

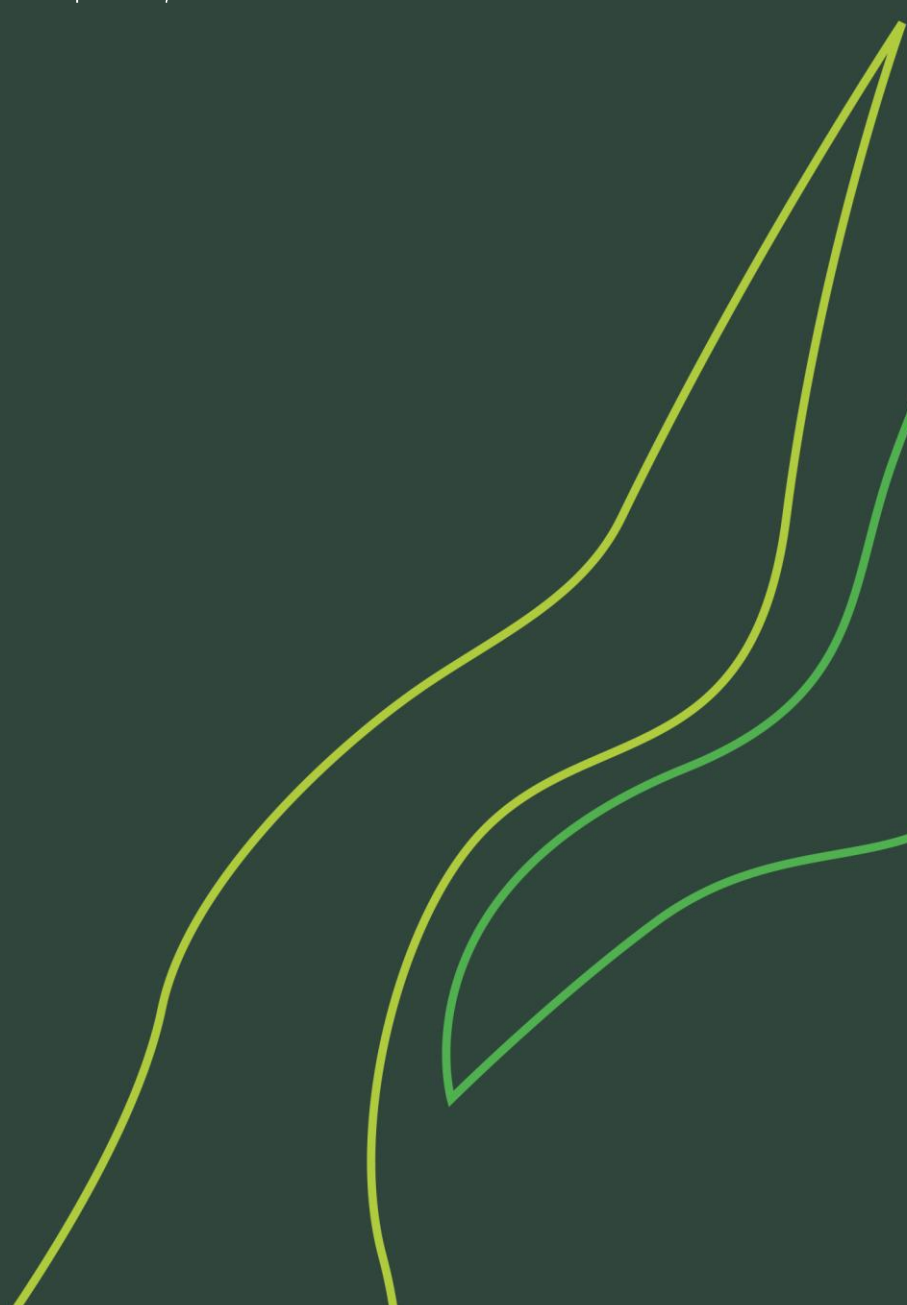


Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Knights Grove Care Home, Thomas Road, North
Baddesley, Southampton, SO52 9EW

Client: Bupa



Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bupa		
<i>Site Name</i>	Knights Grove Care Home		
<i>GC Document Reference</i>	J220786		
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<i>Issue Status</i>	Issue	Date	Status
	1	07/08/2023	Final
			-
<i>Disclaimer</i>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i></p>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 3rd August 2023 by Matt Parkinson, Ground Control's Arboricultural Surveyor at Knights Grove Care Home, Thomas Road, North Baddesley, Southampton, SO52 9EW; 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:		21
Action Records:		2
Action Priorities <i>The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.</i>	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	2
	Within 6 - 12 months	0
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

