



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Forbury Retail Park, Kenavon Dr, Reading RG1 3HS

Client: JLL

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	JLL		
<i>Site Name</i>	Forbury Retail Park, Kenavon Dr, Reading RG1 3HS		
<i>GC Document Reference</i>	J251017		
<i>Author</i>	Ben Beaumont, Lantra PTI. Arboricultural Surveyor, GC Professional Services E: Ben.Beaumont@ground-control.co.uk Ground Control Limited, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ www.ground-control.co.uk		
<i>Reviewed</i>	Kevin Slezacek DipArb. MArborA. MCIHort Head of Arboricultural Consultancy, GC Professional Services		
<i>Issue Status</i>	Issue	Date	Status
	1	21/10/2025	Final
<i>Disclaimer</i>	<i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i> <i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i> <i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i> <i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i> <i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i> <i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i>		

Table of Contents

1.0	Executive Summary	4
2.0	Introduction	5
3.0	Tree Survey & Methodology.....	6
4.0	Conclusions and Recommendations.....	8
	Appendix A – Tree Survey Schedule	10
	Appendix B – Tree Survey Plans.....	15
	Appendix C – Photographs.....	17

1.0 Executive Summary

- 1.1

The tree survey was undertaken on the 15th of October 2025 by Ben Beaumont, Lantra PTI , Ground Control’s Arboricultural Surveyor at Forbury Retail Park, Kenavon Dr, Reading RG1 3HS; hereafter referred to as the ‘site’.
- 1.2

A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		62
Action Records:		8
Action Priorities The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	0
	Within 6 - 12 months	8
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

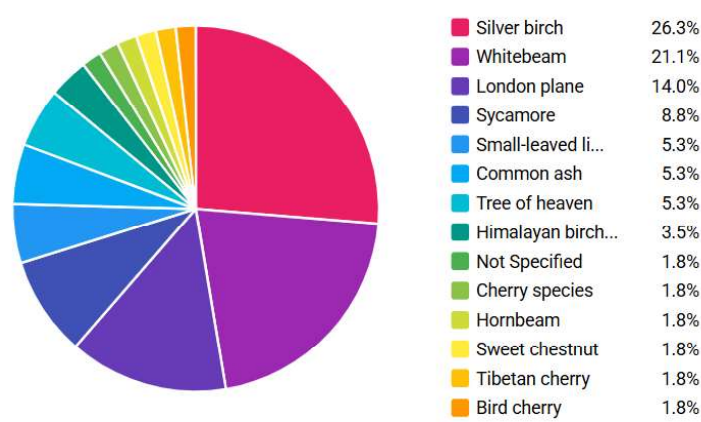


Diagram 1 – Species Composition Across the Site

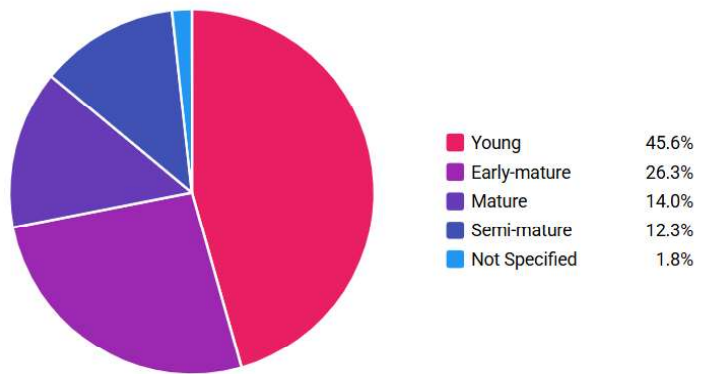


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by JLL to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

3.1 The tree survey was undertaken on the 15th of October 2025 by Ben Beaumont, Lantra PTI, Arboricultural Surveyor for Ground Control.

3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:

- Structural Condition
- Current H&S Implications
- Recommendations for Remedial Works
- Priority for Works & Indicative Cost Implications

3.3 A total of 62 records including 57 tree(s) and 5 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.

3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.

