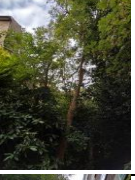


Tree Survey Report

Client: KMP Solutions
Site: Northwood Hall

Overall Condition	No. trees
Dead	3
Fair	23
Good	84
Poor	1
Total	111

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
G001	Leyland cypress x7 (<i>X Cuprocypris leylandii</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 10 Crown Radius (m): 4 DBH (cm): 20 Trees: 7 Life Stage: Early Mature	Damage to drainage on southern end of group may be tree related. Lifting adjacent hard surface. Encroaching on building	Good	Good	Good	Property(3) £20,000 - £2,000	Property	100%	PoF(5) 1/10K - 1/100K	1/3M	Good	Low	None	Reduce to provide 1m clearance of building. Timescale: 09-Aug-2026 (1 Year)	
G002	Common ash x2 (<i>Fraxinus excelsior</i>) Leyland cypress x5 (<i>X Cuprocypris leylandii</i>)	Owned by the estate. Target # - building Target # - dwelling. Target # - footpath. Target # - gate.	Height (m): 5 Crown Radius (m): 2 DBH (cm): 20 Trees: 7 Life Stage: Semi Mature	Area used for mulch storage with root collards buried. Pests and Diseases: Ash Health Class 1 - 100%-75% remaining canopy	Good	Good	Good	Human(4) 1/hour - 3/day	Size(3) 250mm - 110mm dia.	100%	PoF(6) 1/100K - 1/1M	1/5B	Moderate	Low	None	No action required. Timescale: No Action	
G004	Leyland cypress x35 (<i>X Cuprocypris leylandii</i>)	Owned by the estate. Target # - building Target # - car park. Target # - footpath.	Height (m): 4 Crown Radius (m): 3 DBH (cm): 30 Trees: 35 Life Stage: Mature	Maintained as hedge.	Good	Good	Good	Property(3) £20,000 - £2,000	Property	100%	PoF(6) 1/100K - 1/1M	1/30M	Good	Low	None	No action required. Timescale: No Action	
G005	Leyland cypress x21 (<i>X Cuprocypris leylandii</i>)	Owned by the estate. Target # - building Target # - dwelling. Target # - footpath. Target # - car park.	Height (m): 5 Crown Radius (m): 3 DBH (cm): 30 Trees: 21 Life Stage: Mature	Maintained as hedgerow	Good	Good	Good	Property(3) £20,000 - £2,000	Property	100%	PoF(6) 1/100K - 1/1M	1/30M	Good	Low	None	No action required. Timescale: No Action	
G006	Wild cherry x2 (<i>Prunus avium</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath.	Height (m): 7 Crown Radius (m): 4 DBH (cm): 30 Trees: 2 Life Stage: Early Mature	Encroaching on carpark. Dead stem within group.	Dead	Poor	Dead	Property(3) £20,000 - £2,000	Property	100%	PoF(5) 1/10K - 1/100K	1/3M	Moderate	Moderate	None	Fell dead stem Timescale: 09-Nov-2025 (3 Months)	
TP001	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by neighbour. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 20 Crown Radius (m): 14 DBH (cm): 90 Life Stage: Mature	Crown bias towards site. Major deadwood above footpath. Lifting of adjacent hard surface potentially in association with tree.	Good	Fair	Fair	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(5) 1/10K - 1/100K	1/3M	Good	Moderate	Access	Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Timescale: 09-Feb-2026 (6 Months)	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
TP002	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by neighbour Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 18 Crown Radius (m): 9 DBH (cm): 60 Stems: 2 Life Stage: Mature	Likely self set tree. Encroaching on building	Good	Good	Good	Property(2) £200,000 - £20,000	Property	100%	PoF(6) 1/100K - 1/1M	1/3M	Good	Low	None	Prune to produce 2m clearance of building. Timescale: 09-Aug-2026 (1 Year)	
TP003	Common beech (<i>Fagus sylvatica</i>)	Owned by neighbour. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road.	Height (m): 18 Crown Radius (m): 9 DBH (cm): 60 Life Stage: Mature	Prolific Ivy on stem. Largely dead. Overhanging site. Restricted access.	Dead	Poor	Dead	Property(3) £20,000 - £2,000	Property	100%	PoF(4) 1/1K - 1/10K	1/300K	Moderate	Moderate	Access	Inform owner Timescale: 09-Aug-2025 (Urgent)	
T001	Elder (<i>Sambucus nigra</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 7 Crown Radius (m): 5 DBH (cm): 30 Stems: 2 Life Stage: Mature	Bifurcated union at 0.5m. Dead stem above third party property.	Fair	Fair	Fair	Occupation(3) 14 min/day - 2 min/day	Size(3) 250mm - 110mm dia.	100%	PoF(4) 1/1K - 1/10K	1/5M	Moderate	Low	None	Remove major deadwood. Timescale: 09-Feb-2026 (6 Months)	
T002	Copper beech (<i>Fagus sylvatica purpurea</i>)	Owned by the estate. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 20 Crown Radius (m): 14 DBH (cm): 80 Life Stage: Mature	Minor Basal buttressing. Stem lean to east, currently low significance. Minor deadwood throughout canopy. Historic crown raise causing Lions tailed growth habit. Future encroachment of building likely.	Good	Fair	Fair	Property(2) £200,000 - £20,000	Property	100%	PoF(6) 1/100K - 1/1M	1/3M	High	Low	None	Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Reduce to provide 3m clearance of building. Timescale: 09-Feb-2026 (6 Months)	
