

CONDITION 15

Tree Specification: Key indicating Trees

Dated 8/1/2026

M.& T.PILKINGTON

T1- Mature Ash- Existing tree

In the north-east corner of the grounds is a mature ash (T1) that has been pollarded at various points from 5 to 6m. Resulting shoot regrowth forms the current canopy at 8m height, but a number of shoots display the characteristic dieback and lesion development of Chalara ash dieback disease



Photo above dated Jan 2026

T2- Leyland Cypress- Existing tree

Third party tree growing immediately adjacent to boundary fence. Base obscured but crown appears healthy.

T3- Wych elm- Existing tree

Third party tree growing immediately adjacent to boundary fence. Dieback of upper canopy indicative of Dutch Elms Disease. Lower canopy currently healthy.

T4- Common Laburnum- Existing tree

Third party garden tree. Basally twin-stemmed but obscured by ground vegetation. Asymmetric crown biased to north-west. Small crossing branches. Reduced leaf size.

T5- Goat willow -Existing tree

Third party tree growing immediately adjacent to boundary fence and atop a 0.5m stone retaining wall. Broadly domed crown. Stem obscured by fence.

T6- Common Laburnum- Existing tree

Not on premises. Vigorous regrowth from a decaying multi-stemmed stump. Limited live cambium. Rooted in a verge retained by a c.0.5m stone wall.

T7- Turkey oak

Not on premises. Vigorous tree growing in verge retained by 0.5m stone wall. Smaller ash tree growing at base but forming a single canopy.

T8- Common hawthorn

Not on premises. Basally multi-stemmed with typical shrubby form for species. Crossing stems in central crown. Ground retained by stone slabs c.0.25m to south-west of stem.

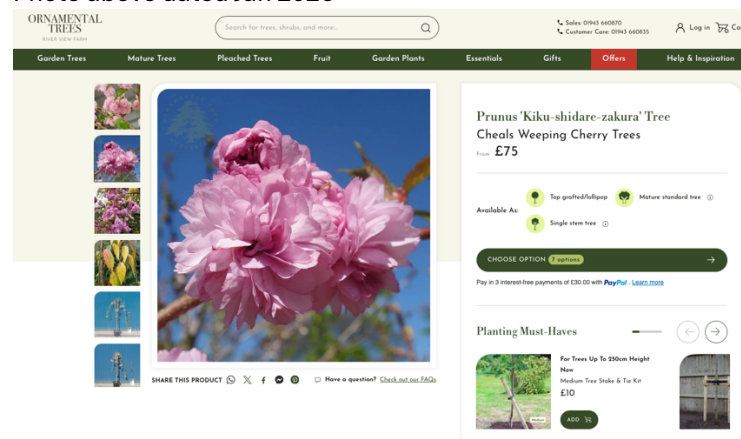
T9- Cherry species

The stem cavity has continued to rot the stem leading to the tree being structurally compromised. The tree can not support any extra weight and the root plate is damaged.

APPLY TO REMOVE – REPLACE LIKE FOR LIKE



Photo above dated Jan 2026



T15- Wych elm*

DEAD

T16- Wych elm*

DEAD

T20 Common hawthorn

Basally twin-stemmed with broadly domed canopy. Base obscured by dense vegetation



Photo above dated Jan 2026

T21 Blue gum eucalyptus

Third party tree. Appears to be in good health but inspection restricted by boundary fence and dense vegetation within the site. Lower branches removed leaving stubs.

T22 Blue gum eucalyptus

Third party tree. Appears to be in good health but inspection restricted by boundary fence and dense vegetation within the site.

*A previous tree survey has been conducted on the site in 2022. (Survey is attached) Since this time trees T15, T16, T9 and to a lesser extent T20 have declined in health significantly.

NT1- Rowan Tree-Height planting: 1.5m

Planting next to T1 – mature ash

Planting a rowan (mountain ash) near a mature ash tree is generally fine because they are from different families and rowans aren't affected by [ash dieback disease](#), but ensure good drainage and space to avoid root competition and potential issues like [honey fungus](#), as rowans prefer well-drained soil. While their leaves look similar, rowans (Sorbus) and true ashes (Fraxinus) are unrelated, making them good companion plants for biodiversity and appearance.

