Tree Condition Survey & Management Report

Site:

Ashfield Lodge
229 Palatine Road
Manchester
M20 2UD

Prepared for:

Sarah Whitaker
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Prepared by:

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Bartlett Project Reference:

DC.251062.R

Site Visit Date:

9-10th March 2026

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EXECUTIVE SUMMARY

Bartlett was instructed by Sarah Whitaker of Premier Estates to perform a survey of the principal trees located within the boundaries of Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD, which was conducted on the 9-10th March 2026.

I surveyed a total of seventy-three (73) individual trees and ten (10) tree groups. All surveyed trees except T377 were located within the boundaries of the site.

My assessment identified one tree (T381) for priority management to address likelihood of failure and subsequent risk posed to people, vehicles and property. I consider the tree to currently pose a high risk and as such I have provided a recommendation for tree works to be carried out with a time frame no greater than 6 months.

With exception of T307 (identified as posing a moderate risk), all remaining trees surveyed were all assessed as low risk although I have provided a series of proactive recommendations for future management. These recommendations include removal of ivy major deadwood as well as various other pruning works including some selective tree removal.

This report includes detailed discussions on tree health, structural condition, wildlife considerations, and statutory implications, and is accompanied by a Tree Survey & Management Schedule to guide ongoing management and future re-inspection cycles.

I have provided at the end of this report a comprehensive schedule of tree works, setting out clear priorities and timescales so that the identified issues can be addressed in a proportionate and systematic manner.

1. SCOPE OF REPORT

1.1. Assignment

1.1.1. I was instructed by Sarah Whitaker of Premier Estates on the 3rd March 2026 to:

a) Perform a Level 2 *Basic Assessment*[1] of the principal trees located within and where deemed necessary to do so, adjacent to the boundaries of Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD.

b) Undertake a qualified tree risk assessment in accordance with the International Society of Arboriculture's (ISA's) Best Management Practices (BMP) *Tree Risk Assessment (Third Edition)* and *Tree Risk Assessment Manual (Third Edition)* of the trees detailed in 1.1.1 a).

After review and discussion with the client, the tree risk assessment will be conducted for the following target(s): *people* (residents, visitors, third-party) *vehicles* (moving, parked, third-party) *structures* (buildings, fences, overhead lines)

c) Provide a written report summarising the tree stock subject to the survey; a schedule of trees and the level of associated tree risk based on the likelihood of failure and impact to the identified targets detailed above; and fully informed management recommendations in accordance with current Arboricultural practice and tree health care techniques so that the tree owner (risk manager) can determine their tolerability of risk and take reasonable and proportionate action.

1.2. Background

1.2.1. Premier Estates (hereafter 'the client') are the current Facilities Manager for Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD (hereafter 'the site').The client has commissioned a tree survey and inventory to fully understand the health and condition of their tree stock, to know what risks (if any) their trees pose, and to be advised of appropriate tree management to reduce risk to a level as low as reasonably practicable, remove the risk entirely, provide holistic tree care, and / or in the interest of good tree management.

1.3. Report Author

1.3.1. The site visit, tree survey and report writing have been completed by myself, David Chesterton and Gareth Davies both Senior Consultants for Bartlett Consulting / Bartlett Tree Experts.

1.3.2 I have obtained a Level 5 FdSc in Arboriculture, hold LANTRA Professional Tree Inspector qualifications, am a Chartered Member of the Institute of Chartered Foresters and 'Professional Member' of the Arboricultural Association with over 15 years' experience within the industry. Gareth Davies has obtained a Level 5 FdSc in Arboriculture, holds ISA - Tree Risk Assessment and LANTRA Professional Tree Inspector qualifications, and is a 'Professional Member' of the Arboricultural Association with over 15 years' experience within the industry.

[1] a 360^0 visual survey of a tree (observing biomechanics, physiology, and morphophysiology) it's growing environment and ground conditions, and a synthesis of that information, to diagnose a tree's structural stability and integrity, and identify hazards. Basic hand tools will be used to aid the survey.

1. SCOPE OF REPORT (continued…)

1.4. Report Limitations & Methodologies

1.4.1. This report is restricted to the trees detailed in the Tree Survey & Management schedule found at the end of this report and referenced in the Assignment above.

1.4.2. The survey and qualified risk assessment of trees surveyed at Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD is based on a site visit on 9-10th March 2026. All photographs, samples, and readings, if applicable, were taken at the time the assessment was performed.

1.4.3. The visual tree assessment and tree risk assessment of a number of trees was limited by the following factor(s):

a) Partial access/visibility to some stems due to their inaccessible location e.g. fenced off areas, or proximity to a waterfilled ditch of unknown depth.
b) Thick ivy, suckering and additional vegetation growing around the base, main stem and in some instances throughout the crown structure of the trees.

1.4.4. *Targets* and *Occupancy Rates* considered in my tree risk assessment were determined based on surveyor site observations. Targets considered in this tree risk assessment have been noted within section 1.1.1 b).

1.4.5. The *time frame* for my risk assessment is three (3) years.

1.4.6. This information is solely for the use of the tree owner and manager to assist in the decision-making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

1.4.7. The statements, findings and recommendations made within the report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and/or built environment around the trees after the date of this report, nor any damage whether physical, chemical or otherwise.

1.4.8. Tree risk ratings are derived from a combination of three factors: the likelihood of failure, the likelihood of the failed tree part impacting a target, and the consequences of the target being struck. These factors are then used to categorize tree risk as extreme, high, moderate or low. The factors used to define your risk rating are identified in this report.

1.4.9. Tools used in the assessment included: a nylon hammer to 'sound' the tree and tree parts; a probe to measure the depth of cavities and open wounds, as well as explore soil conditions; and binoculars to observe upper portions of the tree. Tree dimensions were recorded using hand tools such as a laser range finder; diameter tape and measuring tape.

1.4.10. All tree information and data were captured using Pear Technology tree management software and a Trimble hand-held unit, with trees plotted by GPS on an Ordnance Survey base map. This combination of technology has resulted in the production of the Tree Location Plan found at the end of this report.

1.4.11. The tree dimensions are accurate as captured on the day.

1.4.12. The surveyed trees and groups were tagged with tags numbered **301-384**.

2. TREE & WILDLIFE PROTECTION STATUS

2.1. Statutory Protection

2.1.1. The Town & Country Planning (Tree Preservation) (England) Regulations 2012 and the Town & Country Planning Act 1990 (as amended) provides legislative protection for trees within England.

2.1.2. The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2010, provide statutory protection to birds, bats, insects and other species that inhabit trees, hedgerows, or other associated vegetation.

2.1.3. I conducted a tree protection status check via email, on 16th March 2026, to planning@manchester.gov.uk at Manchester City Council (MCC) within the boundaries of the site as shown by the red dotted outline of Figure 1 below (hereafter the 'survey area'.

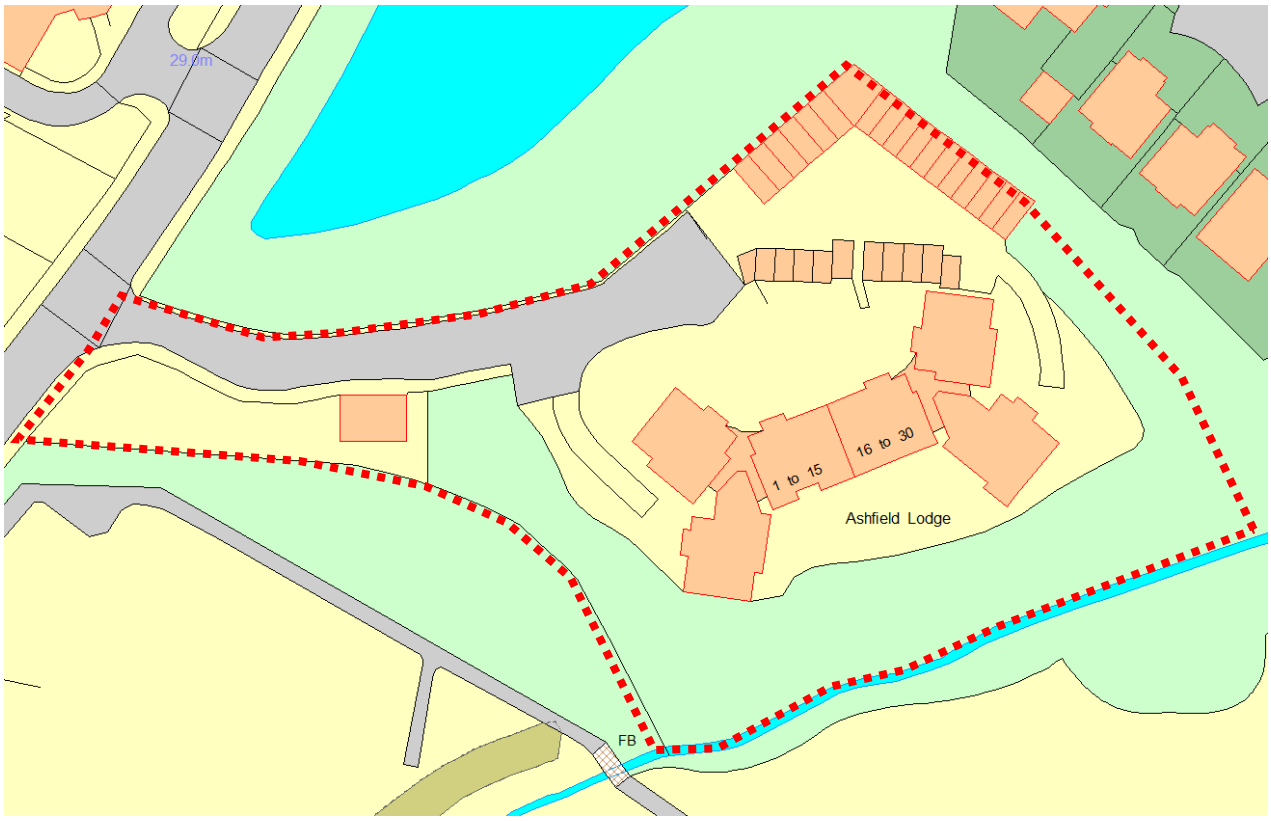


Figure 1: Survey area for site as shown by red dotted outline

2.2. Tree Preservation Order (TPO) Status

2.2.1. A MCC email response, received 18th March 2026, confirmed the presence of multiple TPOs within the survey area however no supporting TPO information was provided i.e. location plan and schedule. A follow-up request for this information was sent via email on 24th March 2026, to planning@manchester.gov.uk. At the time of writing none of the trees detailed within this report can be cross-referenced with TPO information as TPO details are pending.

