

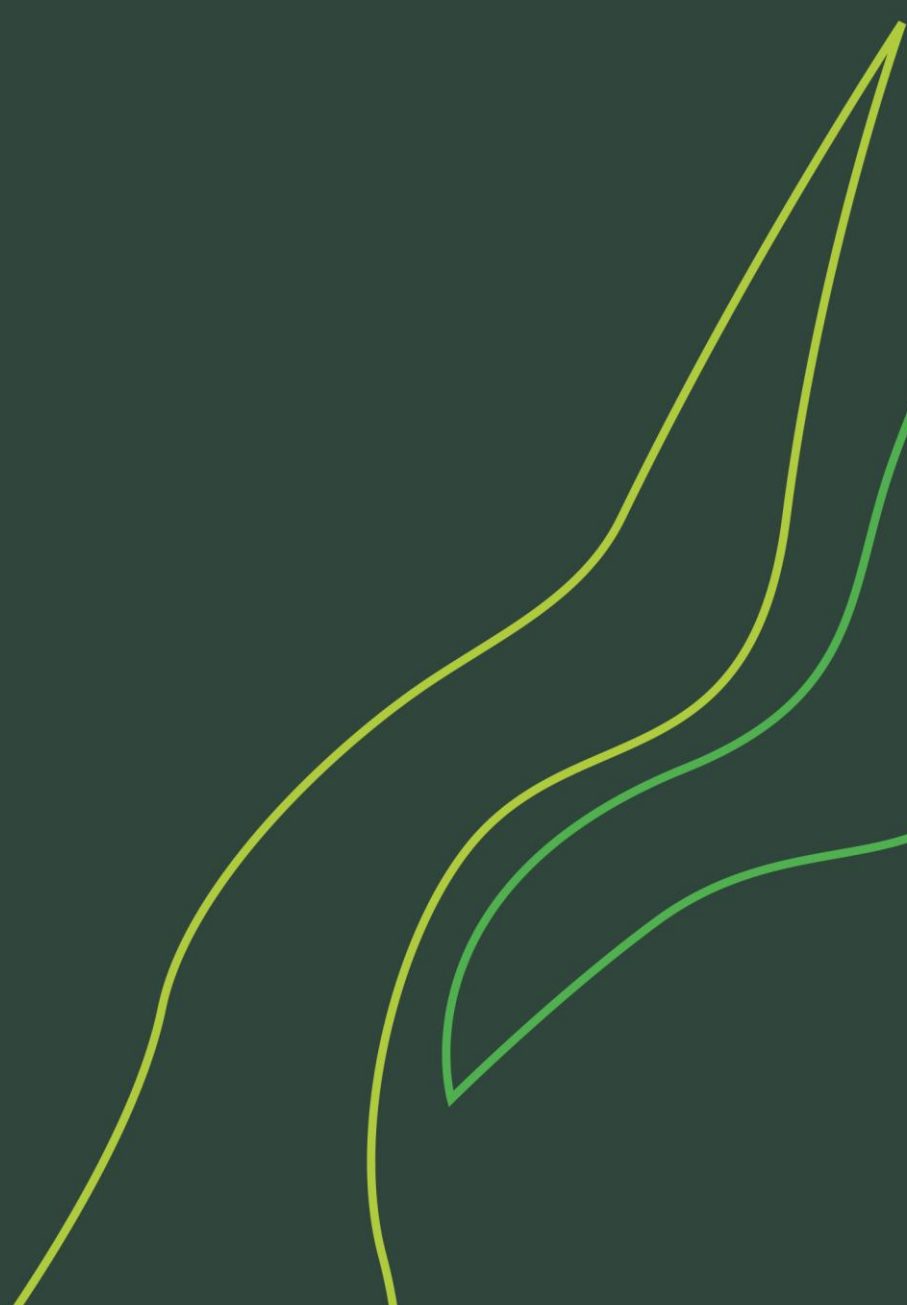


Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Wilmington Manor Care Home, Common Lane,
Wilmington, Datford, Kent, DA2 7BA

Client: Bupa



Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bupa		
<i>Site Name</i>	Wilmington Manor Care Home		
<i>GC Document Reference</i>	J220786		
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<i>Issue Status</i>	Issue	Date	Status
	1	29/08/2023	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>		

