



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

HOMEBUYERS TREE REPORT

THE OLD RECTORY
LYDIARD MILLICENT
SWINDON
SN5 3LS

CLIENT: JAMES BLAKE

SEPTEMBER 2025
Ref: SCD 06827 / 2025

REPORT BY: SARAH DUCKWORTH

DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons)
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com
M: 07810 440546



Report History					
Version	Date	Author	Checked	Comments	Status
0.1	16/09/2025	SCD	HDT		ISSUE

CONTENTS

1.	INTRODUCTION	4
1.1	INSTRUCTION	4
1.2	SCOPE	4
1.3	QUALIFICATION.....	5
1.4	CAVEATS	5
2.	OVERVIEW	6
2.1	TYPES OF PROPERTY DAMAGE.....	6
2.2	SOILS OVERVIEW.....	7
3.	PROPERTY ASSESSMENT	8
3.1	SITE DESCRIPTION	8
3.2	STATUTORY TREE PROTECTION.....	8
3.3	SITE SPECIFIC SOIL INFORMATION.....	9
3.4	DRAINAGE	9
3.5	TREES	10
3.6	SHRUBS.....	10
3.7	PLANNING CONSIDERATIONS	11
4.	SUMMARY	12
	APPENDICES.....	13
	APPENDIX A – SURVEY KEY	14
	APPENDIX B – SURVEY OF TREES WITHIN 18M DISTANCE OF DWELLING.....	15
	APPENDIX C – ADDITIONAL HEALTH AND SAFETY TREE WORKS.....	19
	APPENDIX D - STANDARDS OF TREE CARE	20
	APPENDIX E - SITE PLAN	21

1. INTRODUCTION

1.1 INSTRUCTION

Client: **James Blake**
Property: **The Old Rectory
Lydiard Millicent
Swindon
SN5 3LS**

This report has been commissioned by James Blake as the purchaser of the subject property – The Old Rectory.

I have been asked to provide information on the condition of trees growing within 18m of the property and to assess their general health and condition. I have been asked to appraise the risk with respect to potential direct / indirect damage to the building and surrounding above ground infrastructure from trees and shrubs within normally influencing distances.

I have also undertaken a walk-over survey of trees growing over 18m from the dwelling and within the curtilage of the property to assess their general health and condition and identify any immediate concerns regarding the condition of the trees which future purchasers may wish to be aware of.

This report is intended to prepare clear recommendations for tree management and other relevant data to inform owners of the risks associated with trees within 18m of the buildings on the property, based on the factual information available. The report is not, however, a subsidence risk assessment which is an impossible task to perform due to the number of unknown contributing variables to such an event – foundation type, soil type, drains etc.

The property was visited and trees were surveyed on **Monday 8th September 2025**.

1.2 SCOPE

The scope of this report is limited to a visual assessment of the trees.

This report is intended to prepare clear recommendations with a supporting site plan and data to inform potential lenders, insurers, and prospective purchasers of the subject property.

The report refers to the condition of tree(s) and an assessment of the site, based on the day the evaluation was undertaken. The trees were viewed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment, conclusions and recommendations from the report are based on the condition of the trees and surrounding ground conditions at the time of my visit and is valid for 24 months. Further assessment is recommended by 8th September 2027.

Any alterations to the subject site or any development could change the current circumstances and may invalidate the report and any recommendations made.

The assessment of tree health and condition is based on a Visual Tree Assessment (VTA) and no invasive / destructive tests have been undertaken. I have not taken any soil or root samples for analysis.

The report is valid for normal weather conditions only. Healthy trees or parts of healthy trees may fail in normal weather situations, although the risk increases with storm conditions and, as the consequences of such weather events are unforeseeable, Sarah Duckworth (trading as Duckworth's Arboriculture Ltd.) cannot be held liable for any such failures.

Regular inspections by competent and / or suitably qualified arboriculturists will help identify potential problems before they become acute.

1.3 QUALIFICATION

Surveyor: Sarah Duckworth

- Royal Forestry Society's Professional Diploma
- Arboricultural Association's Technicians Certificate (with Distinction)
- LANTRA qualified Professional Tree Inspector
- Arboricultural Association Professional Member

1.4 CAVEATS

I have not been made aware of any current structural problems with the property. I am not aware of any previous insurance claims made in relation to structural movements, defects or damage. If there is information available to suggest that the property has or is suffering structural defects, I ask that this information is provided to me for consideration.

Any alteration or deletion from this report shall invalidate it as a whole.

