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Visual Tree Assessment - VTA (Tree Survey)

Beacon Woods (Burgess Hill)
Burgess Hill
West Sussex
RH15 0ZL



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Report ref: 00831-2-2025

Client: Beacon Woods (Burgess Hill) Residents Management Co. Limited, c/o Harper Stone Freehold Management, Second Floor Offices, 119-120 Western Road, Hove, BN3 1DB

Survey / Tree Location: Beacon Woods (Burgess Hill), Burgess Hill West Sussex, RH15 0ZL

Survey Reference: 00831-2-2025

Survey Inspection date: 7th February 2025

Survey Inspector: Robert Goode *Cert Arb RFS - Dip Arb L4*

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INTRODUCTION

1 Instruction

- 1.1 This advice has been prepared by RGTREE LIMITED on behalf of; Beacon Woods (Burgess Hill) Residents Management Co. Limited, c/o Harper Stone Freehold Management, Second Floor Offices, 119-120 Western Road, Hove, BN3 1DB
- 1.2 I have been instructed to carry out a repeat Arboricultural Visual Tree Assessment (VTA) at: Beacon Woods (Burgess Hill), Burgess Hill West Sussex, RH15 0ZL, on the current condition of all trees previously surveyed within the subject site boundaries. Further instruction and purpose are to address 'Duty of Care' requirements, under the 'Occupiers Liability Act 1957'.
- 1.3 Priority is to inform the client on the best course of action to minimise risk of harm and to assist with the instruction of recommended remedial works, and to generally consider the preservation of trees in the interest amenity.

2 Qualifications & Experience

- 2.1 The author Robert Goode holds a Level 2 Certificate in Arboriculture (*Cert Arb RFS*) which is administered by the Royal Forestry Society, and a Professional Diploma in Arboriculture (*Dip Arb L4*) administered by the QCF/ABC awards in partnership with the Royal Forestry Society, combined with practical tree climbing & pruning qualifications dating back some 17+ years.
- 2.2 Robert has inspected trees for local planning authorities, large housing associations, schools, large institutions, small businesses and private landowners. Robert specialises in assisting clients initiate and build defensible tree management strategies.
- 2.3 Robert is a member of the Arboricultural Association - the leading professional body in Arboriculture, who are a world-leading authority for over 50 years on Arboriculture best practice. The Association delivers professional standards and guidance, ensuring responsible management of trees in our care, representing the voice of arboriculture. Robert is also a member of the LTOA The London Tree Officers Association.

3 Scope of the report & objectives

- 3.1 To take reasonable steps to ensure the safety of people and property within the tree/s target areas (falling distance), whereby complying with the owners 'Duty of Care' requirements for responsible Landowners under the statutory Occupiers Liability Act 1957.
- 3.2 To maintain, and where possible, enhance the treescape of: Beacon Woods Estate (Burgess Hill), in accordance with good arboriculture practice, to the benefit of all stakeholders and the wider environment.

4 Site Visit

- 4.1 The survey was conducted on 7th February 2025. The weather conditions during the inspection were marked by continuous heavy rain.



5 Methodology

- 5.1 All tree inspections are undertaken using the Visual Tree Assessment (VTA) methodology. *References; (Mattheck & Breloer; The body language of trees – DETR Research for amenity trees No.4.) In addition, the principles forwarded by David Lonsdale (Principles of tree hazard assessment and management – research for amenity trees No. 7.) (Diagnosis of ill health in trees research for amenity trees No.2.) By R.G Strouts & T.G Winter. British Standards Institution (2010) BS 3998: Tree works – recommendations. Schwarze, F.W.M.R, Engels, J., and Mattheck, C. 2000. Fungal strategies of wood decay in trees. Springer, Berlin. The National Tree Safety Group. 2011. Common sense risk management of trees. Guidance on trees and public safety in the UK for owners, managers and advisers. Forestry Commission, Edinburgh.*
- 5.2 The VTA method takes into consideration (but is not limited to) the presence of wood decay fungi, tree biomechanics, loading, wind exposure, management history and current understanding of the species, together with its response to structural impairment. From this information, an assessment is made on the likelihood of part/s most likely to fail and reasonable recommendations are made, on the mitigation of actual and foreseeable risk.
- 5.3 The VTA method seeks a systematic and defensible approach to identifying a foreseeable risk of failure, so that (where a significant defect exists) an informed decision can be made within an appropriate time frame. In this regard, factors such as target occupancy and financial resources for continuation of amenity are considered pragmatically. Tree heights are estimates only. All inspections are carried out at ground level with the aid of binoculars, a ‘Thor’ acoustic hammer’, metal probe, 30m measuring tape, a rounded down diameter tape (DBH tape), compass and digital camera. The data collected of trees subject in this survey, are recorded on the corresponding Tree Location/s Plan and Tree Survey Schedule - *Please see Appendix A, B & C.*