3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.

3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

Table 2 – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk – Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

Recommended Tree Works:

- 4.1 A total of 62 survey inspections were recorded from which a total of 8 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C.

Table 4 – Tree Work Actions Summary

Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
G5	Mixed species	Crown Lift to Statutory Height Over Road to 5.2m	Within 6 - 12 Months	crown lift 5.2m over road to fenceline to clear lorry access	
3	London plane	Prune to Clear structure/wires/buildings by 1m	Within 6 - 12 Months	Prune to clear street and carpark lights by 1m. MEWP recommended.	2692
9	London plane	Prune to Clear structure/wires/buildings by specified amount	Within 6 - 12 Months	1. Crown lift by 3m to clear road signs. 2. Create 50cm clearance around lamppost. MEWP recommended.	2691
13	London plane	Crown Lift to Statutory Height Over path 2.5m, 5.2m Over Road	Within 6 - 12 Months	Crown lift to clear the footpath and road. No access to tag W3W:///frost.grab.trash Traffic management recommended	no access to tag
15	Unidentifiable	Fell to Ground Level (Directional Fell)	Within 6 - 12 Months	Fell small dead tree. ///notes.chains.radio	no access to tag
50	Bird cherry	Crown Lift to Statutory Height Over Road to 5.2m	Within 6 - 12 Months	Crown lift to 5.2m to reduce interference with lorries. ///nests.limit.cattle	no access to tag
51	Common ash	Prune to Clear structure/wires/buildings by specified amount	Within 6 - 12 Months	Prune to clear the lamp post by 50cm ///achieving.discouraged.bids	no access to tag
52	Common ash	Prune to Clear structure/wires/buildings by specified amount	Within 6 - 12 Months	Prune to clear lamp post by 50cm ///nests.limit.cattle	no access to tag

- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.

- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule



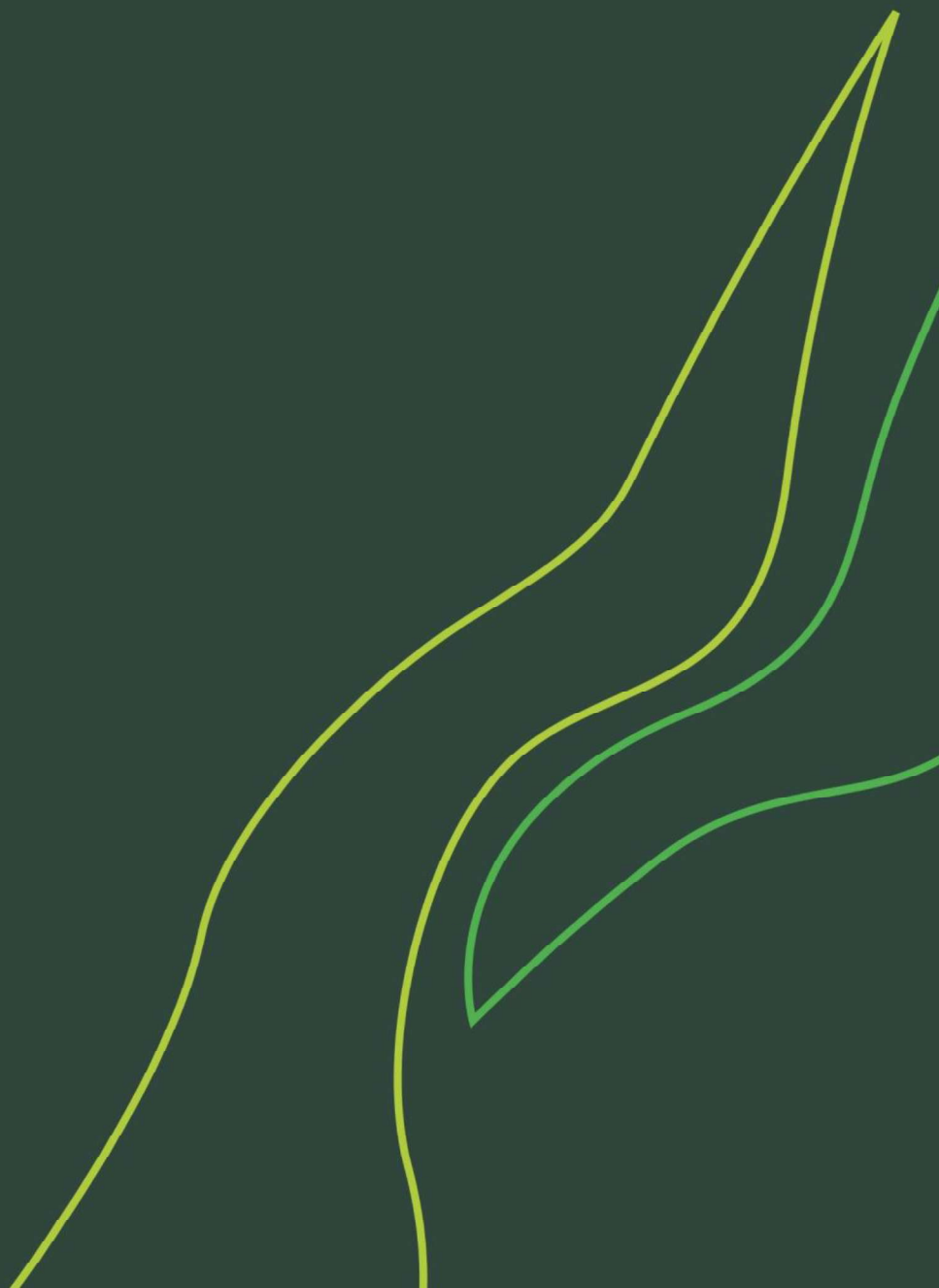
Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (meters)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Paths, Pedestrians & Vehicles	Target	Risk Zone	Access	Ownership
1		Cherry species	Prunus sp.	5-10m	150	Mature	Good	Good	Historic crown lift	None Significant	No Visible Issues or Defects	Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Footpath, Road	High	Good	Client
2		London plane	Platanus x hispanica	16-20m	450	Mature	Good	Good	Low crown overhanging parking bays 2025 - historic crown lift	None Significant	Occluding Tissues/Wood	Minor Dead Wood Under 50mm Diameter, Squirrel Damage	None Observed	Car park, Footpath, Road, Street light/furniture	High	Good	Client
3	2692	London plane	Platanus x hispanica	16-20m	380	Early-mature	Good	Good	Obstructing light	None Significant	Occluding Tissues/Wood	Squirrel Damage	None Observed	Car park, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
4		Sweet chestnut	Castanea sativa	5-10m	120	Young	Good	Good	No access to base due to dense shrub base	inaccessible	No Visible Issues or Defects	None Significant	None Observed	Car park, Footpath	High	No access to base/stem	Client
5		London plane	Platanus x hispanica	11-15m	350	Mature	Good	Good	no significant features	No Visible Issues or Defects	Occluding Tissues/Wood	None Significant	None Observed	Car park, Footpath, Road	High	No access to base/stem	Client
6		London plane	Platanus x hispanica	16-20m	380	Mature	Good	Good	No access to base due to dense shrub bed.	inaccessible	Occluding Tissues/Wood	None Significant	None Observed	Car park, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
7		London plane	Platanus x hispanica	16-20m	490	Mature	Good	Good	No access to base due to dense shrub bed	inaccessible	Occluding Tissues/Wood	None Significant	None Observed	Car park, Footpath, Road	High	No access to base/stem	Client
8		London plane	Platanus x hispanica	16-20m	480	Mature	Good	Good	No access to base due to dense shrub bed	inaccessible	Occluding Tissues/Wood	Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
9	2691	London plane	Platanus x hispanica	16-20m	490	Mature	Good	Good	No access to base due to dense shrub bed. Low branches obscuring Road sign, crow obstructing lamp.	inaccessible	Occluding Tissues/Wood	None Significant	None Observed	Car park, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
10		Himalayan birch 'Fastigiata'	Betula utilis 'Fastigiata'	0-5m					Removed, a small dead tree snapped on survey.				None Observed	Car park	High	Good	Client
11		Himalayan birch 'Fastigiata'	Betula utilis 'Fastigiata'	0-5m	50	Young	Good	Fair	No significant features	None Significant	No Visible Issues or Defects	Previous Poor Pruning	None Observed	Car park	High	Good	Client
12		Tibetan cherry	Prunus serrula	5-10m	100	Young	Good	Good	Improved condition from previous survey.	None Significant	Co-dominant Stem, Compression Fork	None Significant	None Observed	Car park	High	Good	Client
13		London plane	Platanus x hispanica	16-20m	480	Mature	Good	Good	Low branches over footpath, almost encroaching road.	inaccessible	No Visible Issues or Defects	None Significant	None Observed	Building, Fence, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
14		Sycamore	Acer pseudoplatanus	11-15m	310	Early-mature	Good	Good	no significant features	Exposed Roots	No Visible Issues or Defects	None Significant	None Observed	Car park, Fence, Footpath, Road, Street light/furniture	High	Good	Client
15		Unidentifiable	Unidentifiable	0-5m	150	Dead	Dead	Poor	small Dead tree, unstable.	Root-plate Movement / Loose in ground				Car park	High	Good	Client
16		Sycamore	Acer pseudoplatanus	0-5m	150	Young	Good	Good	Multistemmed self set sycamore	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park	High	Good	Client
17		Whitebeam	Sorbus aria	0-5m	200	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
18		Whitebeam	Sorbus aria	0-5m	150	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
19		Whitebeam	Sorbus aria	0-5m	180	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
20		Whitebeam	Sorbus aria	0-5m	180	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client