T003	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 18 Crown Radius (m): 9 DBH (cm): 50 Life Stage: Mature	Likely self set tree. In contact with third party building. Stem lean to east due to suppression. Currently low significance. Historic cavity at 2.5m on Eastern aspect. Good adaptive growth. Currently low significance. Major deadwood above footpath.	Fair	Fair	Fair	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(5) 1/10K - 1/100K	1/50M	Good	Low	None	Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Timescale: 09-Feb-2026 (6 Months)	
T004	Sweet chestnut (<i>Castanea sativa</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 13 Crown Radius (m): 3 DBH (cm): 110 Life Stage: Mature	Likely self set tree. Lifting of adjacent hard surface likely due to direct damage. In contact with third party building. Stem lean to east due to suppression. Currently low significance. Historic significant pollard with large dead pollard points above footpath. Volume of epicormic growth suggestive of reduction in vitality may continue.	Poor	Fair	Poor	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(4) 1/1K - 1/10K	1/5M	Moderate	Low	None	Control Measures 1: Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Timescale: 09-Feb-2026 (6 Months) Long term Recommendations: Consider removal and replacement. Timescale: Not Recorded	
T005	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 18 Crown Radius (m): 9 DBH (cm): 50 Life Stage: Mature	Likely self set tree. Bifurcated union at 4m within species tolerance.	Good	Good	Good	Property(2) £200,000 - £20,000	Property	100%	PoF(6) 1/100K - 1/1M	1/3M	Good	Low	None	No action required. Timescale: No Action	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
T006	Field maple (<i>Acer campestre</i>)	Owned by the estate. Target # - dwelling. Target # - footpath.	Height (m): 7 Crown Radius (m): 5 DBH (cm): 20 Life Stage: Early Mature	Co dominant growth with adjacent tree.	Good	Good	Good	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(6) 1/100K - 1/1M	1/500M	Good	Low	None	No action required. Timescale: No Action	
T007	Sweet chestnut (<i>Castanea sativa</i>)	Owned by the estate. Target # - dwelling. Target # - footpath.	Height (m): 7 Crown Radius (m): 5 DBH (cm): 30 Life Stage: Early Mature	Co dominant growth with adjacent tree. Encroaching on footpath	Good	Good	Good	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(6) 1/100K - 1/1M	1/500M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Timescale: 09-Feb-2026 (6 Months)	
T008	Serviceberry (<i>Amelanchier laevis</i>)	Owned by the estate. Target # - footpath.	Height (m): 4 Crown Radius (m): 1 DBH (cm): 10 Stems: 15 Life Stage: Early Mature	Lean to south east. Currently low significance	Fair	Fair	Fair	Occupation(4) 1 min/day - 2 min/week	Size(4) 100mm - 25mm dia.	100%	PoF(6) 1/100K - 1/1M	1/50B	Moderate	Low	None	No action required. Timescale: No Action	
T009	Magnolia (<i>Magnolia sp.</i>)	Owned by the estate. Target # - footpath.	Height (m): 6 Crown Radius (m): 6 DBH (cm): 30 Stems: 3 Life Stage: Mature	Bifurcated basal union as per species characteristics. Historically raised.	Good	Good	Good	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(6) 1/100K - 1/1M	1/500M	Good	Low	None	No action required. Timescale: No Action	
T010	Wild cherry (<i>Prunus avium</i>)	Owned by the estate. Target # - footpath.	Height (m): 5 Crown Radius (m): 5 DBH (cm): 40 Life Stage: Mature	Lifting adjacent hard surfaces. Graft line at 1m. Historically raised with poor pruning stubs. Minor epicormic growth.	Fair	Fair	Fair	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(5) 1/10K - 1/100K	1/50M	Moderate	Low	None	No action required. Timescale: No Action	
T011	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Target # - building Target # - car park. Target # - dwelling. Target # - footpath.	Height (m): 19 Crown Radius (m): 12 DBH (cm): 50 Stems: 5 Life Stage: Over Mature	Historic coppice now regenerated. Bifurcated Basal unions. Deadwood throughout canopy as per species characteristics.	Fair	Fair	Fair	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(5) 1/10K - 1/100K	1/50M	Good	Low	None	Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Timescale: 09-Feb-2026 (6 Months)	
T012	Common hawthorn (<i>Crataegus monogyna</i>)	Owned by the estate. Target # - car park. Target # - footpath.	Height (m): 5 Crown Radius (m): 4 DBH (cm): 10 Stems: 5 Life Stage: Mature	Encroaching on carpark	Good	Fair	Good	Property(3) £20,000 - £2,000	Property	100%	PoF(6) 1/100K - 1/1M	1/30M	Moderate	Low	None	Crown lift to 3 m for carpark clearance. Timescale: 09-Aug-2026 (1 Year)	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