2.3. Conservation Area (CA) Status

2.3.1. I conducted a CA protection status check via email, on 16th March 2026 to planning@manchester.gov.uk. A MCC email response, received 18th March 2026, confirmed the absence of CAs within the survey area.

2. TREE & WILDLIFE PROTECTION STATUS (continued…)

2.4. Wildlife Protection Status

2.4.1. Following the tree survey, based on my visual observations of the various trees and tree features detailed in the Tree Survey & Management Schedule below, I believe that there is a *low* to *moderate* potential for wildlife and ecological associations with the trees subject to this report.

2.5. Tree Management Implications

2.5.1. No surveyed trees are located within a designated CA and, whilst TPOs at the time of writing, it is not possible to confirm if which of the site's trees are statutorily protected by TPO.

2.5.2. Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012, you cannot carry out any works to a protected tree before obtaining formal written permission as issued by the appropriate Local Planning Authority (LPA). This obligation requires the submission of a Tree Preservation Order planning application (TPO1APP) but cannot be acted upon until full Local Planning Authority permission is granted.

2.5.3. Under the Town and Country Planning Act 1990 (as amended), a Section 211 Notice must be served upon the LPA, providing them with 6 weeks' notice of any intention to implement works to protected trees.

2.5.4. The purpose of this notice is to provide the LPA an opportunity to consider whether a TPO should be made in respect of the trees.

2.5.5. Please note that under current national legislation governing protected trees, the removal of dead trees and the pruning of deadwood from living trees are classified as excepted works. This exemption applies solely to dead material; no living tissue may be removed as part of these works.

2.5.6. Tree management recommended within sections 3.3.3 and 3.3.4 in this report can be completed without the prior written application or notification to MCC, as well as without the prior written consent of the council.

2.5.7. I consider ecological associations to be *low* to *moderate* and all trees must be thoroughly assessed by a suitably competent person for protected fauna and flora species prior to any recommended tree works.

3. TREE POPULATION OVERVIEW

3.1. Overview

3.1.1. I surveyed a total of seventy-three (73) individual trees and ten (10) tree groups (comprising approximately 40 trees). All surveyed trees except T377 were located

3.1.2. Of the tagged trees and tree groups I advise the following:

- Seventy (71) individual trees and nine (9) tree groups are in a *Good* to *Fair* physiological condition.
- One (1) individual tree and one (1) group are of *Low* physiological condition and terminal decline.
- One (1) individual tree is dead.

3.1.3. A decline in tree health can be due to any combination of factors revolving around their growing environment and soil conditions such as compaction or nutrient deficiency; previous management; as well as a pest or disease pathogen.

3.1.4. In some instances the decline in health can be addressed, and potentially reversed, by tree health care and cultural practices. Where there are trees of such value and importance, I have made recommendations.

3.2. General Site Description

3.2.1. The site centres on 'Ashfield Lodge' which is a shared residential accommodation complex plus a separate residential dwelling called 'Ashfield Lodge Bungalow'. Residential accommodation is accessible to vehicles from a private road, approximately 100m long, running east from adjoining Palatine Road.

3.2.2. The site is fully enclosed by boundary fencing to the north, east and west by various types of boundary fencing. The site is delineated to the south, from Didsbury Golf Course, by a waterfilled ditch (Figure 2 below).



Figure 2: A waterfilled ditch margins the southern extents of site.

3.2.3. Formal pedestrian site access for residential and visitors is via a network of paved footpaths whilst an informal path network exists within a sloped wooded area located to the site's southern margins.

3.2.4. Topography of the site is generally flat and open with exception of the sloped wood area.

3. TREE POPULATION OVERVIEW (continued…)

3.2.5. Parts of the site remain live construction sites as much of the ground floor accommodation is undergoing renovation/remediation work due to recent flooding damage.

3.2.6. The accommodation is served by residential parking plots and garage outbuildings as well as areas of communal green space containing soft landscaping and informal woodland garden.

3.3. Site Findings

3.3.1. Surveyed trees on site are of mixed species and age class composition with the predominant tree species being common holly, sycamore, common ash and common beech. More established and contiguous tree cover is predominantly concentrated to the margins of the site with younger ornamental trees and shrub plantings centrally situated to the site.

3.3.2. T380 and T381 are mature lime and sycamore forming part of a prominent linear planting flanking the eastern side of Palatine Road. Successional tree planting (in tubes) appears to have been underplanted below the high storey of this linear feature. Decline of mature sycamore (T381) is attributed to colonisation by *Kretschmaria deusta* however I do not consider remedial healthcare treatment of this tree to be a viable option based on its size, location and condition.

3.3.3. Large diameter deadwood (attached or unattached) was noted on approximately 15% of surveyed trees (generally minor in extent) and requires attention (Figure 3). The great majority of surveyed trees identified and recommended for general management of large diameter deadwood are in the sloped wooded area encircling the southern margins of the site and are listed as: T312, T315, T317, T318, G323, T327, T328, G329, T331, T341, T345, T347, T348, T349, T350, T351, T352, T356, T383.



Figure 3: Failed primary leader of T345 with limited holding wood (red circled).

3. TREE POPULATION OVERVIEW (continued…)

3.3.4. Tree climbing ivy was noted on stems or branches of approximately 20% of surveyed trees and of varying density and requires attention to support a more detailed tree inspection in future. The great majority of surveyed trees identified and recommended for general ivy management (Figure 4) are in the sloped wooded area and are listed as: T305, T311, T318, G330, T333, T334, T336, T338, T346, T354, T356, T358, T380 and T384



Figure 4: Heavily ivyclad stem and branches of T347

3.3.5. T351, T353, T354 and T380 are on the periphery of the site's garden areas and have various garden/leaf/branch arisings mounded directly against stem bases. This practice should be discouraged as it can adversely impact a tree's ability to transpire and promotes moist soil conditions which may encourage basal decay.

3.3.6. One ash tree was identified to have likely symptoms of Ash Dieback. Due to the pathogen's nationwide prevalence, it is likely that other trees may be infected although no visible signs were present at the time of survey.

4. RECOMMENDATIONS

4.1. Priority Tree Works

4.1.1. For your convenience, I have brought forward the following works from the Tree Survey & Management Schedule found at the end of this report, as they represent the highest priority recommendations.

4.1.2. The survey schedule contains all survey data and information about these trees, as well as the entire tree population subject to my survey, and should be read in conjunction with this extracted table.

4.1.3. All tree work is to be carried out in full compliance with BS 3998:2010 *Tree Works - Recommendations* (Section 5.2 below) and as modified by more recent research.

4.1.4. Please note that as a Consultant, I do not provide a detailed pruning specification, but a pruning goal and / or objective. The Arborist quoting for the work can then provide the final detailed specification based on the goals and objectives within this report and Survey & Management Schedule.

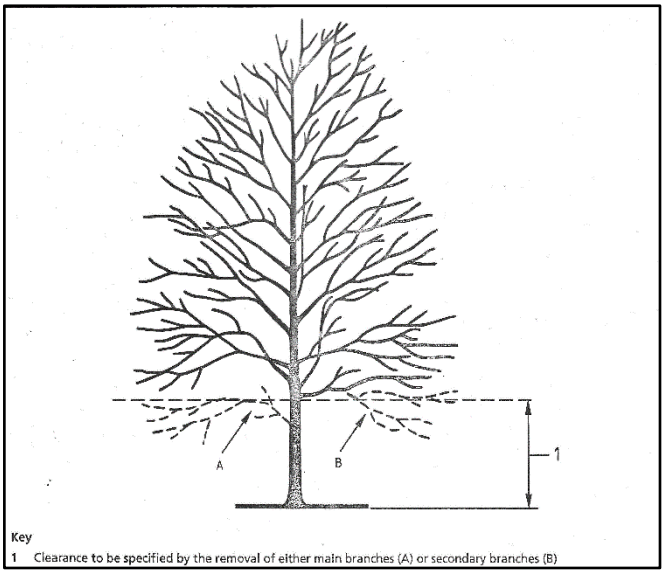
Table 1: 6 Month Priority Tree Works

Tree No.	Species	Recommended Management
T381	Sycamore	• Reduce tree to standing deadwood pole to retain habitat value. Approximate height of reduction to be approximately 6m falling distance).