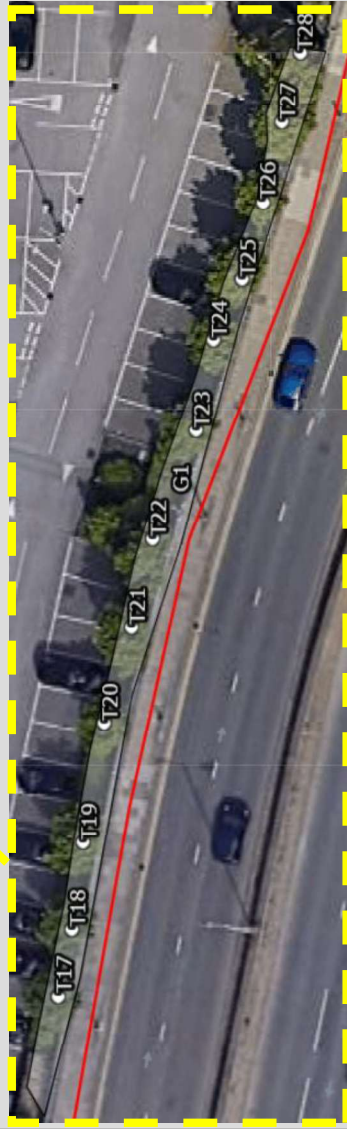
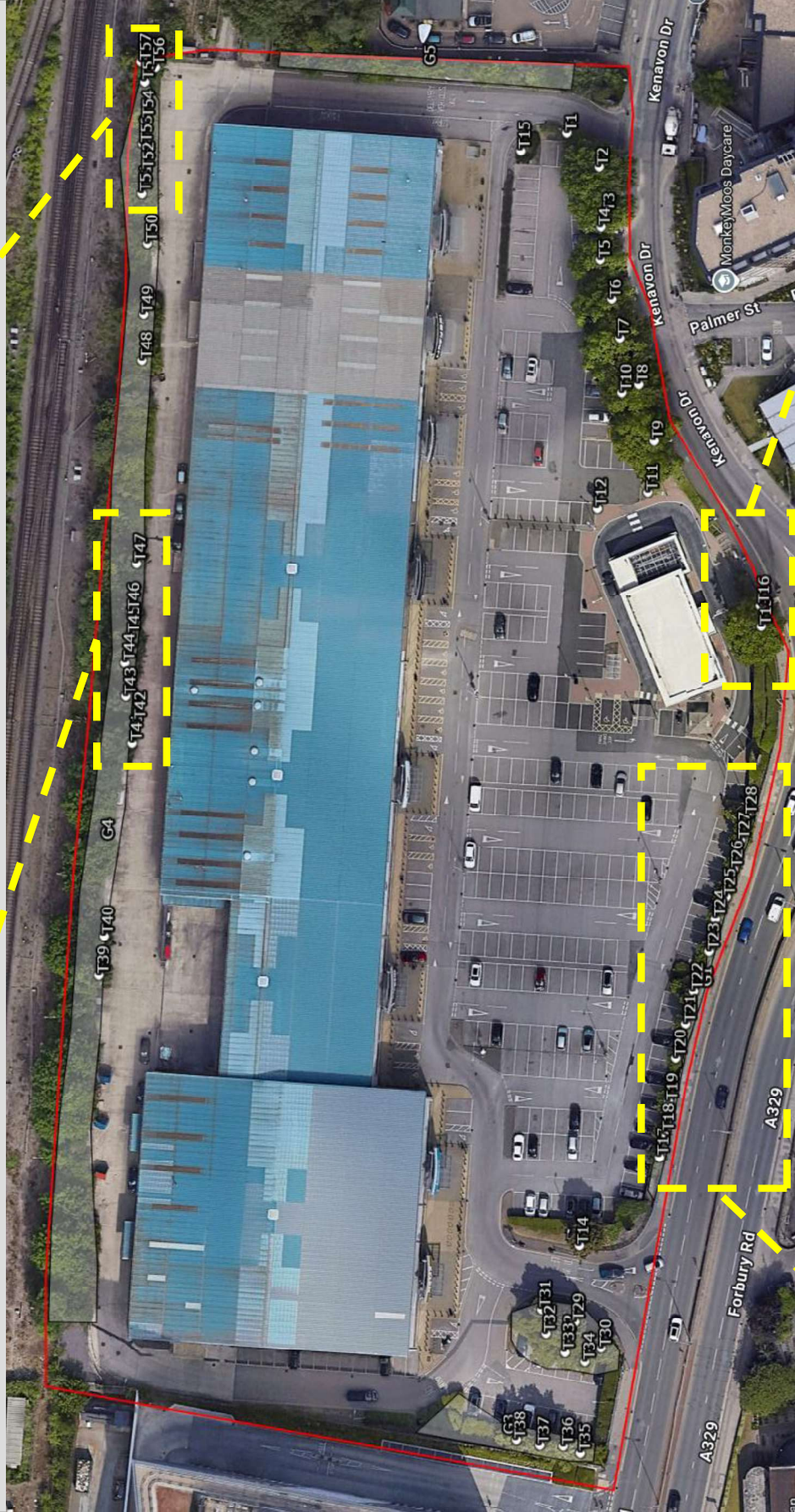
Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (m)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Bark Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
21		Whitebeam	Sorbus aria	0-5m	180	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
22		Whitebeam	Sorbus aria	0-5m	200	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
23		Whitebeam	Sorbus aria	0-5m	170	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
24		Whitebeam	Sorbus aria	0-5m	140	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
25		Whitebeam	Sorbus aria	0-5m	200	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
26		Whitebeam	Sorbus aria	0-5m	170	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
27		Whitebeam	Sorbus aria	0-5m	200	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
28		Whitebeam	Sorbus aria	0-5m	190	Young	Good	Good	Crown in railings of the adjacent footpath with a higher ground level	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park	High	Good	Client
29		Sycamore	Acer pseudoplatanus	11-15m	290	Early-mature	Good	Good	Large dray/ nest in apex of crow.	No Visible Issues or Defects	No Visible Issues or Defects	None Significant, Previous Poor Pruning	None Observed	Car park, Fence, Footpath, Road, Street light/furniture	High	Good	Client
30		Sycamore	Acer pseudoplatanus	11-15m	280	Early-mature	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park, Fence, Footpath, Road, Street light/furniture	High	Good	Client
31		Sycamore	Acer pseudoplatanus	11-15m	190	Early-mature	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park, Fence, Footpath, Road, Street light/furniture	High	Good	Client
32		Tree of heaven	Ailanthus altissima	5-10m	150	Young	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park	High	Good	Client
