

**Woodland & Countryside
Management Ltd.**
Helping you make the most of your land.

TREE INSPECTION REPORT

**CHURCH LEAT,
DOWNTON.**

11th APRIL 2026

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WOODLAND & COUNTRYSIDE MANAGEMENT LTD.

TREE INSPECTION DECLARATION FORM

LANDOWNER: Cognatum Ltd.
SITE: Church Leat, Downton.
INSPECTOR: Rob Greenhalgh

Declaration

This inspection has been carried out in relation to the landowner's duty under the Occupier's Liability Act 1957. The inspection was carried out on 2nd of April 2026. All trees identified in the Tree Inspection Schedule and shown on the plan have been individually inspected from ground level. The Schedule provides full details of the trees with appropriate recommendations and priorities for action. It is the landowner's responsibility to check if any trees are within a Conservation Area or protected by a Tree Preservation Order and to consult with the Local Authority regarding permission to carry out works. Recommendations for work are noted under the following work priority list.

Work Priority

URGENT - Immediate Action - These are works that are required to remove a risk of imminent failure of a tree or part thereof that will have potential to cause significant harm or damage.

HIGH - Within 6 Months - These are works that are required to remove risk that has potential to cause significant harm or damage if it were to fail.

MEDIUM - Within 12 Months - These are works that are required for the safe use of the site, adjacent landowners and public highways; they also include formative pruning and works to provide clearance of buildings or services.

LOW - Within 24 months - These are works that are recommended for the safe use of the site where it is anticipated that tree growth will become an issue prior to the next inspection. Or works that should be carried out as part of tree management as good Arboricultural Practice.

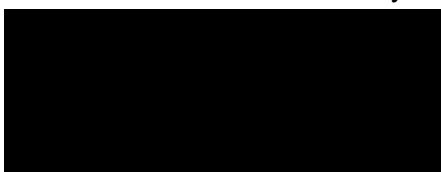
MONITOR - These are trees that require looking at by staff on a regular basis (annually) and following severe weather, to assess any obvious change in condition or damage. Any concerns should be reported to the consultant surveyor for assessment.

There are a number of Ash trees in decline due to Chalara (Ash Dieback), their condition is such that they are likely to require removal within the next 3 years and be monitored with a view to their removal sooner if infection is significant. There is significant heavy Ivy growth into a number of tree crowns, this can be potentially damaging and should be managed.

Next Survey

The next full visual inspection for this site is recommended to take place in or before July 2028. This will be brought forward if there is reported damage or disease prior to this time, or if detailed otherwise under 'Recommendations' in the Survey Schedule.

Signed:



Designation: Consultant Tree Inspector (PTI Lantra),
Woodland & Countryside Management Ltd.
Date: 11th April 2026

WOODLAND & COUNTRYSIDE MANAGEMENT LTD.

TREE INSPECTION SCHEDULE

Client: COGNATUM LTD

Site: CHURCH LEAT, DOWNTON.

Date of Survey: 2nd APRIL 2026

Surveyor: ROB GREEHALGH

Weather: SUNNY SPELLS

Tagged: NO

Tree ID	Common Name	Latin Name	Stems	Height (m)	Stem Dia (mm)	Spread Radius (m)	Maturity	Overall	Branches	Leaf/Buds	Roots	Stem	Comment	Recommendations	Priority	Works Carried Out	Date
1	Silver Birch	Betula pendula	1	14	190	2.5	Mature	Good	No visual defects	Normal	No visual defects	No visual defect					
2	Silver Birch	Betula pendula	1	14	220	3	Mature	Good	No visual defects	Normal	No visual defects	No visual defect					
3	Chanticleer Pear	Pyrus calleryana 'chanticleer'	1	11	260	3	Mature	Good	No visual defects	Normal	No visual defects	No visual defect					
4	White Ash	Fraxinus americana	1	7.5	180	3	Mature	Good	No visual defects	Normal	No visual defects	No visual defect					
5	Common Lime	Tilia europaea	1	9	280	4	Mature	Good	Low hanging branches	Normal	No visual defects	No visual defect					
6	Mountain Ash	Sorbus aucuparia	1	6	110	2	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect					
7	Mountain Ash	Sorbus aucuparia	1	7	120	2.5	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect					
8	Mountain Ash	Sorbus aucuparia	1	6	100	2	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect	Columnar variety				
9	Italian Cypress	Cupressus sempervirens	1	9	110	0.2	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect	Columnar variety.				
10	Italian Cypress	Cupressus sempervirens	1	9	100	0.2	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect	Narrow variety.				
11	White Willow	Salix alba	3	10	390	3	Mature	Fair	Old pruning wounds	Normal	No visual defects	Old pruning wounds; Trifurcated	1 stem reduced/pollarded in past.	Reduce canopy by 60% to remove branches away from building.			
12	Sycamore	Acer pseudoplatanus	4	11	200	6	Mature	Fair	No visual defects	Normal	No visual defects	Multi stemmed	Multi stemmed coppice	Re-coppice.	MEDIUM		
13	White Willow	Salix alba	8	10	150	7	Mature	Fair	No visual defects	Normal	No visual defects	Ivy covered; Multi stemmed; Leaning	Multi stemmed coppice. Partially collapsed into river in past.	Re-coppice.	MEDIUM		
14	Common Hawthorn	Crataegus monogyna	1	10	280	3	Mature	Fair	Ivy in crown	Normal	No visual defects	Ivy covered		Sever Ivy growth.	MEDIUM		
15	Sycamore	Acer pseudoplatanus	1	14	280	5	Mature	Good	No visual defects	Normal	No visual defects	Ivy covered		Sever Ivy growth	MEDIUM		