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 23rd August 2023 by Tom Bevan, Ground Control's Arboricultural Surveyor at Wilmington Manor Care Home, Common Lane, Wilmington, Dartford, Kent, DA2 7BA; 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:		31
Action Records:		11
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	9
	Within 3 - 6 months	0
	Within 6 - 12 months	2
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

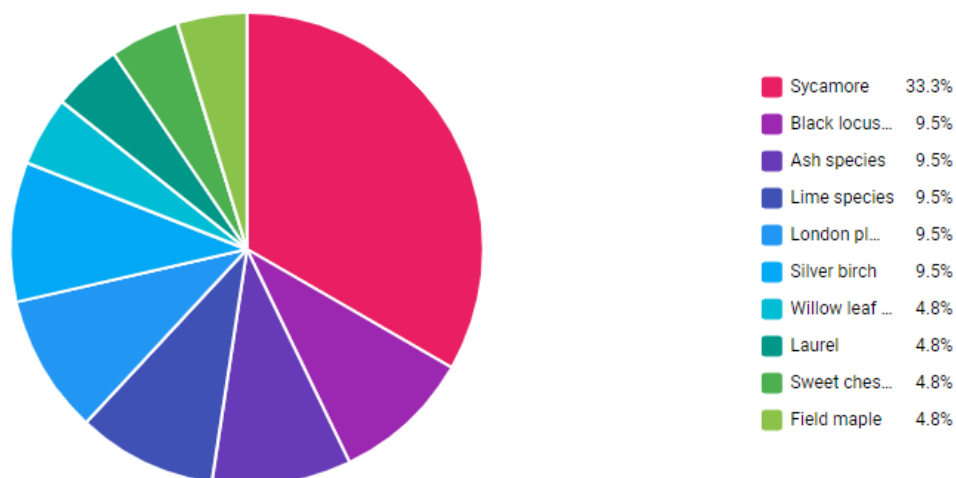


Diagram 1 – Species Composition Across the Site

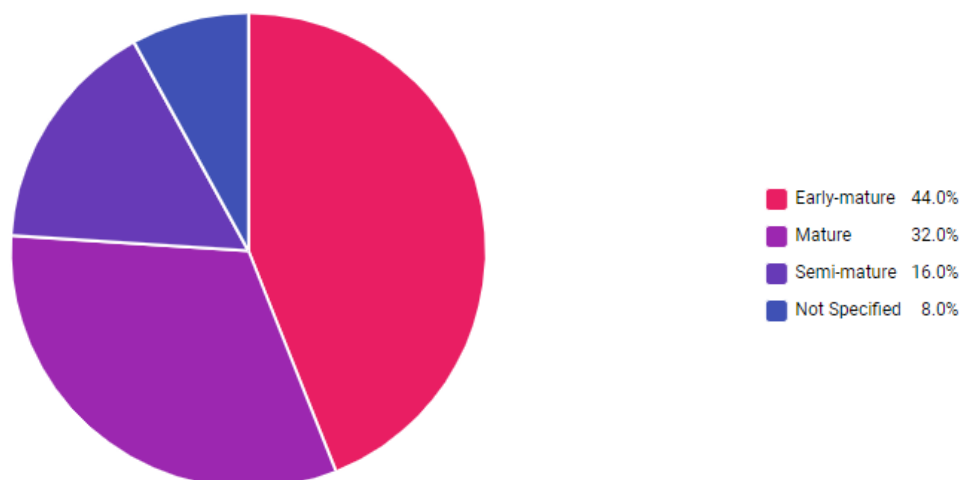


Diagram 2 – Tree Age Class Across the Site

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 This tree survey was undertaken on the 23rd August 2023 by Tom Bevan L4 Dip Arb, TechArborA, 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 31 records including 29 tree(s) and 2 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

