Ground Control
PROFESSIONAL SERVICES

Ecology
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Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Trowbridge Oaks Care Home, West Ashton Road, Trowbridge, Wiltshire, BA14 6DW

Client: Bupa

Document Control Sheet

Title	Tree Report: Tree Condition Report (VTA)			
Client	Bupa			
Site Name	Trowbridge Oaks Care Home			
GC Document Reference	J220786			
Author	Matt Parkinson TechArborA Arboricultural Consultant, GC Professional Services M: 07543 311179 T: 01277 714699 E: Matt.Parkinson@ground-control.co.uk Ground Control Limited, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ www.ground-control.co.uk			
Reviewed	Kevin Slezacek DipArb. MArborA. MCIHort Head of Arboricultural Consultancy, GC Professional Services			
Issue Status	***Issue***	***Date***	***Status***	***Revision***
	1	07/08/2023	Final	-
Disclaimer	*The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.* *All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.* *As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.* *The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.* *Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.* *Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.*			

Table of Contents

1.0 Executive Summary....4
2.0 Introduction....5
3.0 Tree Survey & Methodology....6
4.0 Conclusions and Recommendations....9
Appendix A – Tree Survey Schedule....10
Appendix B – Tree Survey Plans....15
Appendix C – Tree Work Recommendations....17
Appendix D – Photographs....19

1.0 Executive Summary

1.1 The tree survey was undertaken on the 4th August 2023 by Matt Parkinson, Ground Control's Arboricultural Surveyor at Trowbridge Oaks Care Home, West Ashton Road, Trowbridge, Wiltshire, BA14 6DW; hereafter referred to as the 'site'.

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

Inspection Records:		30
Action Records:		1
Action Priorities *The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.*	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	1
	Within 6 - 12 months	0
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

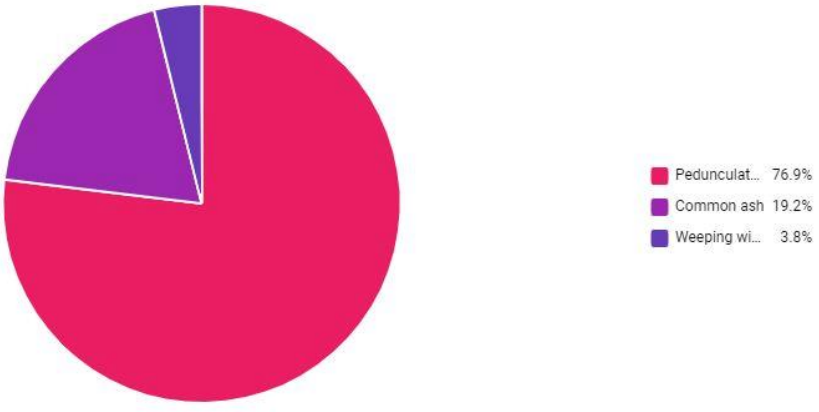

Diagram 1 – Species Composition Across the Site

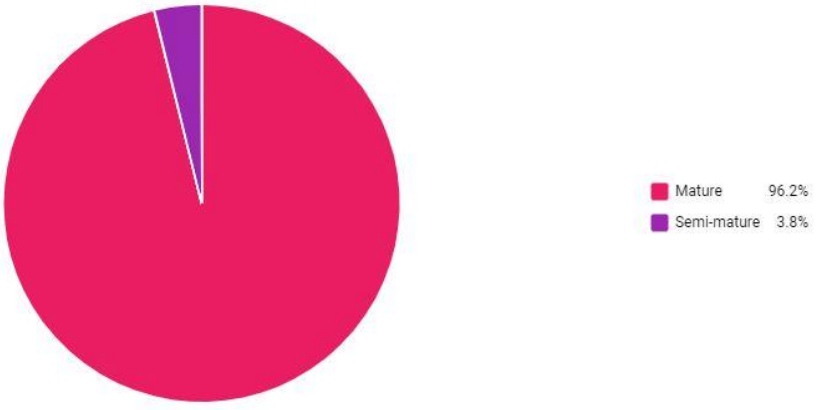

Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

2.1 Ground Control Ltd were instructed by Bupa to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.

2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.

2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

3.1 The tree survey was undertaken on the 4th August 2023 by Matt Parkinson *TechArborA*, LANTRA PTI., Arboricultural Surveyor for Ground Control.

