 2.5m N. Extends N over car park and footpath. Moderately frequent minor deadwood. Crown full and healthy.	2	25	4	200	3	Remove limb affected by included bark union arising at 2.5m N. Schedule within 2 years. Re-inspect annually in meantime.	A
1023	Ash	M	14.5	330	P	Moderate density ivy obscured the primary structure to 7m. Partial inspection only. Single-stemmed at ground level. No fungal fruiting bodies observed. Sounding mallet strikes returned normal tap sounds. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Prolific deadwood. Symptoms observed consistent with the presence of Ash Dieback Disease Class 3.	2	25	4	200	3	Fell tree to stump. Schedule within 2 years. Re-inspect annually in meantime.	A
1024	Ash, London plane, Norway maple, Silver birch	M	14	250-350	G	Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Moderate density ivy obscured the primary structure to 4-6m. Partial inspection only. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Crowns full and healthy.	0.8	25	1	20	1	Advisory: Sever ivy stems, allow to die off in situ.	3/5Y
1025	Field maple	M	10	541	G	W3W: upset.nurses.submit. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 1.75m. Cracked, decayed union. Vulnerable limb extends NE towards footpath. Descent likely arrested by other trees. Smaller limb arising ground level N with weak attachment, length / diameter ratio = 45. Target within woodland strip.	8	15	1	120	2	Remove vulnerable NE bough. Schedule as required.	3Y
1026	Goat willow	M	15	380	F	W3W: fake.copies renew. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 1.6m. Deep included bark union, prominent reaction wood. Vulnerable limb extends NE towards footpath. Descent likely arrested by other trees.	8	15	1	120	2	Remove vulnerable NE bough. Schedule as required.	3Y
1027	Ash	EM	15	223	G	W3W: shared.feeds.grow. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 3m. Included bark union, reaction wood. Third party garden in Target Zone. Crown full and healthy. Evidence of children in Target Zone.	8	20	4	640	4	Fell tree to stump. Complete within 13 weeks.	13W
1028	Goat willow	M	15	427	G	W3W: profiled.buzz.ground. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 2m. Union failed, stem split to ground level. Footpath 5m E. Third party gardens 10m E and 14m W. Fall likely slowed by surrounding trees. Evidence of children in Target Zone.	50	20	1	1000	5	Fell tree to stump. Complete within 4 weeks.	4W

Tree No.	Species	Age Class	Ht (m)	Stem dia. (mm)	Phys. Cond. G-F-P-D	Observations	FS	TS	IS	Hazard Rating	Threat Category	Recommendations (Future management Stem inclined including reinspection)	Urgency code
1029	Goat willow	EM	15	244	G	W3W: tallest.herb.profit. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 3m. Included bark union, reaction wood, stable form. Footpath 5m E. Third party gardens 10m E and 14m W. Fall likely slowed by surrounding trees. Evidence of children in Target Zone.	0.8	20	1	16	1	Fell tree to stump. Schedule as required.	3/5Y
1030	Goat willow	M	15	327	G	W3W: afflict.beakers.emblem. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Limb arising 2m W with included bark union, reaction wood. Third party garden 4.5m W. Fall likely slowed by surrounding trees. Evidence of children in Target Zone.	2	20	1	40	1	Remove limb arising at 2m W. Schedule as required.	3/5Y
1031	Goat willow	M	15	380, 174	G	W3W: oaks.wrist.concerned. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem inclined 20° E. Stem split ground level-2m. Included bark union 3.5m, reaction wood. Frequent significant deadwood. Footpath 10m E.	50	15	1	750	4	Fell tree to stump. Complete within 13 weeks.	13W
1032	Goat willow	M	15	437	G	W3W: order.destiny.rant. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 2m. Included bark union, reaction wood. Vulnerable limb inclined 25° towards footpath 5m E. Crown full and healthy.	2	15	4	120	2	Remove vulnerable limb arising 2m and extending NE towards footpath. Schedule as required.	3Y
1033	Ash	EM	12	190	G	W3W: cheat.feel.gained. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 2.5m. Included bark union, reaction wood. Car park in Target Zone. Descent likely arrested by surrounding trees. Crown full and healthy.	2	25	1	50	2	Fell tree to stump. Schedule as required.	3Y
1034	Goat willow	M	10	373	G	W3W: honest.kicks.risky. Single-stemmed at ground level. Sounding mallet strikes returned normal tap sounds. No fungal fruiting bodies observed. Stem bifurcates at 1m. Included bark union, no reaction wood. Partially windthrown towards the S. Root plate lifted to N. Will continue to fall within woodland strip. No evidence of Target Zone occupancy.	2	7	4	56	2	No action required at time of survey.	3Y
1035	Goat willow	M	8	225, 200	F	W3W: wanted.woods.sorry. Twin-stemmed at ground level. Ground vegetation obscured the primary structure to 1m. Partial inspection only. Stem bifurcates at 1m. Included bark union, reaction wood. Part ially windthrown towards the E. RP lifted to W. Third party garden 10m E. Footpath 5m E.	2	15	4	120	2	Fell tree to stump. Schedule as required.	3Y
1036	Elm	EM	6	250	D	W3W: vocab.drips.dance. Dead. Heavily decayed. Leaning on palisade fence. Overhangs area used for waste disposal.	8	7	1	56	2	Fell tree to stump. Schedule as required.	3Y