6 Limitations of use

- 6.1 The content and format of the report are for the exclusive use of RGTREE LIMITED, the author Robert Goode and the intended recipient; Beacon Woods (Burgess Hill) Residents Management Co. Limited, c/o Harper Stone Freehold Management, Second Floor Offices, 119-120 Western Road, Hove, BN3 1DB. It may not be, sold lent hired out or divulged to any third party, nor directly involved in this subject matter without the written permission of RGTREE LIMITED.
- 6.2 No sophisticated decay detection equipment was used. No excavation to reveal root condition was undertaken. No soil or tree tissue samples were undertaken. As a result, only defects visible from the inspection methods will be recorded. Where an internal or more detailed inspection is necessary, then such recommendations will be made.
- 6.3 The Author does not hold formal qualifications in either legal or structural engineering matters. Whilst it is normal to make comment on such matters from an arboriculture perspective, ***the appropriate professional advice should be sought, to clarify or confirm and comment in respect of legal or structural engineering issues.***
- 6.4 Trees are living organisms, and any assessment of the biological and mechanical condition is only correct on the date of assessment. Every effort is made to give the maximum longevity to our recommendations. However, a tree with internal faults will often display associated external



evidence, these would be noted in a visual tree inspection or apparent on the day of inspection. However, such signs are not apparent at all times of the year, for example, pests, disease & fungal pathogens/fruitlet bodies, leaf sizes and condition. The following findings and recommendations have been drawn from the evidence present on the day of inspection. The report is valid for 12 months notwithstanding change of site conditions, extreme weather events or other overriding environmental changes.

7 Duty of care

- 7.1 The person/s responsible for a tree has a duty to take reasonable care to avoid acts or omissions that can be reasonably foreseen, and likely to cause harm. The law requires those responsible, to take reasonable care to identify possible causes of foreseeable danger and take appropriate steps to remove them, as far as reasonably possible.
- 7.2 Occupiers Liability Act 1957 - This Act deals with the relationship between an occupier of a property and a visitor to that property. It imposes the duty on the occupier to take such care as is reasonable to ensure that the visitor will be reasonably safe.
- 7.3 This duty includes reducing as far as is reasonably possible, the risk to visitors or even passers by being harmed by trees.

8 Planning Constraints

- 8.1 Having undertaken searches on Mid Sussex District Council TPO map at the following link: <https://www.midsussex.gov.uk/planning-building/trees-and-hedgerows/tree-preservation-order-tpo-map/> I can confirm that there appears to be 3x trees situated along western boundary subject to Tree preservation order restrictions. The protected specimens are Oak trees. However, x2 of the Oak specimens are situated offsite in no.23 & no24 Gerald Close (Please see Tree location plan) It may be prudent to try to acquire a formal copy of the TPO to determine exactly which trees are the protected specimens. It is also worth noting that the council's website appears to be illustrate the position of protected tree incorrectly and is not a formal copy of the TPO plan. The trees are clearly situated within the neighbouring properties in Gerald Close on the east side of the boundary fence line.



9 Observations & Recommendations

9.1 All observations, data and measurements taken on the date of the survey have been recorded within the Tree Survey Schedule and the position of trees shown within the Tree Locations Plan.
Please see Appendix A, B & C

9.2 Recommendations are also prescribed within the Tree survey schedule, including the maximum period from the survey date, to when re-inspection should be undertaken.
Please see Appendix A, B & C.

9.3 Any tree works undertaken should be carried out as soon as prescribed within the Tree Survey Schedule. Any tree work undertaken should be in accordance with 'British Standard 3998 Tree Work – Recommendations'.

9.4 **Oak processionary moth (*Thaumetopoea processionea*) OPM.**

Due to the previous identification of OPM on trees T83 & T84 with relatively heavy infestations. It is recommended that occupiers of the estate are vigilant of any reoccurring nests or reports of resident suffering with adverse rashes or skin irritations, specifically in the vicinity of where the previous nests were discovered.

In general, older caterpillars develop tiny hairs containing an irritating protein called thaumetopoein. Contact with the hairs can cause itching skin rashes (pictured above) and eye irritations, as well as sore throats and breathing difficulties in people and animals. The risk of exposure to these hairs is highest in May, June & July. The caterpillars can shed the hairs when threatened or disturbed. The hairs can be blown by the wind, and they accumulate in the caterpillars' nests which can fall to the ground. They can stick to trunks, branches, grass and clothing as well as tree surgeons', forestry and ground-care workers' equipment, such as ropes.

Among the groups most vulnerable to the health hazards are:

- curious children
- curious pets
- people who work on or live close to oak trees;
- anyone spending time close to infested trees; and grazing and browsing livestock and wild animals.

OPM forestry commission source information link:

<https://www.forestresearch.gov.uk/tools-and-resources/pest-and-disease-resources/oak-processionary-moth-thaumetopoea-processionea/>

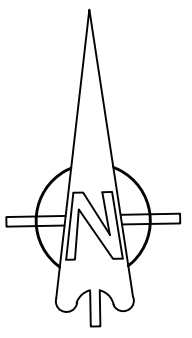
This concludes my findings, advice and recommendations.