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

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

3.3 A total of 30 records including 26 tree(s) and 4 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.

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

3.5 Trees with a stem diameter over 300mm and located within 'High' and 'Medium' risk zones have been tagged as part of this survey to aid identification for site staff.

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

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Work Action Priority Class Categorisation		
Work Priority	**Time Limits** *(As detailed on survey schedule)*	**Details**
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Covers trees within target distance of High- Risk Zone likely to cause injury, death, or substantial damage.
MEDIUM	Within 6 Months	Covers trees within target distance of High-Risk Zone likely to cause an inconvenience such as pruning to clear buildings or phone lines. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.
LOW	Within 12 Months	Covers trees within target distance of High or Medium Risk Zones with regards to tree works that are necessary to be programmed to promote the future health and well-being of tree stock, such as re-reductions whereby higher categories are not necessary.

Table 2 – Work Action Priority Class Classifications

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

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

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

Table 3 – Site Risk Zone Definitions

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

4.0 Conclusions and Recommendations

Recommended Tree Works:

4.1 A total of 30 survey inspections were recorded from which a total of 1 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in Appendix C with photographic records in Appendix D, where appropriate.

4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.

4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.

4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.

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

Recommended Re-Survey:

4.6 Due to the intensity of site usage, it is recommended that trees are inspected annually, or after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule

Tree Survey Schedule																
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1	400	Weeping willow	Salix x sepulcralis 'Chrysocoma'	11-15m	700	Mature	Good	Fair	Forked from approx. 3m above ground level into 2 main stems. Recently pollarded.	None Significant	Forked	Pruning Wound, Pollard-Recently cut	None Observed	Footpath, Road	High	Good	Client
2	399	Pedunculate oak	Quercus robur	11-15m	500	Mature	Good	Fair	Multi stemmed from base with no included bark. Decay pockets throughout crown where previous pruning evident.	None Significant	Co-dominant Stem, Forked, Multi-Stem	Decay Pockets, Low Branches, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Footpath, Road	High	Good	Client
3	398	Pedunculate oak	Quercus robur	11-15m	550	Mature	Good	Good	Bird box on main stem. Decay pockets throughout crown where previous pruning evident. Minor deadwood within crown.	None Significant	Pruning Wounds- Occluding	Low Branches, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Footpath, Road	High	Good	Client
4	397	Pedunculate oak	Quercus robur	11-15m	1000	Mature	Good	Fair	Multi stemmed from base with included co-dominating stems. Decay pockets throughout crown where previous pruning evident. Previously reduced. Bird box on main stem.	Exposed Roots	Forked, Included Co-Dominant Stem, Multi-Stem, Pruning Wounds- Occluding	Decay Pockets, Habitat Potential, Minor Dead Wood Under 50mm Diameter, Previously Reduced, Pruning Wound	None Observed	Building, Car park, Footpath	High	Good	Client
5	396	Pedunculate oak	Quercus robur	11-15m	700	Mature	Good	Good	Low branches. Bird box on main stem. Decay pockets throughout crown where previous pruning evident. Minor deadwood within crown. Tarmac footpath raised and cracking, likely caused by roots.	None Significant	Forked, Pruning Wounds-Occluding	Low Branches, Branch Rip Wound, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	Good	Client
6	395	Pedunculate oak	Quercus robur	11-15m	300	Mature	Good	Fair	Buttressing typical for species, damage to North West buttress likely caused by vehicles. Multi stemmed from base with 1 stem previously removed - wound wood developing, wound with decay.	None Significant	Decay on Stem, Vehicle Damage, Stem Failure	Asymmetrical, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	Good	Client
7	394	Pedunculate oak	Quercus robur	11-15m	650	Mature	Good	Fair	Decay pockets throughout crown where previous pruning evident. Minor deadwood within crown. Bulge at base of stem, percussion tested with good resonance throughout.	None Significant	Forked, Reactive Growth, Significant Buttressing	Asymmetrical, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Car park, Footpath, Road	High	Good	Client
8	393	Pedunculate oak	Quercus robur	11-15m	1000	Mature	Good	Fair	Multi stemmed from base x3 all included co-dominating stems. Low branches. Decay pockets throughout crown where previous pruning evident. Stub cuts. Deadwood within crown. Tarmac footpath raised and cracking, likely caused by roots. Westwood (slime flux) evident within included bark at base.	None Significant	Included Co-Dominant Stem, Pruning Wounds- Occluding	Bracing - Flexible, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	Bacterial - Other	Building, Car park	High	Good	Client
9	392	Pedunculate oak	Quercus robur	11-15m	750	Mature	Good	Fair	Leaning from base, corrected within crown. Percussion tested with good resonance throughout.	None Significant	Forked, Reactive Growth, Significant Buttressing, Leaning Stem - Minor	Asymmetrical, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Car park, Road, Wires	High	Good	Client
10	391	Pedunculate oak	Quercus robur	11-15m	250	Mature	Good	Good	Asymmetrical crown due to surrounding vegetation.	None Significant	Forked	Asymmetrical, Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Footpath	High	Good	Client
11	390	Pedunculate oak	Quercus robur	11-15m	500	Mature	Good	Fair	Multi stemmed from base with no included bark. Low branches.	None Significant	Forked, Bark Expansion Crack, Co-dominant Stem, Multi-Stem, Pruning Wounds- Occluding	Low Branches, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Footpath, Road	High	Good	Client