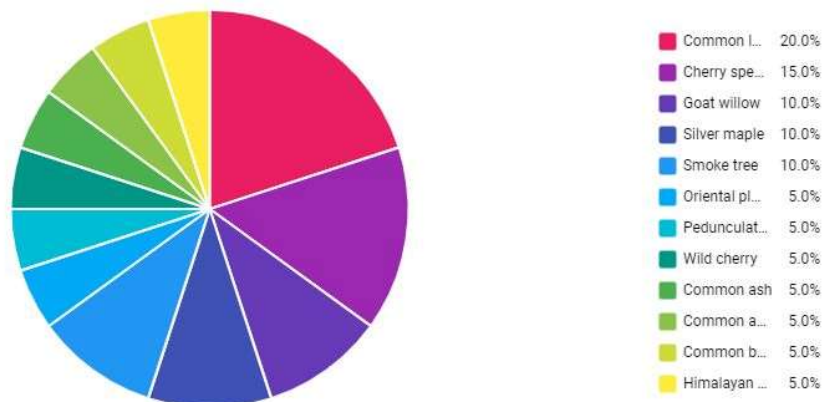


Diagram 1 – Species Composition Across the Site

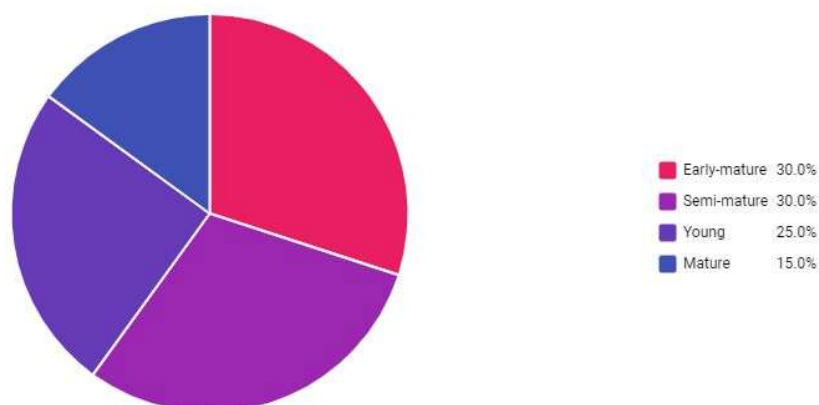


Diagram 2 – Tree Age Class Across the Site

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 3rd 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 21 records including 20 tree(s) and 1 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).

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	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