The report has been authorised for use by and on behalf of James Blake as the purchaser. Its reproduction or use by anyone else is forbidden unless written consent is given by the author.

2. OVERVIEW

2.1 TYPES OF PROPERTY DAMAGE

The potential for trees to damage property can be broadly categorised into three types of damage: direct damage, indirect damage, and 'heave'.

1) DIRECT DAMAGE

This includes damage caused by falling branches or whole trees, the physical displacement of built structures/ hard surfacing by tree roots, branches, and main stems. Direct damage also includes the blocking of drains by tree roots.

2) INDIRECT DAMAGE

Indirect damage is usually associated with the abstraction of moisture by tree roots from cohesive plastic clay soil below building foundations. This process may result in shrinkage of the soil and structural instability of buildings due to foundation movement (subsidence).

Subsidence is the vertical downward movement of a building foundation caused by the loss of support of the ground beneath the foundations. Subsidence results in cracking and hence property damage. The predominant cause of subsidence in the UK is soil shrinkage (accounting for 75% of subsidence claims) and in particular, clay soils (Freeman et al 1994).

3) HEAVE

A third event 'heave' is the volumetric expansion of ground beneath part or all of a building which although not caused by the tree, can be caused by the re-wetting of the soil when a tree or trees are removed.

Heave is a complex and unpredictable event which is less frequent than subsidence however it can arise when a large tree is removed on a high plasticity soil. This causes rewetting of the soil resulting in ground swelling. Heave typically occurs where the tree is older than the house or older than the newest part of the house and where the house was constructed on soil which was already desiccated as a result of tree moisture uptake. Recovery can take many seasons and ends when the soil moisture levels are restored.

2.2 SOILS OVERVIEW

Soils are classified as either cohesive (shrink/swell) or non-cohesive but both types invariably contain water. Cohesive soils such as clay and silt vary in their ability to change their volume when wetted or dried (known as volumetric change), therefore when wet they will expand (swell) and when dry they will shrink. Different Clays are prone to 'shrink-swell' to differing degrees. The ability of a soil to swell and shrink is measured as its Plasticity Index. The greater the Plasticity Index, the greater the soil's potential will be to change volume.

Clay soils are highly responsive to volumetric change due to their molecular structure. Clays have a repeating arrangement of atoms (known as a crystalline structure) with weak bonds that hold the clay crystals together (these allow water into the spaces between the crystal and push them apart causing swelling. The opposite is true when the soil dries, and this results in shrinkage.

Clay is unique in containing water within the molecular structure as for all other soil types (such as sand, gravel) the water simply occupies the gaps between soil particles. Non-cohesive soils such as sand and gravel are susceptible to the fine particles in their composition to be washed away if subjected to water flow, but they do not exhibit volumetric change.

To complicate matters further there is more than one type of clay each with different properties. The shrinkage / swelling potential of clay is measured through the 'plasticity index' (the range of moisture content over which clay retains its plastic properties).

Clay-shrinkage subsidence damage related to moisture abstraction by trees and other vegetation is not predictable. This report aims to identify risk where significant vegetation is present, however it does not mean that damage is inevitable where an enhanced risk is present.

3. PROPERTY ASSESSMENT

3.1 SITE DESCRIPTION

The Old Rectory is a grade II listed former rectory believed to have been constructed from Bath stone in 1855. As an older style property, the foundation type and depth are not known.

The Old Rectory is set within mature landscaped gardens of around 1.5 acres which are in keeping with the age of the property. The gardens contain a mixed of trees and shrubs of all age classes. There are a number of wall mounted shrubs and climbing plants around the walls of the dwelling as well as older trees including a number of specimen broadleaf trees and conifers which enhance the setting of the property.

3.2 STATUTORY TREE PROTECTION

TREE PRESERVATION ORDERS

At the time of this report, trees at The Old Rectory are not subject of a Tree Preservation Order.

The protected status of trees can change therefore you are advised to carry out current checks before carrying out any works to trees on or adjacent to the property.

CONSERVATION AREAS

The Old Rectory is within the 'LYDIARD MILLICENT' Conservation Area which affords a level of protection to the trees.

Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is an offence to prune, fell or otherwise damage a tree without first giving notice to the Council.

You are required to give the Borough Council six – weeks' notice of works to trees within a Conservation Area (a Section 211 Notification). The Local Authority cannot refuse the works, but it will use the six-week notification to consider whether the work is sufficiently harmful to amenity that it is expedient to serve a tree preservation order on the tree(s) in order to prevent or modify the works.