Tree No.	Species	Age Class	Ht (m)	Stem dia. (mm)	Phys. Cond. G-F-P-D	Observations	FS	TS	IS	Hazard Rating	Threat Category	Recommendations (Future management Stem inclineduding reinspection)	Urgency code
1037	Goat willow	M	10	8x 250	F	Inaccessible. Inspected from 5m W. Multi-stemmed at ground level. Stands on edge of bank above watercourse. Brackets x2 of Ganoderma resinaceum. Footpath, bridge 5m W. Pavement, road 7.5m S. Road 40mph, constant traffic, good forwards visibility.	8	25	4	800	4	Fell tree to stump. Complete within 13 weeks.	13W
1038	Cherry laurel	EM	5	124	F	Single-stemmed at ground level. Multiple brackets of Phellinus sp. fungus. Stem inclined 10° E. Extends towards boundary. Fall likely arrested by surrounding vegetation.	2	15	1	30	1	No action required at time of survey.	3/5Y
1039	Sessile oak	M	12.5	500	G	Inaccessible. Inspected from 5m W. Single-stemmed at ground level. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in good structural condition. Crown full and healthy. Significant deadwood x1 at 7m W over hotel goods yard access.	2	15	1	30	1	Remove significant deadwood at 7m W. Schedule as required.	3/5Y
1040	Sessile oak	M	9.5	300	P	Inaccessible. Inspected from 5m W. Single-stemmed at ground level. No fungal fruiting bodies observed. Stem, principal unions and primary limbs appear to be in reasonable structural condition. Leaves small. Advanced dieback. Frequent significant deadwood. Over hotel goods yard. Root or stem dysfunction / decay suspected.	0.8	15	1	12	1	Reduce W crown behind boundary line. Schedule as required.	3/5Y

Ash trees:

Ash trees are susceptible to a disease known as Ash Dieback Disease (ADD; aka Chalara Disease of Ash). The disease is caused by a fungus known as Hymenoscyphus fraxineus and is creating significant safety and management problems throughout the UK. It is believed that around 80-90% of all Ash trees will succumb to the disease over the next few years and it thus has significant financial implications for tree owners and managers. Trees can die within as little as one year but five-ten years is more typical. Affected trees produce successively larger diameter deadwood which can fall and cause injury or damage; whole trees can also fall. Trees with symptoms of ADD were identified during the course of my inspection, indicating the presence of the fungus in the survey area. All Ash trees, whether symptomatic or not, should therefore be inspected on an annual basis when in full leaf (i.e. June-September) in order to detect the disease and manage its consequences.