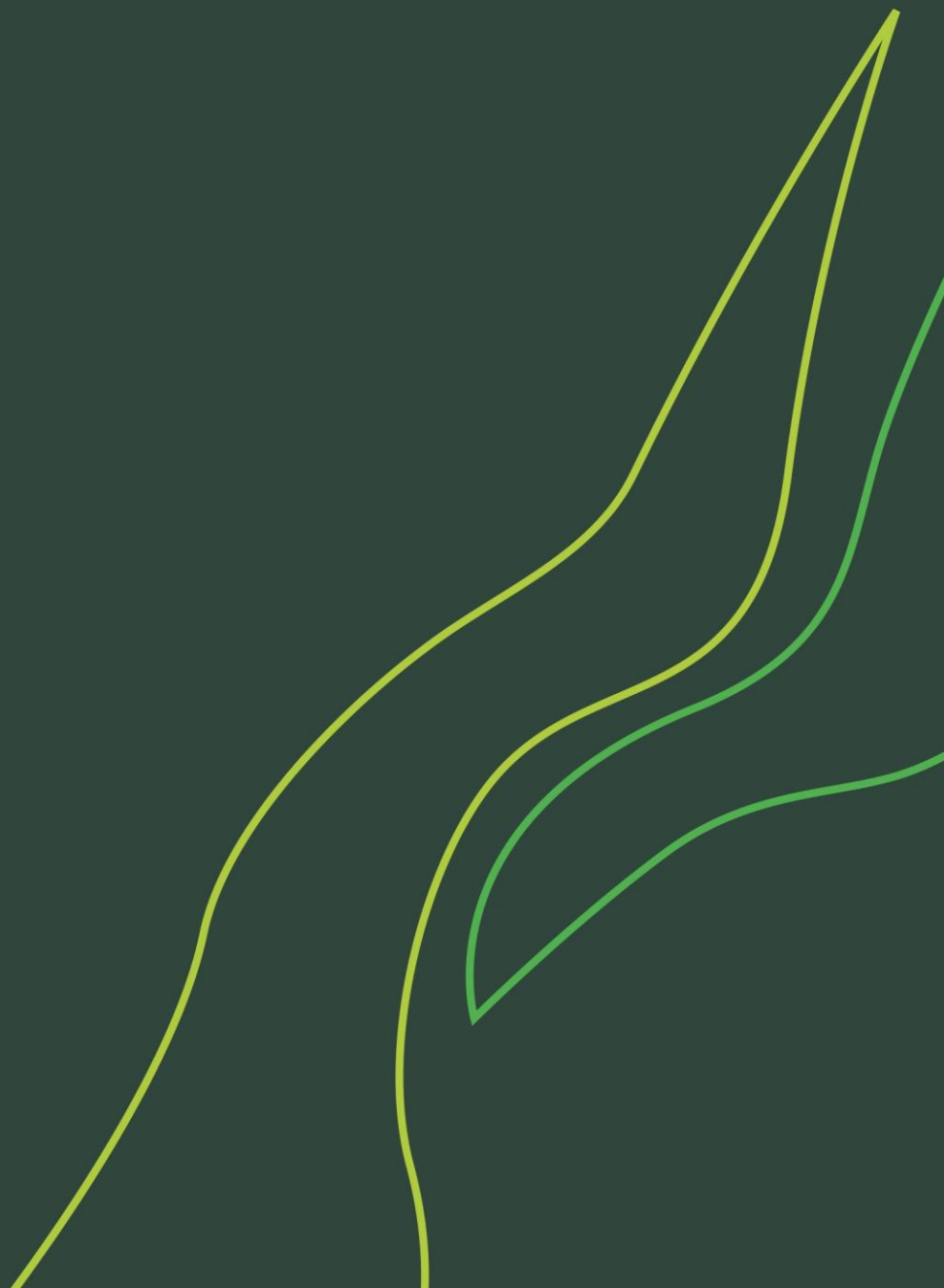
Recommended Tree Works:

- 4.1 A total of 21 survey inspections were recorded from which a total of 2 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



