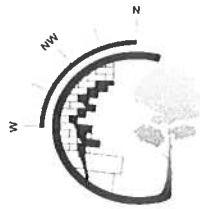


Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

APPENDIX 1



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

APPENDIX 2

Emmbrook Court 2024 Visual Tree Assessment - Ref: PB/VTa-24/07.19

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
T424	T79	Oak	24	15	Twin stemmed from 4 metres AGL, canopy slightly weighted to west due to pruning off building to east, high value feature tree. Advanced inspection with decay detection was carried out 2 May 2023 ¹	No work required at this time	N/A	Winter 2026
T425	T3	Yew	10	6	Congested unions at 3 metres AGL	No work required at this time	N/A	Winter 2026
T426	T4	Sycamore	18	9	Twin stemmed at base. Canopy biased to north	No work required at this time	N/A	Winter 2026
T427	T5053	Ash	18	8	Lower stem leaning east, canopy biased to east with congested union at 10 metres AGL	No work required at this time	N/A	Winter 2026
T428	T5054	Sycamore	18	8	Multi stemmed at base, canopy biased to south overhanging neighbours garden and shed. Previous height reduction on south side to 3-4m AGL	Crown lift south side to 4m AGL, and height reduction as previously	12 months	Winter 2026
T429	n/a	Sycamore	15	6	Multi stemmed at base, asymmetric canopy biased	No work required at this time	12 months	Winter 2026
G430	G5058	Sycamore	15-18	5	Group of single and co-dominant stemmed sycamore located on southern boundary, basal suckers, weak unions at base, canopies biased to south, overhanging neighbouring gardens	No work required at this time	N/A	Winter 2026
T431	n/a	Cherry cult.	4	3	Ceremonial tree. ' <i>Sheraton cherry; Shiro-fugen</i> '	No work required at this time	N/A	Winter 2026
T432	T5	Ash	20	8	Ash die-back within canopy, monitor for signs of decline	No work required at this time	N/A	Winter 2026
G433	G8	Field maple & sycamore	12-16	8	Small group of trees in fair condition	No work required at this time	N/A	Winter 2026

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
G434	G9	Birch	10-13	3	Small group of birch in fair condition with no obvious defects. Stem nearest road has dieback at top of canopy	No work required at this time	N/A	Winter 2026
G435	G5059	Mixed			Mixed wooded group of low-quality self-seeded trees, ash, sycamore, aspen with laurel and occasional cypress around an attenuation pond; has a high value ecological habitat	No work required at this time. [Long term management to consider thinning out the trees to let light into pond and allow establishment of native woody shrubs]	N/A	Winter 2026
T436	T84	Ash	11	6	Two multi stemmed ash stools, recently topped with poor form and poor unions	No work required at this time	N/A	Winter 2026
T437	T11	Sycamore	22	8	Single stem. Fair form and structure, minor deadwood within canopy	No work required at this time	N/A	Winter 2026
T438	T12	Lime	25	8	Good form and structure with no obvious defects	No work required at this time	N/A	Winter 2026
T439	T13	Horse chestnut	25	5	Single stem. Hollow intonations returned from east side at base. Good leaf density. Minor infestation Horse chestnut leaf miner (HCLM). Advanced inspection with decay detection was carried out on 7 March 2022 ²	No work required at this time	N/A	Winter 2026
T440	T14	Horse chestnut	18	7	Basal suckers, fair form and structure. Minor infestation HCLM. Small vertical wound southeast 2.1m AGL, good occlusion, minor weeping; bacterial wetwood, also known as slime flux.	No work required at this time	N/A	Winter 2026
T441	T15	Oak	19	10	Stem leaning and canopy weighted to southwest, minor deadwood within canopy	No work required at this time	N/A	Winter 2026
T442	T5055	Ash	20	8	Slender stem leaning south, minor dieback and deadwood within canopy	No work required at this time	N/A	Winter 2026