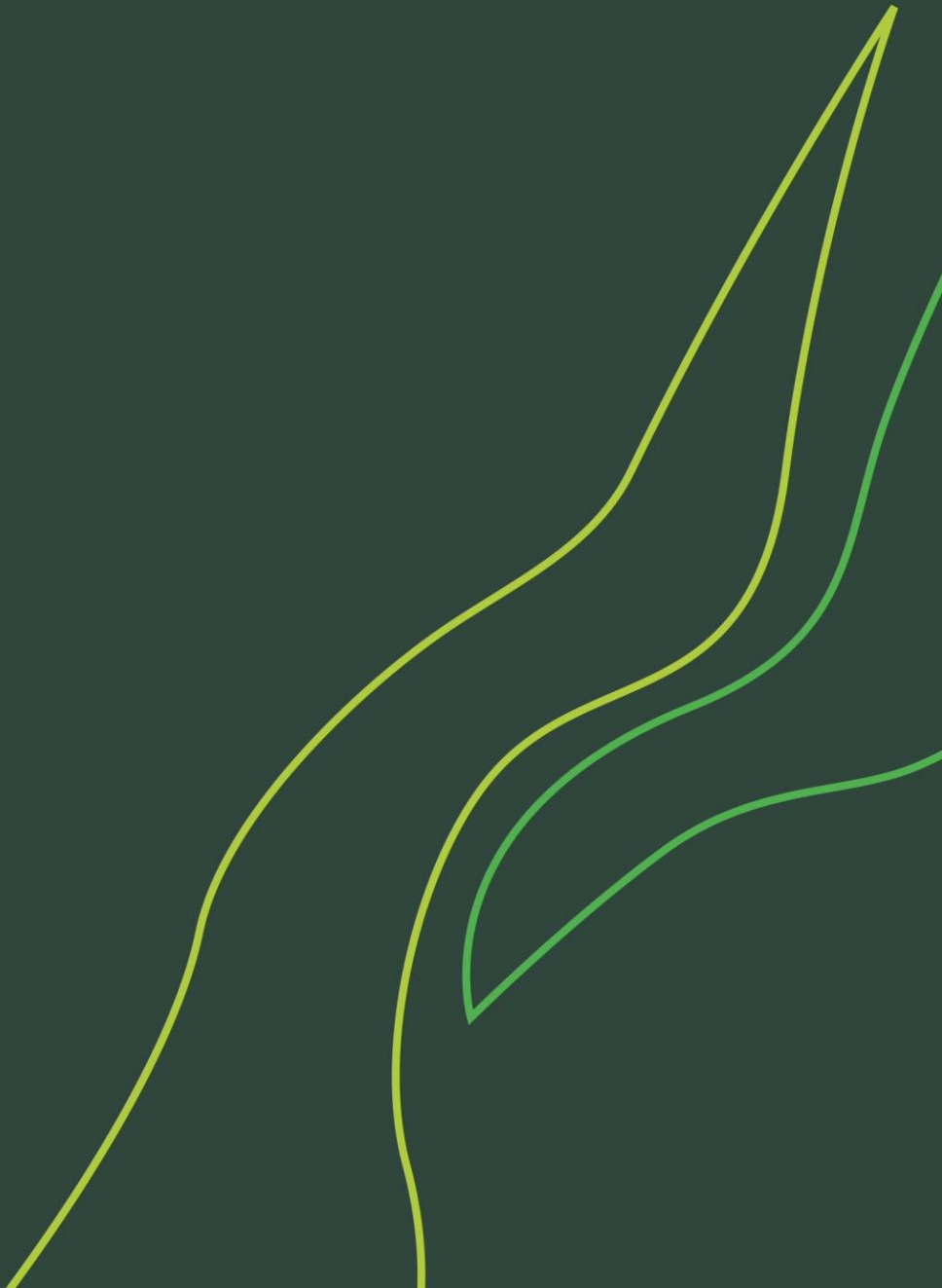
Recommended Tree Works:

- 4.1 A total of 31 survey inspections were recorded from which a total of 11 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



