

Date: 24th September 2025

Tree Condition Survey Report

Site: 140b Vine Lane Uxbridge UB10 0BQ

Client: James Manning

Date of Survey: 15th September 2025

Consultant: Oliver Tong ND Arb

Dear James,

Further to my site visit on 15th September 2025, I am writing to provide a summary of my observations regarding the four mature English oak (*Quercus robur*) trees located along the driveway at 140b Vine Lane.

Survey Context

- The survey was carried out from ground level using visual and sounding techniques. The trees were not climbed as part of the assessment.
- All four trees are subject to Tree Preservation Orders (as advised by the client). Formal checks with the London Borough of Hillingdon would be required to confirm details.
- All trees have been crown-reduced relatively recently under consent. The pruning has been carried out in a reasonably sympathetic manner, and the trees retain an attractive form.

Tree Survey Schedule

Tree Ref.	Height / DBH	Location	Observations	Overall Condition	Recommendations
T1	~19 m / c. 800 mm dbh	Left side of driveway	Small cavities at ground level; hollow sound when tapped, but no fungal fruit bodies and no signs of advanced decay.	Fair	No immediate works required. Routine monitoring as part of ongoing management.
T2	~18 m / 900 mm dbh	Right side of driveway	Oak Processionary Moth (OPM) nest noted in canopy. No signs of basal decay or hollow sound when tapped with sounding mallet.	Fair	Inform client of OPM presence. Otherwise, no further action required at this stage. Routine monitoring.
T3	~20 m / 850 mm dbh	Right side of driveway, nearer property	Pronounced buttress roots. Two large <i>Laetiporus sulphureus</i> (chicken-of-the-woods) fruiting bodies present on buttress roots associated with historic damage. Fungus known to cause cubical brown rot in oak heartwood.	Fair-Poor	Commission advanced tree risk assessment (sonic tomography) to establish extent of basal and buttress root decay. Quotation to be provided separately.
T4	~17 m / 600 mm dbh	Left side of driveway, nearer property	No indications of fungal colonisation. No hollow sound when tapped with sounding mallet.	Fair	No immediate works required. Routine monitoring.



Figure 1. View of tree T1 English oak



Figure 2. View of tree T4 English oak



Figure 3. View of trees T2 & T3 English oak



Figure 4. View of lower trunk of tree T3 with 2x *Laetiporus sulphureus* fungal fruit bodies

Risk & Management Considerations

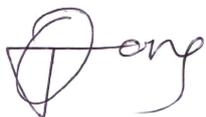
- T3 presents the most significant concern due to the confirmed colonisation of *Laetiporus sulphureus* at the base and its proximity to the property. While no acute structural failure was evident during the inspection, the fungus is associated with advanced internal decay in oak and justifies further investigation.
- A sonic tomography assessment of T3 is therefore strongly recommended to clarify the structural integrity of the lower stem and buttress roots. I will provide a separate quotation for this service.
- T1, T2, and T4 currently present no major structural concerns. Routine monitoring on an 3–5-year cycle is considered sufficient.
- The presence of Oak Processionary Moth (OPM) on T2 should be noted. Management of OPM falls under the responsibility of the property owner, and guidance from the Forestry Commission should be followed if nests persist or increase.

Conclusion

At present, three of the four oaks (T1, T2, T4) are in fair condition, requiring only routine re-inspection. T3, however, shows fungal decay consistent with chicken-of-the-woods, and an advanced assessment is recommended to properly evaluate risk.

