



Tree Assessment Report: Malmesbury Ambulance Station 2026

HI-LINE
TREE MANAGEMENT, CONSULTANCY & TRAINING

we're all about trees

TREE CONDITION SURVEY AND RISK ASSESSMENTS

Prepared by

RSK HI-LINE LTD

for

South Western Ambulance Service NHS Foundation Trust

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LOCAL PLANNING AUTHORITY:	Wiltshire Council

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HI-LINE JOB REFERENCE:	RSK-CON-0063		
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1 REPORT LIMITATIONS

- 1.1 **Reliance** – This Tree and Condition Survey and Risk Assessment has been prepared for the Client and may only be relied on by the Client.
- 1.2 **Period of Reliance** - Unless agreed otherwise by Hi-Line in writing, the information and findings in this Tree Condition Survey and Risk Assessment shall remain valid for a period of six (6) months from the date of the relevant survey.
- 1.3 **Third Party works/services** - Hi-Line shall have no liability to the Client (or any third party) for any works, services and/or recommendations set out in this Tree Condition Survey and Risk Assessment to the extent that any such works, services and/or recommendations are carried out or otherwise implemented by a third party not being Hi-Line.
- 1.4 **Limitation of liability** - Subject to any limitations that are not permitted by law, the aggregate liability of Hi-Line under and in relation to this Tree Condition Survey and Risk Assessment in respect of all claims, losses or damages, whether arising from negligence, breach of contract or otherwise shall be limited to the proceeds of insurance that Hi-Line receives from its insurers in respect of the relevant claims, losses or damages.
- 1.5 **Site conditions** – Any physical alterations to the condition of the Site after the date of this Tree Condition Survey and Risk Assessment will have the potential to invalidate the findings and recommendations in this Report. In the event of such physical alterations do take place then the Client should contact Hi-Line.
- 1.6 **Subsidence** – Issues of subsidence and heave have not been considered or addressed in this Tree Condition Survey and Risk Assessment and soil samples have not been taken. If the Client does wish for issues of subsidence to be assessed and reported on, then the Client should contact Hi-Line.
- 1.7 **Weather, vandalism and accident** – This Tree Condition Survey and Risk Assessment does not take account, or provide any advice in respect, of extremes of weather/climate, vandalism or accident whether the same are physical, chemical or fire related and Hi-Line accepts no liability in respect of the same. For example, and without limiting the foregoing, snow and/or flood conditions can place unpredictable and therefore unforeseen physical strains on trees and vegetation.

2 INSPECTION METHODOLOGY

- 2.1 A basic visual and limited physical assessment of all specified trees within the boundaries of the site was undertaken from ground level, following the general principles laid out in the **QTRA** methodology ([Appendix A](#)), using established industry standard inspection techniques and recorded in the tree inspection inventory ([Appendix C](#)).
- 2.2 If significant defects were observed in relation to targets, then the risk of harm was assessed using the Quantified Tree Risk Assessment (QTRA) methodology ([Appendix A](#)).
- 2.3 The most likely mode of failure is considered regarding each tree, as this represents the highest potential risk of harm.
- 2.4 The immediate rooting environment and all parts of the trees were considered. Only significant defects or conditions that may require consideration in the future have been recorded.
- 2.5 Please note that the visual inspections and risk assessments are made with the overarching goal of assessing a tree's ability to withstand the range of normal weather events that might reasonably be expected to occur. The estimated risk of harm posed by the trees remains relevant for twelve months in the absence of environmental change (including but not limited to trenching works, major storms, and unapproved pruning).
- 2.6 No investigations were made of underground parts of the trees. No soil, fungal or plant samples were taken or have been analysed. Therefore, this report makes no reference to the possible effects of tree roots and shrinkable soils.
- 2.7 No estimated pedestrian or vehicular usage or property value for any of the site requiring tree inspection has been provided. This information is used to determine the appropriate target range when assessing the risk of failure from trees. Therefore, an estimated pedestrian and vehicular usage and property value have been calculated whilst carrying out the survey. Should the customer feel that the site usage for pedestrians, vehicles or property values described in this report is or are inaccurate, then the customer must notify the same to Hi-Line as soon as possible in order for this report to be amended.