The protected status of trees can change; therefore, you are advised to re-confirm the status on the Council's online Tree Preservation Order Map immediately prior to carrying out tree works.

3.3 SITE SPECIFIC SOIL INFORMATION

The British Geological Drift Survey 1:50 000 scale map records identify the bedrock geology for The Old Rectory as Stanford Formation – Limestone which falls within the 'Corallian Beds' Geological Strata.

The Corallian Beds are a series of shallow-water deposits from the Upper Jurassic period, composed of limestones, sandstones, and ironstones. They are characterized by a variety of sedimentary environments, including reefs, open shelves, and basins.

The 'Corallian Beds' consist primarily of limestones and sandstones, and these are not inherently plastic, but their lithology (rock type) varies, with some components like clays and siltstones being soft and potentially plastic. Plasticity in the geological sense relates to a material's ability to deform without fracturing under stress, and while the limestones are generally hard, associated softer sedimentary units within the Corallian Group can exhibit plastic characteristics.

The nearest borehole to the site within the same identified geographical strata is 1.3km east of the site. This borehole is only 0.8m deep and is noted as including 'Fragments of moderately strong light grey-brown fine grained, occasionally crystalline Limestone'. Contemporary notes within the borehole record state that the borehole was terminated at 0.5m due to 'impenetrable strata'.

Soil characteristics and index properties (shrink / swell potential) can only be determined precisely by laboratory testing of soil samples. However, in this location, the ground at The Old Rectory is expected to be limestone and is not expected to have significant capacity to shrink and swell with changing moisture levels. Therefore, the risk of indirect damage to property caused by soil shrinking and swelling is correspondingly low.

Advisory: 75m West of the site the geology changes and the British Geological Drift Survey 1:50 000 series map indicates Amphill Clay Formation in this area.

3.4 DRAINAGE

I have not looked in the drains or been advised of their being any problem regarding the drains at this time.

It is very unusual for tree roots to physically break underground drains and pipe work. Tree roots are however opportunistic and will grow where conditions are most favourable.

Due to the age of the original property, The Old Rectory is expected to have older drains. A pipe which is cracked and/or has poor joints leaking water into the surrounding soil will promote tree root growth which may then exploit the weakness, and roots may then enter the pipe causing a blockage or further damage to the pipe work.

The removal of the tree in these instances is very rarely required as replacement/repair of faulty drains and pipes with modern materials will usually eliminate the leak and stop the problem from reoccurring.

3.5 TREES

Trees within 18m of the property have been surveyed in detail and the relevant tree / shrub data is presented in [APPENDIX B – TREE INSPECTION DETAIL](#) of this report.

Relevant tree and shrubs have been inspected from ground level and their bases inspected where access is available. In many areas buildings at The Old Rectory are within the identified 'Zone of Influence' for adjacent mature trees.

The mature trees within 18m of the property are full grown and with limited capacity for future growth. Other vegetation within the survey area comprises of younger trees and various clipped trees and shrubs. Regular cutting of shrubs close to property is recommended to maintain a consistent size as part of the ongoing garden maintenance.

I have also undertaken a walk-over visual inspection of trees growing over 18m from the dwelling within the formal gardens of the property. This assessment has identified a number of health and safety works to trees which the future purchaser would wish to be aware of. These works are included in the table [APPENDIX C – ADDITIONAL HEALTH AND SAFETY TREE WORKS](#)

The position of the trees and shrubs within 18m of The Old Rectory and those requiring works and which are over 18m from the property but still within the formal gardens of the property are shown on the Site Plan which is included in [APPENDIX E - SITE PLAN](#) of this report.

3.6 SHRUBS

There are a number of mature shrubs and climbing beds planted in landscaped beds immediately adjacent to the dwelling.

Shrubs around the property include:

Pyracantha
Mahonia
Yew
Cotoneaster
Hydrangea
Symporicarpus
Euonymus
Philadelphus

Climbing plants growing on / adjacent to the property include:

Grape
Wisteria
Ivy
Hydrangea
Jasmine
Clematis
Parthenicissus

Regular cutting of shrubs and climbing plants close to property is recommended to maintain a consistent size. It would be appropriate to maintain the shrubs around the

garden in a clipped form, cutting back to the previous reduction points as part of the ongoing garden maintenance.

3.7 PLANNING CONSIDERATIONS

Planning applications near trees are assessed and determined in accordance with the guidelines and recommendations in BS:5837 2012 'Trees in Relation to Design, Demolition and Construction'. This document calculates a 'Root Protection Area' which would need to be preserved in order to maintain the health of each tree.