Tree ID	Common Name	Latin Name	Stems	Height (m)	Stem Dia (mm)	Spread Radius (m)	Maturity	Overall	Branches	Leaf/Buds	Roots	Stem	Comment	Recommendations	Priority	Works Carried Out	Date
16	Common Ash	Fraxinus excelsior	1	7	200	2	Mature	Good	Minor dead wood	Small / sparse	No visual defects	No visual defect	Pollarded.				
17	Common Ash	Fraxinus excelsior	1	8	680	4	Mature	Good	Minor dead wood; Apical dieback	50% dead	No visual defects	No visual defect	Pollarded.	Chalara, significant decline. Likely to require felling within 2-3 years.	MONITOR		
19	White Willow	Salix alba	1	14	1040	8	Dead						Fell. Also Coppice adjacent Sycamore.		HIGH		
20	Common Hawthorn	Crataegus monogyna	1	9	260	5	Mature	Good	No visual defects	Normal	No visual defects	Leaning; Ivy covered	Growing out and away from adjacent Willow				
21	Sycamore	Acer pseudoplatanus	1	14	260	4	Mature	Fair	Minor dead wood; Damage / wounding	Normal	No visual defects	Ivy covered	Squirrel damage. Ivy growth on secondary stem.	Sever Ivy growth.	MEDIUM		
22	Sycamore	Acer pseudoplatanus	1	12	210	3	Mature	Good	No visual defects	Normal	No visual defects	Ivy covered		Sever Ivy growth.	MEDIUM		
23	Common Hawthorn	Crataegus monogyna	1	11	310	4	Mature	Fair	Minor dead wood; Ivy in crown	Normal	No visual defects	Ivy covered	Heavy Ivy growth into crown.	Sever Ivy growth.	MEDIUM		
24	Field Maple	Acer campestre	1	8	180	4	Mature	Good	Damage / wounding	Normal	No visual defects	No visual defect	Squirrel damage				
25	Common Hawthorn	Crataegus monogyna	2	12	380	5	Mature	Fair	Ivy in crown	Normal	No visual defects	Ivy covered	Heavy Ivy growth into crown. Fire damage.	Sever Ivy growth. Avoid fires affecting crown.	MEDIUM		
26	Common Hawthorn	Crataegus monogyna	1	12	420	4	Mature	Fair	Minor dead wood	Normal	No visual defects	Ivy covered		Sever Ivy growth.	MEDIUM		
28	White Willow	Salix alba	2	22	600	9	Mature	Fair	Minor dead wood	Normal	No visual defects	Bifurcated	2 stems from base. Fire damage. Fungal decay in stem and bse. Laetiporus sulphureus (Chicken of the woods) in stem, Ganoderma in base.	Avoid fires affecting crown. Fungal decay requires crown weight to be kept reduced, the tree should be pollarded every 3-5 years , if decay increases the tree should be felled.	MEDIUM		
29	English Elm	Ulmus procera	4	12	210	4	Mature	Dead						Fell.	HIGH		
30	White Willow	Salix alba	3	14	200	5	Mature	Good	No visual defects	Normal		Leaning	2 stems leaning north. 3rd stem snapped out but safe on the ground.	Clear fallen stem.	LOW		
31	Goat Willow	Salix caprea	5	4	200	2	Mature	Good	No visual defects	Normal	No visual defects	No visual defect	Coppiced, no regrowth. Now dead.	Fell.	LOW		
32	Sycamore	Acer pseudoplatanus	1	19	420	6	Mature	Good	No visual defects	Normal	No visual defects	Bark wounds					
33	Sycamore	Acer pseudoplatanus	1	11	200	3	Mature	Good	No visual defects	Normal	No visual defects	No visual defect	Close to buildings.	Reduce crown away from Buildings.	MEDIUM		
34	Weeping Willow	Salix chrysocoma	1	10	600	4	Mature	Good	Old pruning wounds; Pollard	Normal	No visual defects	Old pruning wounds	Pollarded 2023				