5. Summary

Tree No.	Species	Recommendations (Future management Stem inclineduding reinspection)	Urgency code	TPO status	Ownership
1010	Ash x4	Fell treess to stump. Complete within 4 weeks.	4W	-	-
1012	Ash x10	Fell trees to stumps. Complete within 4 weeks.	4W	-	-
1028	Goat willow	Fell tree to stump. Complete within 4 weeks.	4W	TPO	-
1003	London plane	Remove S bough arising from bifurcation at 4m. Semi-pollard remaining crown at 4.75m. Complete within 13 weeks.	13W	-	NCC Highways?
1008	Ash	Fell tree to stump. Complete within 13 weeks.	13W	-	NCC Highways?
1009	Goat willow	Fell tree to stump. Complete within 13 weeks.	13W	-	NCC Highways?
1011	Ash x5	Fell trees to stumps. Complete within 13 weeks.	13W	-	-
1014	Ash	Remove N stem affected by included bark union and inclined towards road. Complete within 13 weeks.	13W	-	NCC Highways?
1017	Silver birch x3	Fell trees to stumps. Complete within 13 weeks.	13W	-	-
1027	Ash	Fell tree to stump. Complete within 13 weeks.	13W	TPO	-
1031	Goat willow	Fell tree to stump. Complete within 13 weeks.	13W	TPO	-
1037	Goat willow	Fell tree to stump. Complete within 13 weeks.	13W		NCC
1001	London plane	Remove primary limb arising at 3.5m N. Schedule within 2 years. Re-inspect annually in meantime.	A	-	NCC Highways?
1013	Sessile oak	Pollard to 6m. Retain stem as reservoir of standing deadwood. Schedule within 2 years. Re-inspect annually in meantime.	A	-	NCC Highways?
1018	Silver birch x2	Fell trees to stumps. Schedule within 2 years. Re-inspect annually in meantime.	A	-	NCC Highways?
1019	Alder	Fell tree to stump. Schedule within 2 years. Re-inspect annually in meantime.	A	-	NCC Highways?
1020	Manna ash	Strip ivy from tree. Do not allow to die off in situ due to proximity of targets.	A	-	NCC Highways?
1021	Sycamore	Remove vulnerable N bough extending towards car park. Schedule within 2 years. Re-inspect annually in meantime.	A	-	NCC Highways?
1022	Field maple	Remove limb affected by included bark union arising at 2.5m N. Schedule within 2 years. Re-inspect annually in meantime.	A	-	NCC Highways?
1023	Ash	Fell tree to stump. Schedule within 2 years. Re-inspect annually in meantime.	A	-	-
1015	Sessile oak	Reduce height to 6m. Schedule as required.	3Y	-	NCC Highways?
1016	Sycamore	Remove deadwood >2.5cm diameter. Schedule as required.	3Y	-	NCC Highways?
1025	Field maple	Remove vulnerable NE bough. Schedule as required.	3Y	TPO	-
1026	Goat willow	Remove vulnerable NE bough. Schedule as required.	3Y	TPO	-
1032	Goat willow	Remove vulnerable limb arising 2m and extending NE towards footpath. Schedule as required.	3Y	TPO	-

Tree No.	Species	Recommendations (Future management Stem inclineduding reinspection)	Urgency code	TPO status	Ownership
1033	Ash	Fell tree to stump. Schedule as required.	3Y	TPO	-
1034	Goat willow	No action required at time of survey.	3Y	TPO	-
1035	Goat willow	Fell tree to stump. Schedule as required.	3Y	TPO	-
1036	Elm	Fell tree to stump. Schedule as required.	3Y	TPO	-
1002	London plane x10	Advisory: Crown lift to 3.5m over car park. Sever ivy stems, allow to die off in situ.	3/5Y	-	NCC Highways?
1004	London plane	Advisory: Crown lift to 3.5m over car park.	3/5Y	-	NCC Highways?
1005	Scots pine x3	Advisory: Sever ivy stems. Allow to die off in situ.	3/5Y	-	NCC Highways?
1006	Flowering cherry	Remove deadwood >1.5cm diameter. Schedule as required.	3/5Y	-	NCC Highways?
1007	Sessile oak	Remove deadwood >2.5cm diameter. Prune away from lampstand NK844 to give 0.5m clearance. Schedule as required.	3/5Y	-	NCC Highways?
1024	Ash, London plane, Norway maple, Silver birch	Advisory: Sever ivy stems, allow to die off in situ.	3/5Y	-	NCC Highways?
1029	Goat willow	Fell tree to stump. Schedule as required.	3/5Y	TPO	-
1030	Goat willow	Remove limb arising at 2m W. Schedule as required.	3/5Y	TPO	-
1038	Cherry laurel	No action required at time of survey.	3/5Y	-	NCC
1039	Sessile oak	Remove significant deadwood at 7m W. Schedule as required.	3/5Y	-	-
1040	Sessile oak	Reduce W crown behind boundary line. Schedule as required.	3/5Y	-	-