33		Tree of heaven	Ailanthus altissima	5-10m	293.94	Young	Good	Good	Multistemmed, joined at base	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park	High	Good	Client
34		Tree of heaven	Ailanthus altissima	5-10m	207.85	Young	Good	Good	Multistemmed, joined at base. No access to base, estimate dbh	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park	High	Good	Client
35		Small-leaved lime	Tilia cordata	11-15m	320	Semi-mature	Good	Good	Base assessed looking through hedge, no access to back	No Visible Issues or Defects	No Visible Issues or Defects	Co-dominant leaders	None Observed	Car park	High	No access to base/stem	Client
36		Small-leaved lime	Tilia cordata	11-15m	300	Semi-mature	Good	Good	Base assessed looking through hedge, no access to back	No Visible Issues or Defects	No Visible Issues or Defects	Co-dominant leaders	None Observed	Car park	High	No access to base/stem	Client
37		Small-leaved lime	Tilia cordata	11-15m	310	Semi-mature	Good	Good	Base assessed looking through hedge, no access to back	No Visible Issues or Defects	No Visible Issues or Defects	Co-dominant leaders, Crossing/Rubbing Branches	None Observed	Car park	High	No access to base/stem	Client
38		Silver birch	Betula pendula	0-5m	100	Young	Good	Good	Stable lean	No Visible Issues or Defects	Leaning Stem - Minor	None Significant	None Observed	Car park	High	Good	Client
39		Silver birch	Betula pendula	16-20m	380	Early-mature	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park, Railway	High	Good	Client
40		Silver birch	Betula pendula	11-15m	300	Early-mature	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park, Railway	High	Good	Client
41		Silver birch	Betula pendula	11-15m	450	Early-mature	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Car park, Railway	High	Good	Client
42		Silver birch	Betula pendula	11-15m	160	Semi-mature	Good	Good	Stable lean	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Building, Car park, Railway	High	Good	Client

Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (meters)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
43		Silver birch	Betula pendula	11-15m	250	Early-mature	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	None Significant	None Observed	Building, Car park, Railway	High	Good	Client
44		Silver birch	Betula pendula	11-15m	300	Early-mature	Good	Good	minor stable lean	None Significant	No Visible Issues or Defects	None Significant	None Observed	Building, Car park, Railway	High	Good	Client
45		Silver birch	Betula pendula	11-15m	300	Early-mature	Good	Good	No significant features	None Significant	No Visible Issues or Defects	None Significant	None Observed	Building, Car park, Railway	High	Good	Client
46		Silver birch	Betula pendula	5-10m	200	Early-mature	Good	Good	co-dominant stems joined at 2m	None Significant	No Visible Issues or Defects	Co-dominant leaders	None Observed	Building, Car park, Railway	High	Good	Client
47		Silver birch	Betula pendula	5-10m	300	Early-mature	Good	Good	large co-dominant branches joined at 2m and 3m	None Significant	No Visible Issues or Defects	Co-dominant leaders	None Observed	Building, Car park, Railway	High	Good	Client
48		Silver birch	Betula pendula	16-20m	450	Early-mature	Good	Good	stable lean towards neighbouring tree	None Significant	No Visible Issues or Defects	None Significant	None Observed	Building, Car park, Railway	High	Good	Client
49		Silver birch	Betula pendula	16-20m	450	Early-mature	Good	Good	No significant features	None Significant	No Visible Issues or Defects	None Significant	None Observed	Building, Car park, Railway	High	Good	Client
50		Bird cherry	Prunus padus	0-5m	190	Young	Good	Fair	low branches interfering with lorry access	No Visible Issues or Defects	No Visible Issues or Defects	Low Branches	None Observed	Car park	High	No access to base/stem	Client
51		Common ash	Fraxinus excelsior	11-15m	380	Semi-mature	Good	Good	foliage obstructing light. Co-dominant stems joined at 1.5m	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park, Railway	High	No access to base/stem	Client
52		Common ash	Fraxinus excelsior	11-15m	250	Semi-mature	Good	Good	foliage obstructing light. Co-dominant stems joined at 1.5m	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park, Railway	High	No access to base/stem	Client
53		Common ash	Fraxinus excelsior	11-15m	219.44	Semi-mature	Good	Good	multi-stemmed tree joined at the base	No Visible Issues or Defects	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	Car park, Railway	High	No access to base/stem	Client
54		Hornbeam	Carpinus betulus	0-5m	240	Young	Good	Good	No significant features	No Visible Issues or Defects	No Visible Issues or Defects	Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Railway	High	No access to base/stem	Client
55		Silver birch	Betula pendula	11-15m	200	Young	Good	Good	significant stable lean, over shadowed by neighbouring canopies	No Visible Issues or Defects	Significant Lean	None Significant	None Observed	Building, Car park	High	Good	Client
56		Silver birch	Betula pendula	16-20m	370	Young	Good	Good	co dominant stems joined approximately 10m	No Visible Issues or Defects	No Visible Issues or Defects	Co-dominant leaders	None Observed	Building, Car park	High	Good	Client
57		Silver birch	Betula pendula	16-20m	370	Young	Good	Good	significant but stable lean towards railway	No Visible Issues or Defects	No Visible Issues or Defects	Co-dominant leaders	None Observed	Building, Car park, Railway	High	Good	Client