Robert Goode *Cert Arb RFS - Dip Arb L4*



Tree Locations Plan

Appendix A.

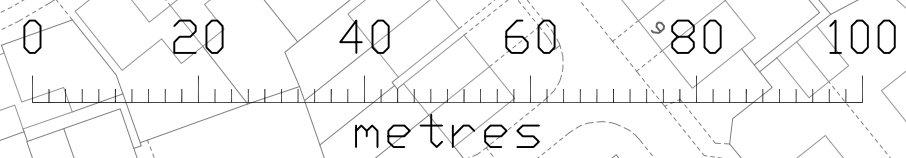
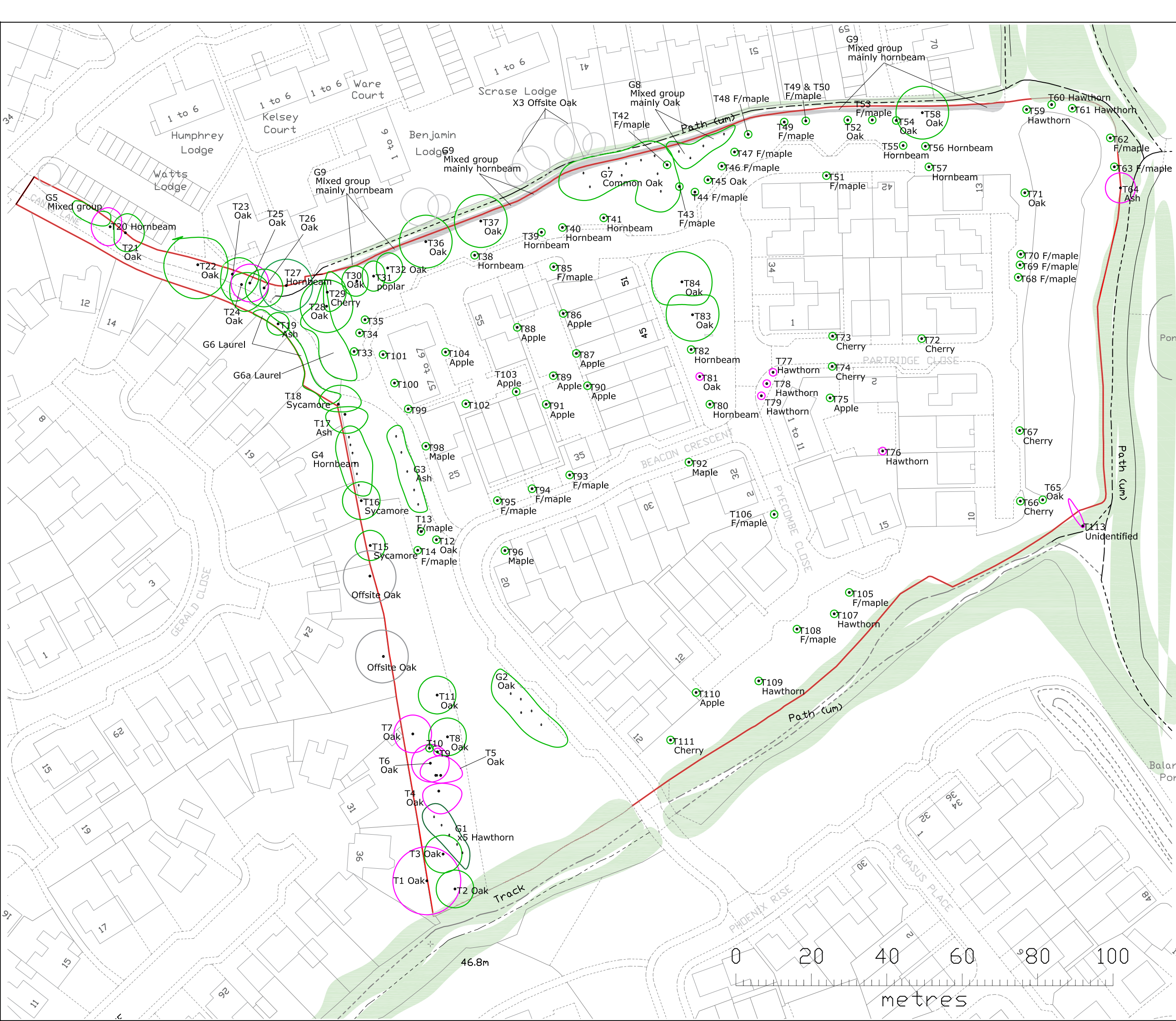


KEY:

- PINK CANOPY EDGE ILLUSTRATES TREES THAT ARE RECOMMENDED FOR WORKS
- TRUNK
- T1 TREE NO.
- ASH SPECIES
- CANOPY EDGE
- ESTATE BOUNDARY

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Client:	Beacon Wood Residents Mgt Co. Ltd. c/o Harper Stone Property Mgt.		
Site Address:	Beacon Wood Estate, Burgess Hill, West Sussex, RH15 0ZL		
Title:	Tree Locations Plan		
Tree Survey Ref:	00831-2-2025 - Appendix A.		
Based on:	OS plan		
Date:	16-Feb-25	Drawn by:	RG
		Paper Size:	A3



APPENDIX B - Tree Survey Key

Height & Trunk diameter (DBH)

- Estimated total height in meters from ground level. DBH (Diameter at Breast Height). Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point.

