

Prepared by:	Surrey Land & Property Services
Address:	Surrey County Council, Woodhatch Place, 11 Cockshot Hill, Woodhatch, Reigate, RH2 8EF
Work Package:	Nutfield PS - Tree works recommendations
Site Name/Order No:	
Inspector's Name:	Callum Campbell
Date of Report:	03-04-2025

Executive Summary:

Nutfield PS Tree Safety Survey - Tree Works Recommendations

This tree report has been prepared by a qualified Arboriculturist holding the industry standard Professional Tree Inspection certification. The purpose of this report is to provide a written record of when the inspection was carried out; to detail who the Inspector was; to highlight the works the Inspector considered necessary; and to detail the timeframes by which these works should be completed by. The works (recommendations detailed) prescriptions are those considered necessary to abate potential risks identified during the inspection and to prevent or reduce the likelihood of tree related injury to persons or damage to the fabric of the buildings or property occurring. The schedule is exclusive to trees that were included and reflects the condition (structural & physiological) of these at the time of inspection. Unless otherwise stated, access was not gained to trees recorded in any adjacent private/third party properties; limiting observations to what was visible from within the site or from surrounding public areas.

Where occupiers hold the delegated responsibilities and funding, they must deliver the works in accordance with the timescales set, failure to do so could amount to negligence in law and lead to civil and/or criminal proceedings and potential prosecution.

All tree works must be undertaken in accordance with British standard 3998:2010 'Tree works Recommendations' by a reputable and competent Arboricultural supplier holding appropriate insurance, and certificates of competence. The commissioning party and supplier must and before undertaking the works, consider and comply with all relevant legislation including Planning, Environmental, and Health and Safety.

It should be noted that all tree works costs shown within this report exclude value added tax (VAT.)

Keys:

Priority	Reference	Definition
1	Emergency	Within 2 hrs of instruction - Safety Works
2	Urgent	Within 14 days of survey date - Safety Works
3	Planned arb works allocated 3-month response	Within 3 months of survey date - Safety Works
4	Planned arb works allocated 6-month response	Within 6 months of survey date - Safety Works
5	Planned arb works allocated 12-month response	Within 12 months of survey date - Safety Works
6	Planned arb works allocated 24-month response	Within 24 months of survey date - Safety Works

Property							
No	UPRN	Site name			Address		
P11999	11999	Nutfield Church CofE (A) Primary School - Head's Office*			land on the East side of Mid Street, South Nutfield		
	NO INSPECTION KT ASSET ID 840003115 ; OPERATIONAL STATUS Operational ; MANAGED BY Maintained school ; TENURE Freehold ; BUDGET GROUP Schools ; TITLE SY294643 ; USE School - Primary - CE Aided						
No	Species		Height (m)	Age Class	Next Inspection	Priority	Est. Duration
4024	Prunus (Cherry species)		1	SemiMature	11-03-2027	5	0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Dangerous ; STRUCTURAL_CONDITION Poor ; TREE/GROUP TAG 4024 ; KT ASSET ID 840028082 ; STEM DIAMETERS 10cm ; COMMENT Young tree ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Fell to ground level (directional) Priority 5			