4.2. Pruning Specifications

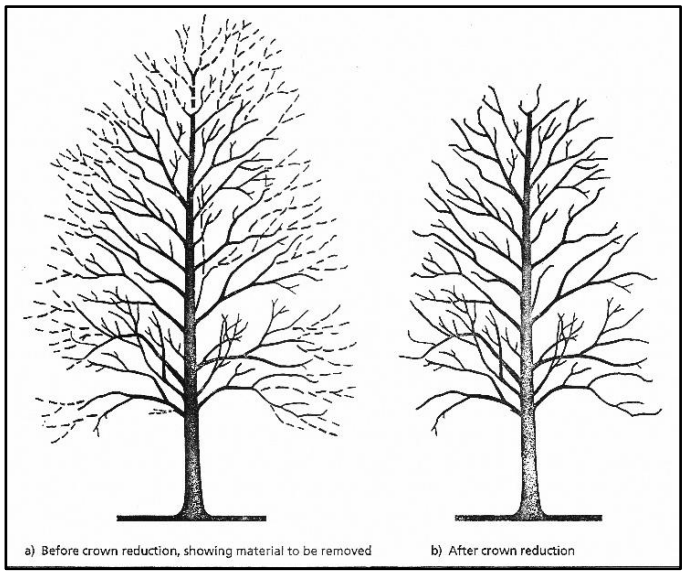
4.2.1. For reference and the benefit of the client, I provide further information and definitions for the recommended tree work operations so that there is a better understanding when it comes to quoting and writing a specification.

Crown Lift: Will be carried out in accordance with Section 7.6 of British Standard 3998:2010 so to achieve a final clearance in height above ground level, as detailed in the tables below. Branch removal will be in accordance with Figure 3 of the British Standard and carried out by removing primary branches in the first instance and the secondary branches second instance, unless otherwise specified.



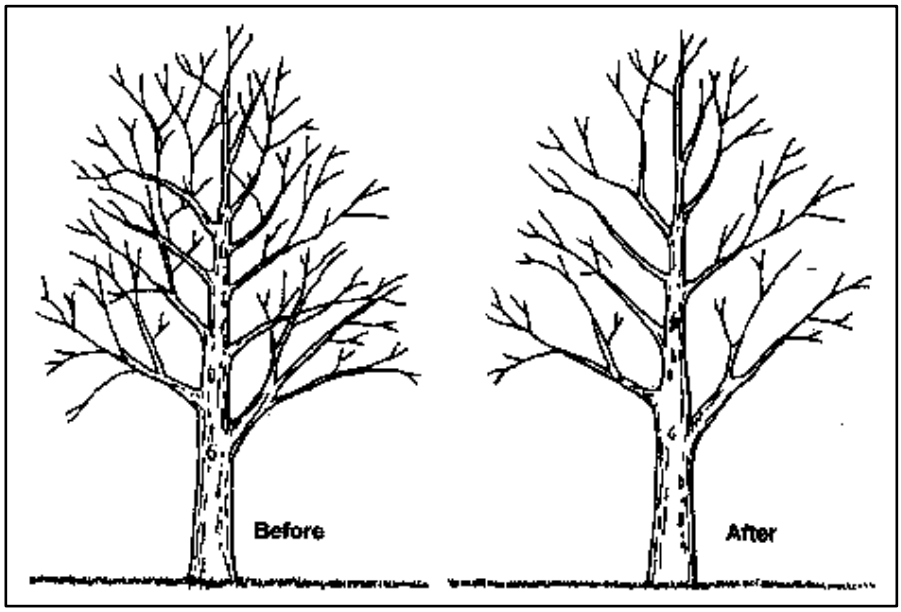
4. RECOMMENDATIONS (continued…)

Crown Reduction: Will be carried out in accordance with Section 7.7 of BS3998:2010 by reducing the height and/or lateral branch spread, as detailed in the tables below. Pruning cuts will be made by using the selective pruning and 'drop-crotch' methodologies, as described in Section 7.7 and 7.8 of the British Standard and as per Figure 4 of the Standard.



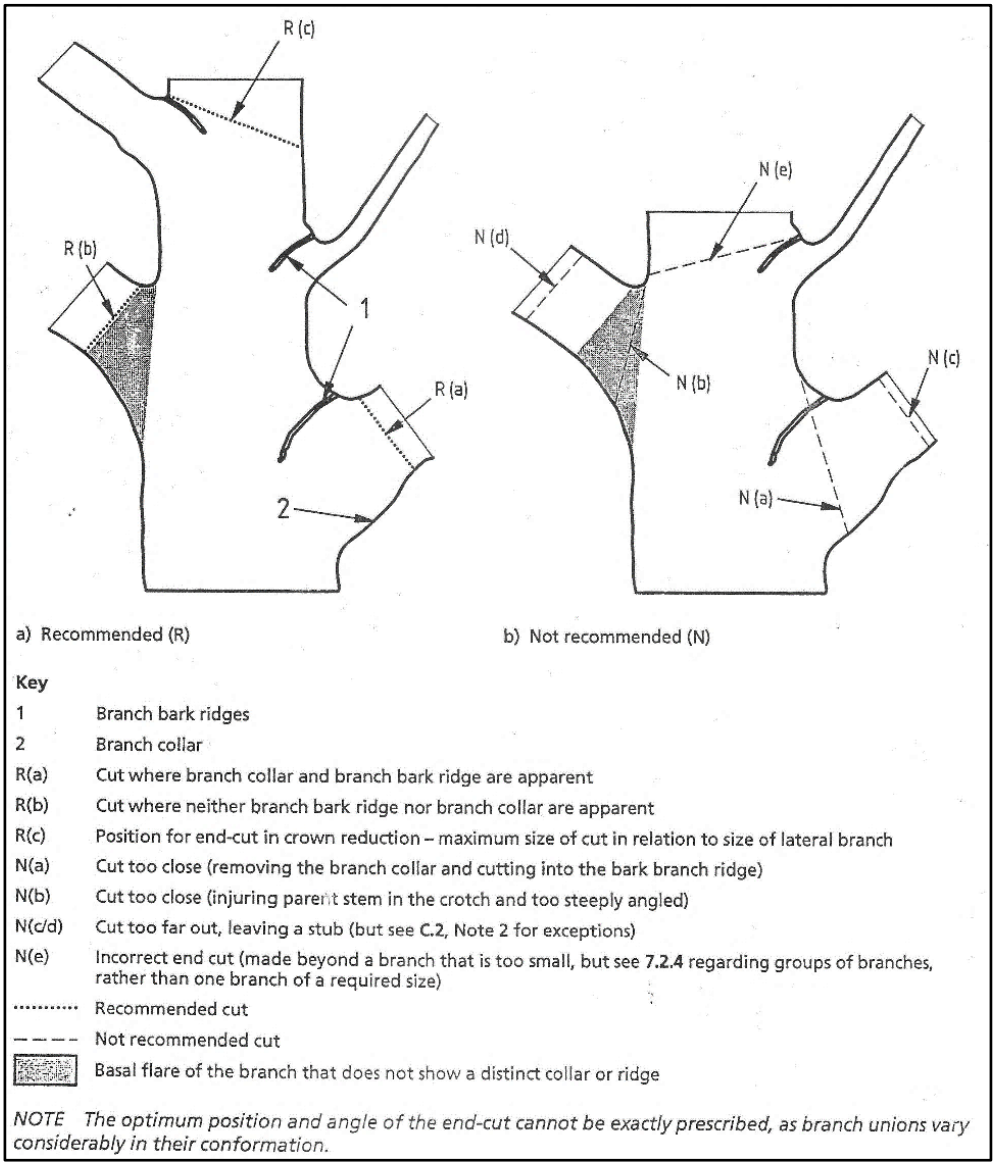
Selective Pruning: Will be carried out in accordance with Section 7.7 and 7.8 of BS3998:2010 by shortening specified branching to achieve a desired distance of clearance or crown height and/or lateral spread, when undertaking the reduction works listed above. The amount of material to be removed and the diameters of the pruning cuts will be the minimum required for the purpose.

Crown Thinning: Will be carried out in accordance with Section 7.5 of British Standard 3998:2010 so to achieve an even density of foliage throughout the canopy as well as a well-spaced, balanced branching structure. Branching and leaf material should be removed systematically from throughout the entire canopy as opposed to from the internal branching only.



4. RECOMMENDATIONS (continued…)

Pruning Cuts: All cuts will be made to significant lateral growth, and not back to a bud so that only a stubbed branch end remains – in accordance with Figure 02 of British Standard 3998:2010.



a) Recommended (R) b) Not recommended (N)

Key

1	Branch bark ridges
2	Branch collar
R(a)	Cut where branch collar and branch bark ridge are apparent
R(b)	Cut where neither branch bark ridge nor branch collar are apparent
R(c)	Position for end-cut in crown reduction – maximum size of cut in relation to size of lateral branch
N(a)	Cut too close (removing the branch collar and cutting into the bark branch ridge)
N(b)	Cut too close (injuring parent stem in the crotch and too steeply angled)
N(c/d)	Cut too far out, leaving a stub (but see C.2, Note 2 for exceptions)
N(e)	Incorrect end cut (made beyond a branch that is too small, but see 7.2.4 regarding groups of branches, rather than one branch of a required size)
·····	Recommended cut
– – – –	Not recommended cut
	Basal flare of the branch that does not show a distinct collar or ridge

NOTE The optimum position and angle of the end-cut cannot be exactly prescribed, as branch unions vary considerably in their conformation.

5. RISK ASSESSMENT & DUTY OF CARE

5.1. Limitations of Tree Risk Assessments

5.1.1. It is important for the tree owner or tree manager to know, and understand, that all trees pose some degree of risk from failure or other conditions, and as trees are living and dynamic organisms, it is not possible to maintain them free of risk. Some level of risk must be accepted to experience the full range of benefits that trees provide. As such, we reference the National Tree Safety Group (NTSG) publication *Common Sense Risk Management of Trees (Second Edition)* (Crown Copyright 2024). This document provides guidance on trees and public safety in the UK for owners', managers, and advisors.

5.1.2. However, the overall tree risk rating; mitigation recommendations; or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of humans or nature. Trees can unpredictably fail even if no defects or other conditions are present. Tree failure can cause adjacent trees to fail resulting in a "domino effect" that impacts targets outside the foreseeable target zone of this tree. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation.