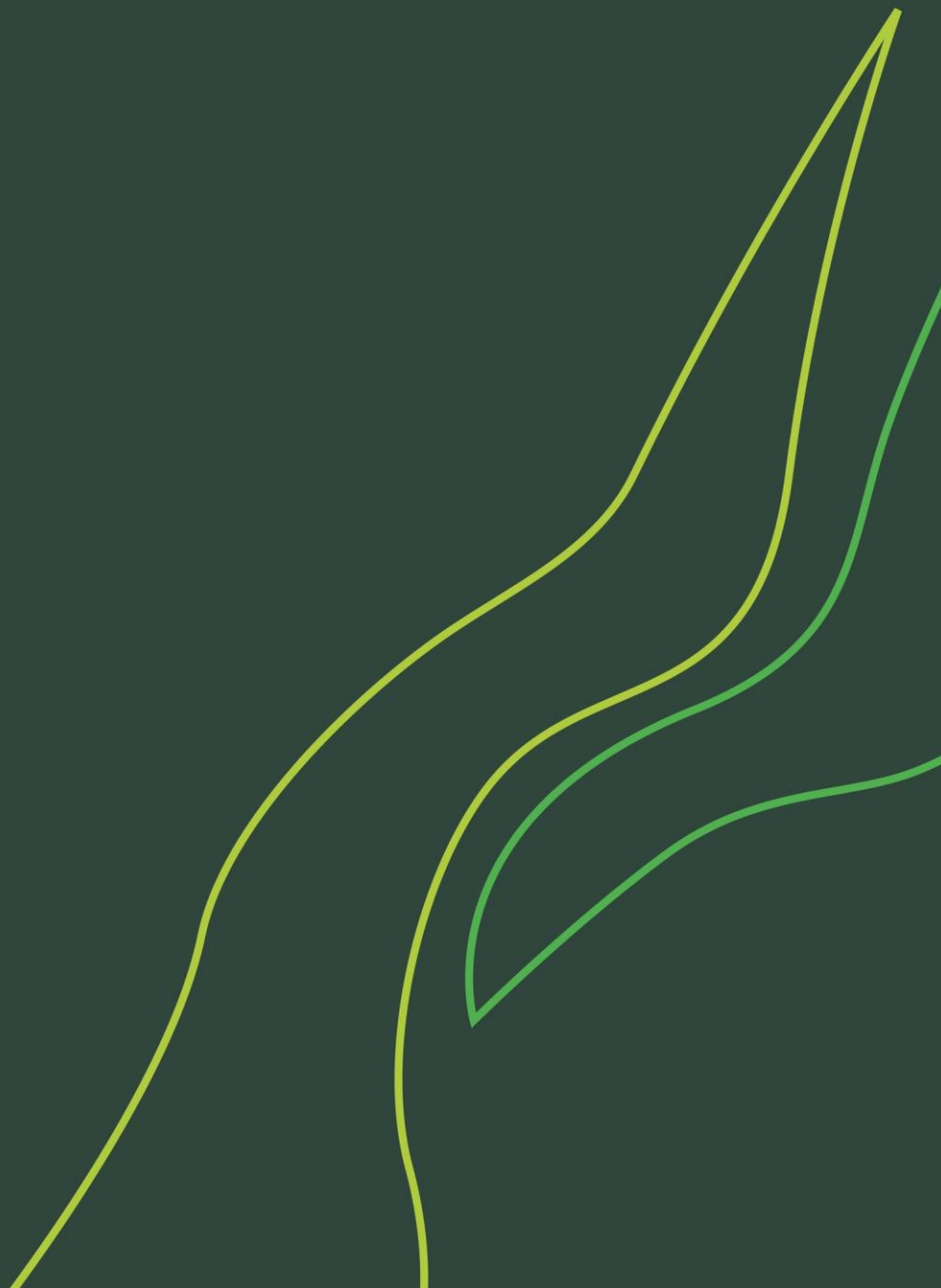
Tree Survey Schedule																		
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership	
1	241	Oriental plane	Platanus orientalis	5-10m	400	Semi-mature	Good	Good		Exposed Roots, Strimmer/Mower Damage, Roots Causing Trip Hazard	Bark Expansion Crack, Included Co-Dominant Stem	Crown Close to Building and/or Infrastructure, Minor Dead Wood Under 50mm Diameter, Previously Reduced, Pruning Wound	None Observed	Building, Road	High	Good	Client	
2	N/A	Common aspen	Populus tremula	11-15m	275	Early-mature	Good	Good		None Significant	Forked, Stub Cuts	Asymmetrical, Crossing/Rubbing Branches, Minor Dead Wood Under 50mm Diameter, Pruning Wound, Included Union - Natural Bracing Noted	None Observed	Building, Car park, Garden	High	Good	Client	
3	N/A	Silver maple	Acer saccharinum	11-15m	90	Semi-mature	Good	Fair		None Significant	Included Fork	Asymmetrical, Crossing/Rubbing Branches, Minor Dead Wood Under 50mm Diameter, Suppressed Crown	None Observed	Car park, Garden	High	Good	Client	
4	N/A	Common ash	Fraxinus excelsior	5-10m	100	Semi-mature	Good	Fair	Ash Dieback present	None Significant	Included Fork	Minor Dead Wood Under 50mm Diameter	Fungus - Hymenoscyphus fraxineus	Car park, Garden	High	Good	Client	
5	N/A	Cherry species	Prunus sp.	5-10m	90	Young	Fair	Good		None Significant	Bark Wounding/Damage, Included Co-Dominant Stem, Multi-Stem	Crossing/Rubbing Branches, Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Garden	High	Good	Client	
6	N/A	Common beech	Fagus sylvatica	0-5m	50	Young	Good	Good		None Significant	None Significant	Low Crown, Suppressed Crown	None Observed	Car park, Garden	High	Good	Client	
7	N/A	Silver maple	Acer saccharinum	11-15m	125	Semi-mature	Good	Fair		None Significant	Included Fork, Multi-Stem, Ivy - Insignificant	Asymmetrical, Crown Close to Building and/or Infrastructure, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park, Garden	High	Good	Client	