Radial crown spread.

- Refers to the crown radius in meters from the stem centre and is shown above on each of the four compass points (i.e. N, E, S, W) clockwise points. Alternatively, will be shown with an average crown spread.

Age class.

- Y (young) – newly planted or young sapling/tree usually under 15 yrs. old.
- EM/SM (early mature) – tree within first 1/3rd of normal life expectancy.
- SM (semi mature) – tree usually reaching full maturity.
- M (mature) – tree in final 2/3rd of normal life expectancy.
- OM (over mature) – tree reaching the end of or exceeding normal life expectancy.
- V (veteran) – tree reaching, or of veteran status.

Physiological condition - (referring to the tree/s biological functional system).

- Good – fully functioning biological system, showing average or above average vitality for a species of its type and age.
- Fair - fully functioning biological system showing below average vitality for the species of its type and age.
- Poor – a biological system of significantly reduced vitality for a species of its type and age.
- Dead – a dead tree.

Structural condition - (referring to the trees structural integrity).

- Good – tree free from significant visual defects.
- Fair – tree with significant visual defects, remedial by intervention.
- Poor – tree with significant defects requiring either substantial works or removal.
- Hazardous – Tree in need of immediate removal or attention, due to potential harm being caused and or safety concerns.

Observations & Recommendations (Works).

- Observations of all kinds related to the subject tree.
- Recommended tree work prescription to subject tree/s.

Work priority - The maximum period from the survey date, to when the work should be carried out.

- Urgent or Critical.
- Within 1, 3, 6 Months, or 1 & 2 years.
- By next inspection.
- N/A = Not applicable.
- NWR = No works required.

Re-inspection frequency.

- The maximum period from the survey date, to when the re-inspection should be undertaken. A date to when next inspection should be undertaken is shown.



APPENDIX C – Tree Survey Schedule

Client: Beacon Woods - Residents Management Co. Limited,	Client Ref: 00831-2-2025	Tree Surveyor: Rob Goode <i>Cert Arb RFS, Dip Arb L4</i>	Site Address: Beacon Woods (Burgess Hill) Burgess Hill, West Sussex, RH15 0ZL	Survey Date: 7 th February 2025
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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T1	Common Oak (<i>Quercus robur</i>)	19m	9m	7m	M	Good	Fair	Large mature, situated on sharded boundary, potentially third party tree; dead wood of varying sizes; form not untypical for species; medium and major deadwood;	Remove dead wood & sever ivy up to 3m.	01/07/2026	3 months
T2	Common Oak (<i>Quercus robur</i>)	19m	5m	7m	M	Good	Fair	Large mature, dead wood of varying sizes; form not untypical for species; potentially third party tree; no obvious defects; medium deadwood; unable to view lower trunk due to ivy.	No works required	01/07/2026	N/A
T3	Common Oak (<i>Quercus robur</i>)	19m	5m	7m	M	Good	Fair	Large mature, dead wood of varying sizes; form not untypical for species; potentially third party tree; no obvious defects; medium deadwood; unable to view lower trunk due to ivy.	No works required	01/07/2026	N/A
T4	Common Oak (<i>Quercus robur</i>)	18m	N2m E6m S6m W4m		M	Good	Good	Moderate form & vitality; a tree of moderate condition; no obvious defects; large secondary limb from T5 rubbing on branch creating a wound which is considered a potential point of weakness.	Remove rubbing branch & undertake an overall crown reduction of 3m.	01/07/2026	3 months
T5	Common Oak (<i>Quercus robur</i>)	18m	N5m E7m S2m W4m		M	Good	Hazardous	Tri dominant stem from base; poor structural condition, bark inclusion at 0.5m (on twin stem) with historical movement at union with associated historical inset decay, potential risk of stem failure stem in adverse weather conditions.	Fell double stem with bark inclusion, reduce overall canopy of remaining stem by at least 8m	01/07/2026	3 months
T6	Common Oak (<i>Quercus robur</i>)	18m	N5m E5m S5m W5m	6m	M	Good	Good	Four-stemmed from 2m; a tree of moderate condition; no obvious defects; minor and medium deadwood.	Remove dead wood.	01/07/2026	3 months
T7	Common Oak (<i>Quercus robur</i>)	18m	N5m E5m S5m W5m	6m	M	Good	Good	A tree of moderate condition; no obvious defects; minor and medium deadwood.	Remove dead wood.	01/07/2026	3 months
T8	Common Oak (<i>Quercus robur</i>)	18m	N5m E5m S5m W5m	6m	M	Good	Good	A tree of moderate condition; no obvious defects; minor and medium deadwood; damage on buttress east side.	No works required	01/07/2026	3 months