3 HOW TO USE THIS REPORT

- 3.1 When inspecting your trees, our surveyors assess their condition, the significance of any defects found and recommend works to reduce the risk of harm to site users, structures, and neighbours (safety works). This report will also identify future management issues and recommend works to promote a healthy tree stock to reduce future management costs and potential conflict between trees and neighbours or buildings (management works).
- 3.2 It is the responsibility of the site owner/manager to manage the risks posed by trees on the site and implement recommendations as appropriate.
- 3.3 [5. KEY FINDINGS](#), will identify specific problem trees to note, with analysis and recommendations for remedial action. This is cross referenced to the site plan and supporting images in [Appendix D](#). [Appendix B](#) is a prioritised summary that will clearly identify those trees requiring safety and management works. Please note the urgency timescale we advise is for guidance only.

4 SITE CONSIDERATIONS

- 4.1 Implementation of works: All tree works should be carried out to BS 3998 Tree Work-Recommendations as modified by more recent research. Hi-Line is approved by the Arboricultural Association and we would recommend that you instruct a contractor that carries this approval. Their Register of Contractors is available free from - The Malthouse, Stroud Green, Standish, Stonehouse, Gloucestershire GL10 3DL, Telephone 01242 522152; website www.trees.org.uk
- 4.2 Statutory wildlife obligations: The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained by the tree owner or person responsible, before undertaking any works that might constitute an offence.
- 4.3 Trees subject to statutory controls: If these trees are covered by a tree preservation order or located in a conservation area, it will be necessary to consult the council before any pruning works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent if the tree is protected by a TPO or serve a TPO if the tree is within a Conservation Area.

5 KEY FINDINGS

- 5.1 The trees on this site are in generally good condition with minor defects. Mature and significant trees are highlighted within the tree inventory. No significant changes were observed since the 2024 assessment.
- 5.2 See table below in Appendix B for an inventory of the recommended works.
- 5.3 Specific instruction to carry out a visual tree risk assessment on the trees located within the boundary of the subject property, was issued to Hi-Line. The tree survey was conducted on the 5th of March 2026.

APPENDIX A – QTRA METHODOLOGY

- The Quantified Tree Risk Assessment (QTRA) (© Quantified Tree Risk Assessment Ltd. 2010) method has also been utilised to assist in estimating the risk of harm posed by the trees.
- Quantified Tree Risk Assessment evaluates the 3 primary components of the risk from falling trees;
 - 1) Target (in tree risk management, the target is that which might be harmed by a falling tree or branch),
 - 2) Size of tree or branch under consideration, and
 - 3) Probability of failure of the tree or branch within the coming year.

The values are applied in ranges as set out in tables 1, 2 and 3 of the QTRA Practice Note (V5.3.1 (UK) July 2018). The calculation uses the upper value for the selected range (e.g. target range 1, which spans a range of values from 1/1 to >1/10, calculates at the highest value of 1/1).

The 3 components are multiplied and their product is the annualised risk of harm.

- More information on this can be found by going to the website www.qtra.co.uk
- QTRA advisory thresholds:

Table 1: A description of the QTRA risk threshold taken from the practice note

THRESHOLDS	DESCRIPTION	ACTION
1/1 to 1/1000	Unacceptable Risks will not ordinarily be tolerated	Control the risk
1/1000 to 1/10,000	Unacceptable (Where imposed on others) Risks will not ordinarily be tolerated	Control the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	Review the risk
1/ 10,000 to 1 000 000	Tolerable (Where imposed on others) Risks are tolerable if as low as reasonably practicable (ALARP)	Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value
		Review the risk
1/ 1 000 000 or less	Broadly acceptable Risk is already as low as reasonably practicable (ALARP)	Assess costs and benefits of risk control
		Control the risk only where a significant benefit might be achieved at reasonable cost
		Review the risk
		No action currently required
		Review the risk