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NT2- English Holly Tree Height planting: 1m

The English evergreen holly tree, *Ilex aquifolium*, is a classic, slow-growing native British tree known for its glossy, spiky green leaves and bright red berries (on female plants), making it ideal for festive decorations, hedges, and wildlife shelter, though it needs male/female plants for berries and can be invasive in some areas. It's hardy, tolerates shade, prefers moist well-drained soil, and is low-maintenance, offering year-round interest and winter food for birds.

Key Characteristics

Foliage: Deep green, glossy, spiky-edged leaves.

Flowers: Fragrant white flowers in spring/early summer.

Berries: Bright red berries appear on female plants in autumn/winter, a key food for birds.

Growth: Slow-growing (around 10-15cm/year), good for hedges and topiary.

Hardiness: Very hardy, tolerates partial shade, exposed sites, and seaside conditions.

Growing & Care

Soil: Prefers moist, well-drained, fertile soil.

Sunlight: Full sun to partial shade.

Pruning: Best pruned in late winter or early spring when dormant, to maintain shape.

Pollination: Typically needs both male and female plants for berries, though some varieties (like 'Post Office') are self-fertile.

Uses & Considerations

Garden Uses: Excellent for privacy screens, hedges, topiary, and wildlife gardens.

Wildlife: Berries provide essential winter food for birds.

Toxicity: Berries are ornamental and toxic to humans and pets if eaten.

 Frank P Matthews

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Ilex aquifolium 'Alaska'

Holly

£62.00

Small, narrow, conical tree with spiny leaves. Female form which fruits from a young age. Ideal for shaping. [Read more](#)

 Evergreen

 Tree shape: Conical

 Size: Small

 Leaf colour: Green

 Flower colour: White

 Suitable for topiary

 Flowering month: May

 Drought tolerant

 Fruit for wildlife

 Clay tolerant

 Can be hard pruned

 Tolerates coastal sites

 Tolerates shade

 Prefers acid soil



NT3- Crab apple Tree Height planting: 1.2m

crab apple trees are good to plant next to English holly. The two plants are highly compatible and often found together in wildlife-friendly mixed hedging schemes and natural environments, as their different characteristics complement each other.



NT4-Silver Birch Height planting: 1m

You can plant a Silver Birch next to a Crab Apple; they are compatible and often planted together in woodland or mixed borders for visual appeal, as they suit similar conditions, have shallow roots that don't clash aggressively, and offer contrasting textures and seasonal interest, but ensure sufficient distance (at least 4ft/1.2m) for root establishment and maturity.

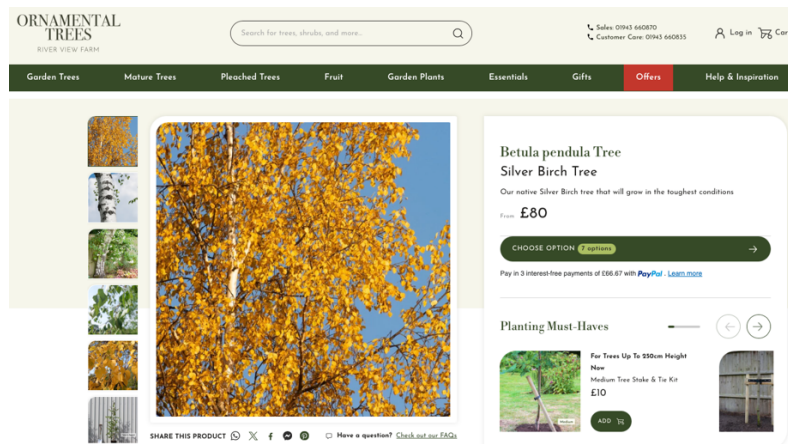
Why They Work Well Together

Aesthetic Contrast: The bright, peeling white bark of the Silver Birch contrasts beautifully with the blossoms, colourful fruit, and darker bark of the Crab Apple, creating year-round interest.

Similar Needs: Both thrive in most soil types, including heavy clay, and prefer good drainage, making them easy to grow side-by-side.