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T9	Common Oak (<i>Quercus robur</i>)	15m	1m	0m	M	Poor	Hazardous	Tree in decline hazardous.	Fell to 0m above ground level.	01/07/2026	3 months
T10	Common Oak (<i>Quercus robur</i>)	4m	1m	0m	M	Poor	Poor	Lost central leader (failed) small tree of poor condition.	No work required.	01/07/2026	N/A
T11	Common Oak (<i>Quercus robur</i>)	18m	N5m E5m S5m W5m	6m	M	Good	Good	No obvious defects; minor and medium deadwood; a tree of moderate condition.	No work required.	01/07/2026	3 months
T12	Common Oak (<i>Quercus robur</i>)	5m	1m	1m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T13	Field maple (<i>Acer campestre</i>)	5m	1m	1m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T14	Maple (<i>Acer sp.</i>)	5m	1m	1m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T15	Sycamore (<i>Acer pseudoplatanus</i>)	8m	4m	0m	EM	Good	Good	A tree of moderate condition; no obvious defects; historically topped at 2m.	No works required	01/07/2026	N/A
T16	Sycamore (<i>Acer pseudoplatanus</i>)	17m	5m	0m	M	Good	Good	A tree of moderate condition; no obvious defects; twin stemmed from base.	No works required	01/07/2026	N/A
T17	Ash (<i>Fraxinus excelsior</i>)	17m	N2m E6m S5m W5m		M	Fair	Good	Reduced vitality; increase of soil levels around stem - monitor; moderate form & vitality; minor deadwood.	No work required.	01/07/2026	N/A
T18	Sycamore (<i>Acer pseudoplatanus</i>)	17m	N5m E6m S2m W5m		M	Fair	Good	Reduced vitality; increase of soil levels around stem - monitor; historic branch failures; a tree of moderate condition; basal damage.	No work required.	01/07/2026	N/A
T19	Ash (<i>Fraxinus excelsior</i>)	13m	3m	3m	EM	Good	Good	Minor deadwood; a tree of moderate condition; no obvious defects.	No work required.	01/07/2026	N/A



Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T20	Common Hornbeam (<i>Carpinus betulus</i>)	15m	N5m E3m S5m W5m	2m	M	Good	Fair	A tree of moderate condition; no obvious defects; damage on underside of lateral branches (over footpath) potentially due to construction traffic; unable to view lower trunk due to ivy cover.	Sever ivy up to 3m	01/07/2026	3 months
T21	Common Oak (<i>Quercus robur</i>)	15m	N5m E5m S5m W3m	2m	M	Good	Good	A tree of moderate condition; no obvious defects.	No work required.	01/07/2026	N/A
T22	Common Oak (<i>Quercus robur</i>)	18m	N8m E8m S9m W9m	2m	M	Good	Good	A tree of moderate condition; no obvious defects.	No work required.	01/07/2026	N/A
T23	Common Oak (<i>Quercus robur</i>)	16m	N4m E7m S7m W3m	2m	M	Good	Good	A tree of moderate condition; no obvious defects.	No work required.	01/07/2026	N/A
T24	Common Oak (<i>Quercus robur</i>)	16m	N3m E7m S7m W3m	2m	M	Good	Good	A tree of moderate condition; stem inspection restricted due to dense holly cover.	No work required.	01/07/2026	N/A
T25	Common Oak (<i>Quercus robur</i>)	18m	5m	2m	M	Good	Good	A tree of moderate condition; stem inspection restricted due to dense holly cover; minor deadwood	No work required.	01/07/2026	N/A
T26	Common Oak (<i>Quercus robur</i>)	18m	5m	2m	M	Good	Good	A tree of moderate condition; stem inspection restricted due to dense holly cover; minor deadwood.	No work required.	01/07/2026	N/A
T27	Common Hornbeam (<i>Carpinus betulus</i>)	18m	7m	2m	M	Good	Good	A tree of moderate condition; inspection restricted due to dense holly cover; minor deadwood; questionable if tree falls within estate boundary or responsibility.	No work required.	01/07/2026	N/A
T28	Common Oak (<i>Quercus robur</i>)	18m	7m	2m	M	Good	Good	A tree of moderate condition; minor and medium deadwood.	No work required.	01/07/2026	N/A
T29	Cherry (<i>Prunus Sp</i>)	17m	5m	3m	M	Good	Good	Trunk leans to east; a tree of moderate condition; no obvious defects.	No work required.	01/07/2026	N/A