Future owners are advised that some trees at The Old Rectory are afforded a certain level of protection under the Conservation Area Legislation and could pose a constraint on any future planning applications to extend the property.

4. SUMMARY

The Old Rectory is a large Grade II listed detached property situated within a substantial property curtilage. The dwelling has a detached outbuilding. The property has a mature and well-maintained garden which includes a number of mature trees and shrubs.

British Geological Survey Data shows the soil in this area to be limestone. While limestone is generally considered to be a stoney non-plastic material and therefore with limited potential to shrink and swell with changing moisture levels, it is also noted that the specific plasticity of any section of the Stanford Formation would depend on the extent of its impurities and degree of weathering. No detailed soil assessment has been made.

The dwelling of the Old Rectory appears outwardly to be in a good state of repair and I am not aware of any current structural issues relating to the dwelling. As an older property, no information is available on foundation depths. However, generally it is reasonable to assume that provided the depth of foundations is appropriate for the site conditions, the risk for tree-related subsidence damage is usually within acceptable margins. This applies to all tree species and all types of soil, however shrinkable.

The Old Rectory is within the 'Zone of Influence' of many of the surrounding trees and shrubs (where data exists). However, the proximity of trees and landscape planting to the property is not exceptional in this area and the risk of vegetation related property damage is considered to be low given the recorded geological strata.

The appearance of any structural defect on a property should always be investigated promptly. If vegetation is implicated in subsidence damage, then early removal of relevant trees may stabilise the situation at little cost. In such circumstances, always contact a qualified structural engineer and Arboriculturist before considering tree removal.

The tree survey has identified some health and safety pruning works which are recommended as part of the general maintenance of trees on site.

APPENDICES

- A. Survey Key
- B. Tree Inspection Details
- C. Essential health and safety tree works
- D. Standards of Tree Care
- E. Site Plan

APPENDIX A – SURVEY KEY

- **Ref:** = Number corresponding to the tree or group number given on the sketch plan.
- **Species** = Species identification of the tree using common and Latin names where relevant, based on a visual assessment carried out whilst on site.
- **Structure:** Tree form and number of stems.
- **Height** = Height visually estimated to nearest metre above adjacent ground level.
- **Stem Diam** = Stem or trunk diameter in mm measured at 1.5m above ground level.
- **Crown Clearance** = Height of canopy clearance above ground level
- **Life Stage**= Age class is chosen from the five following and self-explanatory categories: Young, Young Mature, Mature, Veteran, or Dead.
- **Remaining Contribution:** <10, 10+, 20+, 40+ years based on an assessment of the tree's physiological health.
- **Physiological Condition:** indicates the physiological vitality of the tree as one of the following categories; Good = Healthy full crown; Fair = Average health; Poor = Showing signs of ill health; Dead = No leaves or signs of life.
- **Structural Condition:** indicates the structure and form of the tree as one of the following categories; Good = No structural defects; Fair = Some structural defects; Poor = Significant Structural Defects; Unknown = Where access is not possible to make this assessment.
- **Public Amenity Value:** indicates how visually prominent the tree is from a public viewpoint; High = Visually significant; Moderate = Visible but not significant; Low = Low visual prominence or cannot be seen from a public viewpoint.
- **Inspection limitations:** Factors which prevent a full assessment of the tree(s).
- **Age relative to nearest buildings:** Older, Similar, Younger or Not Known
- **Future growth potential** = an indication as the future growth that can be anticipated from the tree, for example; High = young and vigorous tree capable of significant enlargement in the future. Medium = moribund or middle aged tree with reduced potential for future growth and enlargement. Low = moribund or mature tree with limited potential for future growth or enlargement.
- **Distance from structures** = Distance, in metres, from the trunk centre to significant structures such as the house and / or garage.
- **Influencing distance** of tree in metres – taken from the Institution of Structural Engineers (2000) Subsidence of Low-Rise Buildings. 2nd Edition.