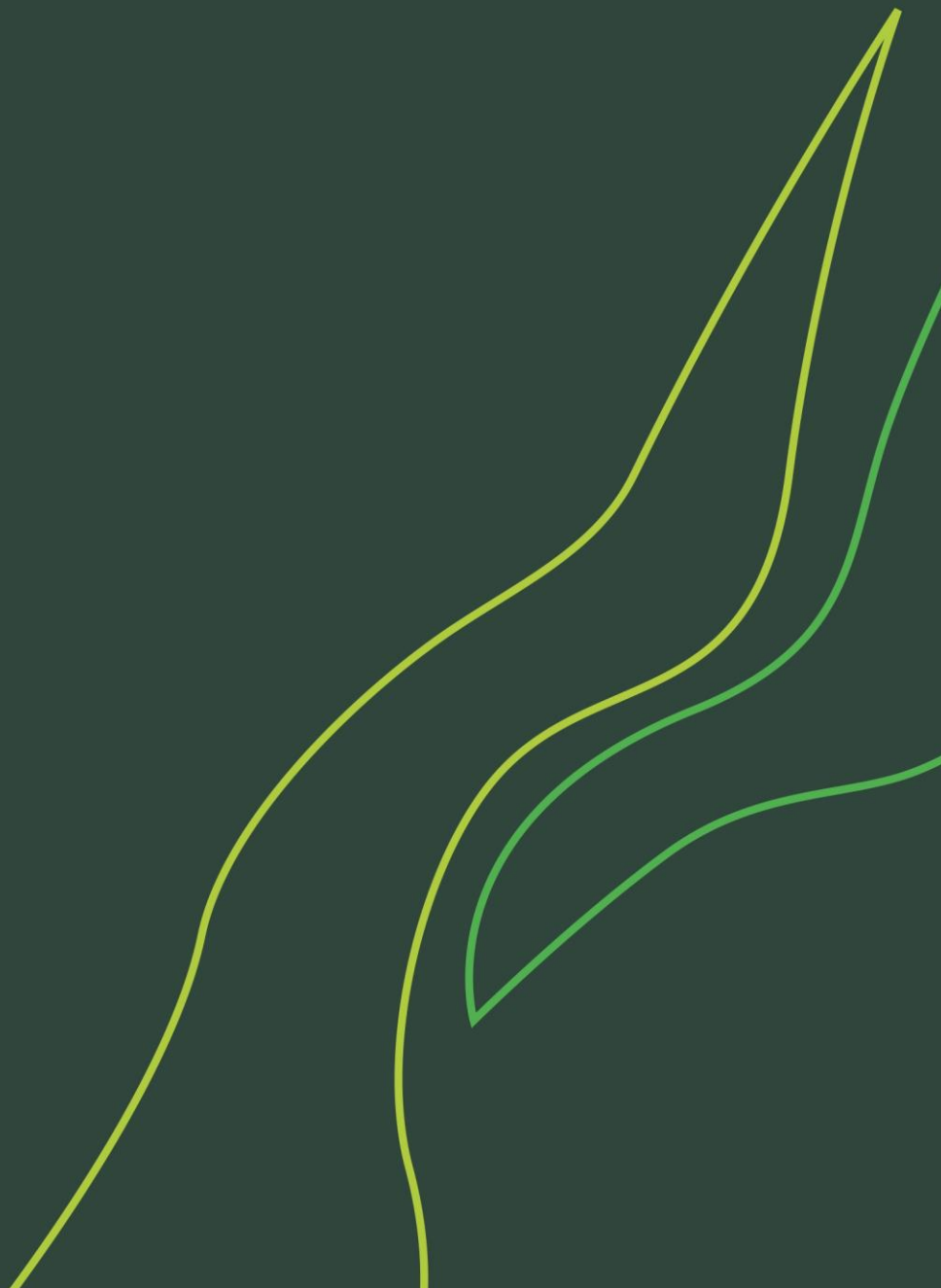
Tree Survey Schedule

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
27	1247	Common beech	Fagus sylvatica	20+m	650	Mature	Fair	Poor		None Significant	Included Co-Dominant Stem, Ivy Covered Stem	None Significant	Fungus - Other	Building, Car park, Fence, Footpath, Road	High	Good	Client
28	1705	Sycamore	Acer pseudoplatanus	11-15m	300	Early-mature	Poor	Poor		None Significant	Decay on Stem	Asymmetrical	None Observed	Road	High	Good	Client
29	533	Common beech	Fagus sylvatica	20+m	600	Mature	Fair	Fair	Small area of decay at base of tree, however unable to inspect base more thoroughly due to vegetation	None Significant	Decay on Stem, Bark Necrosis, Ivy Covered Stem	None Significant	Fungus - Other	Building, Car park, Fence, Footpath, Road	High	No access to base/stem	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		Mixed species	Mixed species	50	20+m	600-750mm	Mature	Mixed	Fair		None Significant	Bark Wounding/Damage, Decay on Stem, Ivy Covered Stem	Crown Dieback, Major Dead Wood Over 50mm Diameter, Prolific Ivy	None Observed	Footpath, Road	High	No access to base/stem	Client
2		Mixed species	Mixed species	30	16-20m	450-600mm	Mature	Mixed	Fair		None Significant	Bark Wounding/Damage, Decay on Stem, Co-dominant Stem, Ivy Covered Stem	Crown Dieback, Major Dead Wood Over 50mm Diameter, Prolific Ivy	None Observed	Footpath, Road	High	No access to base/stem	Client

Appendix B – Tree Survey Plans





LEGEND

— Site Boundary



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)

**Wilmington Manor Care Home, Common Lane,
 Wilmington, Dartford, Kent, DA2 7BA**

Figure No.

Site Layout Plan

GC Project ID

J220786