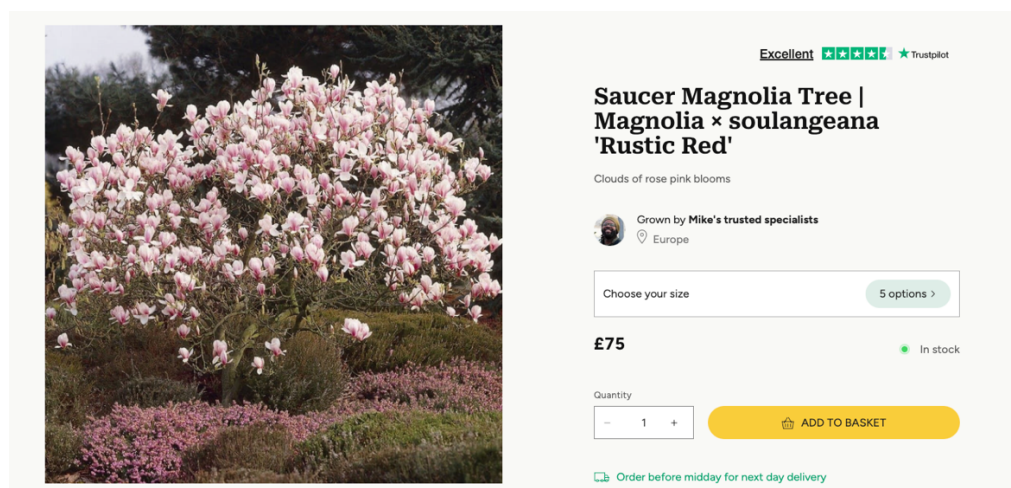
Root Systems: Both have relatively shallow, spreading roots, but planting them a few metres apart (at least 4ft/1.2m from structures) allows them to establish without competing excessively or damaging foundations.

Ecological Benefits: Both attract birds and insects, providing good habitat and pollination opportunities, especially for the Crab Apple.



NT5-Magnolia Tree Height planting: 1m

A "Magnolia tree rustic red" refers to **Magnolia × soulangeana 'Rustica Rubra'**, a popular, robust deciduous magnolia known for its large, goblet-shaped flowers that are bright rosy-pink outside and paler (often white or creamy) inside, blooming in early spring before the leaves appear. This easy-to-grow variety offers multi-season interest with its showy flowers, dark green foliage, and attractive reddish fruit cones, making it a great choice for gardens of various sizes, thriving in sunny spots with well-drained soil.



NT6- Star Magnolia Height planting: 1m

A slow-growing medium-sized deciduous shrub of broadly rounded habit. Leaves narrowly obovate. Flowers white, to 10cm in width, with up to 18 narrowly oblong, spreading white tepals, in early spring



Excellent ★★★★★ 

Star Magnolia Tree | *Magnolia stellata* 'Water Lily'

Packing serious petal power!

Grown by  Mike's trusted specialists
Europe

Choose your size 6 options >

£40 In stock

Quantity

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In Summary: Planting a Star Magnolia with a cherry blossom tree creates a gorgeous, layered spring display, offering different textures, colors, and bloom times for a truly captivating garden feature.

NT7-Cherry Blossom tree- pink perfection Height planting: 1.2m



- Strong upright tree
- Ideal for small spaces, growing to 4x4m
- Fluffy, rose pink double flowers
- Blossoms in April

NT8-Japanese Cedar Height planting: 1.5m

Garden > Plants, Seeds & Bulbs > Outdoor Plants > Flowers



 Cryptomeria Japonica 'Elegans Viridis' - Graceful Evergreen Tree for All-Year Appeal 3 Litre Pot x 1 by Thompson & Morgan

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5.0 ★★★★★ (2) | [Search this page](#)

£32⁹⁹
[Price history](#)

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Item Package Quantity: 1
Size Name: **1x 3 Litre Pot**

Brand	Thompson & Morgan
Colour	Green
Unit count	1.0 count

About this item

£32⁹⁹

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This conifer offers a unique texture and graceful, pyramidal form. Varieties like 'Sekkan-sugi' have attractive yellow-green foliage, adding a different color dimension to the landscape. It prefers moist, well-drained, slightly acidic soil, which is a good match for magnolias.