APPENDIX B – SURVEY OF TREES WITHIN 18M DISTANCE OF DWELLING

Ref.	Species	Structure	Measurements	Canopy Spread	General Observations	Other Data	Age relative to dwelling	Future growth potential	Distance from structures	Influencing distance for species	Recommendations for works
G001	Plum x5 (<i>Prunus domestica</i>)	Group	Height (m): 8 Crown Radius (m): 2 DBH (cm): 10 Life Stage: Mature Life Exp.: 40+ Years	N:2 E:2 S:2 W:2	Linear group of slender trees	Growth potential: Medium Public Amenity Value: Low Wildlife Value: Moderate	Younger	Medium	11.5	3-6	No works identified.
G002	Plum x5 (<i>Prunus domestica</i>)	Group	Height (m): 8 Crown Radius (m): 1.5 DBH (cm): 4 Trees: 5 Life Stage: Semi Mature Life Exp.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Linear group of slender trees	Growth potential: Medium Public Amenity Value: Low Wildlife Value: Moderate	Younger	Medium	13	3-6	No works identified.
G003	Plum x3 'Nigra' (<i>Prunus cerasifera</i>) Japanese maple (<i>Acer palmatum</i>) Flowering cherry x2 (<i>Prunus Serrulata</i>)	Group	Height (m): 6 Crown Radius (m): 3 DBH (cm): 10 Trees: 6 Life Stage: Semi Mature Life Exp.: 20+ Years	N:3 E:3 S:3 W:3	Small ornamental trees planted adjacent to access drive.	Growth potential: Low Public Amenity Value: Low Wildlife Value: Low	Younger	Low	10.5	3-6	No works identified.
G004	Cherry plum x2 'Nigra' (<i>Prunus cerasifera</i>)	Hedge	Height (m): 5 Crown Radius (m): 1.5 DBH (cm): 9 Trees: 2 Life Stage: Early Mature Life Exp.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Two small trees planted off-site.	Growth potential: Medium Public Amenity Value: Low Wildlife Value: Low Inspection Limitations: Access	Younger	Medium	2	3-6	No works identified.
G005	Hornbeam x3 (<i>Carpinus betulus</i>) Holm oak (<i>Q. ilex</i>) Flowering cherry x3 (<i>Prunus Serrulata</i>) Tree of heaven (<i>Ailanthus altissima</i>) Aspen (<i>P. tremula</i>) Purple plum x3 (<i>P. cerasifera</i> 'Nigra')	Group	Height (m): 7 Crown Radius (m): 3.5 DBH (cm): 15 Trees: 12 Life Stage: Semi Mature Life Exp.: 40+ Years	N:3.5 E:3.5 S:3.5 W:3.5	Small trees, recent planting. One purple cherry plum looks sickly.	Growth potential: Medium Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	Medium	16	18	No works identified.
G006	False acacia (<i>R. pseudoacacia</i>) Bird cherry x3 (<i>Prunus padus</i>) Holm oak (<i>Quercus ilex</i>) Ash (<i>Fraxinus excelsior</i>) Laurel cherry (<i>P.laurocerasus</i>)	Group	Height (m): 15 Crown Radius (m): 4 DBH (cm): 35 Trees: 6 Life Stage: Mature	N:4 E:4 S:4 W:4	Mixed tree group with cherry laurel understory.	Growth potential: Medium Public Amenity Value: Good Wildlife Value: Good Inspection Limitations: Dense vegetation	Younger	Medium	12.5	18	No works identified.