5.1.3. Bartlett Consulting and Bartlett Tree Experts can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation. Bartlett Consulting and Bartlett Tree Experts cannot accept any liability in connection with these factors, nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within the timelines proposed and specification provided.

5.1.4. The information in this report should not be considered as making safety; legal; architectural; engineering; landscape architectural; nor land surveying advice, nor any other professional advice.

5.1.5. This information is solely for the use of the tree owner or tree manager to assist in the decision-making process regarding their duty of care, tolerability of risk, and management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

5.2. Tree Owner's Duty of Care

5.2.1. A tree owner has a duty of care to ensure that all visitors, guests, employees, etc. to their land shall be safe from harm, and that there is no exposure to risks to that visitor's health and safety. This duty of care means that reasonable care must be taken to avoid acts or omissions that could be reasonably foreseen, leading to harm.

5.2.2. This duty must also be reasonable, proportionate, and reasonably practicable when managing tree risk. Therefore, the tree owner can take a balanced approach to manage the risk, retain the many benefits trees provide, and not waste resources on unnecessary tree management.

5.3. Tolerability of Risk

5.3.1. Some level of risk must be accepted to experience the full range of benefits that trees provide, and an evaluation of what is reasonable to balance the benefit of trees and the risk they pose should be undertaken by the tree owner.

5.3.2. Risks which are considered tolerable are risks which the tree owner, visitors, guests, employees, and the wider public are prepared to accept to secure the associated tree benefits. However, tolerable risks come with expectations, such as the trees being accurately assessed; control measures being in place; residual risk as low as reasonably practical; and the risk rating is periodically reviewed.

TREE SURVEY & MANAGEMENT SCHEDULE			
Client:	*Sarah Whitaker*	***Report No:***	DC.251062.R
Site:	Ashfield Lodge, M20 2UD	***Weather:***	Dry/Cold
Completed by:	David Chesterton and Gareth Davies	***Trees Tagged:***	Yes
Contact Details:	Bartlett Consulting, Unit 22-25 Cross Lane Farm, Cross Lanes, Pill, Somerset, Bristol BS20 0JJ T: +44 (0)1275 371 000 Option 2 / E: Consultancy@Bartlett.com / W: www.bartlett.com	***Date of Survey:***	9-10th March 2026

Timescale for Works

Within 6-Months	Within 1 Year	Within 2 Years	Within 3 Years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T301	Common Holly	200 av.	13	5	EM	Fair	Low multi-stem with included unions at ground level plus prolific basal epicormic. Historically topped to c.10m with good vigorous regrowth. Co-suppressed canopy due to location in shrub bed with lower canopy formed.	Reduce crown to historic cut points.	**3 years**	Low	Three years
T302	Common Holly	230 av.	13	5	EM	Fair	Tri stem at ground level with prolific basal epicormic. One included union with fused leaders at 2-3m. Good adaptive growth and natural bracing above this. Historically topped to c.10m with good vigorous regrowth. Asymmetrical canopy slightly overhangs parking area with lower canopy sided up to c.3m height. Co-suppressed canopy to shrub bed side with lower canopy formed.	Reduce crown to historic cut points and crown lift to maintain suitable clearance from parking area.	**2 years**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T303	Common Holly	300	13	4	EM	Fair	Single stem tree in shrub bed with primary leader self-optimised. Drooping outer lower canopy in contact with bench. Limited lower canopy development due to co-suppression.	Carry out selective pruning to maintain suitable clearance from bench.	**1 year**	Low	Three years
T304	Wild Cherry	120	11	4	Y	Good	Young tree located in shrub margin. Crown bias to south with lower/outer foliage drooping grassed open space area. No structurally significant defects.	Carry out selective pruning and crown lift to maintain suitable clearance from open space area.	**1 year**	Low	Three years
T305	Sycamore	810	23	9	M	Fair	Tri stems fuse at 3.5m with natural bracing (graft) approximately 1m below and none above this. Approximately 4 historic snap outs/stubs in lower/mid canopy on large diameter branches.	Remove major deadwood throughout crown.	**1 year**	Low	Three years
G306	Leyland Cypress	200 av.	13	4	SM	Good	Closely planted linear planting comprising c.15 trees at roughly 0.5m spacings. Planted boundary contributes boundary screening to north of site. One partially uprooted tree hung up in adjacent holly. No structurally significant defects.	Remove failed tree to ground level.	**1 year**	Low	Three years
T307	Sycamore	580	23	9	M	Fair	Limited formation of stem taper or buttressing Inconsistent tone on main stem indicative of decay. Bacterial canker bleeds on lower stem section between 0.5-5.5m E as well as sections of cambial dysfunction. Stem bifurcates at 3.5m with bark included union - pronounced swelling below main branch union but no natural bracing. Another included union at 15m E on main leader and further areas of cambial dysfunction on primary leader (east) between 10-15m. Drawn attenuated habit with limited canopy formed in lower half of tree. Crown historically topped with branch epicormic and scattered major deadwood throughout live crown.	Remove to ground level.	**1 year**	Moderate	N/A