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T30	Common Oak (<i>Quercus robur</i>)	16m	N4m E3m S4m W4m	3m	M	Good	Good	A tree of moderate condition; no obvious defects; minor deadwood.	No work required.	01/07/2026	N/A
T31	Black poplar (<i>Populus nigra</i>)	16m	N4m E3m S4m W3m	3m	M	Good	Good	A tree of moderate condition; no obvious defects; minor deadwood; damaged surface roots.	No work required.	01/07/2026	N/A
T32	Common Oak (<i>Quercus robur</i>)	16m	N4m E4m S4m W3m	3m	M	Good	Good	A tree of moderate condition; no obvious defects; minor deadwood.	No work required.	01/07/2026	N/A
T33	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T34	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T35	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T36	Common Oak (<i>Quercus robur</i>)	16m	7m	4m	M	Good	Good	Large mature; a tree of good condition; no obvious defects.	No work required.	01/07/2026	N/A
T37	Common Oak (<i>Quercus robur</i>)	16m	7m	4m	M	Good	Fair	Large mature; a tree of good condition; large lateral NE facing limb failed and hung up over footpath; minor and medium deadwood.	No work required.	01/07/2026	N/A
T38	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T39	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T40	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T41	Common Hornbeam	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T42	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T43	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T44	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T45	Common Oak (<i>Quercus robur</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T46	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T47	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T48	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T49	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T50	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T51	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T52	Common Oak (<i>Quercus robur</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T53	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T54	Common Oak (<i>Quercus robur</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T55	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T56	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T57	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T58	Common Oak (<i>Quercus robur</i>)	14m	7m		M	Good	Good	A tree of good condition; no obvious defects.	No work required.	01/07/2026	N/A
T59	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T60	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T61	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T62	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T63	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A



Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T64	Ash (<i>Fraxinus excelsior</i>)	12m	4m	3m	M	Poor	Hazardous	Tree in decline at risk of failure, close to footpath, ownership questionable - potentially situated outside of site boundary.	Fell to ground level.	01/07/2026	3 months
T65	Common Oak (<i>Quercus robur</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T66	Cherry (<i>Prunus Sp</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T67	Cherry (<i>Prunus Sp</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T68	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T69	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T70	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T71	Common Oak (<i>Quercus robur</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T72	Cherry (<i>Prunus Sp</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T73	Cherry (<i>Prunus Sp</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T74	Cherry (<i>Prunus Sp</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T75	Apple (<i>Malus sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No work required.	01/07/2026	N/A
T76	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Poor	Good	Previously failed to leaf, stressed, retained buds, potentially dead.	Monitor	01/07/2026	N/A
T77	Common Hawthorn	5m	1m	1.5m	Y	Poor	Good	Previously failed to leaf, stressed, retained buds, potentially dead.	Monitor	01/07/2026	N/A



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T78	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Poor	Good	Previously failed to leaf, stressed, retained buds, potentially dead.	Monitor	01/07/2026	N/A
T79	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Poor	Good	Previously failed to leaf, stressed, retained buds, potentially dead.	Monitor	01/07/2026	N/A
T80	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T81	Common Oak (<i>Quercus robur</i>)	5m	1m	1.5m	Y	Dead	Poor	Dead tree	Fell & replace	01/07/2026	3 months
T82	Common Hornbeam (<i>Carpinus betulus</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T83	Common Oak (<i>Quercus robur</i>)	16m	N5m E7m S7m W7m	0.5m	M	Good	Good	Mature specimen growing as pair with T84, proximity to elevations of properties, (OPM removed).A tree of good condition	Continue to monitor OPM when in full leaf	01/07/2026	N/A
T84	Common Oak (<i>Quercus robur</i>)	16m	N8m E8m S6m W8m	1m	M	Good	Good	Mature specimen growing as pair with T83, proximity to elevations of properties, (OPM removed).A tree of good condition	Continue to monitor OPM when in full leaf	01/07/2026	N/A
T85	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T86	Common Pear (<i>Pyrus communis</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T87	Common Pear (<i>Pyrus communis</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T88	Common Pear (<i>Pyrus communis</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T89	Common Pear (<i>Pyrus communis</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T90	Common Pear (<i>Pyrus communis</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T91	Apple (<i>Malus sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T92	Maple (<i>Acer sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T93	Maple (<i>Acer sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T94	Maple (<i>Acer sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T95	Maple (<i>Acer sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T96	Maple (<i>Acer sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T98	Maple (<i>Acer sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T99	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T100	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T101	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T102	Unidentified	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T103	Apple (<i>Malus sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T104	Apple (<i>Malus sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T105	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A