Ref.	Species	Structure	Measurements	Canopy Spread	General Observations	Other Data	Age relative to dwelling	Future growth potential	Distance from structures	Influencing distance for species	Recommendations for works
H004	Bay tree x4 (<i>Laurus nobilis</i>)	Hedge	Height (m): 5 Crown Radius (m): 1 DBH (cm): 25 Life Stage: Mature Life Exp.: 40+ Years	N:1 E:1 S:1 W:1	Four multi-stem trees, clipped topiary within box parterre.	Growth potential: Medium Public Amenity Value: Low Wildlife Value: Low	Younger	Medium	2.8	3-6	Continue to maintain in clipped form Timescale: 08-Sep-2026 (1 Year)
T001	Fig (<i>Ficus carica</i>)	Tree	Height (m): 4.5 Crown Radius (m): 3 DBH (cm): 8 Stems: 3 Life Stage: Mature Life Exp.: 40+ Years	N:3 E:3 S:3 W:3	Large shrub planted directly at base is property wall. Rooting area covered in tarmac.	Growth potential: Medium Public Amenity Value: Low Wildlife Value: Low	Younger	Medium	0	No data available for species	Reduce by 1m and continue to maintain in reduced form. Timescale: 08-Mar-2026 (6 Months)
T002	Norway maple (<i>Acer platanoides</i>)	Tree	Height (m): 10 Crown Radius (m): 5 DBH (cm): 44 Life Stage: Mature Life Exp.: 10+ Years	N:5 E:5 S:5 W:5	Ivy clad lower trunk. Heavily crown lifted. Sickly tree lacking vitality. Dieback in crown.	Growth potential: Low Public Amenity Value: Moderate Wildlife Value: Moderate Inspection Limitations: Dense ivy	Younger	Low	9	12	Sever ivy and reinspect base paying particular attention for <i>Kretzschmaria deusta</i> . Timescale: 08-Dec-2025 (3 Months)
T003	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 7 Crown Radius (m): 3.5 DBH (cm): 40 Life Stage: Mature Life Exp.: 40+ Years	N:3.5 E:3.5 S:3.5 W:3.5	Mature tree with cherry laurel understory.	Growth potential: Medium Public Amenity Value: Moderate Wildlife Value: Moderate Inspection Limitations: Dense vegetation	Younger	Medium	11.5	5	No works identified.
T004	Maple (<i>Acer sp.</i>)	Tree	Height (m): 16 Crown Radius (m): 7.5 DBH (cm): 56 Life Stage: Mature Life Exp.: 20+ Years	N:7.5 E:7.5 S:7.5 W:7.5	Ivy clad tree with multi-stem sycamore at base. High crown -may be Acer cappadocicum or sickly sycamore with stunted foliage. Deadwood in crown. Heavily crown lifted.	Growth potential: Low Public Amenity Value: Good Wildlife Value: Good Inspection Limitations: Ivy and dense vegetation	Younger	Low	11.5	12	Sever ivy and inspect base. Timescale: 08-Sep-2026 (1 Year)
T005	Holm oak (<i>Quercus ilex</i>)	Tree	Height (m): 17 Crown Radius (m): 7.5 DBH (cm): 65 Life Stage: Mature Life Exp.: 40+ Years	N:7.5 E:7.5 S:7.5 W:7.5	Mature tree. Restricted access to base. Where accessible bark is intact. Twin stem from 2m. Weak fork with large area of included bark to 0.8m. High, asymmetrical crown due to proximity of adjacent trees.	Growth potential: Low Public Amenity Value: Good Wildlife Value: Good Inspection Limitations: Ivy and dense vegetation	Younger	Low	12.2	18	Monitor fork as part of ongoing garden maintenance for signs of separation. Timescale: 08-Sep-2026 (1 Year)
T006	Copper beech (<i>Fagus sylvatica purpurea</i>)	Tree	Height (m): 17 Crown Radius (m): 7 DBH (cm): 51 Life Stage: Mature Life Exp.: 40+ Years	N:7 E:7 S:7 W:7	Roots lifting block pave driveway. Base clear, bark intact. No fungal fruiting bodies evident. Asymmetrical canopy overhangs dwelling.	Growth potential: Low Public Amenity Value: Good Wildlife Value: Good	Younger	Low	4.5	9	Regular cutting back of crown required to clear roof. Timescale: 08-Sep-2028 (3 Years)