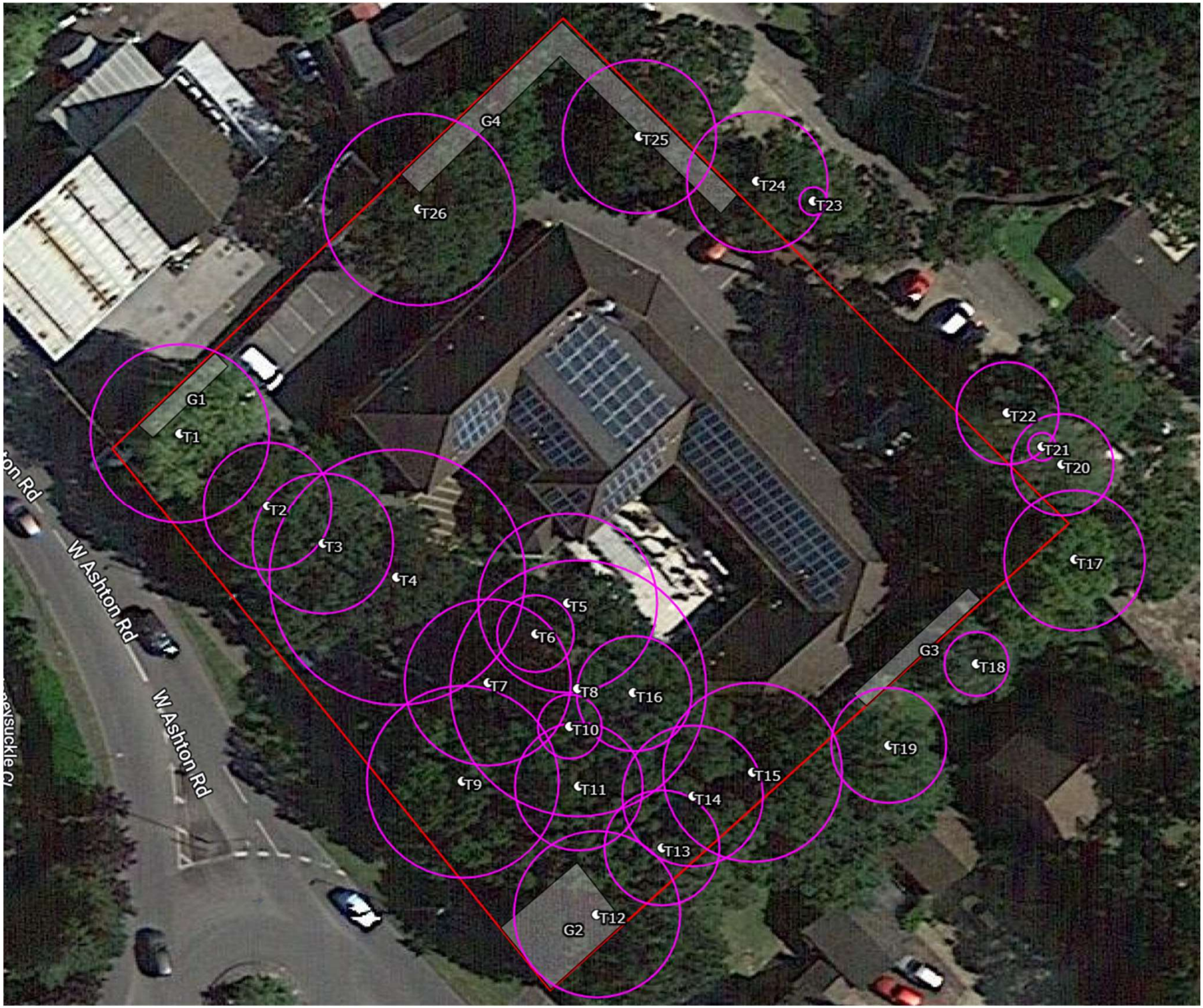
12	389	Pedunculate oak	Quercus robur	11-15m	650	Mature	Good	Fair	Area previously used by client for leaf litter, grass trimmings and green waste. This is raising the ground level around the base of the tree which can lead to issues in the near future. Multi stemmed from base with no included bark. Low branches. Decay pockets throughout crown where previous pruning evident. 1 stem leaning towards neighbouring property.	None Significant	Forked, Co-dominant Stem, Multi-Stem, Ivy - Insignificant, Leaning Stem - Minor , Pruning Wounds- Occluding	Low Branches, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Footpath, Road	High	Good	Client
13	388	Pedunculate oak	Quercus robur	11-15m	450	Mature	Good	Good	Surrounding area used for green waste by site - protection in place to ensure ground level around tree is not altered.	None Significant	None Significant	Low Branches, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Garden	High	Good	Client
14	387	Pedunculate oak	Quercus robur	11-15m	550	Mature	Good	Good	Surrounding area used for green waste by site - protection in place to ensure ground level around tree is not altered. Previous pruning evident with good wound wood development.	None Significant	Pruning Wounds- Occluding	Decay Pockets, Habitat Potential, Major Dead Wood Over 50mm Diameter, Pruning Wound	None Observed	Building, Garden	High	Good	Client
15	386	Pedunculate oak	Quercus robur	11-15m	700	Mature	Good	Fair	Buttressing typical for species. Multi stemmed from base with 1 of 2 stems previously removed - wound wood developing, wound with decay towards ground. Slight damage to stem at 1.5m above ground level likely caused by ride on mower.	None Significant	Bark Wounding/Damage, Decay on Stem, Reactive Growth, Stem Failure	Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Garden	High	Good	Client
16	385	Pedunculate oak	Quercus robur	11-15m	450	Mature	Good	Good	Bird box on main stem.	None Significant	Leaning Stem - Minor	Asymmetrical, Decay Pockets, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	Good	Client