Property							
No	UPRN	Site name			Address		
P53814	53814	Nutfield Church CofE (A) Primary School - Playing Field			land lying to the east of Mid Street, Nutfield		
	NO INSPECTION KT ASSET ID 840004721 ; OPERATIONAL STATUS Operational ; MANAGED BY Maintained school ; TENURE Freehold ; BUDGET GROUP Schools ; TITLE SY415722 ; USE School - Primary - CE Aided						
No	Species		Height (m)	Age Class	Next Inspection	Priority	Est. Duration
495	Mixed Species (group)		16		11-03-2027	3	0
	TREE/GROUP TAG 495 ; KT ASSET ID 840044091 SPECIES Mixed Species 100% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS Mature USER NAME Callum Campbell ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Remove dead wood (5 of group) Priority 3			
0091	Fraxinus excelsior (Common Ash)		20	EarlyMature	11-03-2027	6	0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Low ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 0091 ; KT ASSET ID 840072762 ; STEM DIAMETERS 63cm ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Extensive crown reduction 50%+/initiate pollard (Pollard to a final tree height of approx.6.0 m.) Priority 6			
0375	Pinus sylvestris (Scots Pine)		12	SemiMature	11-03-2027	4	0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 0375 ; KT ASSET ID 840072496 ; STEM DIAMETERS 35cm ; USER NAME Callum Campbell ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Crown reduction (reduce by (m) 3m) (Lateral reduction to north) Priority 4			
NO REF	Salix alba (White Willow) (group)		14		11-03-2027	6	0
	KT ASSET ID 840072538 SPECIES Salix alba (White Willow) 100% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS SemiMature USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Restore lapsed pollard (6 of group) (Pollard back to previous pollard point at approx 1.25m.; Pollard back to previous pollard point at approx 1.25m.) Priority 6			
439	Mixed broadleaf (group)		12		11-03-2027	4	0
	TREE/GROUP TAG 439 ; KT ASSET ID 840044085 SPECIES Mixed broadleaf 100% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS SemiMature USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Remove dead wood (1 of group, v 2024, 15m tree) (Ash tree only.) Priority 4			
NO REF	Fraxinus excelsior (Common Ash)		20	EarlyMature	11-03-2027	4	0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; KT ASSET ID 840072793 ; STEM DIAMETERS 59cm ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Remove dead wood Priority 4			
NO REF	Salix alba (White Willow) (group)		5		11-03-2027	6	0
	KT ASSET ID 840072537 SPECIES Salix alba (White Willow) 100% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS SemiMature GENERAL OBSERVATIONS High coppiced willows stools (Coppards) . USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known			PRELIMINARY RECOMMENDATIONS Cyclical pollard 3-5 years growth (9 of group) Priority 6			
522	Fraxinus excelsior (Common Ash)		19	Mature	11-03-2027	3	0

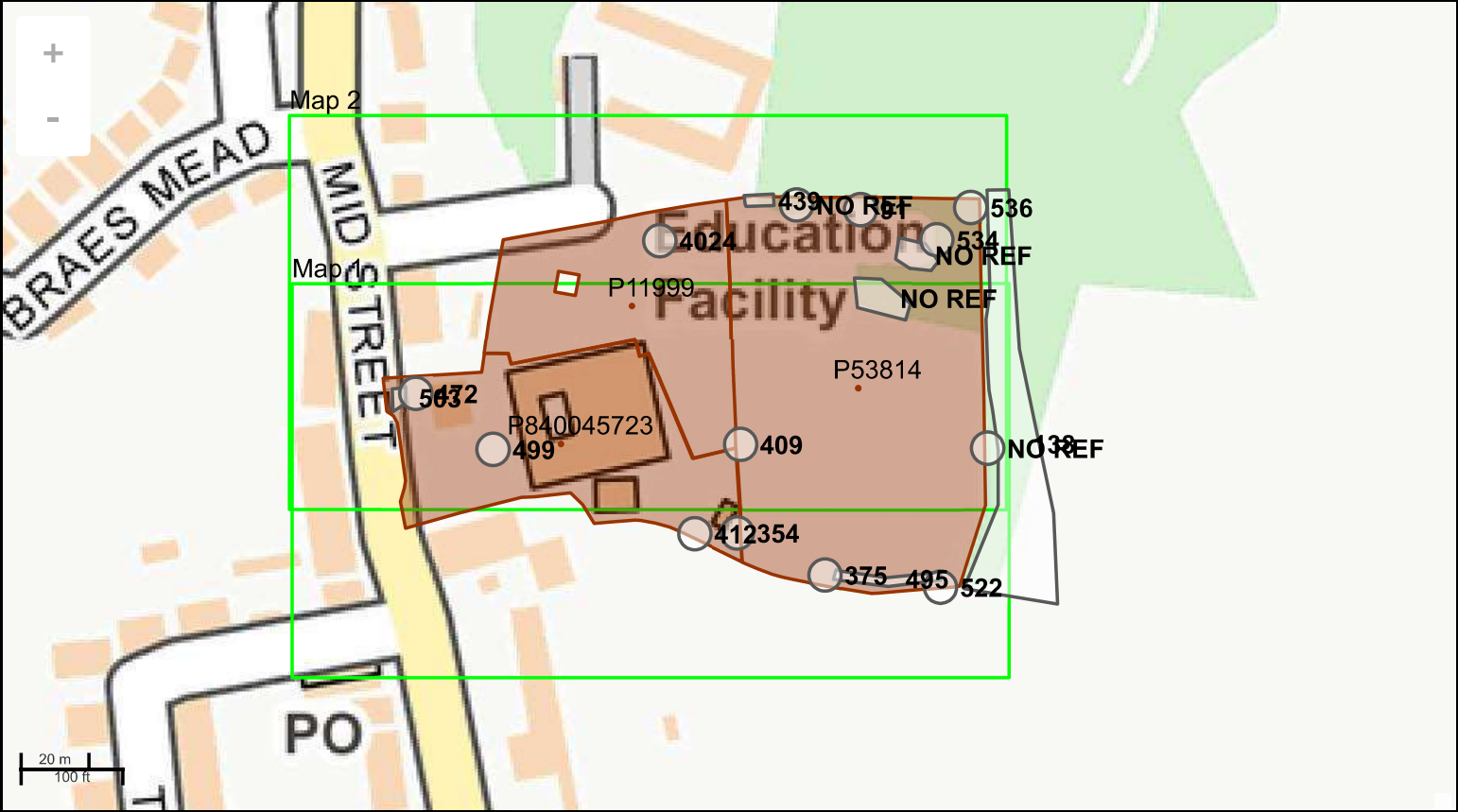
No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
	GENERAL OBSERVATIONS Deadwood in lower crown over allotments PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 522 ; KT ASSET ID 840027249 ; STEM DIAMETERS 50cm ; COMMENT Tree is located on ditch. Suppressed crown from adjacent trees. Some major deadwood in lower crown over allotment but relatively low target. ; USER NAME Callum Campbell ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Ash dieback annual summer inspection Priority 3			
0534	Alnus glutinosa (Common Alder)	16	OverMature	11-03-2027	5	0
	GENERAL OBSERVATIONS Previously crown reduced PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 0534 ; KT ASSET ID 840072540 ; STEM DIAMETERS 29cm, 30cm, 14cm ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Monolith (Pollard to approx.6.0m.; Pollard to approx.6.0m.) Priority 5			
0536	Acer campestre (Field Maple)	15	Mature	11-03-2027	4	0
	GENERAL OBSERVATIONS Deadwood in lower crown PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 0536 ; KT ASSET ID 840072539 ; STEM DIAMETERS 44cm ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Remove dead wood Priority 4			
409	Acer platanoides (Norway Maple)	9	SemiMature	11-03-2027	4	0
	GENERAL OBSERVATIONS Included union - congested bark PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 409 ; KT ASSET ID 840027286 ; STEM DIAMETERS 33cm ; COMMENT Co dominant stems breaking at 2m. Bark inclusion present. Exposed surface roots and heavily compacted rooting environment due to location. ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Crown reduction (reduce by (m) 2m) (Reduce weight on included union and lessen sail area.) Priority 4			