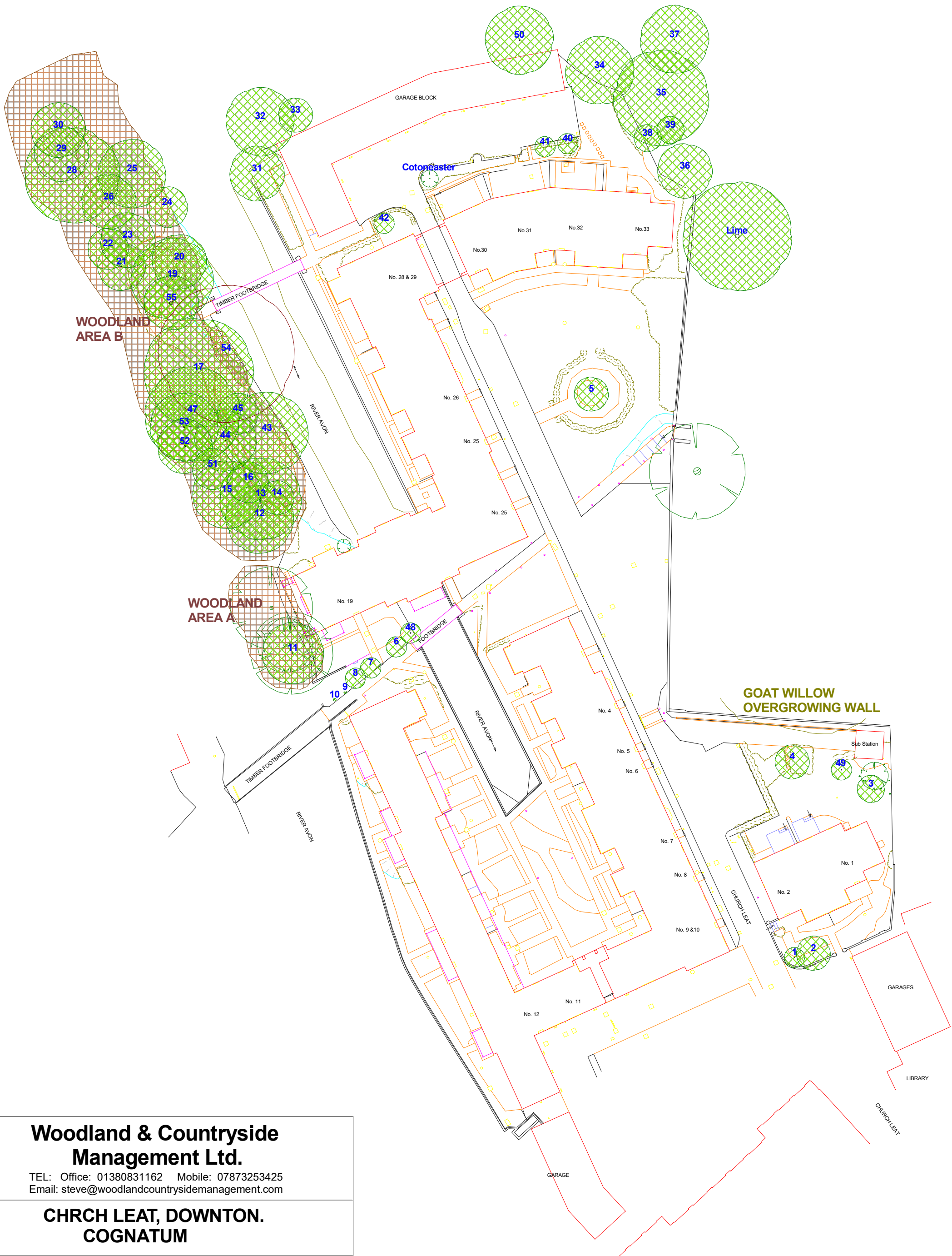
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35	Weeping Willow	Salix chrysocoma	1	7	460	5	Mature	Fair	Old pruning wounds; Ivy in crown; Pollard	Normal	No visual defects	Old pruning wounds; Ivy covered	Blown over in 2025. Root plate still attached.		MONITOR		
36	Weeping Willow	Salix chrysocoma	1	8	420	3	Mature	Good	Old pruning wounds; Pollard; Ivy in crown	Normal	No visual defects	Old pruning wounds; Ivy covered	Pollarded 2023, no regrowth. Safe.		MONITOR		
37	Common Ash	Fraxinus excelsior	1	18	440	6	Mature	Fair	Ivy in crown	Small / sparse	No visual defects	Ivy covered	Heavy Ivy growth into crown. In decline.	Sever Ivy growth.	MEDIUM MONITOR		
38	Cherry	Prunus avium	1	6	110	4	Semi-mature	Good	Minor dead wood	Normal	No visual defects	No visual defect					
39	Cherry	Prunus avium	1	5	100	3	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect					
40	Cockspur Thorn	Crataegus crus-galli	1	3	70	1.5	Semi-mature	Good	Old pruning wounds	Normal	No visual defects	No visual defect	Low branches.	Lift canopy to 2.0m.			
41	Cockspur Thorn	Crataegus crus-galli	1	3	80	1.5	Semi-mature	Good	Old pruning wounds	Normal	No visual defects	No visual defect	Low branches.	Lift canopy to 2.0m.			
42	Cockspur Thorn	Crataegus crus-galli	1	3	80	1.5	Semi-mature	Good	Old pruning wounds	Normal	No visual defects	No visual defect					
43	Common Ash	Fraxinus excelsior	1	8	480	2	Mature	Fair	Minor dead wood; Old pruning wounds	Small / sparse	No visual defects	Old pruning wounds; Trifurcated; Ivy covered	Pollarded 2023				
44	Common Ash	Fraxinus excelsior	1	7	310	1.5	Mature	Good	Minor dead wood	Small / sparse	No visual defects	Ivy covered	Pollarded 2023				
45	Common Ash	Fraxinus excelsior	1	7	230	1	Mature	Good	No visual defects	Small / sparse	No visual defects	No visual defect	Pollarded 2023				
47	White Willow	Salix alba	1	10	440	7	Mature	Poor	Damage / wounding; Old pruning wounds	Normal	Soil heave	Leaning; Old pruning wounds; Ivy covered	Partially collapsed into river. Pruned in past.	Coppice/ pollard within 12 months check with Enviroment Agency regarding responsibility for work.	MEDIUM		
48	Himalayan Birch	Butula utilis	4	7	100	2.5	Young	Good	Good	Good	Good		Close to buildings.	Remove two stems to north.	MEDIUM		
49	Cockspur Thorn	Crataegus crus-galli	1	2.5	80	2	Young	Good	Good	Good	Good		Crown topped.				