NT9- Hazel Tree Height planting: 1.2m

[Fruit Trees](#) | [Nuts](#) | [Cosford Cobnut Hazel](#)



Cosford Hazelnut / Cobnut Trees ★★★★★ (1)

Corylus avellana Cosford

£29.99 - £34.99

Corylus avellana

- Height: To 4m
- Any well drained soil: poorly fertile, light and sandy or rocky is best
- Great crop for inferior soils
- Yellow catkins on the branches in winter
- Harvest: September
- Bareroot delivery only: November-March

[Read More](#)

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☒  Bareroot
From £29.99 each

[How are they measured?](#)

NT10- Witch Hazel tree Height planting: 1m



Hamamelis Arnold Promise - Witch Hazel ★★★★★ 5 reviews

£29.99 ~~£39.99~~

Product ref: S3L003

Availability: In stock

SPECIAL DEAL - Usually 39.99, today just 29.99 - Save £10!

Hamamelis, better known as Witch Hazels are spell-binding shrubs clothed in down green leaves in spring and summer, and transformed into a blaze of yellow colour foliage in the autumn. This plant is strong growing and very frost-hardy.

'Arnolds Promise' is unique amongst Witch Hazels in that the spidery flowers are a golden yellow and curl up much more than other varieties, giving this shrub a delicate feel. They unfurl from the winter solstice at the very beginning of each year, filling the winter air with their sweet perfume.

Enjoy the fragrant cut stems indoors. An ideal shrub as a specimen in the Winter border, looks particularly good with the bold stems of the Cornus Dogwood.

Supplied in bud/flower in season in approx. 5 litre containers.

SPECIAL DEAL - Usually 39.99, today just 29.99 - Save £10!

Qty

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NT11-Flamingo Willow (Salix integra 'Hakuro-nishiki'): Height planting: 1m



Excellent ★★★★★ ★ Trustpilot

Flamingo Willow Tree | Salix integra 'Hakuro-Nishiki'

A riot of eyecatching colour

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NT12-Native Juniper- Evergreen Height planting: 0.7m



Saving juniper is also very good news for other wildlife – a restored habitat can support carpets of wildflowers including orchids and rare butterflies, in just a small area. Over 50 insects have been recorded on juniper, some very rare who rely heavily on juniper as a food plant, So losing juniper means more than losing a single species. And where juniper grows, other species follow, wildflowers such as wild candytuft, musk orchid and pasqueflower will benefit from habitat management for juniper.

Moralee continues “Juniper is one of our most charismatic native shrubs, steeped in history, myth and folklore and giving gin its name. It’s been present since the ice age but has gradually declined. We’re passionate about doing all we can to help reverse the fortunes of this much beloved shrub and its habitat. We haven’t yet cracked the perfect formula but it is hoped that through continued monitoring with our partners we can learn even more about juniper and how it has responded to these early steps”.

NT13-Japanese Maple Height planting: 1m

★★★★☆ (7)

Acer palmatum 'Osakazuki' Tree
Japanese Maple

Intense, long-lasting red autumn leaf colour

From **£45**

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Planting Must-Haves

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Rootgrow 60g Sachet
£3.60

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NT14-Cherry Laurel Height planting: 1.2m



Cherry Laurel Hedging 125/150cm Root Ball Delivery Jan/Feb

Beautiful bushy laurel that is 120/140cm high and 40/50cm wide, can be planted at 1 or 2 per metre for instant screening.

£32.50

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Our customers say **Excellent** ★★★★★

4.79 out of 5 based on 10765 reviews

NT15-Bay Laurel Tree Height planting: 1.2m

30L bush

Bay Laurel Tree
Laurus nobilis Trees

From £55

CHOOSE OPTION 4 options →

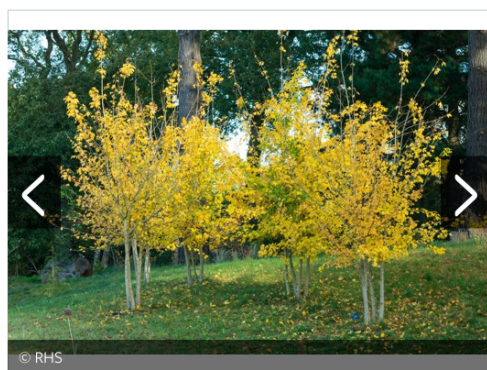
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NT16-Field Maple Height planting: 1m



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Trees

Acer campestre

field maple

A medium-sized deciduous tree with a compact bushy crown. Leaves with 5 blunt lobes, turning yellow or red in the autumn. Flowers small, green, forming typical winged maple fruits

Other common names

common elder
common maple

[see more](#)