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T308	Common Holly	320	10	3	SM	Fair	Single stem tree. Minor ivy establishing at base. 2 localised cankers below stem graft at 1.5m. No structurally significant defects. Crown lifted to c.5m.	No works currently required.	**N/A**	Low	Three years
T309	Common Holly	150 av.	12	3	SM	Fair	Tri stem at ground level with included unions and basal epicormic. Historically topped at 10m with good regrowth. Co-suppressed canopy due to location in shrub bed with lower canopy formed.	No works currently required.	**N/A**	Low	Three years
T310	Common Holly	80 av.	7	2	SM	Fair	Low multistem historically coppiced with vigorous regrowth from stump - some attached by included unions No structurally significant defects.	No works currently required.	**N/A**	Low	Three years
T311	Common Beech	700	22	9	M	Good	Leaf litter and garden cutting encircles stem base - prevents detailed inspection of buttress. Solid consistent tones. Tree has developed attenuated drawn woodland habit with one large deadwood branch @5m SE. Well-formed branch unions.	Remove major deadwood throughout crown	**1 year**	Low	Three years
T312	Common Beech	1140	23	9	M	Fair	Some ivy establishing on main branch union and stem. Prominent buttressing atop slope. Stem ribs with good resonance returned/no variation. 3 patches of exposed desiccated sapwood mid-occlusion. 3 minor stem bleeds observed. Branch union at 2.5m. Crown suppressed to north by adjacent high storey trees. Large diameter deadwood throughout crown.	Sever ivy at base and main branch union to support future inspection.	**3 years**	Low	Three years
T313	Common Holly	160/160	9	2	SM	Good	Low twin stem with included bark union. Crown lifted to 2.5m. No structurally significant defects.	No works currently required.	**N/A**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T314	Common Holly	200 av.	9	2	SM	Good	Low tri stem with included bark union. Some basal epicormic. No structurally significant defects.	No works currently required.	**N/A**	Low	Three years
T315	Sycamore	400/550	22	4	EM	Fair	Twin stem @0.5m located in dense Lonicera shrub and marginning waterfilled ditch. Possible included union but unable to inspect fully. No natural bracing above branch union. Ivy establishing on northern stem between 1-15 metres. Likely squirrel damage in top quarter of crown.	Sever ivy at base and main branch union plus cut back shrub to support future inspection	**3 years**	Low	Three years
T316	Sycamore	250	12	1	SM	Fair	Inaccessible stem by ditch edge. One tear out wound @3m W on main stem - approx. 1m long and up to 50mm wide. Exposed sapwood present but callus roll indicates good wound response.	No works currently required.	**N/A**	Low	Three years
T317	Sycamore	250	15	2	SM	Fair	Inaccessible stem by ditch edge. Minor ivy establishing on stem. No structurally significant defects.	Remove ivy to aid future inspection	**3 years**	Low	Three years
T318	Sycamore	1100	23	6	M	Good	Prominent ditch side tree heavily ivyclad between 1-20m. Ivy precludes inspection. Scattered large diameter deadwood and storm damage throughout crown. Western outer crown appears to have been historically reduced over planted garden area.	Remove major deadwood overhanging garden area. Sever ivy at base to support future inspection.	**1 year** **3 years**	Low	Three years
T319	Common Yew	400	10	6	EM	Fair	Stem adjacent to seating area. Crown historically topped to 4m with vigorous epicormic on stem and lateral leaders.	No works currently required.	**N/A**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T320	Common Holly	300 av.	9	4	EM	Good	Low tri stem with one included bark union. Garden facing canopy pruned back. Historically topped at 8m with vigorous regrowth.	No works currently required.	**N/A**	Low	Three years
T321	Common Beech	260	11	4	SM	Fair	Stem located by ditch side edge. Informal woodland path situated immediately north of stem and appears used by residents. Some minor localised cambial dysfunction at 0.5E. Northern/eastern crown break overhangs path at approximately 2m.	Carry out selective pruning and crown lift to maintain suitable clearance from woodland path.	**1 year**	Low	Three years
T322	Norway Spruce	440	23	5	EM	Good	Stem located on slope. Prominent buttressing with good resonance returned/no variation. Minor ivy establishing on stem. Main crown break @5m.	No works currently required.	**N/A**	Low	Three years
G323	Sycamore	500 and 320/320	20	7	EM	Fair	Two trees on slope forming combined canopy. Both with ivy covered stems from 0-4m. Twin stem has included union - not considered structurally significant. Large diameter deadwood hanger c.5m long and c. 250mm DBH propped up in adjacent beech and overhangs informal woodland path.	Remove deadwood overhanging path Sever ivy at base and main branch union to support future inspection	**1 year** **3 years**	Low	Three years
T324	Scots Pine	430	15	4	EM	Fair	On slope. Ivy part historically severed with younger ivy establishing stem from 0-4m. Tree historically topped to 14m	No works currently required.	**N/A**	Low	Three years
T325	Common Holly	180	8	2	SM	Good	On slope. Vigorous crown. No structurally significant defects.	No works currently required.	**N/A**	Low	Three years
T326	Common Ash	220	18	3	SM	Fair	Ivy covered stem 0-6m. Some minor stem epicormic observed with some dead young sucker growth to lowest 2m stem section - possibly associated with Ash Dieback. Attenuated drawn stem habit with localised outer canopy dieback and leaders heavily moss-covered.	Time next inspection when in leaf to review vigour	**3 years**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T327	Sycamore	570	23	4	EM	Fair	Twin stem with included union @ 2.5m - slight stem bulge below. Some ivy establishing on stem/leaders 0-6m. Historically pruned back branches to north with good wound response. Multiple storm damage fractures and squirrel damage on secondary branching in upper third of canopy. Leaders heavily moss-covered.	Sever ivy at base and main branch union to support future inspection.	**3 years**	Low	Three years
T328	Common Beech	720	23	8	M	Good	Heavily ivy clad to 3m. Well-formed unions throughout. No structurally significant defects.	Sever ivy at base and main branch union to support future inspection.	**3 years**	Low	Three years
G329	Common Holly; Sycamore	300 max.	10	2	SM	Fair	3 closely spaced trees on slope. Crown lifted to 2.5m. Minor ivy establishing. No structurally significant defects.	Sever ivy at base to support future inspection.	**3 years**	Low	Three years
G330	Common Ash	290 to 420	22	4	EM	Fair	2 attenuated trees on bank with co-suppressed canopy. Approximately 5 areas of large diameter deadwood (attached) in upper canopy of group. Branch cuttings stored at base. No structurally significant defects.	Remove major deadwood throughout crown	**1 year**	Low	Three years
T331	Sycamore	320	9	4	SM	Fair	Stem by ditch with minor ivy at base. Scattered large diameter deadwood overhangs water-filled ditch. Secondary branching appears squirrel damaged.	Sever ivy at base to support future inspection.	**3 years**	Low	Three years
T332	Sycamore	320	18	4	EM	Fair	In wooded area. Well-formed branch unions. Minor deadwood throughout canopy. No structurally significant defects.	No works currently required.	**N/A**	Low	Three years
T333	Sycamore	120	12	3	SM	Fair	Well-formed buttressing. Some lower stem epicormic forming. Attenuated specimen with scattered large diameter deadwood throughout canopy.	Remove major deadwood throughout crown	**1 year**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T334	Sycamore	420	20	4	EM	Fair	Stem by informal woodland path. Pronounced buttressing. Stem surrounded by low-lying shrub layer. Impact wound @1m S with exposed heartwood mid-occlusion. Prominent buttressing with good resonance returned/no variation. Heavily lichen covered primary branches with limited dormant budding to inner canopy. Scattered large diameter deadwood overhangs informal woodland path.	Remove major deadwood throughout crown	**1 year**	Low	Three years
T335	Common Ash	390/320	22	4	EM	Fair	Low twin stem by ditch. Large 3rd party crack willow historically propped up in upper canopy at c. 20m. Appears stable with historic crossing branch wounds on both trees occluded.	No works currently required.	**N/A**	Low	Three years
T336	Common Ash	540	22	5	M	Fair	On sloped ground. Bifurcates at 4m. Canopy suppressed by adjacent Scots Pine. Drawn attenuated stem habit with no canopy development below 9m. Scattered large diameter deadwood to outer southern canopy extents.	Remove major deadwood throughout crown	**1 year**	Low	Three years
T337	Scots Pine	620	23	6	EM	Good	On slope. Limited buttressing/taper. Some stubs and small diameter deadwood in lower canopy typical for species.	No works currently required.	**N/A**	Low	Three years
T338	Sycamore	480	16	5	M	Fair	Stem part encircled by 1m tall *Lonicera* shrub and adjacent to informal woodland path. Crown break 5m. Large diameter deadwood throughout upper quarter canopy with historic snap outs/stubs.	Remove major deadwood overhanging path	**1 year**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T339	Sycamore	260	14	4	EM	Fair	Ditchside tree by woodland path. Crown bias towards golf course (south) with well-formed branch unions. Some small diameter deadwood overhangs path @9m.	No works currently required.	**N/A**	Low	Three years
T340	Sycamore	290	14	4	EM	Fair	Ditchside tree by woodland path. Crown bias towards golf course (south) with well-formed branch unions. Some small diameter deadwood overhangs path @9m.	No works currently required.	**N/A**	Low	Three years
T341	Common Alder	400	12	6	EM	Fair	Stem 2m from ditch edge. Stem diameter measured below twin stem. Basal epicormic pruned back from adjacent woodland path. Minor ivy on 0-2m stem section. Crown bias weighted fully towards golf course (south). 2x50mm diameter hollows at 2m W on northern leader probed to 100mm with variable resonance indicative of decay column.	Sever ivy at base to support future inspection.	**3 years**	Low	Three years
G342	Common Horse Chestnut	100 max.	6	3	Y	Low	2 closely spaced self-set low multi-stems within c.2m of ditch line (delineates site from third party golf course). Crown bias and stem lean weighted towards golf course and overhanging ditch. Predominantly dead stems with live growth of limited vigour.	Remove dead stems overhanging ditch.	**1 year**	Low	Three years
T343	Common Alder	250	10	5	SM	Fair	Stem adjacent to woodland path. Pronounced buttressing. 1.5m long and 20cm wide open decay stem column from 1.8m E. Sounding indicates decay column extends 1m below opening with good callus wood response and response growth of foliage. Crown bias fully weighted south towards golf course and overhangs ditch.	No works currently required.	**N/A**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
G344	Sycamore	300/360 and 260	16	6	EM	Good	Two trees including one low twin. Basal epicormic managed on woodland path side. Crown bias fully weighted south towards golf club and overhangs ditch. Latent budding limited to northern aspect with leaders heavily moss-covered and small diameter deadwood throughout.	No works currently required.	**N/A**	Low	Three years
T345	Common Hawthorn	220/220/190	8	5	M	Fair	Tri stem at 1m approx. 5m east of site boundary fence. Stem on slope with twisted habit and ribbing typical for species in setting. Crown bias leans downslope towards ditch. Partly attached failed leader (15cm dia.) at 2S with branch end propped on ground but limited holding wood remains.	Remove partly failed leader.	**1 year**	Low	Three years
T346	Common Lime	560	25	4	M	Good	Woodland habit tree with good lower canopy development including stem epicormic typical for species. Primary roots protrude surface (likely exposed by recent flooding). Well-formed branch unions including grafting above main branch union. Some large diameter deadwood prone on woodland floor. One large, degraded deadwood ascender c. 15cm diameter and 4m long at 6W overhangs inaccessible shrubs.	Remove major deadwood throughout crown	**1 year**	Low	Three years
T347	Common Lime	500	9	5	EM	Fair	Heavily ivyclad tree between 0-9m prevents detailed inspection of main branch union and branches. Also part shrouded by laurel shrub layer. Good lower canopy formation from stem epicormic Historic main leader loss at c.5m 2 primary leaders c10cm diameter @ 5m appear overextended but overhang dense shrub. Multiple hung up small diameter deadwood branches in lower crown.	Sever ivy at base and main branch union to support future inspection.	**3 years**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T348	Sycamore	420	11 e.	6	EM	Good	Stem c.11m from building. Minor ivy establishing on lowest 4m of stem and prolific basal epicormic prevents detailed inspection. Well-formed branch unions and healthy dense bud growth. 2 branch hollows 5-10cm diameter above main branch union - not of structurally concern. Historically crown lifted on building side with good occlusion shown on primary branch cuts.	Sever ivy at base and main branch union to support future inspection.	**3 years**	Low	Three years
T349	Common Lime	420	25 e.	5	EM	Fair	Stem adjacent to woodland path. Minor ivy establishing on lowest 3m of stem. Basal cavity @ 0S c.12cm wide entrance extends 30cm into stem and 30cm below basal flare level. Variation in sounding in lowest 0.5m of stem - probable cone hollow with wet dark decayed wood attached to top. Tree appears to have historically lost leader at 3m with tear out wound mid-occlusion. Self-righted leader formed above snap out Limited mid canopy growth observed.	Sever ivy at base to support future inspection.	**3 years**	Low	Three years
T350	Common Oak	460	14	6	EM	Good	Woodland tree with slightly drawn habit. Ivy covered stem bifurcating at 2.5m. Good vigour. Well-formed unions. No structurally significant defects.	Sever ivy at base to support future inspection.	**3 years**	Low	Three years
T351	Common Oak	400	10	4	EM	Fair	Stem located in area of deep leaf litter arisings very near base. Minor ivy establishing on stem to 3m. Bifurcates at 2.5m. Well-formed unions Suppressed woodland tree with squat crown habit and localised fibre buckling. Major deadwood in lower canopy typical for species in setting. No structurally significant defects.	Sever ivy at base to support future inspection. Ensure arisings not mounded at base or buttress by setback of least 0.5m.	**3 years**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T352	Common Hawthorn	120/160	8	4	EM	Fair	Stem bifurcates at 1m covered in minor ivy. Stem ribs appear superficial.	Sever ivy at base to support future inspection.	**3 years**	Low	Three years
T353	Common Ash	210	13	4	SM	Fair	Leaf litter/cutting arisings dumped at base to 0.5m height. 2 occluded wounds on lowest 1m of stem. Crown bias to south downslope towards third party vegetation. Drawn habit with no canopy development in bottom half of tree.	Remove arisings at base and ensure not mounded at base or buttress by setback of least 0.5m.	**3 years**	Low	Three years
T354	Sycamore	4 x 300 e.	15	4	EM	Fair	Low 4 stem with included union on 0.5m S. Leaf litter/cutting arisings dumped at base with main branch union full of soil. Good lower canopy formation with 2 large diameter deadwood (c.150mm diameter) in upper canopy overhanging arisings.	Remove major deadwood throughout crown. Remove arisings at base and ensure not mounded at base or buttress by setback of least 0.5m.	**1 year** **3 years**	Low	Three years
T355	Common Holly	160	8	3	SM	Good	Single stem specimen with some regrowth establishing at baseContains 1x dead stem (90dia).Drawn up form	Remove dead stem	**1 year**	Low	Three years
T356	Common Beech	610	26	8	EM	Good	Single stem specimen growing close to building. Ivy at base and establishing on main stem. Historical pruning wounds on main stem up to 7m all fully occluded. Bifurcation at 7m. Drawn up form and asymmetrical crown bias to south. Northern crown in close proximity to building	Remove major deadwood throughout crown. Carry out selective pruning of the northern crown to maintain suitable clearance from building Sever ivy at base.	**1 year** **3 years**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T357	Lawson Cypress	370	17	3	M	Good	Single stem specimen. Ivy at base and on lower main stem inhibiting full visual inspection. Notable change in tone when sounded at northern quadrant at ground level indicating a possible isolated area decay or dysfunction. Good resonance returned when sounded around remaining stem. Drawn up form. Crown in proximity to building	No works currently required.	**N/A**	Low	Three years
T358	Scots Pine	640	19	7	M	Good	Single stem specimen. Adequate buttress formation. Good resonance when sounded on main stem. Previous pruning wounds on main stem up to 10m yet to fully occlude. First significant branch forming at 6m south as primary leader. Trifurcation of the main stem at 11m. Asymmetrical crown bias to north and west. Large diameter deadwood in crown	Remove major deadwood throughout crown	**1 year**	Low	Three years
T359	Common Holly	200 av.	9	4	SM	Good	Multiple stem specimen. Growing under crown of large pine tree and close to building. Significant regrowth establishing at base forming a lower crown. Historically topped at 4m resulting in 5m long regrowth. Eastern crown in proximity to building	Remove growth forming at base. Reduce height to max 6m and carry out selective pruning of the lateral growth to maintain suitable clearance from building	**1 year**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T360	Common Ash	510	20	8	SM	Good	Single stem specimen. Significant raised roots within lawn area to the north with evidence of some mechanical damage attributed to mowers. Prominent buttress formation. Good resonance when sounded on main stem. Previous pruning of the lower northern crown resulting in pruning wounds both fully and partially occluded. Bifurcation of main stem at 5m forming adequate union. Asymmetrical crown bias south and west. Minor deadwood throughout crown.	No works currently required.	**N/A**	Low	Three years
G361	Common Holly	150 av.	7	5	SM	Fair	Group of 2 multiple stem specimens. Forming combined crown and part of shrubbery. Epicormic growth prolific suckering establishing around base. Some previous pruning to provide clearance from lamppost.	Carry out selective pruning to maintain suitable clearance from lamppost. Remove regrowth forming around base	**2 years**	Low	Three years
G362	Cherry Laurel	220 max.	6	5	M	Fair	Group of 3 large specimens. Low level lateral growth layering in places. Forming combined crown and part of shrubbery. Previous pruning of the lower northern crowns to maintain suitable clearance from adjacent lawn.	Maintain regular lateral trimming of the lower crown to provide suitable clearance from lawn. Carry out selective pruning of the upper northern crown to limit encroachment over lawn.	**1 year**	Low	Three years
T363	Lawson Cypress	180	8	2	SM	Fair	Single stem specimen. Growing within shrubbery. Drawn up form. Shading out of lower crown.	No works currently required.	**N/A**	Low	Three years
T364	Lawson Cypress	380	14	4	EM	Fair	Single stem specimen. Subordinate stem forming at 3m with included union - not structurally significant defects. Fastigiate form typical of species growing within shrubbery.	No works currently required.	**N/A**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T365	Common Holly	220	12	3	SM	Fair	Single stem specimen.Some imported soils piled at base of tree.Area to west appears to have been recently cleared of vegetation.Historical loss of co-dominant leader at 2m resulting in some regrowth forming.Drawn up form and asymmetrical crown bias to west.Current suitable clearance from adjacent building.	Carry out selective pruning of the lower western crown to maintain suitable clearance from building	**3 years**	Low	Three years
T366	Lawson Cypress	290-320	15	4	EM	Fair	Twin stem specimen. Evidence of imported soils around base. Some die back of the lower western crown attributed to shading out. Fastigiate form typical of species growing to be edge of shrubbery. Lower western crown in proximity to adjacent building.	Carry out selective pruning of the lower western crown to maintain suitable clearance from building	**3 years**	Low	Three years
T367	Common Holly	200 av.	10	4	SM	Good	Multiple stem specimen. Regrowth establishing at base. Growing within and forming part of shrubbery.	No works currently required.	**N/A**	Low	Three years
T368	Pissards Plum	230-240	6	5	M	Fair	Single stem specimen. Bifurcation at 1m forming 2 co-dominant leaders both leaning to north. Asymmetrical crown bias to north. Previous pruning of the lower northern crown to maintain suitable clearance over footpath and parking bays.	Carry out selective pruning to maintain suitable clearance over footpath and parking bays.	**1 year**	Low	Three years
G369	Common Holly	190/200/270 and 200/210/130	11	4	EM	Good	2 closely spaced multi-stem trees forming combined canopy. Included unions at base. Historically topped to c. 9m and cut back from adjacent building.	Carry out selective pruning to ensure suitable setbacks from building.	**1 year**	Low	Three years
T370	Lawson Cypress	350	14	3	EM	Good	Inaccessible stem in dense shrub planting. Foliage within 1m of building edge.	No works currently required.	**N/A**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T371	Magnolia species	80	4	3	SM	Fair	Low multistem c. 1.5m from building Canopy suppressed by high storey trees. Asymmetrical canopy growing SE towards building with tip growth in contact with building. Historically reduced in height and pruned back from building. Some lower canopy branch developing at base.	Carry out selective pruning to ensure suitable setbacks from building. Cut back encroaching scrub to encourage lower crown development.	**1 year**	Low	Three years
T372	Lawson Cypress	390	14	4	EM	Good	Single stem specimen. Shading out of the lower northern crown. Southern crown in proximity to corner of building.	Carry out selective pruning to maintain suitable clearance from corner of building	**2 years**	Low	Three years
T373	Lawson Cypress	280	12	3	SM	Fair	Single stem specimen. Sweep on main stem. Asymmetrical crown bias to north overhanging drive. Sparse crown.	Crown lift to maintain suitable clearance over road.	**1 year**	Low	Three years
T374	Paper Birch	350	14	7	EM	Good	Single stem specimen. Significant branches forming at 1m, 1.5m and 2m to north, south and west with bifurcation of main stem at 3m. Previous crown lift to maintain suitable clearance over path. Mid-western crown in proximity to building. Minor deadwood present within crown.	Carry out selective pruning to maintain suitable clearance from building. Crown lift to maintain suitable clearance over path.	**3 years**	Low	Three years
T375	Lawson Cypress	130 max.	7	1	SM	Good	Single stem bifurcating at base. Growing within limited rooting environment. Fastigiate form typical of species.	No works currently required.	**N/A**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T376	Common Beech	870	21	9	M	Fair	Located residential garden of 227 Ashfield Lodge Bungalow (currently live construction site).Stem surrounded by construction materials - unable to inspect in detail. Suspected compaction in rooting environment.Stem ribs at 0-2m S. Crown lifted to 3m with pruning wounds mid-occlusion. Historically crown reduced over access road with moderate growth response. Main branch union covered in ivy. Included union at 8W - no natural bracing above but some adaptive swelling below.	No works currently required.	**N/A**	Low	Three years
T377	Sycamore	350	8	3	SM	Dead	Off-site standing dead tree adjacent to residential garden of 227 Ashfield Lodge Bungalow (currently live construction site). Unable to survey due to limited access. Stem located c.0.5m south of boundary fence. Deadwood fungi, *Auricularia auricula-Judea*, visible to stem base @0m N. Stem and remaining attached branches significantly covered by degraded dead sections of desiccated exposed sapwood or flaky bark. No deadwood overhanging site with remaining dead crown fully weighted towards vegetation associated with adjoining golf course.	Remove to ground level	**1 year**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T378	Common Horse Chestnut	1040	16	6	M	Fair	Located residential garden of 227 Ashfield Lodge Bungalow (currently live construction site). Pronounced buttress - good resonance at base. Unable to inspect southern half of stem base due to stored timber arisings. Main branch union @ 2m - ivy covered with well-formed unions. Exposed sapwood on stem and primary branch between 0-4m W mid-occlusion but likely associated with bacterial canker. Recently crown lifted to c.4m for construction access. One 20cm diameter hollow @2.5N extends 30cm into primary branch with good adaptive growth around hollow. Small keyhole tear on primary branch at 3N with similar adaptive growth swelling. Upper canopy reduced over access road.	No works currently required.	**N/A**	Low	Three years
G379	Common Holly	150 av.	8	2	SM	Fair	Approximately 5 scattered holly multistems to western garden edge of 227 Ashfield Lodge Bungalow. Some included unions at base and suckering.	No works currently required.	**N/A**	Low	Three years
T380	Common Lime	580	22	4	M	Fair	To western garden edge of 227 Ashfield Lodge Bungalow Forms part of part of mature linear planting. Shrub waste dumped at base to 0.5m height. Stem epicormic recently cut back stem base as well as ivy. Bifurcates at 3m with well-formed main branch union. Crown break at 4m. Some large diameter deadwood observed at canopy top which overhangs garden.	Remove major deadwood throughout crown. Remove arisings at base and ensure not mounded at base or buttress by setback of least 0.5m.	**1 year**	Low	Three years