50	Goat Willow	Salix caprea	6	8	120	5	Mature	Good	No visual defects	Normal	No visual defects	No visual defect	Branches on and over building.	Cut back from building. Fell 2 adjacent willow close to buildings.	MEDIUM		
51	Hawthorn	Crataegus monogyna	1	3	50	3	Mature	Good	No visual defects	Normal	No visual defects	No visual defect					
52	Sycamore	Acer pseudoplatanus	1	10	250	4	Semi-mature	Good	No visual defects	Normal	No visual defects	No visual defect					
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54	A Group												Group of 20+ Sycamore.	Thin or coppice at least 1 in 5.	LOW		
55	White Willow	Salix alba	3	8	500	4	Mature	Fair	Apical dieback. Dead wood	50% dead	No visual defects	Pollard	Old pollard. In decline.	Fell.	MEDIUM		
	Woodland A	Riverbank											Group of willow on bank, growth and weight over river. Close to buildings.	Reduce all stems by 50% to clear away from buildings			
	Woodland B	Understorey											Woodland area understorey of Hawthorn, Sycamore, Viburnum, Buddleia, Elder, Holly, Lime, Hornbeam, Elm and Willow. Quite a lot of Ivy growth. Not heavily used. Some willow starting to collapse causing soil heave.	Continue Ivy removal on heavily affected trees. Possible thinning to favour best stems. Put in place a programme of management including coppicing and pollarding. Check with Environment Agency regarding responsibility for work.	MEDIUM		

NOTE: The Lime tree located in the adjacent garden close to unit 33 is OK at the present time, but should be kept a minimum of 2.0m away from the property to allow light and air around the building. There are a number of Ash trees showing increasing signs of Chalara (Ash Dieback), their condition should be monitored with a view to their removal as infection becomes significant. There is significant heavy Ivy growth into a number of tree crowns, this can be potentially damaging and should be managed.

WORK PRIORITY

URGENT	Immediate Action	These are works that are required to remove a risk of imminent failure of a tree or part thereof that will have potential to cause significant harm or damage.
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**CHURCH LEAT, DOWNTON.
COGNATUM**

SCALE :
1 : 500 @ A3 DATE :
11/04/2026

PLAN TITLE: TREE INSPECTION
PLAN REF: WCM/SSR/COG/SL/TIP/1



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LEGEND

 Woodland/Group