Synonyms

Acer campestre var. *austriacum*

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NT17-English Holy Tree Height planting: 1m

Ilex aquifolium 'Alaska'

[Holly](#)

£62.00

Small, narrow, conical tree with spiny leaves. Female form which fruits from a young age. Ideal for shaping. [Read more](#)

-  Evergreen

 Tree shape: Conical

 Size: Small
-  Leaf colour: Green

 Flower colour: White

 Suitable for topiary
-  Flowering month: May

 Drought tolerant

 Fruit for wildlife
-  Clay tolerant

 Can be hard pruned

 Tolerates coastal sites
-  Tolerates shade

 Prefers acid soil



NT18-Apple Tree Height planting: 1m



Apple 'Family Apple Tree'

Malus domestica
Patio fruit tree
Hardy

£49.99


88% (10 Reviews)

- ✓ An entire orchard on just one tree
- ✓ Three different varieties grafted onto one stem
- ✓ Will pollinate each other and crop at different times to extend the picking season

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1 X Potted Tree (M26 Rootstock)

 Despatch Within 14 Days

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NT19-Manna Ash Tree – Middle sized Height planting: 1.5m



FRAXINUS ornus – Flowering Manna Ash, Heritage Range – 1000lt container, 5m+ now (measured from top of container) – approx 15+ year old

The creamy white flowers in bloom are fragrant and plentiful, providing a feast for the eyes and pollen hungry bees alike. It makes for an excellent street tree, or an equally suitable specimen, becoming a great shade tree wherever they may be planted. In a park or garden setting, it's the type of tree that draws you in on a hot summer's day as you seek some respite from the heat. The type of tree you relax your back against, as you retreat from the

chaos of everyday life and allow nature to wash and cleanse your senses. This is usually followed by a short but unquestionably enjoyable nap.

NT20- Plum Tree Height planting: 0.8m

[Home](#) > [Top Fruits](#) > [Plum Trees](#) > [Angelina Burdett Plum Trees](#)



Angelina Burdett Plum Trees

£23.60 - £29.95



A productive heirloom variety from the 1850's that remains durable and reliable. The dusky violet purple circular fruits have a juicy greenish yellow flesh and an excellent flavour. The fruits are easily stoned and suitable for dessert or culinary purposes. A long flowering period ensures this variety often gives a crop when others may fail...

[Read More](#)

Supplied as: Approx 120-150cm 18 months old. Bare root Autumn-Spring, pot grown during Summer

Plum tree can grow next to a Snowy Mespilus tree

(*Amelanchier ovalis*), provided there is adequate space to prevent competition for nutrients and light. They are different species and genera (*Prunus* vs. *Amelanchier*), so they will not cross-pollinate, but they are generally compatible as garden companions.

NT21-Snowy Mespilus Tree Height planting: 1.m





★★★★★ (7)

Amelanchier lamarckii Tree

Snowy Mespilus Tree

Tough yet elegant small tree with stunning spring and autumn interest

From **£60**

CHOOSE OPTION 10 options →

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Planting Must-Haves



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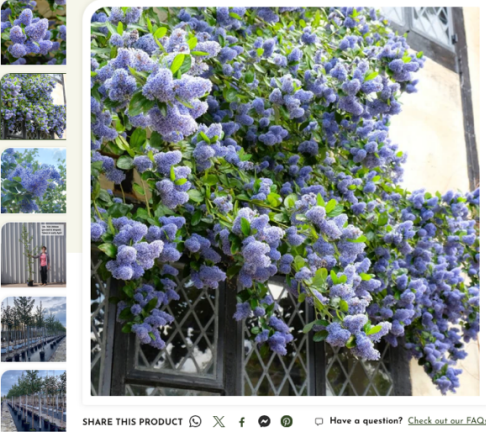


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NT22- Trewithen Blue Californian Lilac tree Height planting: 1.m



★★★★☆ (10)

Ceanothus 'Trewithen Blue'
Californian Lilac Trees

Fantastic evergreen tree with profuse blue flowers that attract bees and butterflies