T013	Wild cherry (<i>Prunus avium</i>)	Owned by the estate. Tree in fence line. Target # - car park. Target # - footpath. Target # - dwelling.	Height (m): 9 Crown Radius (m): 5 DBH (cm): 20 Stems: 3 Life Stage: Mature	Encroaching on carpark	Good	Fair	Good	Property(3) £20,000 - £2,000	Property	100%	PoF(6) 1/100K - 1/1M	1/30M	Moderate	Low	None	Crown lift to 3 m for carpark clearance. Timescale: 09-Aug-2026 (1 Year)	
T014	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Tree in fence line. Target # - car park. Target # - dwelling. Target # - footpath. Target # - gates. Target # - road. Target # - street lights.	Height (m): 11 Crown Radius (m): 5 DBH (cm): 30 Stems: 4 Life Stage: Early Mature	Bifurcated Basal unions. Encroaching on driveway.	Good	Fair	Good	Vehicle(4) 47 - 6 @ 50kph (32mph)	Size(3) 250mm - 110mm dia.	100%	PoF(6) 1/100K - 1/1M	1/5B	Good	Low	None	No action required. Timescale: No Action	
T015	Robinia (<i>Robinia sp.</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road.	Height (m): 20 Crown Radius (m): 7 DBH (cm): 50 Life Stage: Mature	Located on slop. Potentially self set tree. Lifting of adjacent hard surfaces. Bifurcated union at 2.5m with Sycamore sapling growing in union. Minor deadwood throughout crown low risk to targets as per species characteristics.	Good	Good	Good	Property(3) £20,000 - £2,000	Property	100%	PoF(5) 1/10K - 1/100K	1/3M	Good	Low	None	No action required. Timescale: No Action	
T016	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road.	Height (m): 20 Crown Radius (m): 7 DBH (cm): 50 Life Stage: Early Mature	Located on slope. Potentially self set tree. Suppressed by adjacent tree.	Good	Good	Good	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	100%	PoF(6) 1/100K - 1/1M	1/500M	Moderate	Low	None	No action required. Timescale: No Action	
T017	Robinia (<i>Robinia sp.</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - bike storage.	Height (m): 20 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Compaction expected to root plate. Bifurcated union at 2.5m as per species characteristics low significance currently. Major deadwood throughout canopy as per species characteristics. Suppressed by adjacent trees causing crown bias to west.	Fair	Fair	Fair	Property(2) £200,000 - £20,000	Property	100%	PoF(5) 1/10K - 1/100K	1/300K	Good	Moderate	None	Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Timescale: 09-Nov-2025 (3 Months)	
T018	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - bike storage.	Height (m): 20 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Compaction expected to root plate. C9mpression Fork at 8m with included bark. Unable to assess due to location. Suppressed by adjacent trees causing crown bias to west.	Good	Good	Good	Property(2) £200,000 - £20,000	Property	100%	PoF(5) 1/10K - 1/100K	1/300K	Good	Moderate	None	Reduce canopy by ul to 2m to reduce loading on compression fork at 8m Timescale: 09-Feb-2026 (6 Months)	
T019	Sycamore (<i>Acer pseudoplatanus</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - car park. Target # - dwelling. Target # - footpath.	Height (m): 12 Crown Radius (m): 3 DBH (cm): 20 Life Stage: Early Mature	Compaction expected to root plate.	Good	Good	Good	Property(2) £200,000 - £20,000	Property	100%	PoF(7) 1/1M - 1/10M	1/40M	Moderate	Low	None	No action required. Timescale: No Action	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
T020	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 18 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 15-Feb-2026 (6 Months)	No Photo
T021	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 18 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T022	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 18 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T023	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 19 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics. Major deadwood above green. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(4) 1/1K - 1/10K	1/1M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Nov-2025 (3 Months)	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
T024	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 19 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T025	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 17 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T026	Bay tree (<i>Laurus nobilis</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 7 Crown Radius (m): 4 DBH (cm): 20 Stems: 10 Life Stage: Early Mature	Bifurcated Basal unions as per species characteristics	Good	Good	Good	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(6) 1/100K - 1/1M	1/100M	Moderate	Low	None	No action required. Timescale: No Action	