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
T443	T16	Oak	18	8	Stem leaning south, asymmetric canopy biased to south. Canopy dieback evident and minor deadwood within canopy. Loss of fine branching and leaf density	No work required at this time	N/A	Winter 2026
G444	G17	Ash	20	4	Slender form with high canopies, eastern tree bifurcated at 2 metres AGL	No work required at this time	N/A	Winter 2026
T445	T5056	Ash	20	8	Minor deadwood within asymmetric canopy biased to east	No work required at this time	N/A	Winter 2026
T446	G19	Ash	19	6	Two ash trees, southern tree has an almost fully occluded wound to stem eastern side	No work required at this time	N/A	Winter 2026
T447	T20	Horse chestnut	24	6	Cavity at base to south side, but good intonation with sounding mallet. Fair form and structure. Minor infestation HCLM	No work required at this time	N/A	Winter 2026
T448	T21	Horse chestnut	20	8	Wound southern side, 0.5-0.7m AGL, fair rib occlusion. Minor infestation HCLM	No work required at this time	N/A	Winter 2026
T449	T22	Oak	17	6	Leaning toward west. Major deadwood within canopy, tree in decline. Top stem west 11m AGL dead	Remove deadwood >175mm, top stem west 11m AGL	12 months	Winter 2026
T450	T23	Horse chestnut	7	3	Damage to north side from base to 1 metre AGL with decay and cavity in stem. Recently topped at 8m AGL. Advanced inspection with decay detection was carried out on 7 March 2022 ³	Monitor decay and cavity at base. No work required at this time	N/A	Winter 2026
T451	T24	Horse chestnut	9	1	Dead. Topped at 9m AGL as totem. Habitat hole	No work required at this time	N/A	Winter 2026
T452	T25	Turkey oak	31	7	Single stem. Fair form and condition. Good quality landscape tree	No work required at this time	N/A	Winter 2026
T453	n/a	Redwood	13	3	Single stem. Fair form and condition	No work required at this time	N/A	Winter 2026

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
T454	n/a	Blue Atlas cedar	10	3	Single stem. Fair form and condition	No work required at this time	N/A	Winter 2026
T455	T27	Horse chestnut	13	4	Decay to north side, bleeding canker on stem, tree in decline	No work required at this time	N/A	Winter 2026
T456	T28	Turkey oak	32	9	Single stem. Fair form and condition. Buttressing around base, substantial landscape tree	No work required at this time	N/A	Winter 2026
T457	T29	Lime	20	8	Single stem. Basal suckers, minor deadwood within canopy typical of species and age	Prune to remove basal suckers	12 months	Winter 2026
G458	T41	Sycamore	19	5	Two trees. North stem; damage and cavity to north buttress root and in lower stem. South stem; single stem, fair form and condition	Monitor progress of decay. No work required at this time	N/A	Winter 2026
G459	G40	Robinia x5	23	3.5	Small group of woodland grown Robinia pseudoacacia trees, typical for woodland grown trees with slender stems and high canopies	No work required at this time	N/A	Winter 2026
G460	G5057	Ash, elm	19	10	Small mixed group, southern tree multi stemmed at base. Poor access to stems. (Tag on tree on north side)	No work required at this time	N/A	Winter 2026
T461	T73	Hornbeam	24.5	10	Fair form and structure, normal for species. Heavily branched from 7m AGL on west side	No work required at this time	N/A	Winter 2026
G462	G77	Group	13	6	Small group of beech and sycamore on boundary, tight unions within canopy to south	No work required at this time	N/A	Winter 2026
G463	n/a	Yew	13	5	Single stem. Fair form, 'thin' needle density	No work required at this time	N/A	Winter 2026
G464	G39	Robinia x2	23	6	Slender stems, minor deadwood within high canopies, typical of species and age.	No work required at this time	N/A	Winter 2026
T465	T30	Horse chestnut	24	7	Leaning slightly to west. Minor infestation HCLM	No work required at this time	N/A	Winter 2026
T466	T33	Sycamore	18	6	Poor suppressed form, leaning and weighted to west	No work required at this time	N/A	Winter 2026