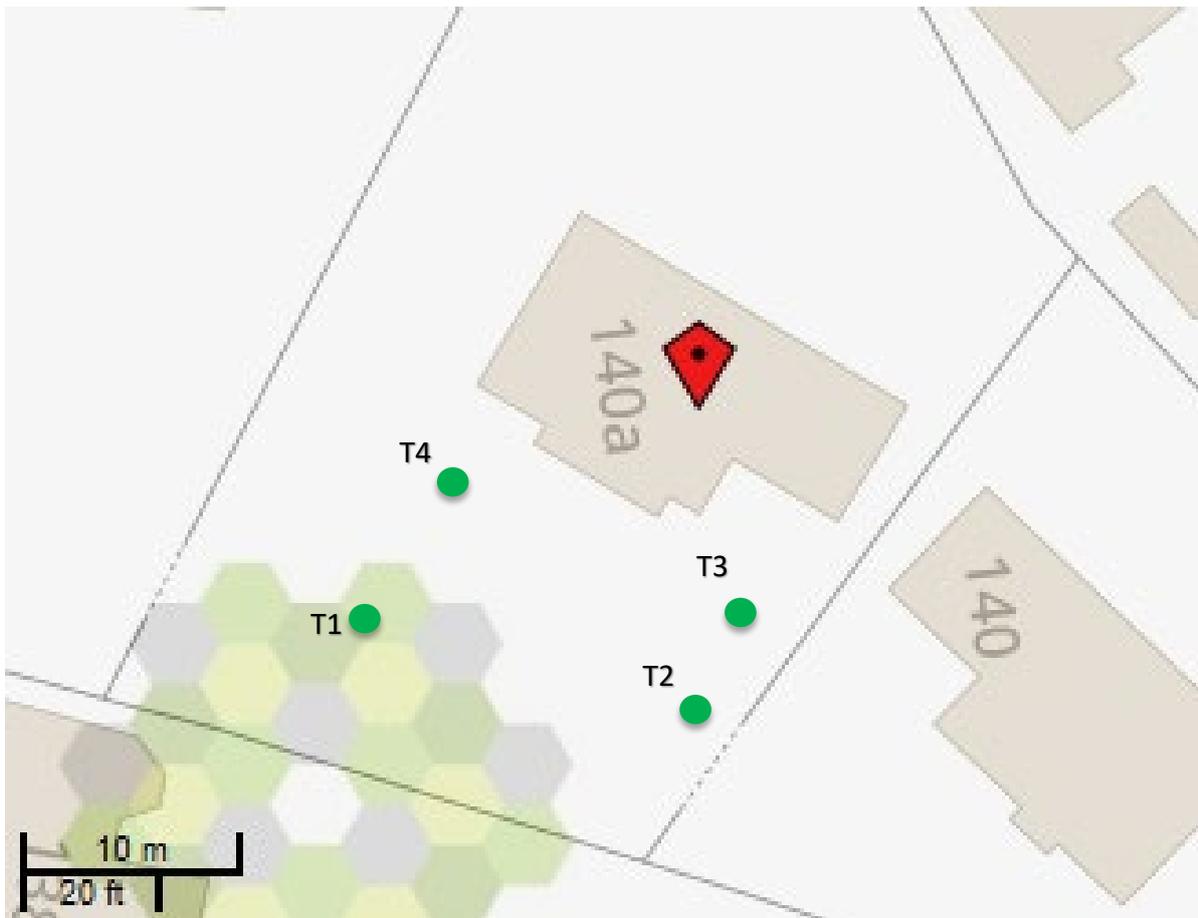
Please don't hesitate to contact me if you would like to proceed with the tomography assessment or arrange further inspections.

Yours sincerely,



Oliver Tong ND Arb
Director & Principal Consultant
Greenwood Environmental Ltd

Appendix A – Tree Location Sketch Plan



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Appendix B – Limitations

This report reflects the condition of trees on the date of assessment. As trees are dynamic living organisms, and site circumstances may change, the findings and recommendations are valid for up to one year only. Any future development or ground disturbance may affect tree health and invalidate this report.

Trees were inspected from ground level only. No samples (e.g. soil, root, or foliage) were taken for lab analysis. The assessment assumes normal weather conditions; Greenwood Environmental Ltd cannot accept liability for failures resulting from storm events or other unforeseeable circumstances.

Trees can never be guaranteed to be completely safe. Even healthy specimens may fail under certain conditions. Regular inspections by qualified arboriculturists are strongly recommended.

Below-ground root systems were not assessed unless stated.

A lack of recommended work does not imply a tree is safe. Conversely, carrying out the recommended work does not eliminate all risk.

This report focuses solely on tree condition. Potential structural impacts of tree roots on buildings or underground services fall outside the scope of this assessment.

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Appendix C – Guidance on Legislation for Trees

The following advice applies to England only and is for guidance purposes only. Some trees are protected by legislation, and it is essential that you establish the legal status of trees prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

Tree Legislation and Guidance (England)

- Certain trees are protected by law, and unauthorised work on them can lead to fines or prosecution. Before carrying out any work, check the legal status of the trees. Protection includes Tree Preservation Orders (TPOs), Conservation Areas, Planning Conditions, Felling Licences, and Restrictive Covenants.

Tree Preservation Orders (TPOs)

- TPOs are issued by Local Planning Authorities (LPA) to protect trees of significant local value. They cover trees, but not hedges, bushes, or shrubs.
- It is generally illegal to cut, top, lop, uproot, or damage a protected tree without LPA permission. Severe violations can result in unlimited fines in Crown Court.
- Applications for tree work can be made through the Planning Portal or directly to the LPA. Refer to the National Planning Policy Framework for guidance on TPOs.

Conservation Areas

- If a tree in a Conservation Area is not protected by a TPO, you must notify the LPA at least six weeks before starting work. This allows the LPA to decide whether to issue a TPO.
- No notice is needed for trees under 7.5 cm in diameter (1.5 meters above ground) or 10 cm if thinning to aid other trees' growth.

Wildlife and Countryside Act 1981 & Countryside and Rights of Way Act 2000

- It is illegal to disturb or destroy active nests of wild birds. Check for nesting birds before starting work and stop if any are found.

Occupiers Liability Act (1957 & 1984)

- Tree owners must ensure no foreseeable harm comes to people or property due to their trees. Reasonable steps should be taken to prevent risks.

Common Law

- Allows pruning back to the property boundary, provided it doesn't harm the tree's health or safety. TPO and other restrictions still apply.

Tree Work Standards

- All tree work should comply with BS3998: 2010 and relevant health and safety legislation.

Biosecurity

- To prevent pathogen spread, disinfect tools and clean boots and vehicle tires before leaving the site.

Further Information

- More detailed guidance can be found on the government's website: [TPOs and Conservation Areas](#).