Property						
No	UPRN	Site name	Address			
P840045723	Unknown	Nutfield Church C of E Primary School	NUTFIELD CHURCH PRIMARY SCHOOL MID STREET, SOUTH NUTFIELD, REDHILL RH1 4JJ			
	NO INSPECTION KT ASSET ID 840045723 ; OPERATIONAL STATUS Operational ; MANAGED BY Maintained school ; STATUTORY CONSTRAINT [] ; BUDGET GROUP Schools ; TITLE SY443628					
No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
354	Fraxinus excelsior (Common Ash)	18	Mature	11-03-2027	4	0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Declining ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 20-40 years ; TREE/GROUP TAG 354 ; KT ASSET ID 840027240 ; STEM DIAMETERS 56cm ; COMMENT Tree has historically grown at a lean. Crown has been previously reduced. Ash dieback disease is evident within crown. Long term retention unlikely; USER NAME Callum Campbell ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Crown reduction (reduce by (m) 3m) (Repeat lateral reduction to north.) Priority 4			
0503	Mixed Species (group)	13		11-03-2027	5	0
	TREE/GROUP TAG 0503 ; KT ASSET ID 840044078 SPECIES Prunus (Cherry species) 50% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS SemiMature SPECIES Mixed Species 100% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS SemiMature GENERAL OBSERVATIONS Multi stemmed at base SPECIES Chamaecyparis lawsoniana (Lawson Cypress) 50% PHYSICAL CONDITION Reasonable STRUCTURAL CONDITION Reasonable AGE CLASS EarlyMature GENERAL OBSERVATIONS Multi stemmed at approx 5.0 m which is regrowth from a previous (lapsed) reduction. USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Crown reduction (1 of group, reduce by (m) 3m) (Reduce cypress due to potential weak unions.) Priority 5			
0472	Betula pendula (Silver Birch)	15	EarlyMature	11-03-2027	4	0
	GENERAL OBSERVATIONS Tall, spindly stem with further exposure when companion tree (Cypress) adjacent is crown reduced. PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; TREE/GROUP TAG 0472 ; KT ASSET ID 840072859 ; STEM DIAMETERS 28cm ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Crown reduction (reduce by (m) 2m) Priority 4			
499	Acer saccharinum (Silver Maple)	8	SemiMature	11-03-2027	3	0