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
T467	T35	Hornbeam	15	4	Single stem. Well-formed sparse canopy	No work required at this time	N/A	Winter 2026
T468	T34	Horse chestnut	20	8	Single stem. Fair form and condition. Minor deadwood within canopy. Minor infestation HCLM	No work required at this time	N/A	Winter 2026
T469	T37	Horse chestnut	26	8	Heavy buttressing around base, deadwood and lost limbs within canopy, one at 9m AGL west with cavity into stem. tree in decline	No work required at this time	N/A	Winter 2026
T470	T38	Sycamore	17	6	Single stem. Buttressing at base. Severe decline in canopy; 30-35% of normal branch density and leaf cover. Some bleeding lesions, possibly Phytophthora sp.	No work required at this time	N/A	Winter 2026
T471	T83	Oak	12	4	Growing through fence, damage and minor deadwood within canopy	No work required at this time	N/A	Winter 2026
T472	T42	Horse chestnut	17	6	Single stem, leaning eastward. Minor infestation HCLM within sparse canopy	No work required at this time	N/A	Winter 2026
T473	T43	Horse chestnut	22	8	Cavity and decay to base south side, hollow intonations. Historical crown reduction. Advanced inspection (decay detection) was carried out on 7 March 2022 ⁴	No work required at this time	N/A	Winter 2026
T474	T44	Hornbeam	22	6	Twin stemmed at 5 metres AGL. Fair from and condition	No work required at this time	N/A	Winter 2026
G475	G81	Mixed broadleaves	8	2	Group along western boundary	No work required at this time	N/A	Winter 2026
T476	T45	Beech	23	8	Fair form and structure, minor deadwood within upper canopy	No work required at this time	N/A	Winter 2026
T477	T46	Oak	21	7	Well formed stem, suppressed canopy on north side (due to canopy of 478 which is now removed) with minor deadwood	No work required at this time	N/A	Winter 2026

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Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
T478	T47	Red oak	5	0	5 metre monolith, fungal fruiting bodies around basal area	No work required at this time	N/A	Winter 2026
T479	T48	Horse chestnut	19	12	Leaning heavily with asymmetric canopy biased to west	Reduce end weighting of limbs adjacent to road	3 months	Winter 2026
T480	T52	Hornbeam	13	8	Suppressed form and canopy	No work required at this time	N/A	Winter 2026
T481	T50	Turkey oak	26	15	Single stem. Epicormic growth over stem, Minor deadwood within canopy	No work required at this time	N/A	Winter 2026
T482	T49	Horse chestnut	21	6	Lost limb at 20 metres AGL, habitat holes and sparse canopy, tree in decline, minor infestation HCLM	Monitor condition. No work required at this time	N/A	Winter 2026
T483	T57	Turkey oak	28	15	Single stem, fair form and condition.	No work required at this time	N/A	Winter 2026
T484	T55	Oak	9	5	Damage to north side at 0.5 metres AGL, poor suppressed form, with top of canopy torn out	No work required at this time	N/A	Winter 2026
T485	T56	Oak	18	10	Epicormic growth over stem, upper stem and asymmetric canopy biased to west	No work required at this time	N/A	Winter 2026
T486	T58	Lime	18	6	Basal suckers, twin stemmed at 5 metres AGL	No work required at this time	N/A	Winter 2026
T487	T61	Oak	22	10	Buttressing at base; fox sett underneath tree. Asymmetric canopy biased to west. Deadwood <125mm diam within lower canopy. Hazard beam west 12m AGL over woodland area with no public access.	No work required at this time	N/A	Winter 2026
T488	T60	Horse chestnut	23	10	Fair form and structure with minor infestation HCLM within canopy	No work required at this time	N/A	Winter 2026
T489	T63	Horse chestnut	17	12	Poorly formed canopy weighted to west	No work required at this time	N/A	Winter 2026

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Observations	Recommendations	Priority	Next Inspection
T490	T64	Turkey oak	26	7	Well formed stem with asymmetric canopy biased to west. Deadwood <175mm diameter over woodland area with no public access. Some torn out lost limbs.	No work required at this time	N/A	Winter 2026
T491	T67	Turkey oak	27	7	Well formed stem, major branch union at 12 metres AGL fairly formed, canopy weighted to west. Lower stem, west, bleeding due to slime flux	No work required at this time	N/A	Winter 2026
T492	T70	Lime	8	3	Basal suckers, 9 metre monolith. No access to base of tree, therefore incomplete assessment	Clear undergrowth around stem to facilitate future inspection	12 months	Winter 2026

Key to abbreviations: AGL = Above ground level cult. = cultivar diam. = diameter m = metre N/A = not applicable

Trees removed since previous assessment:

