



Prepared by:	Conservation Contractors Ltd
Address:	End Farm, Marston, Devizes, Wilts, SN10 5SR
Work Package:	Yew Tree Lodge, 17-19 Redlanss Rd , Reading RG1 5HX
Site Name/Order No:	966
Inspector's Name:	Conservation Contractors
Date of Report:	11-09-2023

Executive Summary:

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This tree and woodland survey was undertaken by a qualified inspector from ground level. It is advised that following any extreme weather conditions any damaged tree or tree movement that has occurred and noticed by persons on site or ground staff is reported to the surveyor for further advice or a revisit if required.

Keys:

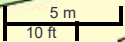
Condition	Definition
Good	Good - Healthy full crown, long life expectancy, no significant defects.
Fair	Fair - Generally healthy, some thinning in the crown, with defects of low significance.
Poor	Poor - Lacking vigour, poor leaf cover, with significant defects.
Dangerous	Dangerous - Urgent removal required
Dead	Dead

Treework Priority	Definition
1	Within 2 weeks
2	Within 1 month
3	Within 6 months
4	Within 1 year

Category	Definition	BS5837 Classification
A		Trees of high quality and value capable of making a significant contribution to the area for 40 or more years.
B		Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years.
C		Trees of low quality, adequate for retention for a minimum of 10 years expecting new planting to take place; or young trees that are less than 15 cms in diameter which should be considered for re-planting where they impinge significantly on the proposed development.
U		Unretainable
?		Category not known

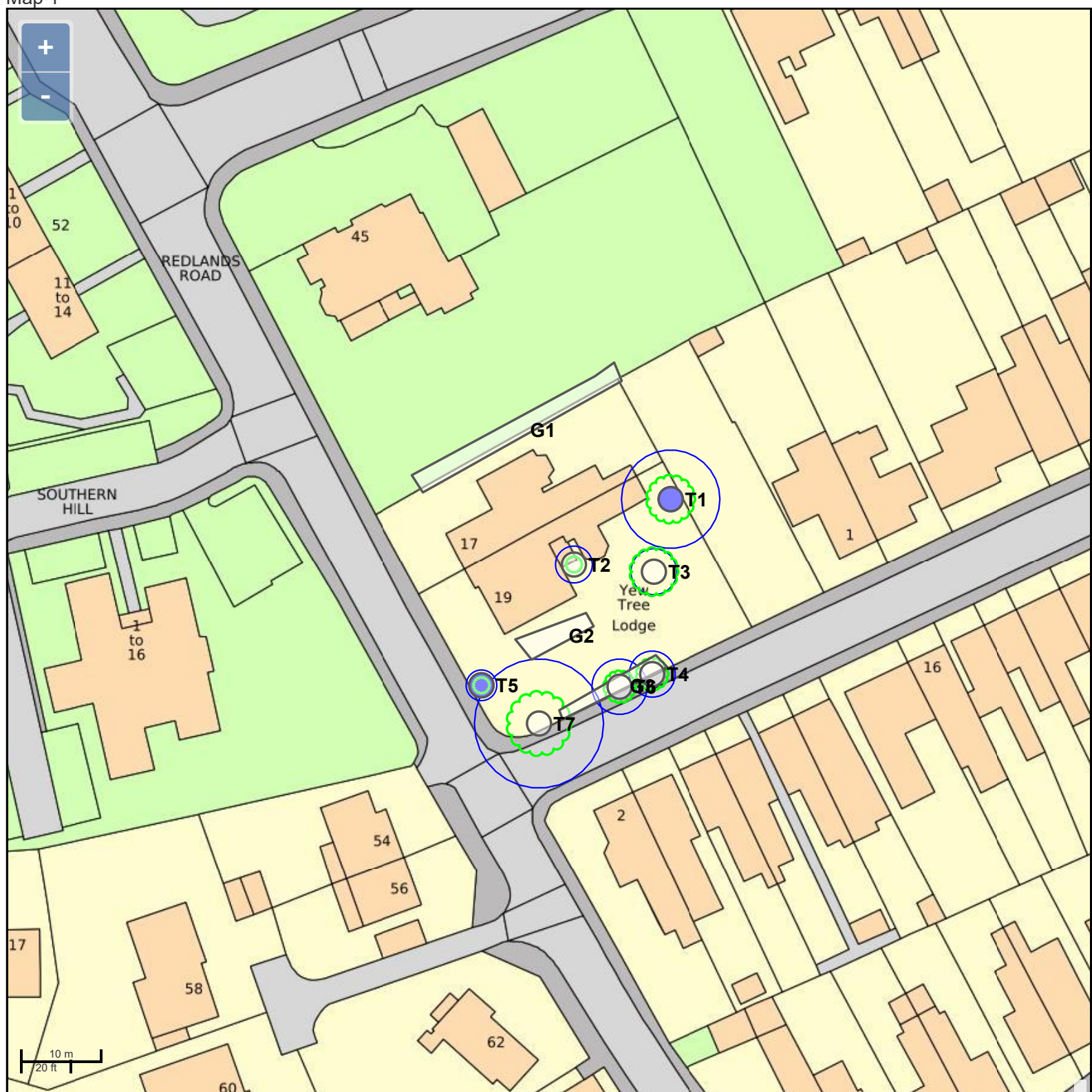
Subcategory	Definition
1	Mainly arboricultural values
2	Mainly landscape values
3	Mainly cultural values, including conservation