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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
T106	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T107	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T108	Field maple (<i>Acer campestre</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T109	Common Hawthorn (<i>Crataegus monogyna</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T110	Apple (<i>Malus sp.</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T111	Cherry (<i>Prunus Sp</i>)	5m	1m	1.5m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T112	Unidentifiable (-)	1.5m	0.5m	1m	Y	Good	Good	Young tree of moderate condition	No works required	01/07/2026	N/A
T113	Unidentified		N7m E1m S0m W1m	0m	M	Dead	Poor	Tree fallen across boundary from outside of boundary - no current risk.	Clear from footpath	01/07/2026	3 months
G1	Common Hawthorn & Plum	10m	4m	0m	M	Fair	Fair	Moderate form & vitality; no obvious defects; minor deadwood - failed branch resting on floor - not presenting a risk due to being within the bramble.	No work required.	01/07/2026	N/A
G2	Common Oak (<i>Quercus robur</i>)		5m	1m	M	Good	Good	Group of 5 oaks; of moderate condition, historically pruned, soil level changes around RPA, damage on underside of lateral branches; minor deadwood.	No work required.	01/07/2026	N/A
G3	Ash (<i>Fraxinus excelsior</i>)	12m	4m	0m	EM	Good	Good	Multi-stem small Dia trees, of moderate condition.	No work required.	01/07/2026	N/A
G4	Common Hornbeam (<i>Carpinus betulus</i>)	14m	5m	0m	M	Good	Good	Trees are in moderate condition; no obvious defects.	No work required.	01/07/2026	N/A



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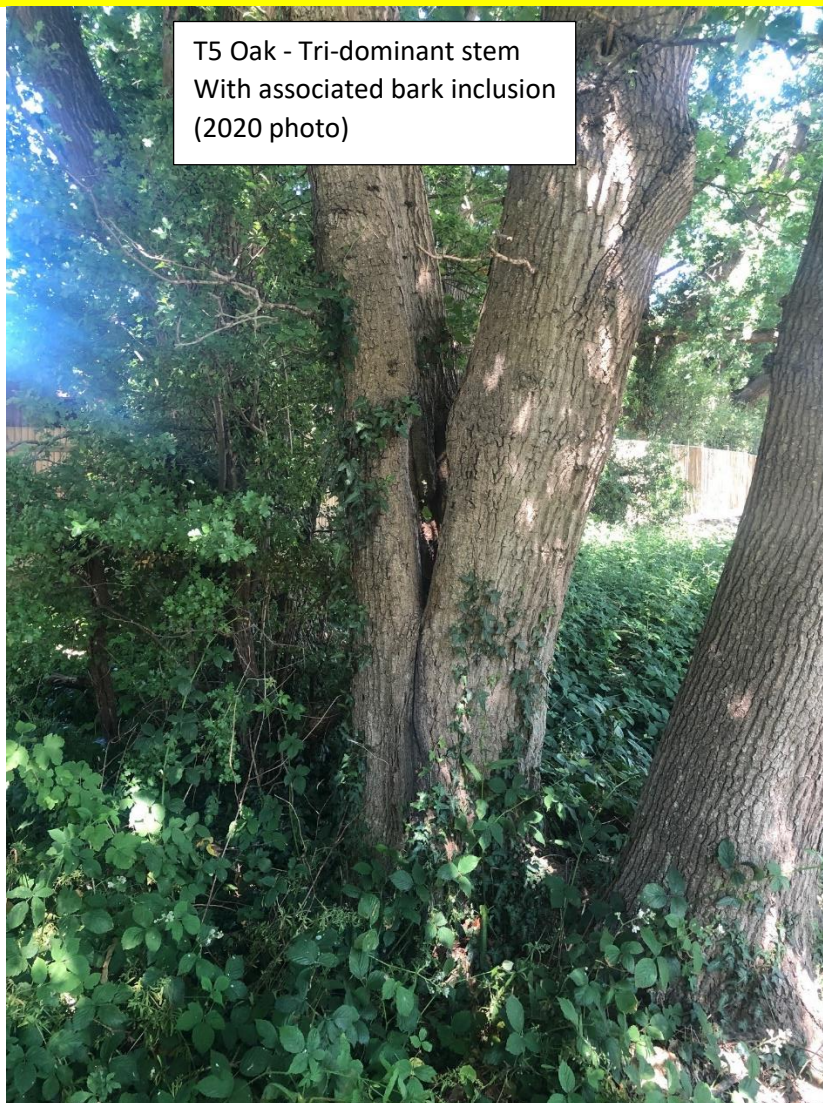
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Tree ID	Species	Height Est-M	Crown Spread Av-M	Crown Clearance	Age class	Physiology	Structure	Observations	Works	Reinspection	Work priority
G5	Mixed group (Mixed group)	7m	3m	0m	M	Good	Fair	Plum, hawthorn, sycamore, ivy covered; of moderate condition.	No work required.	01/07/2026	N/A
G6	Laurel (<i>Prunus laurocerasus</i>)	6m	-	-	M	Good	Good	Of good condition, understory shrub	No work required.	01/07/2026	N/A
G6	Mixed group (Mixed group)	6m	-	-	M	Good	Good	Mixed group of understory shrubs	No work required.	01/07/2026	N/A
G7	Common Oak (<i>Quercus robur</i>)	17m	6m	3m	M	Good	Good	Generally trees of good condition; minor and medium deadwood; no obvious defects; x9 trees	No work required.	01/07/2026	N/A
G8	Mixed group (Mixed group)	7m	6m	3m	M	Good	Good	Mixed group of good condition trees; minor and deadwood; no obvious defects.	No work required.	01/07/2026	N/A
G9	Mixed group (Mixed group)	14m	6m	3m	M	Good	Good	Historic lapsed hedgerow - appear to be outside of the boundary	No work required.	01/07/2026	N/A