No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
	GENERAL OBSERVATIONS Crack in stem below union of main branches. Ivy precluded a full visual tree assessment. Previously pollarded. PHYSICAL_CONDITION Dangerous ; STRUCTURAL_CONDITION Poor ; LIFE EXPECTANCY <10 years ; TREE/GROUP TAG 499 ; KT ASSET ID 840027572 ; STEM DIAMETERS 29cm ; COMMENT Exposed surface roots which have been compacted from foot and vehicle traffic. Historic branch abciissions in central crown. Reduced in past with approx 3m regrowth. ; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Extensive crown reduction 50%+/initiate pollard (Pollard to a final height of approx.2.0 m.) Priority 3			
412	Fraxinus excelsior (Common Ash)	20	Mature	11-03-2027	4	0
	GENERAL OBSERVATIONS PHYSICAL_CONDITION Low ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY <10 years ; TREE/GROUP TAG 412 ; KT ASSET ID 840027241 ; STEM DIAMETERS 75cm ; COMMENT Surface roots are lifting concrete up creating a trip hazard. Crown has been previously reduced. Good tone on stem when tapped. ; USER NAME Callum Campbell ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Remove dead wood Priority 4; Crown reduction (reduce by (m) 4m) (Back to previous reduction points.) Priority 4			