Ref.	Species	Structure	Measurements	Canopy Spread	General Observations	Other Data	Age relative to dwelling	Future growth potential	Distance from structures	Influencing distance for species	Recommendations for works
T007	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 9 Crown Radius (m): 3.5 DBH (cm): 58 Life Stage: Mature Life Exp.: 40+ Years	N:3.5 E:3.5 S:3.5 W:3.5	Stumps at base where smaller trunks removed. Dead ivy on trunk. Previously topped at 5m, New canopy grown from previous cut branches.	Growth potential: Medium Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	Medium	3.7	5	No works identified.
T008	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 12 Crown Radius (m): 2 DBH (cm): 20 Life Stage: Early Mature Life Exp.: 40+ Years	N:2 E:2 S:2 W:2	Fair form. Dieback and drought stress in upper crown.	Growth potential: Low Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	Low	5	4-5	No works identified.
T009	Persian ironwood (<i>Parrotia persica</i>)	Tree	Height (m): 3.5 Crown Radius (m): 1 DBH (cm): 6 Life Stage: Young Life Exp.: <10 years	N:1 E:1 S:1 W:1	Small tree, recent planting. Foliage mostly dead. Limited green shoots. Likely to be caused by drought stress.	Growth potential: Low Public Amenity Value: Low Wildlife Value: Low	Younger	Low	4.5	No data available for species	No works identified.
T010	Staghorn sumac (<i>Rhus typhina</i>)	Tree	Height (m): 3 Crown Radius (m): 1.5 DBH (cm): 5 Life Stage: Early Mature Life Exp.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Large shrub /a small tree. Phytotoxic sap. Although this plant shows no sign of doing so, this species can sucker profusely & become invasive.	Growth potential: Medium Public Amenity Value: Low Wildlife Value: Low	Younger	Medium	10.5	No data available for species	No works identified.
T011	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	Tree	Height (m): 15 Crown Radius (m): 3.5 DBH (cm): 50 Life Stage: Over Mature Life Exp.: <10 years	N:3.5 E:3.5 S:3.5 W:3.5	Large tree close to property. Multi-stem with three main trunks from 1m. Topped stems at 2m. Branch tips close to property. Foliage browning off. Further decline likely	Growth potential: Low Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	Low	1.7	3-4	Tree will need to be removed if decline proves terminal. Timescale: 08-Sep-2028 (3 Years)
T012	Golden king holly (<i>Ilex x altaclarensis</i>)	Tree	Height (m): 11 Crown Radius (m): 2.5 DBH (cm): 60 Life Stage: Mature Life Exp.: 40+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Mature tree, ivy clad. Three stems from 0.5m. asymmetrical crown due to proximity of T011.	Growth potential: Low Public Amenity Value: Low Wildlife Value: Moderate Inspection Limitations: Ivy	Younger	Low	5.5	3	No works identified.
T013	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	Tree	Height (m): 11 Crown Radius (m): 1.5 DBH (cm): 25 Stems: 5 Life Stage: Mature	N:1.5 E:1.5 S:1.5 W:1.5	Fastigate multi-stem tree.	Growth potential: Low Public Amenity Value: Low Wildlife Value: Moderate Inspection Limitations: Dense vegetation	Younger	Low	17.5	3-4	No works identified.
T014	Sweet gum (<i>Liquidambar styraciflua</i>)	Tree	Height (m): 3.5 Crown Radius (m): 0.5 DBH (cm): 45 Life Stage: Young Life Exp.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Small ornamental on far side of pond area.	Growth potential: High Public Amenity Value: Low Wildlife Value: Low	Younger	High	13.5	No data available for species	No works identified.
T015	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 10 Crown Radius (m): 5 DBH (cm): 32 Life Stage: Early Mature Life Exp.: 20+ Years	N:5 E:5 S:5 W:5	Early mature Ash. Localised Dieback in canopy. Pests and Diseases: Ash Health Class 1 - 100%-75% remaining canopy	Growth potential: Low Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	Low	18	10	No works identified.

Ref.	Species	Structure	Measurements	Canopy Spread	General Observations	Other Data	Age relative to dwelling	Future growth potential	Distance from structures	Influencing distance for species	Recommendations for works
T016	Weeping willow (<i>Salix babylonica</i>)	Tree	Height (m): 5.5 Crown Radius (m): 3 DBH (cm): 30 Life Stage: Early Mature Life Exp.: 40+ Years	N:3 E:3 S:3 W:3	Fair form and vitality	Growth potential: High Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	High	15.5	18	No works identified.
T017	Blue cedar (<i>Cedrus atlantica glauca</i>)	Tree	Height (m): 18 Crown Radius (m): 9 DBH (cm): 100 Life Stage: Mature Life Exp.: 40+ Years	N:9 E:9 S:9 W:9	Mature tree, intrinsic south character of dwelling. Base clear, bark intact. Girdling root. No fungal fruiting bodies evident or audible decay. Pruning cuts on trunk from previous canopy lift. Cavity at top of trunk associated with stem failure. Needle density healthy. Minor deadwood.	Growth potential: Low Public Amenity Value: High Wildlife Value: Good	Younger	Low	11.8	No data available for species	Monitor base for fungi. Timescale: 08-Sep-2026 (1 Year)
T018	Judas tree (<i>Cercis siliquastrum</i>)	Tree	Height (m): 5 Crown Radius (m): 3 DBH (cm): 10 Life Stage: Early Mature Life Exp.: 40+ Years	N:3 E:3 S:3 W:3	Attractive small ornamental tree.	Growth potential: Low Public Amenity Value: Low Wildlife Value: Low	Younger	Low	16.5	No data available for species	No works identified.
T019	Sweet gum (<i>Liquidambar styraciflua</i>)	Tree	Height (m): 3 Crown Radius (m): 1.5 DBH (cm): 6 x2 Life Stage: Early Mature Life Exp.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Two stems from ground level. Canker on lower trunk. Tree lacks vigour	Growth potential: Low Public Amenity Value: Low Wildlife Value: Low	Younger	Low	15.5	No data available for species	No works identified.
T020	Hornbeam 'Fastigiata' (<i>Carpinus betulus 'Fastigiata'</i>)	Tree	Height (m): 10 Crown Radius (m): 4.5 DBH (cm): 31 Life Stage: Mature Life Exp.: 40+ Years	N:4.5 E:4.5 S:4.5 W:4.5	Dense branching from 2m commensurate with cultivar.	Growth potential: Low Public Amenity Value: Moderate Wildlife Value: Good	Younger	Low	5	No data available for species	No works identified.
T021	Rowan (<i>Sorbus aucuparia</i>)	Tree	Height (m): 4.5 Crown Radius (m): 2.5 DBH (cm): 12 Life Stage: Mature Life Exp.: 40+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Small ornamental	Growth potential: Low Public Amenity Value: Low Wildlife Value: Low	Younger	Low	12	5-7	No works identified.
T022	Rowan (<i>Sorbus aucuparia</i>)	Tree	Height (m): 5 Crown Radius (m): 2 DBH (cm): 12 Life Stage: Mature Life Exp.: 40+ Years	N:2 E:2 S:2 W:2	Small ornamental	Growth potential: Low Public Amenity Value: Low Wildlife Value: Low	Younger	Low	13	5-7	No works identified.
T023	Common walnut (<i>Juglans regia</i>)	Tree	Height (m): 11 Crown Radius (m): 5 DBH (cm): 39 Life Stage: Mature Life Exp.: 40+ Years	N:5 E:5 S:5 W:5	Swept stem. Broad crown. Foliage slightly sparse. Moderate vitality.	Growth potential: Medium Public Amenity Value: Moderate Wildlife Value: Moderate	Younger	Medium	19.5	8	No works identified.