APPENDIX D – Photos



T5 Oak - Tri-dominant stem
With associated bark inclusion
(2020 photo)



T5 Oak - Tri-dominant stem
With associated bark inclusion
(2025 photo)

APPENDIX D – Photos



APPENDIX D – Photos

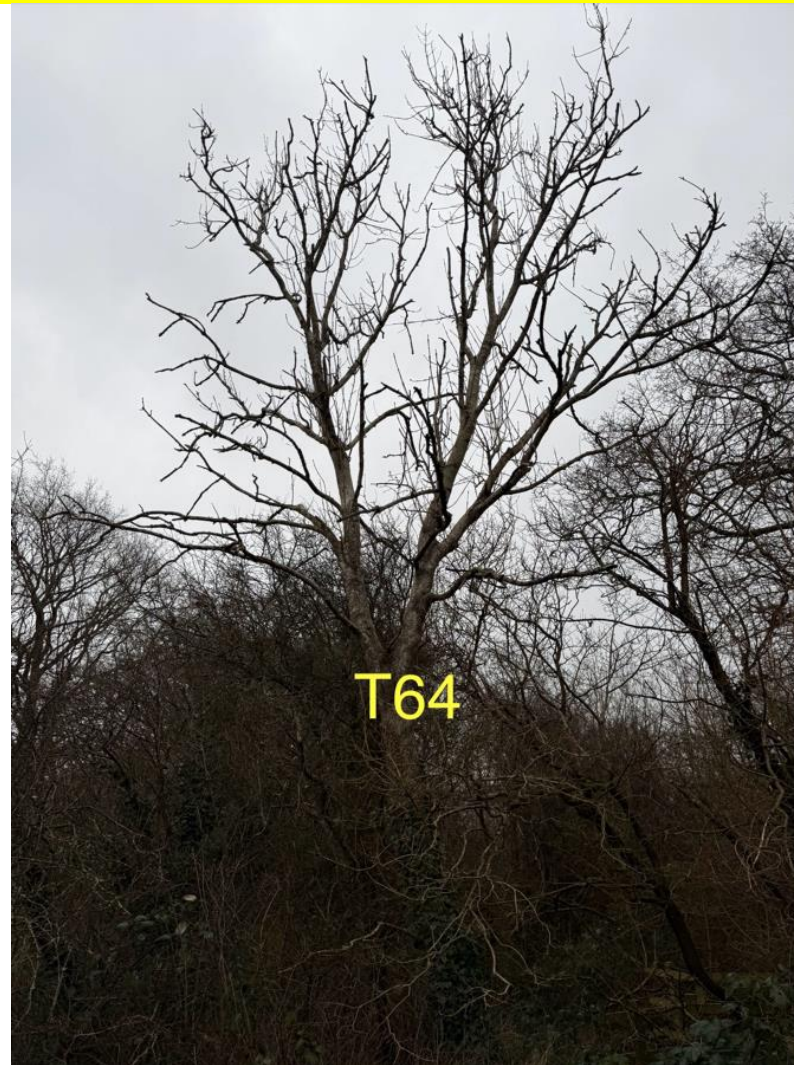


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APPENDIX D – Photos



All information supplied to Robert Goode – RGTREE LIMITED, the Client or on behalf of the Client is assumed accurate, unless otherwise informed. This advice is limited to the observations made on the date of the inspection as detailed herein and any deletion, editing or alteration will result in the advice being null & void, in its entirety. This advice in its entirety may be deemed null and void if any remedial works are undertaken on any area of the site, on or after the date of this survey.

The author Robert Goode for any misuse, misinterpretation or misinterpretations of this advice assumes no liability. This advice is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. No responsibility is assumed either by the author of this advice for any legal matters that may arise as a consequence. The Author nor RGTREE LIMITED will be required to attend Court or give Testimony as part of this agreement, unless otherwise agreed in writing. The responsibility for any works undertaken on the basis of recommendations of this advice does not form part of this agreement.

It would be prudent to note, and I would strongly advise, that only a qualified Structural Engineer can advise appropriately with matters such as Subsidence or Heave, where trees are implicated. The report does not take into account the effect that removal or pruning of any tree may have on the surrounding built structures or land formation.