17	N/A	Pedunculate oak	Quercus robur	11-15m	550	Mature	Good	Good	Third party ownership		Forked, Pruning Wounds- Occluding	Low Branches, Branch Rip Wound, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	No access - crown health only assessed	Third party
18	N/A	Common ash	Fraxinus excelsior	11-15m	250	Mature	Fair	Fair	Third party ownership Ash Dieback stage 1			Sparse, Crown Dieback, Minor Dead Wood Under 50mm Diameter, Pruning Wound	Fungus - Hymenoscyphus fraxineus	Building, Garden	High	No access - crown health only assessed	Third party
19	N/A	Common ash	Fraxinus excelsior	11-15m	450	Mature	Fair	Fair	Third party ownership Ash Dieback stage 1		Ivy - Significant (limits assessment)	Sparse, Crown Dieback, Minor Dead Wood Under 50mm Diameter, Pruning Wound	Fungus - Hymenoscyphus fraxineus	Building, Garden	High	No access - crown health only assessed	Third party
20	N/A	Common ash	Fraxinus excelsior	11-15m	400	Mature	Fair	Fair	Third party ownership Ash Dieback stage 1 Multi stemmed from base.		Co-dominant Stem, Multi-Stem, Pruning Wounds- Occluding	Sparse, Crown Dieback, Minor Dead Wood Under 50mm Diameter	Fungus - Hymenoscyphus fraxineus	Building	High	No access - crown health only assessed	Third party
21	N/A	Common ash	Fraxinus excelsior	5-10m	110	Mature	Fair	Fair	Third party ownership Ash Dieback stage 1		Leaning Stem - Major	Sparse, Crown Dieback, Minor Dead Wood Under 50mm Diameter, Suppressed Crown	Fungus - Hymenoscyphus fraxineus	Building, Car park	High	No access - crown health only assessed	Third party
22	N/A	Pedunculate oak	Quercus robur	5-10m	400	Mature	Poor	Fair	Third party ownership Altered exposure, surrounding vegetation recently removed. Reactive growth throughout tree. Crown sparse Â¹ branch tip dieback.		Forked, Reactive Growth	Sparse, Minor Dead Wood Under 50mm Diameter, Dieback - Branch Tip	None Observed	Building, Car park	High	No access - crown health only assessed	Third party
23	N/A	Common ash	Fraxinus excelsior	11-15m	110	Semi-mature	Poor	Fair	Third party ownership Ash Dieback stage 2		Reactive Growth	Sparse, Crown Dieback, Minor Dead Wood Under 50mm Diameter	Fungus - Hymenoscyphus fraxineus	Building, Car park	High	No access - crown health only assessed	Third party