8	N/A	Cherry species	Prunus sp.	5-10m	80	Young	Good	Fair	Staked tree	None Significant	Included Fork, Multi-Stem	Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Garden	High	Good	Client	
9	N/A	Himalayan birch 'Jacquemontii'	Betula utilis 'Jacquemontii'	11-15m	100	Young	Good	Good		None Significant	Included Co-Dominant Stem, Multi-Stem	Crown Close to Building and/or Infrastructure, Minor Dead Wood Under 50mm Diameter	None Observed	Building	High	Good	Client	
10	N/A	Pedunculate oak	Quercus robur	11-15m	350	Semi-mature	Good	Good			Forked	Branch Rip Wound, End Weighting of Branches/Stems, Minor Dead Wood Under 50mm Diameter, Previous Poor Pruning, Pruning Wound	None Observed	Building, Garden	High	No access - crown health only assessed	Third party	
11	N/A	Goat willow	Salix caprea	5-10m	80	Early-mature	Good	Good		None Significant	Leaning, Included Fork, Stub Cuts	End Weighting of Branches/Stems, Pruning Wound	None Observed	Garden	High	Good	Client	
12	N/A	Goat willow	Salix caprea	0-5m	100	Semi-mature	Good	Fair		None Significant	Fence, Guard or Other Item Enveloped by Stem, Included Co-Dominant Stem, Multi-Stem, Leaning Stem - Major	Minor Dead Wood Under 50mm Diameter	None Observed	Garden, Inaccessible area	High	Good	Client	
13	N/A	Cherry species	Prunus sp.	5-10m	80	Young	Poor	Fair		None Significant	Included Co-Dominant Stem, Multi-Stem, Stub Cuts	Minor Dead Wood Under 50mm Diameter, Previous Poor Pruning, Suppressed Crown, Foliage - Sparse	None Observed	Garden, Inaccessible area	High	Good	Client	
14	N/A	Smoke tree	Cotinus sp.	0-5m	60	Mature	Good	Good		None Significant	Multi-Stem	Low Crown, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Garden	High	Good	Client	
15	N/A	Wild cherry	Prunus avium	0-5m	250	Mature	Good	Good		None Significant	Bark Expansion Crack, Included Fork	Low Crown, Previous Poor Pruning, Previously Reduced, Pruning Wound	None Observed	Garden	High	Good	Client	