6. Glossary of Arboricultural Terms (may include terms not used in this report)

Bole	The part of the tree where the stem (trunk) divides rapidly to produce several primary limbs (boughs). The bole is often wider than the stem that gives rise to it.
Buttresses	The flared part of the tree stem where it meets the ground and gives rise to the principal structural roots. Of primary importance to tree stability.
Canopy	In the context of this report, the canopy refers to the more peripheral foliage bearing parts of the tree.
Crown	The upper foliage-bearing parts of the tree comprising the boughs, branches, twigs and leaves.
Deadwood	Non-living branches. These can be fragile or robust depending on age and species. Deadwood may be minor (less than 25mm diameter), significant (25-100mm diameter), major (larger than 100mm diameter) or hanging (broken off but suspended above ground by other parts of the tree). The production of small to moderate amounts of deadwood is a normal part of tree behaviour.
Decay	Also known as 'wood decay'. The process by which wood decaying fungi degrade the structural and biochemical properties of wood. Decayed wood possesses altered material properties such that its ability to support the weight of the tree, withstand loading caused by wind, snow etc., and function physiologically is degraded. The process is progressive, frequently produces hollows, cavities and other outward signs visible to a trained observer and ultimately leads to failure of branches, unions, stems and whole trees. The timing of eventual failure depends on the amount of good wood present, the properties of the tree species and the aggressiveness of the decay fungus.
Decay detection	A method of determining the current safety and future prognosis of a decaying tree. Two common techniques are: 1. Resistography (measurement of the torque resistance encountered by a turning 5mm wide drill bit as it penetrates the tree). 2. Sonic tomography (measurement of sound wave velocity across affected parts to produce a 2-D image of a cross-section of the tree). See section 8 for further details.
Dieback	A condition indicating poor tree health in which the foliage bearing parts of the tree die in a systematic manner. The condition points to systemic problems in various parts of the tree including the roots but can also indicate difficult or challenging environmental conditions. Old trees entering the over-mature or veteran phases of life can also develop dieback as a normal part of the ageing process. Dieback may affect the upper parts of the tree first (apical dieback) or the branch extremities (peripheral dieback).
Epicormic growth	Shoots and small branches deriving from activation of latent buds in the stem and primary limbs.
Fungal fruiting bodies	Many fungi colonise living and dead trees. Two subsets of these are of principal importance to safety assessment: 1. Mycorrhizal fungi (necessary for tree health

and normal root function). 2. Decay fungi (responsible for destruction of woody part leaving affected trees weakened). The fungi colonise the woody parts of the tree and are generally invisible to the naked eye until they produce a fruiting body (the mushrooms, brackets and fronds that we are most familiar with). The presence of a fruiting body aids in identification of the fungal organism and can indicate the type, extent and future progression of the decay process.

Mallet tap sounds:	The sound produced by striking the tree with a nylon sounding mallet can reveal the presence of decay hollows. Care must be taken to allow for wood properties (i.e., softwood vs hardwood, for example) bark thickness, delamination, stem morphology and the close proximity of other structures all of which can alter the sounds perceived. The production of abnormal hammer taps is not conclusive in its own right but can indicate the need for further investigations to assess tree stability.
High urban pollard	A tree form resulting from the application of pollard techniques to higher parts of the tree to produce a structure comprising the stem, primary limbs and larger secondary limbs.
Included bark union	The unions between various parts of the tree are of primary importance to safety assessment. The shape of the union itself and surrounding wood can indicate its ability to withstand loads exerted by wind or snow. A common defect in many trees is the presence of narrow unions with bark between the two parts that effectively prevents the wood fibres knitting together to form a stable union. These are known as included bark unions and are often accompanied by reaction wood lobes (indicating weakness) or natural braces that provide stability. The geometry of the affected parts is also important in determining stability. This can also be referred to as a 'bark inclusion'.
Pollard	A management technique in which the stem of an early mature tree is cut at about 3m above ground to produce a bole from which several upright secondary stems are generated. Pollards are frequently seen in urban areas and ancient wood pastures. The resulting secondary stems often have reduced stability compared to more natural tree forms and should be maintained with cycles of re-pruning. Where pruning cycles have been abandoned, the resulting pollard is said to be 'lapsed'.
Primary limbs	The large principal limbs arising directly from the stem. Also known as 'boughs'.
Root plate	The region surrounding the stem of the tree occupied by the major structural roots. Roots extend well beyond the root plate, but this is the region that commonly lifts with the stem when trees fall.
Secondary limbs	Significant branches arising from the primary limbs.
Stem	Also known as the 'trunk'.
Stem snap	The stem of a tree failing at some point between the ground and the bole.

Stilting	A decay process affecting the lower parts of the stem (the 'butt') and central regions of the root plate resulting in the tree being supported on the more peripheral buttresses and major structural roots, with a large void under the stem itself. The resulting form looks as if the tree is supported on stilts and resembles the Eiffel Tower. Commonly associated with the fungus <i>Pseudoinonotus dryadeus</i> (the 'Eiffel Tower fungus') on oak trees. The presence of this condition is not necessarily a cause for concern on its own but is an important finding to consider in the context of other features.
Tertiary limbs	Smaller branches arising from the secondary limbs.
Vibration transference	Vibrations produced by striking the buttresses should not be transmitted to the ground if the buttress and principal structural roots are securely anchored in the soil. The ability to perceive such vibrations through footwear indicates that the condition of a buttress is compromised, and further investigations may be needed to assess tree stability.
Windthrow	A tree being blown over by the wind.
Wound wood	Wood growth laid down by the tree in order to cover over ('occlude') a wound. The margins of the wound appear to roll inwards over the damaged wood forming a rounded margin. The process continues until the defect is entirely covered by new sound wood.