Issue Date

29/08/2023

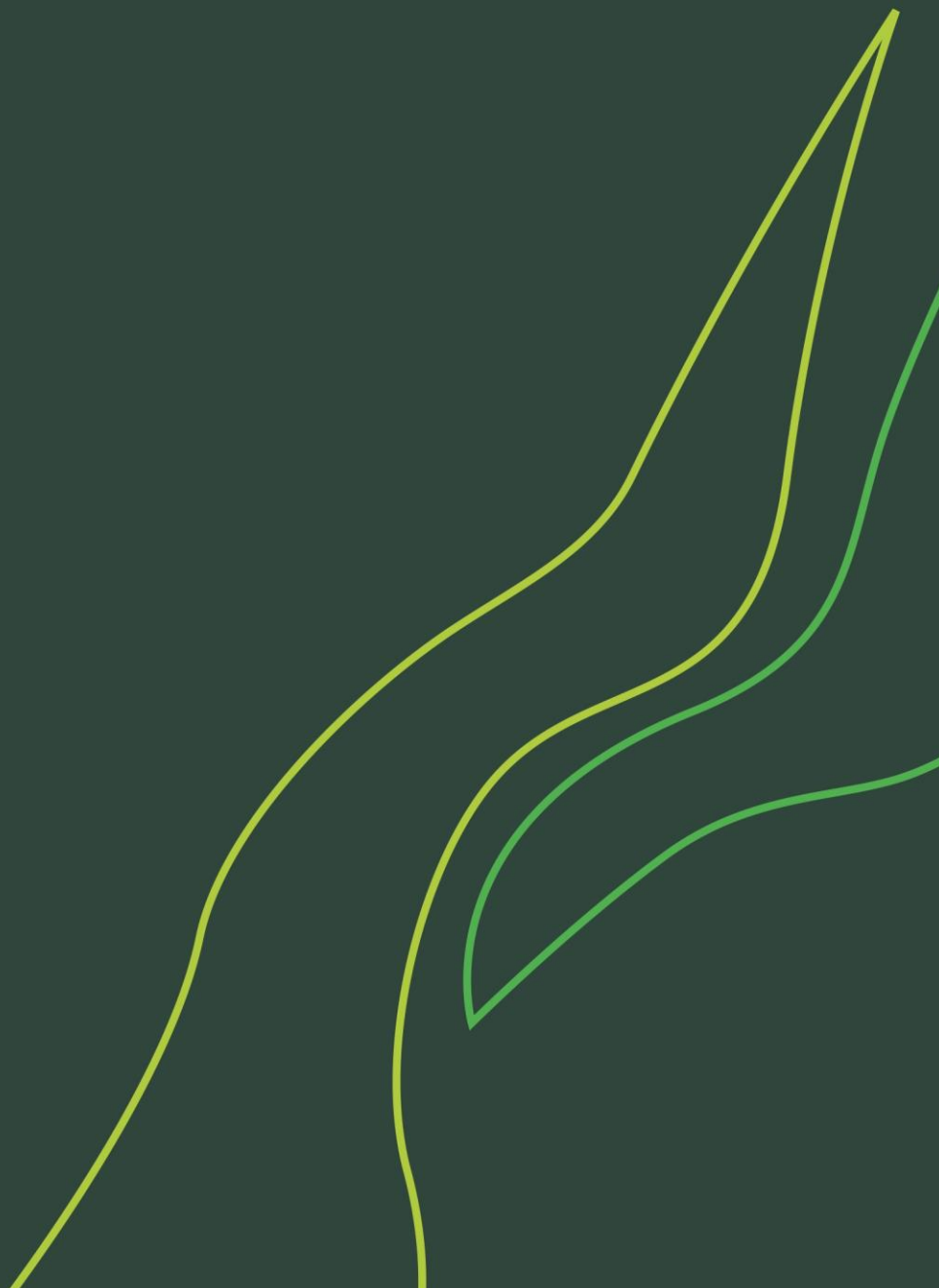
- Notes:
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
 2. Tree positions are approximate only and based upon mobile GPS and/or site features.
 3. Do not scale off this drawing. All written dimensions are to be checked 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
3	Box	Fell to Ground Level (Directional Fell)	Within 1 - 3 Months	Fell tree	1241
8	Common beech	Crown Lift Over Car Park/ Footpath to 2.5m	Within 1 - 3 Months	Crown Lift Over Car Park/ Footpath to 2.5m	1277
9	Common beech	Crown Lift Over Car Park/ Footpath to 2.5m	Within 1 - 3 Months	Crown Lift Over Car Park/ Footpath to 2.5m	786
9	Common beech	Prune to Clear structure/wires/buildings by 1m	Within 1 - 3 Months	Prune to Clear structure/wires/buildings by 1m	786
10	Ash species	Prune to Clear structure/wires/buildings by 1m	Within 1 - 3 Months	Prune to clear fence	1253
10	Ash species	Prune Specific Branch/Limb	Within 1 - 3 Months	Reduce overhanging branches by 1m	1253
21	Pedunculate oak	Reduce Crown in Height (by 3m) and Shape (Specify final height and width)	Within 1 - 3 Months	Reduce overhang, BUPA side, only by 3m	1245
27	Common beech	Crown Reduce in Height by Specified Amount & Shape	Within 1 - 3 Months	Reduce crown by 1m	1247
28	Sycamore	Dismantle to ground level	Within 1 - 3 Months	Dismantle to ground level	1705
29	Common beech	Sever and Remove Ivy to 1.5m Above Ground Level	Within 6 - 12 Months	Clear all vegetation from base of tree	533
29	Common beech	Re-Inspect by Arb (Within Specified Timeframe) - Specify reasoning	Within 6 - 12 Months	Reinspect tree once all vegetation is cleared around base of tree	533

