

Tree *Maintenance Ltd*

Taylor Wimpey UK Limited and Bellway Homes Limited

VETERAN TREE SURVEY REPORT

**IN DISCHARGE OF CONDITION 18 OF OUTLINE APPLICATION
PT14/0565/0**

LAND AT CRIBBS CAUSEWAY, BRISTOL

Date: February 2021

(Survey Date July 2015 Revised Sept 2017)

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Appendix 1. Tree Survey Schedule

Appendix 2. Tree Location Plan

Version: 1_0	Date: 19/2/2021	Checked By: KU
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1.0 Introduction

- 1.1 I am Ken Sheppard a senior Arboricultural Consultant with Tree Maintenance Limited. I have 36 years' experience in arboriculture and urban tree management, I am a Fellow of the Arboricultural Association and a Chartered Arboriculturalist through the Institute of Chartered Foresters. I am also a qualified Professional Tree Inspector as assessed by the industry lead body Lantra.
- 1.2 In accordance with our quotation 8354/49719 dated 20th July 2015, I have been instructed by Mr T Brickell of Nicholas Pearson Associates on behalf of DFE TW Residential Ltd to carry out a preliminary survey of potential veteran trees on land at Cribbs Causeway, Bristol.
- 1.3 Trees were originally identified in the Illman Young Tree and Hedgerow Survey Report Revision A. dated February 2014. The Survey was revised and updated in December 2016 and only five veteran trees have been identified.
- 1.4 The site was visited in 2017 when five trees were identified as potential veterans. No further site visit has been undertaken recently to confirm the trees' condition.
- 1.5 I was instructed to inspect these trees and provide a preliminary assessment of their features which would warrant their veteran classification, comment on their health and potential longevity and make preliminary recommendations to retain the tree in a safe condition. Where appropriate, I have also commented on each tree's veteran classification as true veteran trees require detailed consideration at the design stage. All identified veteran trees in these areas have been inspected and are recorded within the schedule at Appendix 1, tree positions are shown on Tree Location Plan at Appendix 2. Tree positions have been indicatively plotted on the hand drawn site plan.
- 1.6 The Survey is provided in discharge of condition 18 of outline application pt14/0565/0 the condition requires: *Prior to submission of the Phasing Plan and details set out in condition 5 a veteran tree survey shall be submitted to and approved in writing by the Local Planning Authority. Proposed highways including footpaths shall not be located adjacent to veteran trees and the trees shall not be situated in or adjoining private gardens. The Design Code and accompanying regulating plan (condition 6) shall be designed in accordance with the survey and development shall be implemented in accordance with the survey and regulating plan.*

2.0 Method and abbreviations

- 2.1 Trees have been visually inspected from ground level using binoculars where necessary. A system of Visual Tree Assessment (VTA) has been used to assess both the physiological and structural condition of the trees. No detailed inspection of suspected defects has been carried out and where this is considered necessary it will be detailed in the recommendations. Veteran trees are those which are considered to be older than their contemporaries and have increased historic, landscape or biological value.
- 2.2 All individual trees were previously numbered within the original survey and I have maintained these numbers to prevent future confusion. Trees have not been tagged but are plotted on a geo-referenced site plan and checked using a GPS location receiver. Tree positions are shown on the Tree Location Plan 12633/48039 included at Appendix 2.
- 2.3 **Measurements.** All height and spread measurements are estimated to the nearest metre. Subject to access, trunk diameters are measured using a metric girth tape.

2.4 **Species.** Both common and botanical names are given. Botanical names are italicised. Sp. after the genus name indicates that genus only has been identified. (Yes), (No) or (TBC,(to be confirmed)) beneath the botanical name indicates if the tree or group are protected by a Tree Preservation Order (TPO) or located within a Conservation Area. Private Covenants and land charges will not be investigated.

2.5 **Age Class.** This is a best predicted assessment considering the tree species together with its environment.

MA	Middle Aged	Trees within 1/3rd and 2/3rd predicted life expectancy.
M	Mature	Trees over 2/3rds predicted life expectancy with limited potential for future growth.
OM	Over mature	Towards end of normal life expectancy and showing some signs of decline
V	Veteran	Over mature trees which have significant cultural, landscape or biological interest

2.6 **Number of Stems.** Identifies the number of vertical stems assessed and recorded. Up to 10 individual trunks are recorded followed by ranges 10-20 or more than 20 trunks or stems.

2.7 **Physiological Condition.** An assessment of the tree's overall health (ability to resist strain) which affects its ability to tolerate changes such as, climate, local environment and colonisation by pests and diseases. The assessment is based on bud density and distribution, leaf size and colour, crown density, annual extension and wound closure compared with similar species within the locality.

G	Good	A tree with a fully functioning biological system showing evidence of strong sustained growth.
F	Fair	A tree with fully functioning biological system showing evidence of continuing growth which has the potential to improve or decline depending on environmental conditions and future management.
P	Poor	A tree with a biological system of limited functionality and declining health, unlikely to recover but which may remain in a moribund state for a significant period of time.
D	Dead	A tree which lacks any significant live tissue or functioning biological systems.