Tree No.	Species	DBH (mm)	Ht. (m)	Crown Spread (m)	Age	Vigour	Condition and Observations	Recommendations	Priority (timescale)	Risk	Re-Survey
T381	Sycamore	870	20	6	M	Low	Heavily ivyclad tree forming part of mature linear planting and located within residential garden of 227 Ashfield Lodge Bungalow (currently live construction site). Stem set back c.6m from public footway and Palatine Road with northern/western canopy overhanging overhead line and public highway. Ivy established on stem and leaders to approximately three-quarters of total height prevents detailed inspection of branches/branch unions. Multiple historically failed large diameter branches prone in garden - indicative of decline. Unable to sound lower stem due to dense ivy. However localised ivy removal between 0-1m stem (east) reveals multiple localised basal pockets (<1cm area) of *Kretschmaria deusta.* Small diameter deadwood throughout canopy indicative of reduced vigour. 2 hung up ivy covered large deadwood branches overhang garden at approximately 8-10m.	Reduce tree to standing deadwood pole to retain habitat value Approximate height of reduction to be approximately 6m falling distance).	**6 months**	High	Three years
T383	Sycamore	600 e.	18	4	M	Fair	Heavily ivyclad tree up to c.15m - precludes inspection stem, union or primary branches. Stem 1m E of boundary fence. Canopy overhangs road and overhead lines.	Sever ivy at base and main branch union to support future inspection.	**1 year**	Low	One year
T384	Sycamore	410	18	6	EM	Fair	Stem located in surfaced footway of access road with surfacing tarmacked up to buttressing. Some epicormic forming in lower 4m of stem. Good resonance. One large, decorticated limb with localised dead bark c.10cm.diameter @4m N within adjacent holly canopy.	Remove major deadwood throughout crown	**1 year**	Low	Three years