From **£80**

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Planting Must-Haves



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Rootgrow 60g Sachet
£3.60

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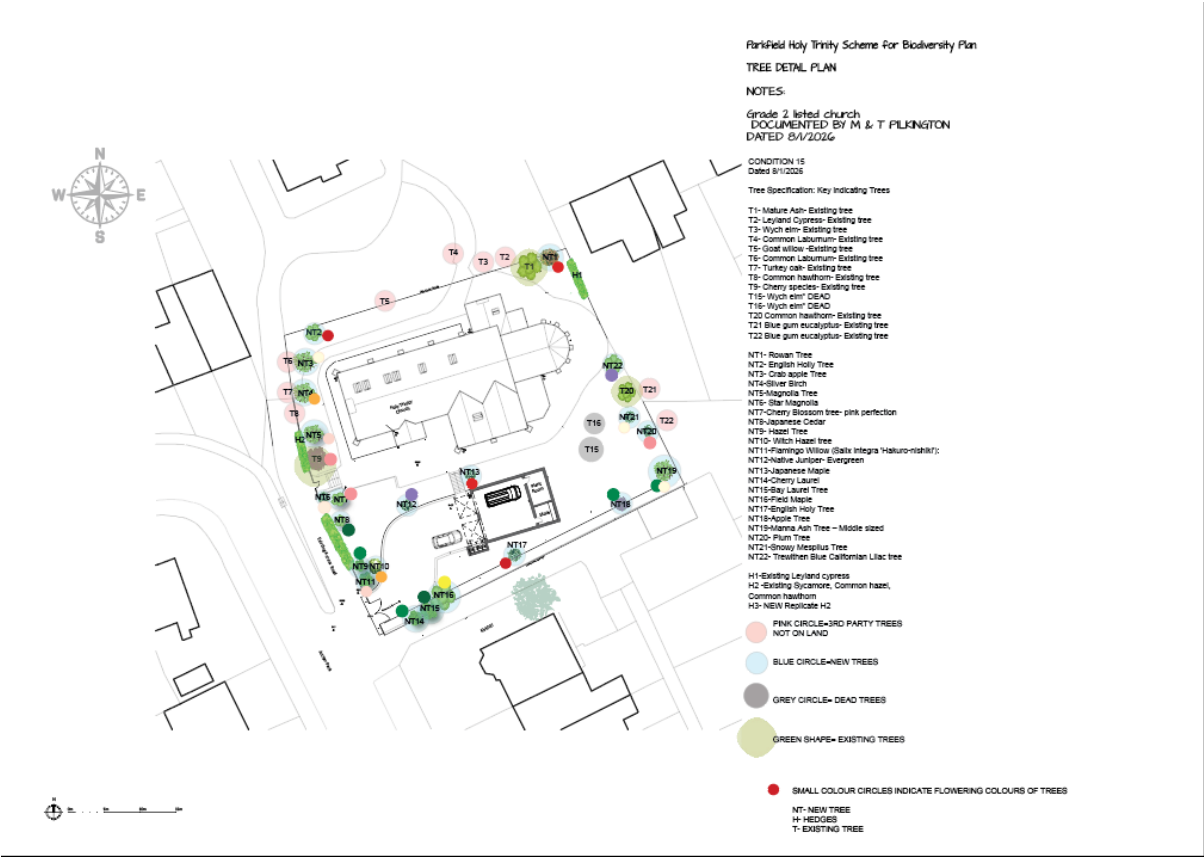


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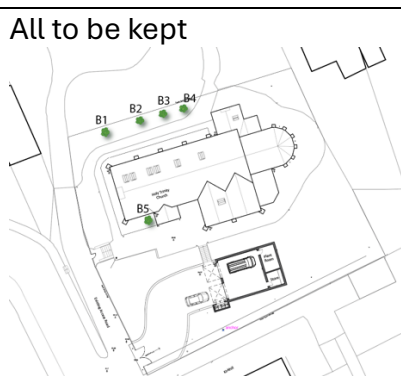
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H1-Existing Leyland cypress
H2 -Existing Sycamore, Common hazel,
Common hawthorn