Appendix D – Photographs



Box Tree ID #3

7 Manor Gate Lane

Tree Details

Common Name:	Box
Scientific Name:	Buxus sempervirens
Genus:	Buxus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	300
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Dead
Structural Condition:	Poor
Quality Category:	
Quality Sub-Category:	
Status:	Dead
Comments:	
Recommendations:	

Tree Location

Address:	7 Manor Gate Lane
City:	
Land Use:	
Longitude:	0.189815
Latitude:	51.431619

[Photos](#) [Street View](#) [Map View](#)



Common beech Tree ID #8

17 Wilmington Court Road

Tree Details

Common Name:	Common beech
Scientific Name:	Fagus sylvatica
Genus:	Fagus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	375
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Good
Structural Condition:	Good
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	

Tree Location

Address:	17 Wilmington Court Road
City:	
Land Use:	
Longitude:	0.189186
Latitude:	51.431155

[Photos](#) [Street View](#) [Map View](#)



Common beech Tree ID #9

11 Wilmington Court Road

Tree Details

Common Name:	Common beech
Scientific Name:	Fagus sylvatica
Genus:	Fagus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	375
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Good
Structural Condition:	Good
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	

Tree Location

Address:	11 Wilmington Court Road
City:	
Land Use:	
Longitude:	0.189138
Latitude:	51.431120

[Photos](#) [Street View](#) [Map View](#)



Ash species Tree ID #10

11 Wilmington Court Road

Tree Details

Common Name: Ash species

Scientific Name: Fraxinus sp.