No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
G1	Mixed Species (group)	12	Mature	18-05-2026	3	4
	KT ASSET ID 110124841 SPECIES Mixed Species 100% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS Mature GENERAL OBSERVATIONS Trees are growing in neighbouring property. Unable to inspect base of trees. Canopy of tilea spp and taxus spp have over extended branches over car park. USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Other (Reduce canopy of taxus spp by 2m Reduce tilea spp by 3m over car park. Remaining trees in group reduce to wall) Priority 3			
T1	Quercus ilex (Holm Oak)	8	EarlyMature	18-05-2026	4	3
	GENERAL OBSERVATIONS Multi stemmed from ground level. Tree canopy is over hanging building and growing around bt cables. Tight unions throughout canopy CATEGORY B ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY >40 years ; KT ASSET ID 110124833 ; STEM DIAMETERS 20cm ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE £14727 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Other (Reduce canopy by 2m. Clear from building and bt lines by 2m.) Priority 4			
T2	Pyracantha (Firethorn)	6	SemiMature		4	2
	GENERAL OBSERVATIONS Tree is growing up side of building. PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY <10 years ; KT ASSET ID 110124842 ; STEM DIAMETERS 20cm ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE £389 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Fell Tree Priority 4			
T3	Prunus avium (Wild Cherry)	6	SemiMature	18-05-2026	4	2
	GENERAL OBSERVATIONS Twin stemmed from 1m. Main union is poor with included bark. Canopy is growing over bt lines. PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; KT ASSET ID 110124834 ; STEM DIAMETERS 25cm ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE £2907 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Other (Reduce canopy by 2m. Clear bt line by 1.5m) Priority 4			
G2	Taxus baccata (Yew) (group)	4	SemiMature	18-05-2026	4	2
	KT ASSET ID 110124835 SPECIES Taxus baccata (Yew) 95% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS SemiMature GENERAL OBSERVATIONS Trees are growing as hedge. SPECIES Mixed broadleaf 5% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS SemiMature GENERAL OBSERVATIONS Growing as hedge USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Other (Maintain as hedge) Priority 4			
G3	Mixed broadleaf (group)	4	SemiMature	18-05-2026	4	2
	KT ASSET ID 110124840 SPECIES Mixed broadleaf 100% PHYSICAL CONDITION Fair STRUCTURAL CONDITION Fair AGE CLASS SemiMature GENERAL OBSERVATIONS Group is comprised of Holm oak and Budleigh. USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Other (Coppice Budleigh and maintain yearly.) Priority 4			
T4	Acer pseudoplatanus (Sycamore)	12	SemiMature	18-05-2026	4	4
	GENERAL OBSERVATIONS Ivy on stem and around main union making inspection difficult. Main union has included bark PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; KT ASSET ID 110124839 ; STEM DIAMETERS 25cm ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE £2907 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Raise Crown (2.5 over footpath) Priority 4; Sever ivy Priority 4; Reduce Crown (Meters 2m) (Reduce co dominant stem) Priority 4			
T5	Taxus baccata (Yew)	5	Young	18-05-2026		0
	GENERAL OBSERVATIONS CATEGORY B1 ; PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY >40 years ; KT ASSET ID 110124836 ; STEM DIAMETERS 10cm, 12cm ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE £1491 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		NO WORKS REQUIRED AT THE TIME OF INSPECTION			
T6	Fraxinus excelsior (Ash)	8	SemiMature		4	2
	GENERAL OBSERVATIONS Multi stemmed from 1m. Main union has included bark. Die back in canopy. PHYSICAL_CONDITION Poor ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY <10 years ; KT ASSET ID 110124838 ; STEM DIAMETERS 30cm ; CAVAT FUNCTIONAL VALUE 25% ; CAVAT CASH VALUE £471 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Fell Tree Priority 4			
T7	Pinus spp (Pine species)	18	Mature	18-05-2026	3	9
	GENERAL OBSERVATIONS Ivy covered stem making inspection difficult. Over extended branches in canopy. Hanging branch North West facing at 6m deadwood in canopy. PHYSICAL_CONDITION Fair ; STRUCTURAL_CONDITION Fair ; LIFE EXPECTANCY 20-40 years ; KT ASSET ID 110124837 ; STEM DIAMETERS 70cm ; CAVAT FUNCTIONAL VALUE 50% ; CAVAT CASH VALUE £21620 ; USER NAME Conservation Contractors; LAST INSPECTED 18-05-2023		PRELIMINARY RECOMMENDATIONS Other (Remove hanging branch.) Priority 3; Sever ivy Priority 3; Reduce Crown (Meters 3m) Priority 3; Remove Deadwood (Degree Moderate) Priority 3			



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Map 1



MapNo: G1 KTId: 110124841
Date: 2023-05-18



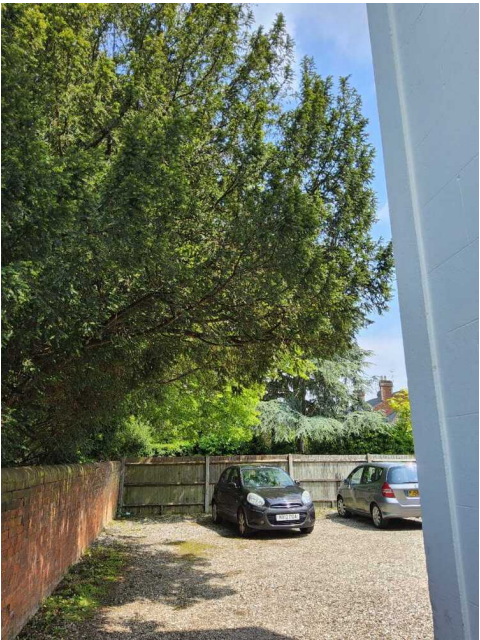
Cut back to wall.

MapNo: G1 KTId: 110124841
Date: 2023-05-18



Trees to reduce

MapNo: G1 KTId: 110124841
Date: 2023-05-18



Trees to reduce