H3- NEW Replicate H2



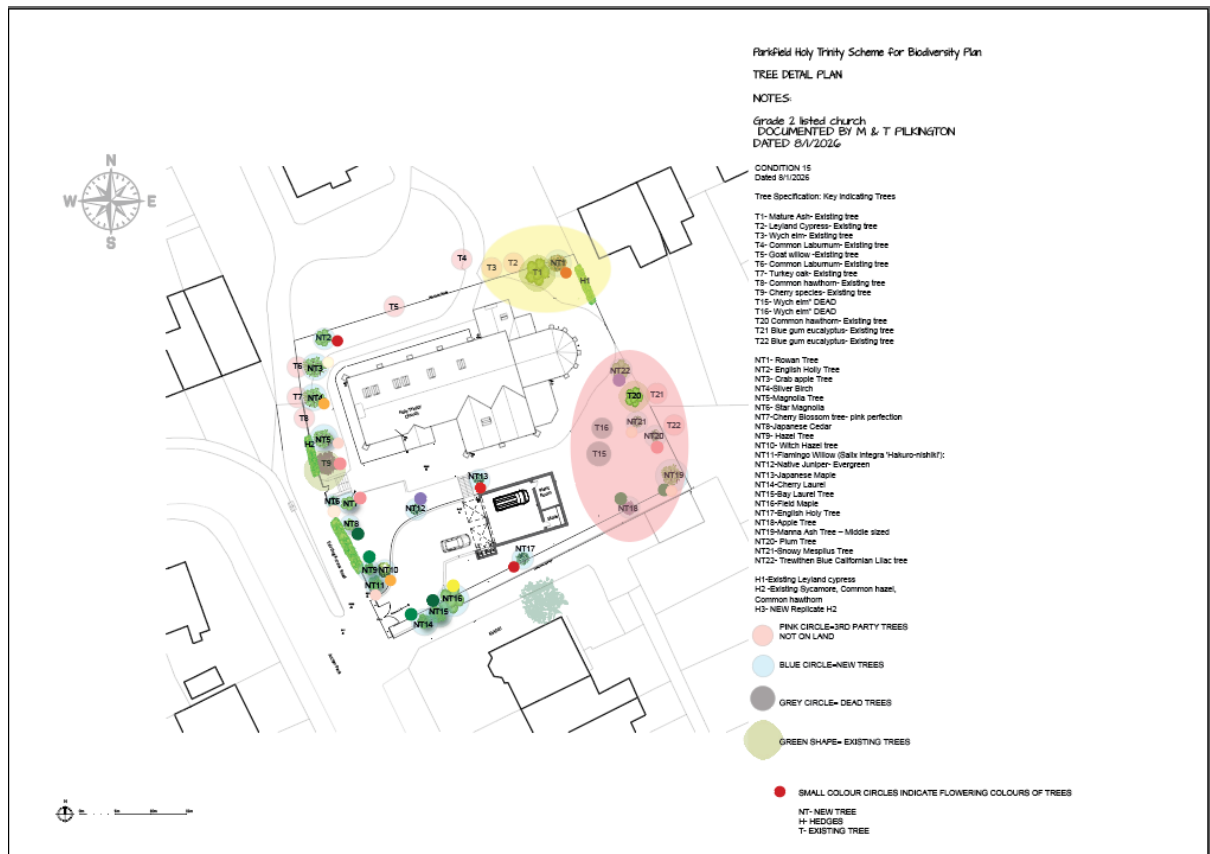
Existing Shrubs as documented below: Dated Jan 2026

		
B1 holly	B2 holly	B3 Sycamore
		All to be kept 
B4 holly	B5 ?	

Schedule of Planting Scheme:

2026 march	Get approved conditions	
2026 spring	Renovated land. Remove dead plantation and weeds INCLUDING JAPANESE KNOTWEED- Removed professionally	
2026 summer	Dig for foundations of garage and start build	
2026 autumn	Begin planting 1 st phase trees	These trees are marked on the plan- whereby they will not be interrupted by ground or internal building works INDICATED ON PLAN WITH YELLOW OVAL
2027 spring	Construction works garage	
2027 summer	Construction works garage	

2027 autumn	Second phase planting of trees	Marked out again on plan INDICATED ON PLAN WITH PINK OVAL
2029 spring- autumn	Third phase planting will be after 1 st phase constructions works have been completed.	Not marked on plan but all other areas not high lighted.



The best time to plant most trees is during their dormant season, from autumn (late September/October) through early spring (March), when the soil isn't frozen or waterlogged, allowing roots to establish before summer heat. Autumn planting is often ideal as the soil retains warmth from summer, giving roots a head start, while late winter/early spring allows settling before hot weather. Container-grown trees offer more flexibility, but bare-root saplings thrive in the dormant season.