Tree Survey Schedule Key:

Tree No. – tree reference on Tree Location Plan and tree tag. **Species** – tree species giving English common name. **DBH –** the individual stem diameters when typically measured at 1.5m above ground level unless otherwise stated. **Ht. –** tree height recorded in metres. **Crown Spread** - crown spread in the four cardinal compass points, or as average using broadest radial spread. **Age Class –** recorded as **NP** = Newly Planted; **Y** = Young (recently planted and establishing within landscape); **SM** = Semi-Mature (established within landscape, growing vigorously and developing branch structure, height and form); **EM** = Early Mature (established specimen passed its vigorous growth phased but has not yet reached its ultimate, full size); **M** = Mature (having reached anticipated height and age for species, growth focusing on spread) **Vet** (veteran) exceptional age for species with features such as cracks, cavities and decay which enhance biological associations and value of tree, crown retrenching. **Vigour** – an assessment of the health and vitality of the tree expressed as **Good** – vigorous annual extension growth and bud development, dense and full canopy, good leaf colour and size typical for species; **Fair** – parts of canopy with reduced annual extension growth and bud development, gaps within the canopy, leaf discolouration and/or unusual leaf size and shape, some tip dieback; **Low** – over 30% of canopy exhibiting dieback and decline with the canopy exhibiting a fragmented appearance, numerous broken dead and decaying branches, poor leaf colour and growth; **Dead**. **Condition & Observations –** is reference to physical and structural observations of the tree. **Priority –** recommended timeframe in which tree management should be completed, including **N/A** (not applicable as no priority). **Risk** – as per Appendix B of report**. Re-survey** – as expressed in survey schedule.

Note on Time Scale: Where a program of coppicing, re-pollarding, or stand thinning has been recommended, the time scale is the recommended time in which the program should commence.

Tree Survey Abbreviations & Definitions:

ADB: Ash Dieback – the severity of which is also quantified in 'stages' as per The Tree Council guidance document (found **here**) Adaptive growth – new wood produced in response to biomechanical weakness, often stronger than 'normal' wood due to multiple biological & physiological adaptations. **E:** East**. Large Diameter Dead Branches/Major Deadwood**: ≥3 centimetre diameter; **N:** North**. NSS**: not structurally significant; **Small Diameter Dead Branches/ Minor Deadwood**: ≤3 centimetre diameter; **S:** South. **Sounding:** Trees are sounded as part of the visual assessment, using a nylon hammer, to listen for variations in resonance. Where there is wood decay and cavities, the sound will resonate with a deeper tone than when the wood is solid. Areas of dead bark will return a loud and sharp 'crack'. **W:** West.

We trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your tree(s).

Should you have any further questions or concerns, please do not hesitate to contact us again.

REPORT CLASSIFICATION: Tree Condition Survey & Management Report

REPORT STATUS: Final

REPORT COMPLETED BY: David Chesterton *FdSc Arb MArborA MICFor*
Senior Arboricultural Consultant

D Chesterton

SIGNATURE:

DATE: 24th March 2026

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Senior Arboricultural Consultant

SIGNATURE:

DATE: 24th March 2026

APPENDIX A – Fungal, Disease or Insect Pathogen

A.1 Charcoal Fungus (Kretzschmaria Deusta)

A.1.1 The presence of fungal fruiting bodies suspected to be Charcoal Fungus (*Kretzschmaria deusta*) were found attached to the main stem and within the buttresses of T381. **Type:** Parasitic & Saprobic

A.1.2 **Appearance:** Buckled, knobbly crust like black asphalt spatters, brittle like chard wood and crushable, turning to a fine dust (teleomorph stage). Forming flat whitish-grey, asexual fruit bodies (anamorph stage).

A.1.3 **Type of Decay:** Causes a 'soft rot' in early stages, affecting the cellulose resulting in brittle wood

A.1.4 **Area affected:** Typically found close to ground level and appears on the lower stem, between buttresses, and on principle roots

A.1.5 **Season and Persistence:** The initial fruiting bodies develop during spring and early summer. Followed by the development of a black crusts that can persist for many years, although development ceases after first year.

A.1.6 **Principle Species:** Wide range of broadleaved trees most notably Beech, Lime Horse Chestnut & Maple

A.1.7 **Consequence:** Prolonged cases may lead to catastrophic failure with a ceramic like fracture surface. Unlike other decay pathogens the usual warning signs of bulging or cracking are absent prior to failure.



Figure 5: Example photograph showing the Kretzschmaria deusta fungal fruiting body

Green. T & Watson. G. (2011)
Fungi on Trees - An Arborists Field Guide.
Arboricultural Association, Stonehouse

Mattheck. C, Bethge. K, Weber.K (2015)
The Encyclopaedia of Visual Tree Assessment
Karlsruhe Institute of Technology – Campus North

A.2 Ash Dieback (*Hymenoscyphus fraxineus*)

A.2.1 T326 is currently exhibiting several symptoms of Ash Dieback (*Hymenoscyphus fraxineus*).
Type: Fungus

A.2.2 **Appearance:** Dieback starts within the leaves and quickly spreads to the current year's shoots and then to older twigs and branches in later years. When it reaches older branches, cankers form at the unions, which have a darkened, sucken appearance.

A.2.3 **Type of Decay:** The disease affects the vascular tissues of the tree, blocking the supply of water and nutrients.

A.2.4 **Area affected:** First observed within the leaves, then branches of affected trees.

A.2.5 **Season & Persistence:** Fruiting bodies are observed during July to October. .

A.2.6 **Principle Species:** Various species of Ash, including; *F. excelsior, F. angustifolia.*

A.2.7 **Consequence:** Significant dieback throughout the crowns of affected trees, leading to brittle failures of branches and stem. Affected trees are also susceptible to secondary pathogens, such as Honey Fungus (*Armillaria mellea*) and subsequently prone to windthrow from root decay.



Figure 6: Example photograph of lesion caused by Ash Dieback

Green. T & Watson. G. (2011)
Fungi on Trees - An Arborists Field Guide.
Arboricultural Association, Stonehouse

Mattheck. C, Bethge. K, Weber.K (2015)
The Encyclopaedia of Visual Tree Assessment
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APPENDIX B – Tree Risk Assessment Glossary

B.1 Bartlett Consulting uses the International Society of Arboriculture's (ISA) Tree Risk Assessment methodology, referred to as TRAQ. This is a 'qualitative' system which uses a matrix-based combination of ratings, to reach a conclusion of associated risk. The standard Bartlett Consulting time-line within the TRAQ system is three (03) years, unless otherwise stated within the report.

B.2 Risk is the combination of the 'likelihood' of an event: in this case the failure of a tree or part of a tree, and the severity of the potential consequences. A hazard is the likely source of harm. The two tables below define both the likelihood and risk levels as per the TRAQ system.

B.3 Tree risk assessment has a unique set of terms with specific meanings. Definitions of all specific terms may be found in the International Society of Arboriculture's *Best Management Practice for Tree Risk Assessment (Third Edition)*. Definitions of some of these terms used in this report are as follows:

Classification	**Description of Likelihood of Failure** (As per Dunster, Smiley, Matheny, Lilly 2017)
Improbable	The tree or tree part is not likely to fail during normal weather conditions, and may not failure in extreme weather conditions, within the specified time frame.
Possible	Failure may be expected in extreme weather conditions, but it is unlikely during normal weather conditions, within the specified time frame.
Probable	Failure may be expected under normal weather conditions, within the specified time frame.
Imminent	Failure has started or is most likely to occur in the near future, even if there is no significant wind, weather, or increased load.

Targets are people, property, or activities that could be injured, damaged or disrupted by a tree failure.

Likelihood of Impact may be categorized as high meaning that a failed tree or tree part will most likely impact a target; medium meaning the failed tree or tree part is as likely to impact the target as not; low meaning that the failed tree or tree part is not likely to impact a target; and very low meaning that the likelihood of a failed tree or tree part impacting the specified target is remote.