Tree Group Survey Schedule																		
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		mixed species	mixed species	12	5-10m	150-300mm	Mature	Good	Good	Mixed species border	No Visible Issues or Defects	None Significant	None Significant	None Observed	Car park, Wall	High	No access to base/stem	Client
2		mixed species	mixed species	6	11-15m	150-300mm	Mature	Good	Good	mixed species shrub border	No Visible Issues or Defects	None Significant	None Significant	None Observed	Car park, Fence, Footpath, Road, Street light/furniture, Wall	High	Good	Client
3		Portugese Laurel, Beddleja	Prunus lusitanica, Beddleja davidii	10+	11-15m	150-300mm	Mature	Good	Good	mixed shrub border and understory.	No Visible Issues or Defects	None Significant	None Significant	None Observed	Building, Car park, Road, Street light/furniture, Wall	High	No access to base/stem	Client
4		Sycamore, Common hawthorn, Common beech, Common ash, Wild cherry, Rowan	Acer pseudoplatanus, Crataegus monogyna, Fagus sylvatica, Fraxinus excelsior, Prunus avium, Sorbus aucuparia	30+	16-20m	150-300mm	Mature	Good	Good	Linear boundary. Mixed ownership with central fence	No Visible Issues or Defects	None Significant	None Significant	None Observed	Car park, Railway, Street light/furniture, Wall	High	Good	Third party / Client
5		Mixed species	Mixed species	20+	5-10m	0-150mm	Mature	Good	Good	Third-party linear boundary with low branches obstructing lorry access	None Significant	None Significant	Low Branches	None Observed	Car park	High	No access to base/stem	Third Party