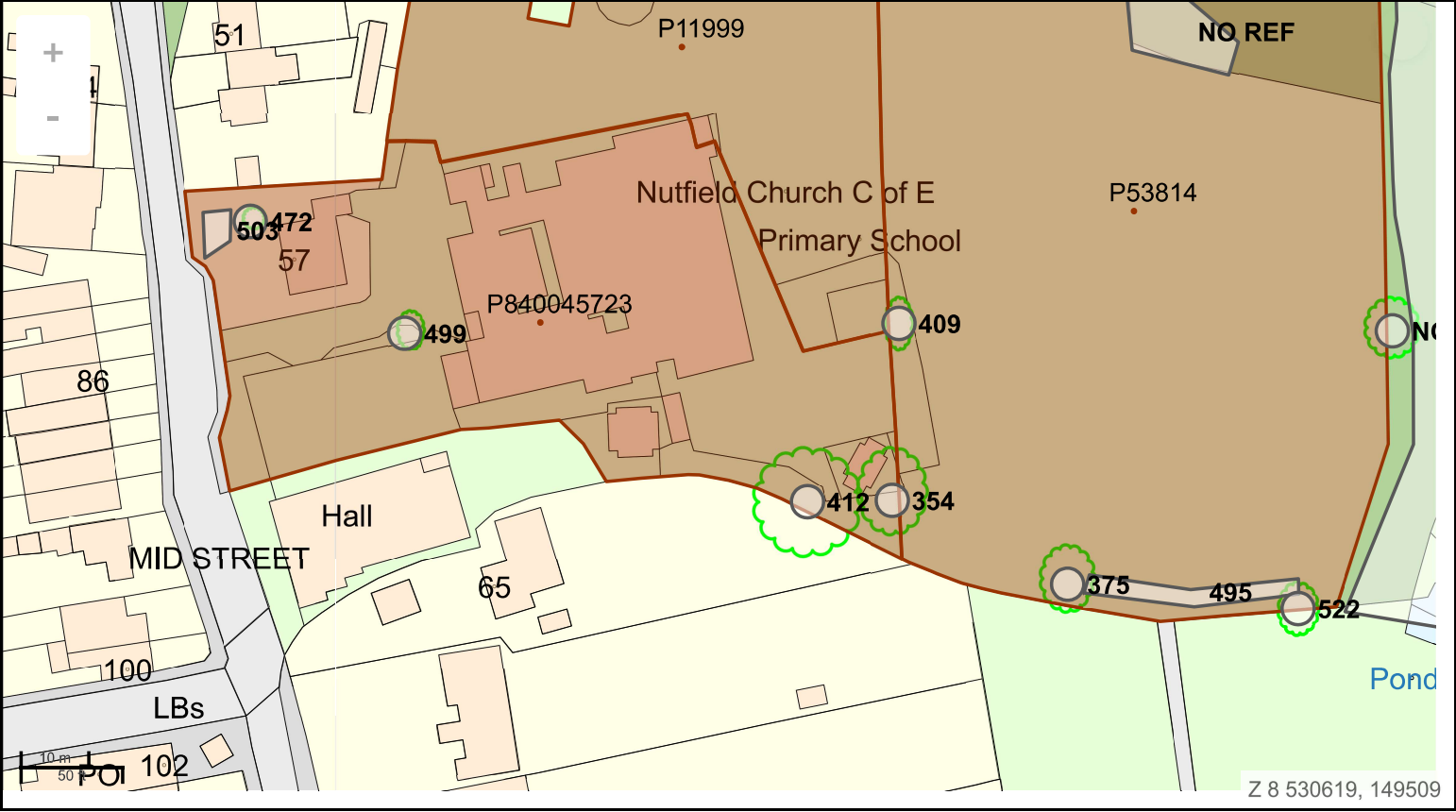
Trees not in any property						
No		UPRN	Site name		Address	
No	Species	Height (m)	Age Class	Next Inspection	Priority	Est. Duration
138	Mixed Species (group)	18	EarlyMature	11-03-2027	4	0
	TREE/GROUP TAG 138 ; KT ASSET ID 840044089 SPECIES Mixed Species 100% PHYSICAL CONDITION Indeterminable STRUCTURAL_CONDITION Reasonable AGE CLASS Mature USER NAME Callum Campbell ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Issue 3rd party advisory letter (18 of group) Priority 3; Inspect (18 of group) Priority 4; Remove dead wood (18 of group) Priority 4			
NO REF	Quercus (Oak)	15	EarlyMature	11-03-2027	4	0
	GENERAL OBSERVATIONS Twisted stems grafting - no significant defects at present 2025. PHYSICAL_CONDITION Reasonable ; STRUCTURAL_CONDITION Reasonable ; LIFE EXPECTANCY 10-19 years ; KT ASSET ID 840072535 ; STEM DIAMETERS 25cm, 29cm ; COMMENT Deadwood over field in west of crown; USER NAME James Wade, Julian Abraham, Jan Burring ; LAST INSPECTED 11-03-2025 UPRN not known		PRELIMINARY RECOMMENDATIONS Remove dead wood Priority 4			