Genus: Fraxinus

Tree Height [m]:

Number of Stems:

Stem Diameter [mm]: 400

(N) Branch Spread [m]:

(E) Branch Spread [m]:

(S) Branch Spread [m]:

(W) Branch Spread
[m]:

Height of First
Significant Branch [m]:

Height of Canopy
Above Ground Level
[m]:

Physiological
Condition: Good

Structural Condition: Good

Quality Category:

Quality Sub-Category:

Status: Alive

Comments:

Recommendations:

Tree Location

Address: 11 Wilmington Court
Road

City:

Land Use:

Longitude: 0.189129

Latitude: 51.431050

[Photos](#) [Street View](#) [Map View](#)



Pedunculate oak Tree ID #21

7 Manor Gate Lane

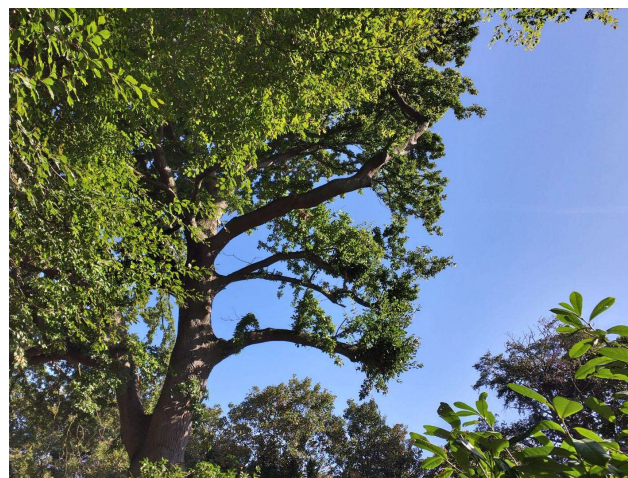
Tree Details

Common Name:	Pedunculate oak
Scientific Name:	Quercus robur
Genus:	Quercus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	700
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Fair
Structural Condition:	Fair
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	

Tree Location

Address:	7 Manor Gate Lane
City:	
Land Use:	
Longitude:	0.190315
Latitude:	51.431369

[Photos](#) [Street View](#) [Map View](#)



Common beech Tree ID #29

7 Manor Gate Lane

Tree Details

Common Name: Common beech

Scientific Name: *Fagus sylvatica*

Genus: *Fagus*

Tree Height [m]:

Number of Stems:

Stem Diameter [mm]: 600

(N) Branch Spread [m]:

(E) Branch Spread [m]:

(S) Branch Spread [m]:

(W) Branch Spread
[m]:

Height of First
Significant Branch [m]:

Height of Canopy
Above Ground Level
[m]:

Physiological
Condition: Fair

Structural Condition: Fair

Quality Category:

Quality Sub-Category:

Status: Alive

Comments:

Recommendations:

Tree Location

Address: 7 Manor Gate Lane

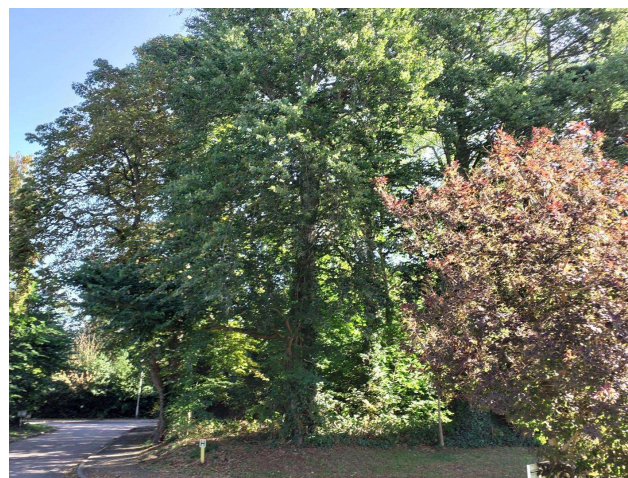
City:

Land Use:

Longitude: 0.190071

Latitude: 51.431698

[Photos](#) [Street View](#) [Map View](#)





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