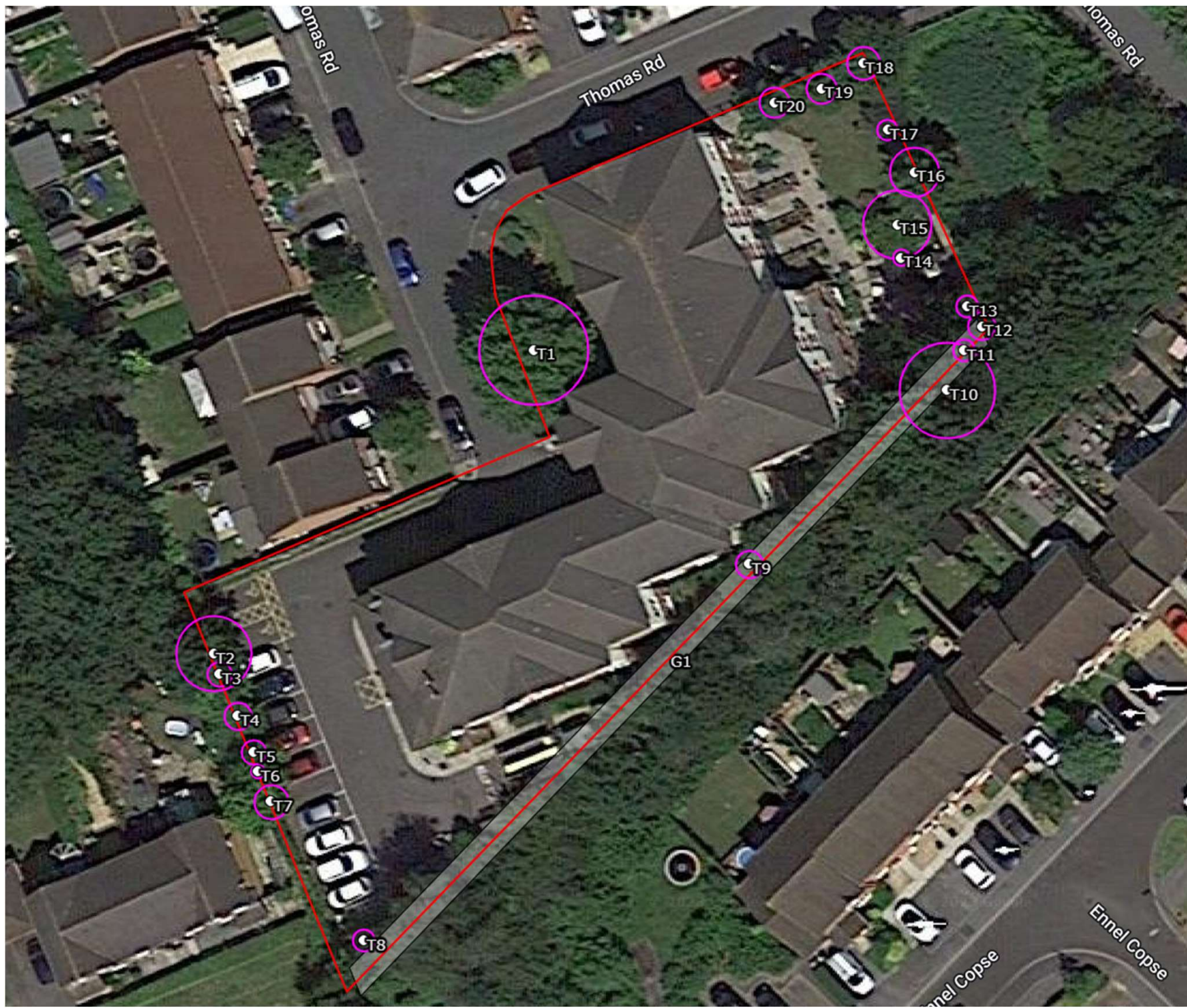
16	N/A	Common lime	Tilia x europea	5-10m	180	Early-mature	Good	Good		None Significant	Forked, Co-dominant Stem, Stub Cuts	Low Branches, Minor Dead Wood Under 50mm Diameter, Previous Poor Pruning, Stub Cuts	None Observed	Fence, Garden	High	Good	Client
17	N/A	Smoke tree	Cotinus sp.	0-5m	75	Mature	Good	Good		None Significant	Forked, Multi-Stem	Low Crown, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Garden	High	Good	Client
18	N/A	Common lime	Tilia x europea	5-10m	120	Early-mature	Good	Good		None Significant	Forked, Stub Cuts	Low Branches, Previous Poor Pruning, Pruning Wound, Stub Cuts	None Observed	Fence, Road, Garden	High	Good	Client
19	N/A	Common lime	Tilia x europea	5-10m	110	Early-mature	Good	Good		None Significant	Stub Cuts	Low Branches, Minor Dead Wood Under 50mm Diameter, Previous Poor Pruning, Pruning Wound, Stub Cuts	None Observed	Fence, Road, Garden	High	Good	Client
20	N/A	Common lime	Tilia x europea	5-10m	110	Early-mature	Good	Good		Exposed Roots, Strimmer/Mower Damage, Surface Root Damage	Forked, Co-dominant Stem, Stub Cuts	Low Branches, Minor Dead Wood Under 50mm Diameter, Previous Poor Pruning, Pruning Wound, Stub Cuts	None Observed	Fence, Road, Garden	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	Field maple, Lawson cypress, Common aspen, Holm oak	Acer campestre, Chamaecyparis lawsoniana, Populus tremula, Quercus ilex	50+	5-10m	0-150mm	Mature	Good	Good	Mixed species along fence line, some larger trees from neighbouring property.	None Significant	Multi-Stem	Crown Close to Building, Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Building, Car park	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