T5052	Ash	FELLED
T7	Willow	FELLED
T75	Ash	FELLED

Footnotes from separate advanced inspections with decay detection

Tag Number (NEW)	Tree Number (OLD)	Species	Height (m)	Tree Spread radius (m)	Data from previous inspection
¹ T424	T79	Oak	24	15	Advanced inspection with decay detection was carried out 2 May 2023 Findings and opinion: There was no visible sign of movement around the base of the tree, no mounding of soil, soil heave or cracking of the soil was observed, and the tree appears stable at the time of inspection. Some lift of the pavements was observed to the west, but this is not considered to be a result of root plate movement. The soil around the base of the tree was removed where possible to a depth of approximately 20 millimetres and no biotic or abiotic pathogens were observed, the base and stem of the tree were free of any fungal fruiting bodies. The stem of the tree was tested with a nylon mallet to a height of approximately 2 metres above ground level (AGL), no hollow intonations were returned, and the bark is true to form and firmly attached. The tree becomes twin stemmed at approximately 7 metres AGL with a good tensile union with no obvious defects or sign of movement. Minor swelling was observed on the south stem as well as black staining running from 7-8 metres AGL on the south side, see Figures 1 and 2 on page 3. We accessed the area of the swelling and staining by means of a ladder and the area was tested with a nylon mallet and drilled with the Resi PD400 micro drill. No hollow intonations were returned and the results from the micro drilling (measurement 1) show no signs of decay at the test location. The black staining observed on the stem appears to be flux like discolouration and has not affected the stability of the southern stem at this time. The crown is overall well-formed although slightly weighted to the western side with no obvious defects. Bud development is normal for species and when observed through binoculars there was no evidence of any biotic or abiotic pathogens. Advanced inspection with decay detection was carried out 7 March 2022 Findings and opinion: T13 was drilled a total of eight times (measurements 13-20). The results from the micro drillings indicate that there is a cavity present at the base of the tree to the north and eastern side (measurements 13 and 14). Decay was also observed to the south and western side of the tree (measurements 15 and 16) this is most likely a result of decay spreading within the base of the tree. Four drillings were conducted at 1.5 metres AGL to ascertain if the decay has spread up the stem (measurements 17-20). The results indicate that the decay has not spread up the stem to the height tested. Some drops in amplitude (wood structure) were detected to the east and north side (measurements 17 and 18). These drops in amplitude are most likely defects within the wood such as resin pockets, cracks or small cavities and do not affect the stability
² T439	T13	Horse chestnut	25	5	02.05.2023 Recommendations No remedial work is required at this time. The tree should be monitored for signs of decline. It is acceptable for staff and grounds staff to monitor the tree as they should be sufficiently experienced to identify a dead or dying tree, however, should the tree show an accelerated decline, or should any fungal fruiting bodies appear a suitably qualified person must be contacted for advice. The tree should be inspected again as part of the sites regular inspection process, recommended for the summer of 2024. 07.03.2022 Recommendations T13 has been reduced in the past and any further reduction could have a detrimental effect on the health of the tree should its photosynthetic cross section be further reduced. It is therefore recommended that no work is carried out to the tree at the present time and the tree is further inspected within 12-18 months.

					of the stem.	
3 T450	T23	Horse chestnut	7	3	Advanced inspection with decay detection was carried out 7 March 2022 Findings and opinion: T23 was drilled a total of 6 times. Four drillings were conducted around the base of the tree at the cardinal points (measurements 23-26), two further drillings were conducted at 1.5 metres AGL (measurements 27 and 28). The drillings conducted around the base reveal that there is decay present to the north, west and south sides, the micro drilling conducted to the eastern side (measurement 24) show an inconsistent reading. This inconsistent reading is often an indication of the early signs of decay. The readings returned from measurements 27 and 28 conducted at 1.5 metres AGL also show some inconsistent readings with drops in amplitude (wood structure) again indicating the early signs of the decay spreading up the stem. The tree has an overall poorly formed crown that is weighted to the west and remedial measures are required to mitigate any potential failure.	07.03.2022 Recommendations It is recommended that the tree is reduced to a 15-metre pole. Work should be carried out within 6 months of the date of this report.
4 T473	T43	Horse chestnut	22	8	Advanced inspection with decay detection was carried out 7 March 2022 Findings and opinion: T43 was drilled a total of eight times. Due to the large cavity observed at the base of the tree it was decided that the tree should be drilled four times at 1 metre AGL at the cardinal points and a further four times at 1.5 metres AGL again at the cardinal points so as to ascertain the amount of residual wall present and to establish whether it is sufficient to support the tree. The drillings conducted at 1 metre AGL (measurements 29-32) show that the cavity starts at between 13 and 18cm within the stem and the results from the drillings at 1.5 metres AGL show that the cavity starts between 12-16cm into the stem. The crown of the tree has already been heavily reduced to minimise the forces being applied to the hollowing stem and at the present time, in our opinion, the stem can withstand the reduced forces being applied to it.	07.03.2022 Recommendations T43 no work is required at this time. The tree should be re-inspected within 12-18 months.