Overview Map

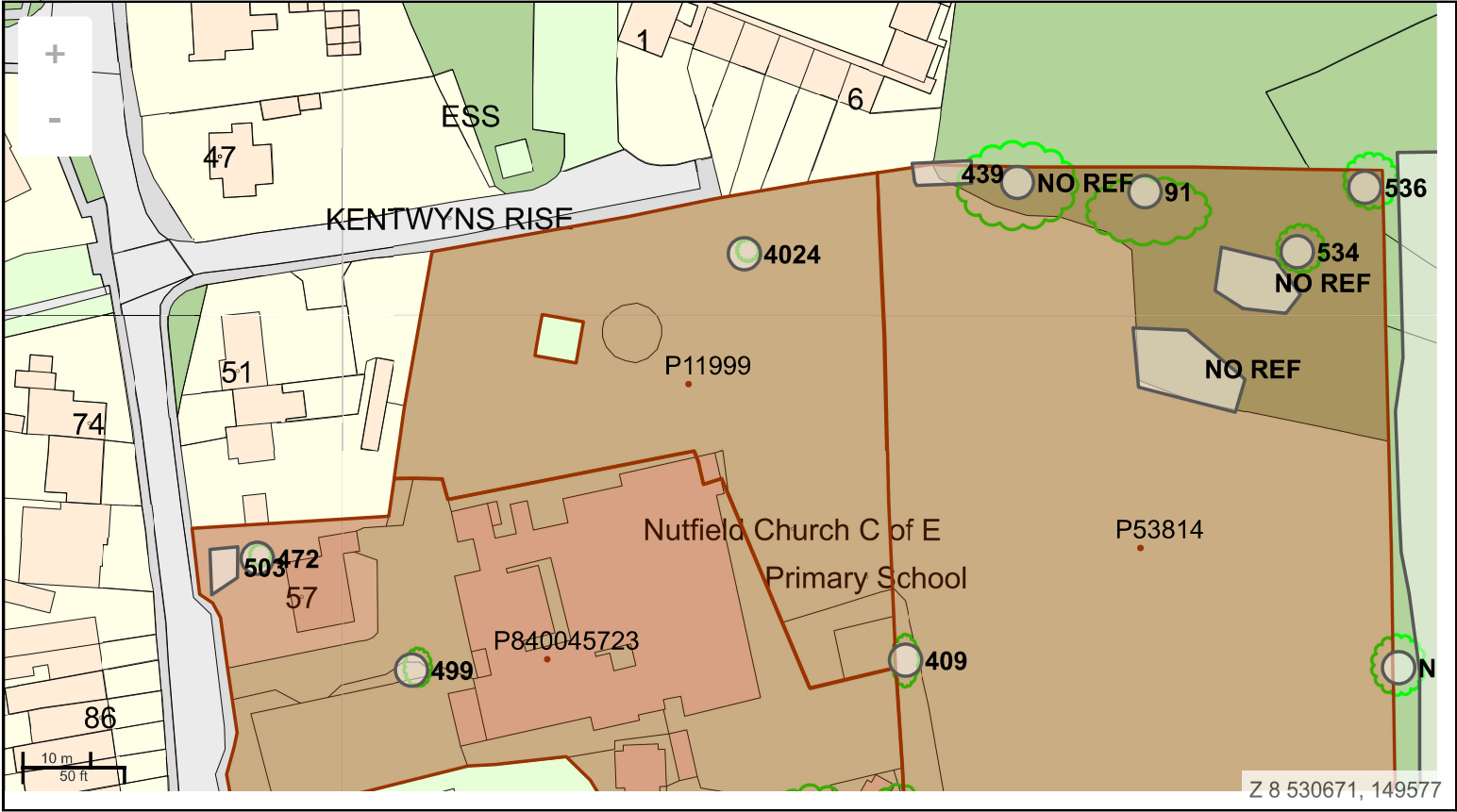


Maps: © Crown Copyright [and database rights] 2025 OS 100055243

Map 1



Maps: © Crown Copyright [and database rights] 2025 OS 100055243



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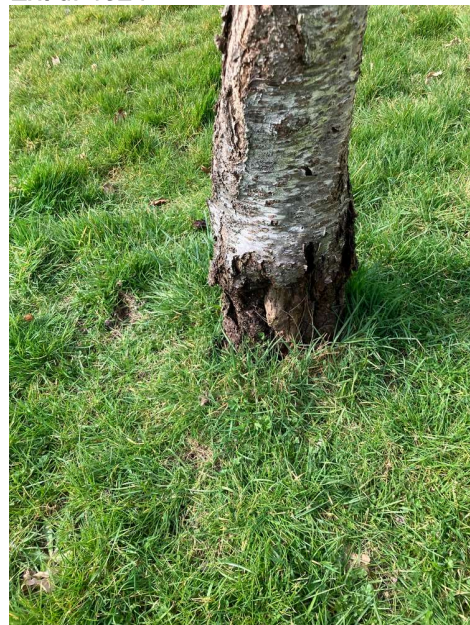
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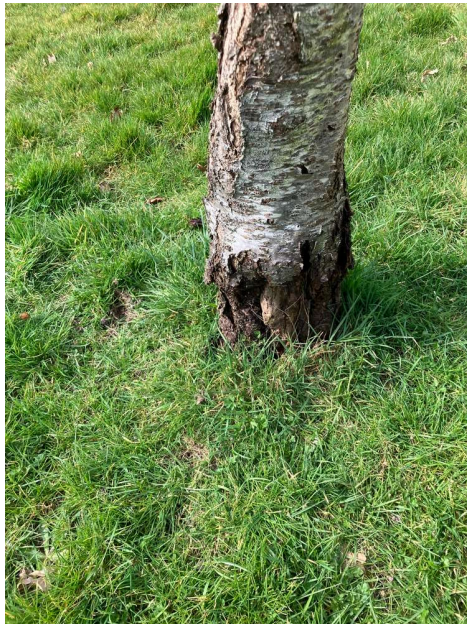
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MapNo: NO REF KTId: 840072535



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