-  Tree
-  Tree Group
-  Site Boundary



Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ
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Client

Bupa

Project (Address)

Knights Grove Care Home
 Thomas Road, North Baddesley, Southampton,
 SO52 9EW

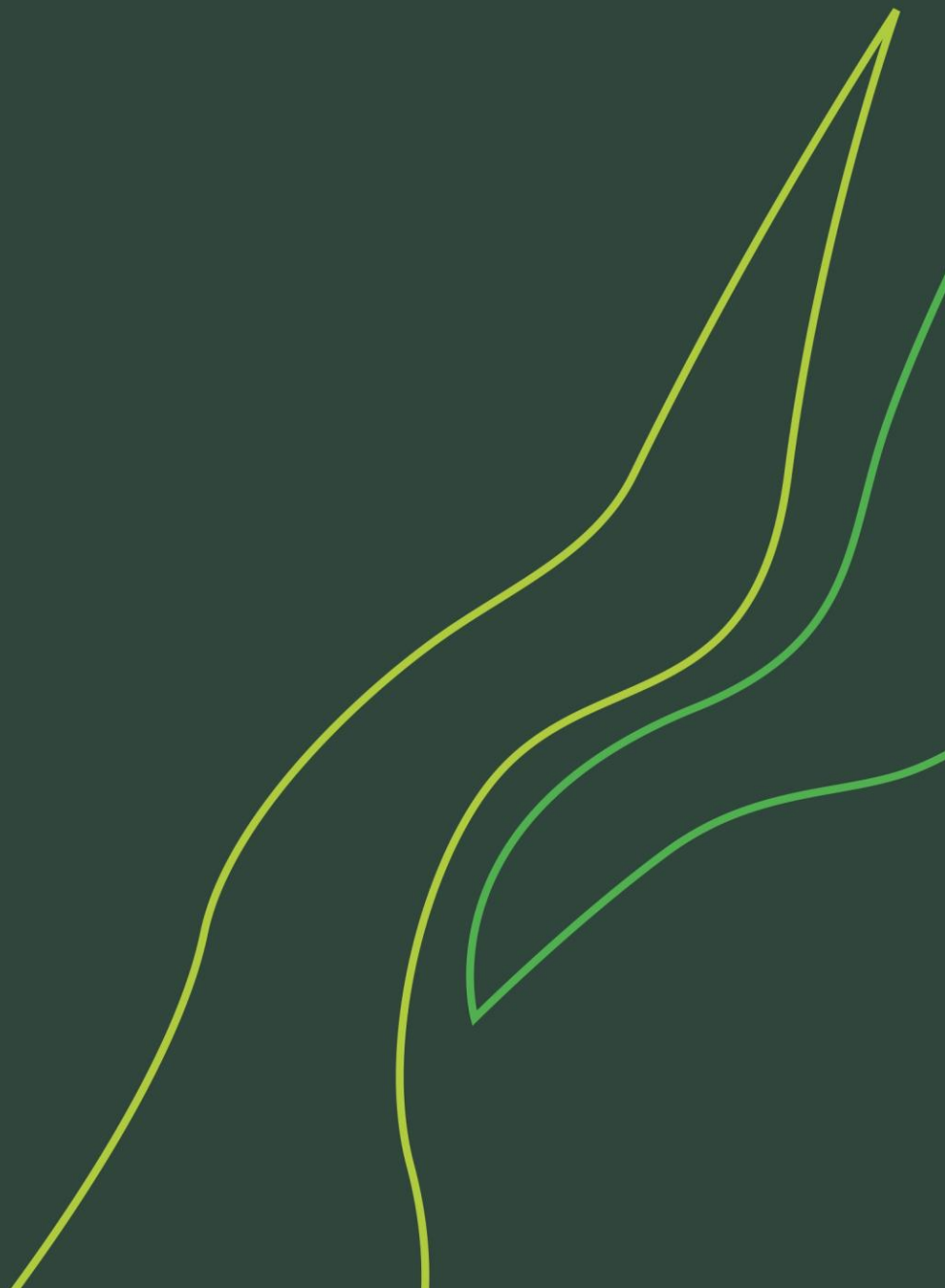
Figure No.