APPENDIX B - PRIORITISED RECOMMENDATIONS – SCHEDULE OF WORKS

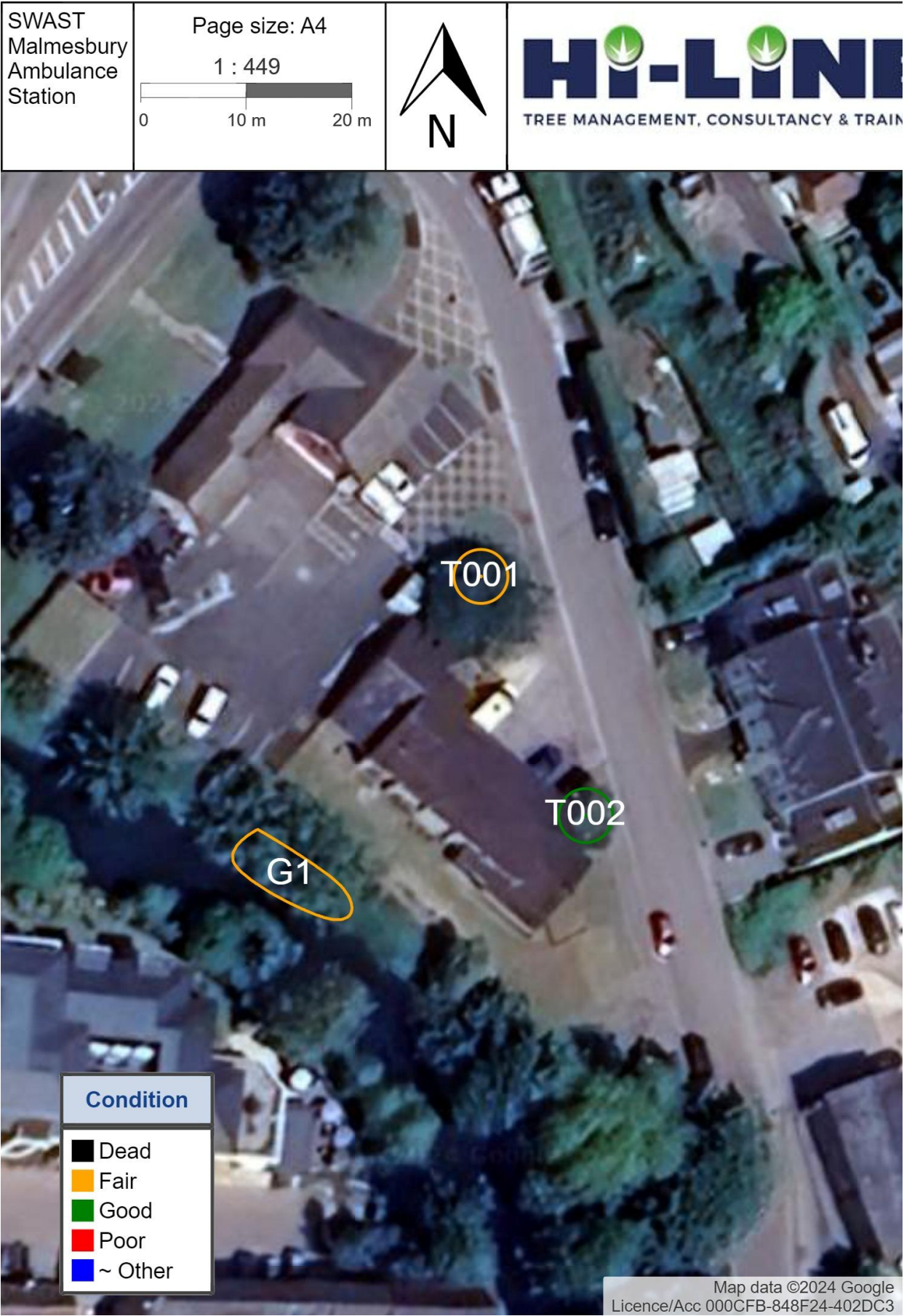
ID:	Species	Management Recommendations:	Priority:
G1	Common Alder x8	Confirm tree group ownership and coppice group if SWAST ownership	5
T002	Wild Cherry	Prune to achieve a 1m clearance from the overhead telecom wires and the security light, use a 60mm maximum cut diameter	5