T027	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 19 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Stem lean to south. Bifurcated union at approximately 7m. High loading in union. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Reduce canopy by up to 2m to reduce loading on union at 7m. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T028	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 19 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Stem lean to south. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
T029	Horse chestnut (<i>Aesculus hippocastanum</i>)	Owned by the estate. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road.	Height (m): 22 Crown Radius (m): 14 DBH (cm): 100 Life Stage: Over Mature	Heavy basal buttressing may indicate historic association with wood decay fungi. No fruiting bodies present at time of inspection. Epicormic growth along stem. Significant loss of vitality throughout canopy likely due to combination of Leaf Miner and drought fatigue. Budding throughout canopy. Historically braced (steel) at 10m bracing looks to be tight and intact. Will limit dynamic dampening.	Poor	Good	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(1) > 450mm dia.	100%	PoF(5) 1/10K - 1/100K	1/4M	High	Low	None	Control Measures 1: Apply mulch to drip zone and water. Timescale: 09-Sep-2025 (1 Month) Control Measures 2: Re inspect for vitality Timescale: 09-Aug-2026 (1 Year)	
T030	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 6 DBH (cm): 50 Life Stage: Mature	Encroaching on footpath and highway. Stem lean to south. Deadwood in upper canopy as per species characteristics. Historically reduced at 6m.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T031	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 15 Crown Radius (m): 4 DBH (cm): 30 Life Stage: Early Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Moderate	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T032	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 15 Crown Radius (m): 4 DBH (cm): 30 Life Stage: Early Mature	Encroaching on footpath and highway. Deadwood in upper canopy as per species characteristics with major deadwood above shrubs.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Moderate	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	
T033	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 15 Crown Radius (m): 4 DBH (cm): 30 Life Stage: Early Mature	Encroaching on footpath and highway and site entrance. Deadwood in upper canopy as per species characteristics.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Moderate	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Feb-2026 (6 Months)	

Ref.	Species	Description	Measurements	Survey Notes	Physiological Condition	Structural Condition	Overall Condition	Target Range	Size	Reduce Mass to	PoF	RoH	Public Amenity Value	Overall Residual Risk	Inspection Limitation	Recommendations	Photo
T034	Broad-leaved lime (<i>Tilia platyphyllos</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 8 DBH (cm): 80 Life Stage: Mature	Pushing retaining wall. Encroaching on footpath and highway. Historically pollarded at 4m. Major deadwood above footpath. Deadwood in upper canopy as per species characteristics.	Good	Fair	Fair	Vehicle(3) 470 - 48 @ 50kph (32mph)	Size(2) 450mm - 260mm dia.	100%	PoF(5) 1/10K - 1/100K	1/10M	Good	Low	None	Crown lift to 3 m for pedestrian clearance. Crown lift to 5.2 m for highway clearance. Remove deadwood - less than 25 mm. Remove deadwood - greater than 25 mm. Complete aerial inspection of upper canopy to ascertain condition. Timescale: 09-Nov-2025 (3 Months)	
T035	Copper beech (<i>Fagus sylvatica purpurea</i>)	Owned by the estate. Tree in fence line. Located on retaining wall. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 20 Crown Radius (m): 9 DBH (cm): 70 Life Stage: Mature	Encroaching on footpath and highway. Future encroachment of third party property expected.	Good	Good	Good	Property(2) £200,000 - £20,000	Property	100%	PoF(6) 1/100K - 1/1M	1/3M	High	Low	None	No action required. Timescale: No Action	
T036	Laurel (<i>Laurus sp.</i>)	Owned by the estate. Tree in fence line. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 7 Crown Radius (m): 8 DBH (cm): 30 Stems: 2 Life Stage: Mature	Bifurcated Basal with bark inclusion. Significant lean to east. encroaching on building. Historically raised above footpath.	Good	Physical Defect	Fair	Property(3) £20,000 - £2,000	Property	100%	PoF(5) 1/10K - 1/100K	1/3M	Good	Moderate	None	Reduce eastern canopy by up to 3m to provide 3m clearance of building and reduce loading on basal union. Timescale: 09-Feb-2026 (6 Months)	No Photo