Site Overview

GCZ Project ID: J220786 Issue Date: 07/08/2023

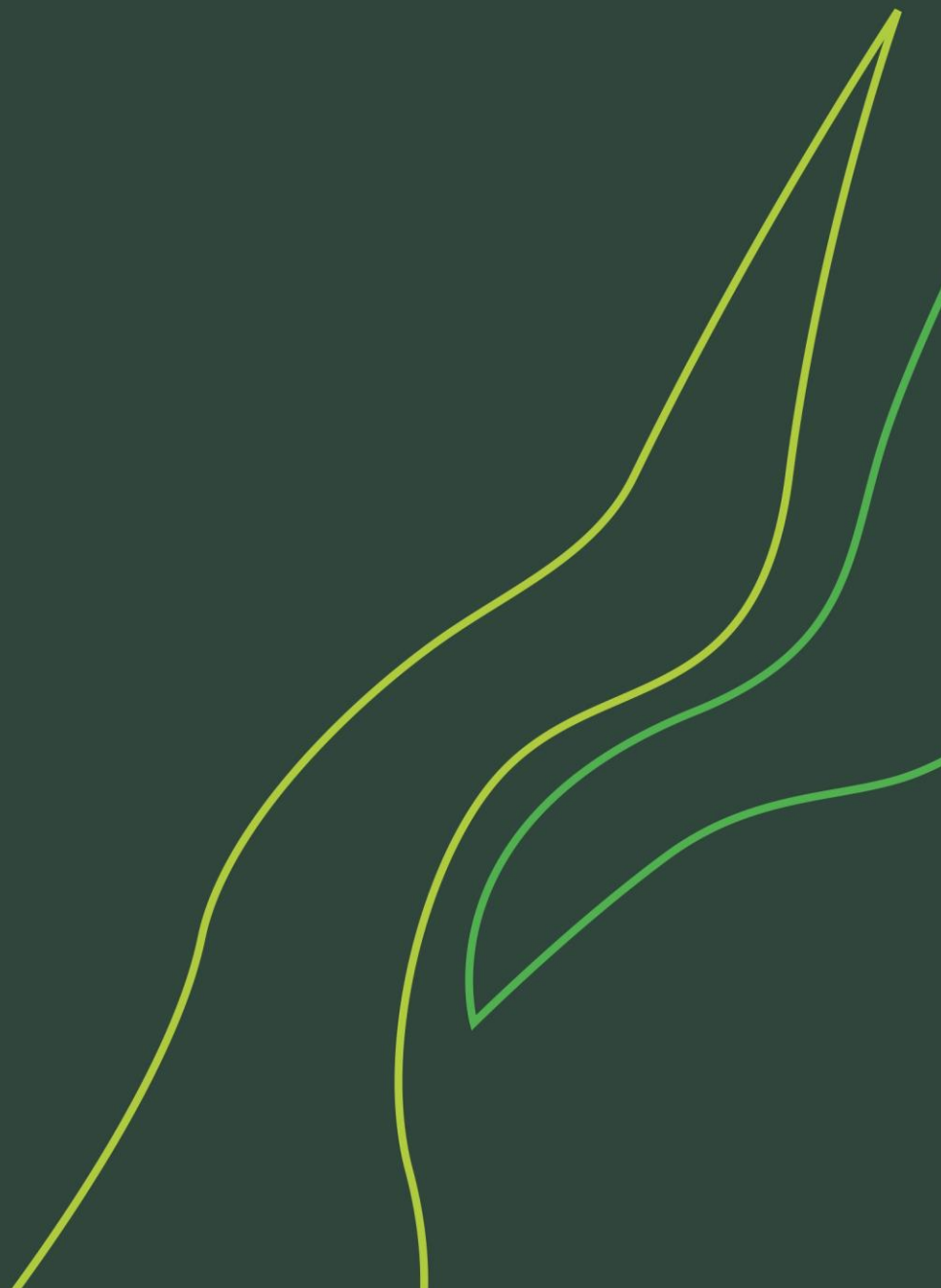
- Notes:
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
 2. Tree positions are approximate only and based upon mobile GPS and/or site features.
 3. Do not scale off this drawing. All written dimensions are to be checked 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
9	Himalayan birch 'Jacquemontii'	Prune to Clear structure/wires/buildings by 1m	Within 3 - 6 Months	Prune clear of building by reducing offending limbs by up to 1m, ensuring pruning is sufficient to maintain clearance in winds also.	N/A
10	Pedunculate oak	Prune Specific Branch/Limb	Within 3 - 6 Months	Prune back limbs overhanging garden by up to 3m to reduce end weight of limbs and strain on union with main stem.	N/A

Appendix D – Photographs



Pedunculate oak Tree ID #26605

Inspection Details

Inspection ID:	11101
Inspected By:	MattP
Inspection Date:	03/08/2023
Inspection Notes:	
Stem Diameter [mm]:	350
Common Name:	Pedunculate oak
Scientific Name:	Quercus robur
Physiological Condition:	Good

Photos



Himalayan birch 'Jacquemontii' Tree ID #26602

Inspection Details

Inspection ID:	11107
Inspected By:	MattP
Inspection Date:	03/08/2023
Inspection Notes:	
Stem Diameter [mm]:	100
Common Name:	Himalayan birch 'Jacquemontii'
Scientific Name:	Betula utilis 'Jacquemontii'
Physiological Condition:	Good

Photos





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