Appendix B – Tree Survey Plans



G¹

G1

Site Boundary



Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ
T: 01277650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client

777

Project (Address)

Forbun

Forbury Retail Park, Kenavon Dr, Reading RG1 3HS

Figure No.

Site Layout Plan

GG Project P

— 100 —

21/10/25

Notes:

1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. True positions are approximate **only** and based upon mobile GPS and/or site features.
3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Photographs

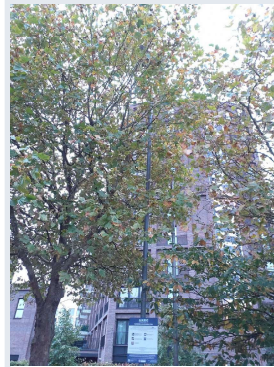
London plane Tree ID #3

3 The Forbury

Tree Details

Scientific Name:	Platanus x hispanica
Physiological Condition:	Good
Stem Diameter [mm]:	380
Stem Diameter [cm]:	38
User:	DavidW
Primary ID:	25577

Photos



17605119352989025515954586786912.jpg
15/10/2025

London plane Tree ID #13

1 Palmer Street

Tree Details

Scientific Name:	Platanus x hispanica
Physiological Condition:	Good
Stem Diameter [mm]:	480
Stem Diameter [cm]:	48
User:	DavidW
Primary ID:	25641

Photos



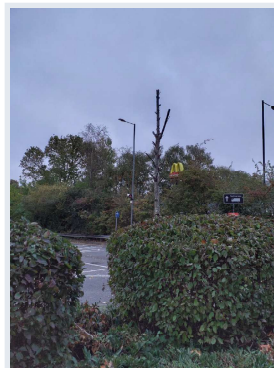
17605141482221594520849043992016.jpg
15/10/2025

Tree ID #15

Tree Details

Scientific Name:	
Physiological Condition:	Dead
Stem Diameter [mm]:	150
Stem Diameter [cm]:	15
User:	BenB
Primary ID:	101714

Photos



17605115936612950445219536669349.jpg
15/10/2025

Bird cherry Tree ID #50

3 The Forbury

Tree Details

Scientific Name: *Prunus padus*

Physiological Condition: Good

Stem Diameter [mm]: 190

Stem Diameter [cm]: 19

User: BenB

Primary ID: 101790

Photos



Media (7).jpg
15/10/2025

Common ash Tree ID #51

3 The Forbury

Tree Details

Scientific Name: *Fraxinus excelsior*

Physiological Condition: Good

Stem Diameter [mm]: 380

Stem Diameter [cm]: 38

User: BenB

Primary ID: 101791

Photos



shared image (2).jpg
15/10/2025

Common ash Tree ID #52

3 The Forbury

Tree Details

Scientific Name: *Fraxinus excelsior*

Physiological Condition: Good

Stem Diameter [mm]: 250

Stem Diameter [cm]: 25

User: BenB

Primary ID: 101792

Photos



shared image (3).jpg
15/10/2025

Group ID #5

Group Details

Common Name:

Mixed species

Life Stage:

Semi-mature

Physiological Condition:

Good

Estimated Remaining Contribution:

Quality Category:

Recommendations:

Comments:

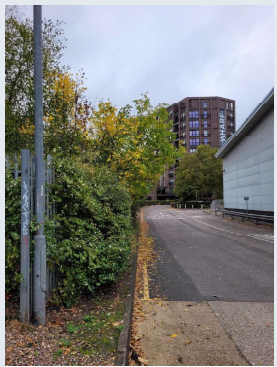
Site:

JLL - Forbury Retail Park

Photos

Street View

Map View



Media (8).jpg
21/10/2025



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Ground Control Limited
Kingfisher House
Radford Way
Billericay
Essex
CM12 0EQ

T: 01277 650 697

E: info@ground-control.co.uk

www.ground-control.co.uk