APPENDIX C – ADDITIONAL HEALTH AND SAFETY TREE WORKS

Ref.	Species	Survey Notes	Works	Timescale
G023	Mixed species	Specimen mature trees. Species include Lime, Holm Oak, Yew. Some deadwood in canopies which future occupants may wish to remove.	Remove deadwood	Within 12 months
T024	Norway Maple	Ivy clad tree. Parking and driveway at base. Twin stems from ground level. Large, raised roots on NE side suggests tree may have suffered partial rootplate failure in the past. No fungal fruiting bodies evident. Cavity 400mm deep on north side. Decay under roots Dieback in crown - major deadwood. Tree has limited safe useful life expectancy & basal decay.	Fell to ground level.	Within 3 months
T025	Holm Oak (<i>Quercus ilex</i>)	Twin stem trees. Two stems are approximately 650mm diameter at 1.5m above ground level. Large open cavities on north + west side of trunks. Audible decay around base and lower trunk. Multiple decay fungal fruiting bodies of - <i>Ganoderma adspersum</i> . Very broad crown. Leaning stems over driveway and garden. Previously reduced crown with 5- 6m new growth on previous reduction points. foliage dense + even.	Reduce crown by 3- 5 m to reduce exposure & weight of crown above point of decay and associated risk of stem failure.	Within 3 months
T026	Lime (<i>Quercus ilex</i>)	Multi-stem tree(s) from ground level. Restricted access to base. Included bark between stems. Base obscured by dense epicormic growth. Crown healthy.	Remove epicormic growth as part of ongoing garden maintenance to allow visual assessment of lower trunks & forks.	Within 6 months
G027	Holm Oak (<i>Quercus ilex</i>)	Pleached Hornbeam group planted for screening All trees in group girdled by wire straps and plastic ties which are girdling trunks & branches. This will eventually kill off individual branches and trees.	Remove wire & plastic ties to allow trees to thrive	Within 3 months

APPENDIX D - STANDARDS OF TREE CARE

TREE WORKS BEST PRACTICE

All tree works should be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

You are advised to use a properly qualified and experienced company will be employed who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk.

Vehicles should not be driven beyond the existing driveway onto unprotected at any time where they may compact the ground and damage tree roots.

Climbing spikes must not be used whilst undertaking any form of works on living trees.

The recommended canopy reduction should be undertaken in mid-late Summer (late June – early September) when the tree's energy reserves are at their height or during the Winter months of December – February during the period of dormancy. This takes into account the tree's phenological cycle in order to avoid works when the tree is more vulnerable and subsequent unnecessary detriment to the tree as a result of the pruning work.

PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

APPENDIX E - SITE PLAN



© Crown copyright 2025 Ordnance Survey 100053143