Consequences of a known target being struck may be categorized as severe meaning that impact could involve serious personal injury or death, damage to high-value property, or disruption to important activities; significant meaning that the impact may involve property damage of moderate to high value, considerable disruption, or personal injury; minor meaning that impact could cause low to moderate property damage, small disruptions to traffic or a communication utility, or very minor injury; and negligible meaning that impact may involve low-value property damage or disruption that can be replaced or repaired, and do not involve personal injury.

Risk Level	**Description of Risk** (As per Dunster, Smiley, Matheny, Lilly 2017)
Extreme Risk	Failure is *imminent*, impact & failure is *very likely*, and the consequences of the failure are *severe*. Mitigation will be a high priority or targets must be temporarily controlled.
High Risk	Impact & Failure is *likely* to *very likely* with *significant* consequences; or consequences are *severe* and the Impact & Failure is *likely*. Mitigation measures should be taken.
Moderate Risk	Impact & Failure is *likely* to *very likely* with *minor* consequences; or consequences are *significant* to *severe* with a *somewhat likely* Impact & Failure. Mitigation will be determined by tolerance of risk.
Low Risk	Consequences are either negligible or minor, with corresponding Impact & Failure ratings of either unlikely or somewhat likely respectively. Mitigation may be desirable but not strictly necessary.

Overall Tree Risk is the highest individual risk identified for the tree.

Residual Risk is the level of risk the tree should pose after the recommended mitigation

APPENDIX C – Tree Survey & Assessment Glossary

C.1 The scientific study of tree hazard evaluation and assessment is not an exact science, and there is still much to learn with constantly developing technology, research and calculations. Most limitations of tree hazard evaluation arise from uncertainties with trees and the loads the trees are subjected to.

C.2 The three levels of tree evaluation and assessment employed by Bartlett Consulting are those defined in the International Society of Arboriculture's (ISA) *Best Management Practices for Tree Risk Assessment (Third Edition)* and *ANSI A300 Tree Risk Assessment Standard*. All three levels are described below, along with the basic limitations of each.

I. Level 1 Limited Visual Assessment

A *Level 1 Limited Visual Assessment* (also referred to as a Hazard Survey or Negative Tree Survey) is a visual assessment from a specific perspective of an individual tree or a population of trees near specified targets. These assessments are conducted to identify obvious defects or specified tree conditions (such as dead trees) as agreed with the client and tree owner / manager.

A *Level 1 Limited Visual Assessment* is typically performed from a pre-defined and specified perspective (i.e. from the pavement, street, car parking area(s), woodland edge, etc.), and typically of one side of the tree from that specified perspective. The specified tree or trees are visually assessed to identify tree features, defects, or specific conditions constituting a hazard which result in a likelihood of failure of probable or imminent and would impact the specified target(s).

Level 1 Limited Visual Assessments are typically performed to quickly assess large populations of trees to identify trees with the highest likelihood of failure ratings in the population, or trees that are recommended for higher level of assessment.

A *Level 1 Limited Visual Assessment* typically includes:

1. Identifying the location and/or selection criteria of trees to be assessed.
2. Determining and documenting the most efficient route to be taken.
3. Determining and documenting the method of visual assessment (e.g. walk-by, drive-by).
4. Recording the location of, and assessing the condition of, tree(s) of concern from the defined perspective meeting the predefined criteria (e.g. dead trees, broken branches).
5. Evaluating the risk (a risk rating is optional).
6. Identifying trees needing a higher level of assessment (*Level 2 Basic or Level 3 Advanced*) and/or priority corrective action.
7. Submitting risk mitigation recommendations and/or report.

Limitations of *Level 1 Limited Visual Assessments*

As the least thorough means of assessment, tree features and/or conditions may not be visible as the inspection is from a particular viewpoint; not all tree features and observations may be visible or apparent at different times of the year; climbers, undergrowth, basal growth, etc. will not be removed inhibiting the inspection; and the inspection may not be adequate enough to make a risk mitigation recommendation. Residual risk designations for trees are not included.

APPENDIX C – Tree Survey & Assessment Glossary (Continued…)

II. Level 2 Basic Visual Assessment

A *Level 2 Basic Visual Assessment* is a more detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires complete inspection around a tree including the site and ground conditions / growing environment; visible buttress roots; main stem(s); and branches (as defined in the International Society of Arboriculture's (ISA) *Best Management Practices for Tree Risk Assessment* and *ANSI A300 Tree Risk Assessment Standard*).

A *Level 2 Basic Visual Assessment* allows for all aspects of the tree(s) to be surveyed and removal of climbers, undergrowth and basal growth. The crown, branches, stem(s), and buttress roots of the specified tree(s) are all assessed to look for notable features including any defect, decay, dysfunction or other structural weakness, as well as assessing the overall health and vitality of the tree(s). A *Level 2 Basic Visual Assessment* will include the use of hand-tools such as a sounding hammer; depth probe; binoculars; and measuring tapes / laser range finders to record tree dimensions; and possibly a trowel to uncover buttresses. Recommendations for trees that need a higher level of assessment are typically included.

A *Level 2 Basic Visual Assessment* typically includes:

1. Locating and identifying the tree or trees to be assessed.
2. Determining the *targets* and *target zone* for the tree or branches of concern.
3. Reviewing the site history and conditions, and species failure profile.
4. Assessing the potential load on the tree and its parts.
5. Visually assessing general tree health based on observable features at the time.
6. Completing the tree inspection and assessment using tools listed above.
7. Recording all details and observations.
8. Analysing all captured field data to determine the *likelihood of failure* and *consequences of failure* in order to complete a tree risk assessment.
9. Developing mitigation options, recommending a further Level 3 Advanced Assessment, if deemed necessary, and estimating *residual risk* for each mitigation option.
10. Producing and submitting the report, including when appropriate, advice on re-inspection intervals.

Limitations of Level 2 Basic Visual Assessments

This visual assessment will only include details and information on tree features and conditions that can be detected from a ground-based inspection on the day of the assessment, using the tools listed in the introduction above. The extent of some internal decay, as well as the type of wood decay, and below ground or high canopy features or conditions may be difficult to observe, determine or assess.

APPENDIX C – Tree Survey & Assessment Glossary (Continued…)

III. Level 3 Advanced Assessment

A *Level 3 Advanced Assessment* is performed to provide detailed information about specific tree parts, conditions or features, targets, or site conditions. A *Level 3 Advanced Assessment* typically incorporates all aspects of a *Level 2 Basic Visual Assessment* and is usually conducted after a *Level 2 Basic Visual Assessment* with client approval.

Specialized equipment, data collection and analysis, and/or expertise are typically required for these advanced assessments to provide detailed and in-depth information about a specific tree parts, conditions or features, and the likelihood of failure, previously identified in a *Level 2 Basic Visual Assessment*.

A *Level 3 Advanced Assessment* typically includes:

1. Locating and identifying the tree or trees to be assessed.
2. Determining the *targets* and *target zone* for the tree part of concern.
3. Reviewing and updating the *Level 2 Basic Visual Assessment* data as necessary.
4. Completing the advanced assessment using methods and/or techniques as determined necessary and appropriate by the Arborist, and as defined in the Scope of Work.
5. Interpreting and analysing the advanced assessment data and information to update and revise the *likelihood of failure* and *consequences of failure* in order to complete a tree risk assessment.
6. Developing mitigation options and estimating *residual risk* for each mitigation option.
7. Producing and submitting the report, including when appropriate, advice on re-inspection intervals.

Limitations of Level 3 Advanced Assessments

Using technology, methodologies and equipment listed below always involves a degree of uncertainty as well as limitations in use. Furthermore, most data is not an accurate measure, but a qualified or quantified estimation.

Arborists employing advanced assessment equipment and technology must have an advanced knowledge of the application and use of the various equipment (e.g. when and where it is appropriate for use and which method); in-depth knowledge of decay fungi and host tree species relationships; training and experience in interpreting data; and likelihood of failure assessment.

APPENDIX C – Tree Survey & Assessment Glossary (Continued…)

III. Level 3 Advanced Assessment (continued…)

Methods of Advanced Assessment

Procedure	Methodology
Aerial Tree Inspection (evaluation of tree structure within crown)	• visual inspection from within the tree crown or from a lift • unmanned aerial vehicle (UAV) photographic inspection • decay testing of branches
Detailed Target Analysis	• property value • use and occupancy statistics • potential disruption of activities
Detailed Site Evaluation	• history evaluation • soil profile inspection to determine root depth • soil mineral and structural testing
Decay Testing	• increment boring • drilling with small-diameter bit • resistance-recording drilling • single path sonic (stress) wave • sonic / impulse tomography • electrical impedance tomography • radiation (radar, X-ray) • advanced analysis for pathogen identification
Tree Health Evaluation	• tree ring analysis (in temperate zone trees) • shoot length measurement • detailed health/vigour analysis • starch assessment
Root Inspection and Evaluation	• root and root collar excavation • root decay evaluation • ground-penetrating radar • sonic / impulse tomography
Storm / Wind Load Analysis	• detailed assessment of tree exposure and protection • computer-based estimations according to engineering models • wind reaction monitoring over a defined interval
Measuring & Assessing the Change in Tree Lean	• visual documentation • plumb line • digital spirit level
Load Testing	• hand pull • measured static pull • measured tree dynamics

Note: All levels of tree inspection, evaluation and assessment consider visible, and detectable, tree observation, conditions and features in proximity to the known and/or assigned targets of the tree or trees being assessed. Regardless of the level selected, any tree risk assessment will be limited to the tree or trees selected, and the detectable conditions at the time of the defined and assigned assessment. The client should also recognize that not all defects will be detectable, and not all failures can be predictable

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TREE LOCATION PLAN

SCALE : 1 : 500 @ A3

DATE : 19/03/2026

Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD Ref:DC251062.TLP

N

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