24	N/A	Pedunculate oak	Quercus robur	11-15m	550	Mature	Good	Good	Third party ownership		Forked, Pruning Wounds - Occluded, Pruning Wounds- Occluding	Low Branches, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	No access - crown health only assessed	Third party
25	384	Pedunculate oak	Quercus robur	11-15m	600	Mature	Good	Good	Ground slightly raised around base of stem	Raised Ground Levels suspected	Forked	Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	Good	Client
26	383	Pedunculate oak	Quercus robur	11-15m	750	Mature	Good	Fair	Multi stemmed from base with included bark. Substantial sized stems. Crown recently reduced.	None Significant	Forked, Included Bark, Co-dominant Stem, Multi-Stem, Ivy - Insignificant, Leaning Stem - Minor	Decay Pockets, Low Branches, Minor Dead Wood Under 50mm Diameter, Pruning Wound, Recently Reduced	None Observed	Building, Car park	High	Good	Client

Tree Group Survey Schedule

Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1	N/A	Lawson cypress	Chamaecyparis lawsoniana	5	0-5m	0-150mm	Young	Good	Good	Planted as hedge, recently reduced in height.	None Significant	No Visible Issues or Defects	Recently Reduced	None Observed	Car park, Footpath, Road	High	Good	Client
2	N/A	English elm	Ulmus procera	7	0-5m	0-150mm	Young	Fair	Good	Self set Elms in corner of property amongst mature oaks.	None Significant	Included Fork	Crown Dieback	None Observed	Fence, Garden	High	Good	Client
3	N/A	Lawson cypress	Chamaecyparis lawsoniana	5	5-10m	0-150mm	Semi-mature	Good	Good	Planted as hedge along boundary.	None Significant	None Significant	None Significant	None Observed	Building, Garden	High	Good	Client
4	N/A	Lawson cypress	Chamaecyparis lawsoniana	34	5-10m	0-150mm	Semi-mature	Fair	Good	Planted as hedge along boundary. Ivy present restricting observations of all stems. Previously reduced in height.	None Significant	Climber Restricting Inspection, Included Fork, Ivy Covered Stem, Multi-Stem	Minor Dead Wood Under 50mm Diameter, Previously Reduced, Pruning Wound	None Observed	Building, Car park	High	Good	Client

Appendix B – Tree Survey Plans



NORTH

LEGEND

T1 Tree

G1 Tree Group

Site Boundary

Ground Control®

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

Client

Bupa

Project (Address)

Trowbridge Oaks Care Home
West Ashton Road, Trowbridge, Wiltshire, BA14 6DW

Figure No.

Site Overview

GC Project ID	Issue Date
J220786	07/08/2023

Notes:

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

Appendix C – Tree Work Recommendations

Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
14	Pedunculate oak	Remove Dead Wood Over 50mm Diameter	Within 3 - 6 Months	Remove significant deadwood over 50mm. Recent dieback of 2x limbs evident, some reactive growth near to main stem union.	387

Appendix D – Photographs

Pedunculate oak Tree ID #20549

Inspection Details

Inspection ID:	11198
Inspected By:	MattP
Inspection Date:	04/08/2023
Inspection Notes:	
Stem Diameter [mm]:	550
Common Name:	Pedunculate oak
Scientific Name:	Quercus robur
Physiological Condition:	Good

Photos



Ground Control
PROFESSIONAL SERVICES

Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

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

T: 01277 650 697
E: info@ground-control.co.uk

www.ground-control.co.uk