Emergency Safety Works - Undertake within 48hrs of being notified of works	1
High Priority Safety - Undertake As soon as practicable	2
Medium priority Safety - Undertake within 6 months	3
Low Priority Safety – undertake within 12 months	4
Management Recommendations – Short Term (12 – 24 months)	5
Management Recommendations – Long Term (24 – 60 months)	6

APPENDIX C – INVENTORY INSPECTION TABLE

Ref.	Species	Height	Dia	Crown Radius	Age Class	Target Description	Survey Notes	Condition	What 3 Words	Inspect Period	Target Range	Size	PoF	RoH
G1	Common Alder x8 <i>Alnus glutinosa</i>	8	20	3	Semi Mature	Unclear on ownership Target - car park	2022: Slight decline in vitality, stems mainly biased away from fire station parking 16.10.2024:One tree in group since declined considerably. Confirm ownership before removal. Ivy obscures stems, and steep banking above deep water 2026: Group in poor physiological condition, likely owed to infection from Phytophthora alni. Group has a slight lean away from site. Ownership ambiguous.	Fair	///tried.sock.fallback	1 Year	Property(3) £20,000 - £2,000	Property	PoF(5)	<1/1M
T001	Wild Cherry <i>Prunus avium</i>	8	40	6	Early Mature	Owned by the estate. Target - building and seating area	2022: Minor deadwood, mower damage to surface roots, leggy growth, BT line resting on branches, street light under canopy, sub optimal branch unions at 4m 16.10.2024:Good vitality; since reduced as per recommendations. 2026: No new significant risk features observed. Crown growing in contact with the overhead telecom wires and the security light.	Fair	///suspect.betrayal.backtrack	2 Years	Property(4) £2,000 - £200	Property	PoF(4) 1/1K - 1/10K	<1/1M
T002	Wild Cherry <i>Prunus avium</i>	5	30	5	Semi Mature	Owned by the estate. Target - car park and footpath	2022: Low canopy over footpath, historic surface damage to roots, historic strimmer damage at base, weeping wild cherry 16.10.2024:Regrowth since previous inspection; good vitality; low crown over footpath and touching building once again 2026: No new significant risk features observed. Tree pruned, growing close to building again but intervention not worthwhile at this stage.	Good	///veered.unsigned.fear	2 Years	Human(3) 7/hour - 2/hour	Size(3) 250mm - 110mm dia.	PoF(5) 1/10K - 1/100K	<1/1M
T4209	Common Alder <i>Alnus glutinosa</i>	16	40	5	Semi Mature	Unclear if owned by SWASFT or owned by local council Target - building and footpath	2022: Compacted desire line at base, concrete slabs around immediate root system, underground services (sewage) in close proximity to base of tree, significant crown dieback, deadwood over 2m in length, footpath lifting at base, evidence of previous branch failure, neighbouring tree historically removed (possibly honey fungus or similar root to root contact), smaller clump of neighbouring alders look like they may also be declining 16.10.2024 SINCE REMOVED	/	/	/	/	/	/	/

APPENDIX D - SITE PLAN



APPENDIX E - SITE PHOTOS



T001: Wild cherry growing in contact with wires and light



G1: Alder in poor physiological condition



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