2.8 **Structural condition.** Relates to the physical condition of a tree including its roots, trunk, branch unions and limbs. It is an overall assessment of bio mechanical strength based on visible defects or defect indicators identified at the time of the survey.

G	Good	No significant structural defects.
F	Fair	Structural defects which can be improved or removed through moderate remedial tree surgery or other management practices.
P	Poor	A tree with a biological system of limited functionality and declining health, unlikely to recover but which may remain in a moribund state for a significant period of time.
D	Dead	Significant structural defects which cannot be alleviated through moderate tree surgery or other management practices.

- 2.9 **Observations and comments.** Provides specific descriptive and analytical comments on the tree and its environment. These are likely to be of assistance at later stages of the design process in determining suitability of trees for retention, tree protection requirements and necessary management works. It will identify major observable defects and signs of ill health.
- 2.10 **Useful life expectancy.** A best assessment given the tree's environment, health and structural condition at the time of the survey. This estimate does not take into account the possible effects of future development on the trees health and longevity. The trees are assessed as being within the broad bands of <10, 10-20, 20-40 or 40+ years.
- 2.11 **Recommendations.** Are those required for reasons of health and safety which a prudent owner may wish to carry out. If necessary further investigation works may be recommended to ascertain the extent and implications of suspected major defects. Works necessary to facilitate development have not been included as part of this exercise but will form part of a comprehensive schedule of works included within the draft arboricultural implications assessment and final arboricultural method statement (if required). Specified works should be completed within the designated time frame to ensure compliance with owner/occupiers general duty of care. All works should be completed in accordance with British Standard 3998 Tree work – recommendations 2010 by a suitably competent, qualified and insured arboricultural contractor.
- 2.12 If works are found necessary they will be prioritised based on the level of risk they pose to the health and continuation of the habitat. Works are prioritised in terms of months.

3.0 Planning considerations

- 3.1 At the time of writing, I was unable to confirm if South Gloucestershire Council have served a Tree Preservation Order to protect trees on site. I suggest that this is confirmed before any works are carried out and, if necessary, consent obtained.
- 3.2 If a Tree Preservation Order has now been served, all work should be the subject of a formal application to the Local Planning Authority and there could be a consequent delay of up to 6 – 8 weeks before clearance.
- 3.3 Where trees are protected by a Tree Preservation Order, failure to obtain written consent/give notification is a criminal offence and could result in a fine of up to £20'000 on summary conviction, unlimited fine if indicted to crown court and/or 6 months in prison.
- 3.4 If Tree Maintenance Limited is instructed to carry out the works we will make all the relevant applications/ notifications on your behalf.

4.0 Wildlife issues

- 4.1 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat' (Countryside and Rights of Way Act 2001 and further strengthened by other legislation).

Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservation Organisation, Natural England (www.naturalengland.org.uk). A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).

- 4.2 Birds. It is an offence under section 1 of The Wildlife and Countryside Act 1981 (as amended) to kill, injure or take any wild bird; intentionally or recklessly disturb any wild bird or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore, work likely to disturb nesting birds should be avoided from late March to August.
- 4.3 All trees requiring work should be evaluated prior to work starting as part of a normal on-site risk assessment. If a bird, badger or bat issues are suspected then the tree works will be suspended and further advice from our office should be sought.

4.0 Arboricultural methods

- 4.1 Veteran trees require individual and specific long-term management to retain, promote and enhance the specific values for which the tree has been designated. Final landscape proposals should include individual management plans for each retained veteran tree within the final layout. Individual management plans will need to consider the following requirements:
 - Maintenance and improvement of the soil.
 - Tree safety and target management.
 - Preventing future damage.
 - Maintaining and enhancing important habitats including: deadwood, cavities, split and cracked branches, climbing plants.
 - Maintaining structural integrity and future pruning.
 - Planting to diversify species and age distribution.
 - Wider site management to promote continuation of veteran tree habitat.
- 4.2 All tree work should be carried out to the highest standards, based on British Standard 3998:2010 'Recommendations for Tree Work' and current best practice.
- 4.3 To ensure standards are met it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01242 522152 www.trees.org.uk).

5.0 Limitations

- 5.1 This report is a preliminary assessment of the physiological and structural condition of potential veterans at the time they were inspected. I am only able to provide an assessment of visual evidence available at the time. Observations are valid on the day of the inspection and recommendations and time scales are limited to a two year period. Similarly, this report could be invalidated if recommendations are not completed within the specified time limits or alterations are made to the site that could change the conditions as seen at time of inspection.
- 5.2 Under certain circumstances, roots can affect foundations, drains and other underground services. Assessment of these factors usually requires engineering and geotechnical input for a full assessment to be made. At this stage I have not been instructed to consider these points which are therefore beyond the scope of this report.

5.3 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage.

6.0 Re-inspection

6.1 For a site like this where tree safety is of paramount importance I recommend professional inspection every 3 years unless otherwise stated. Inspections at 30 month intervals can in fact be useful as this allows the inspection to alternate between the trees being in leaf and out of leaf as different information can be evaluated.

Signed:



Ken Sheppard. MICFor. F.Arbor.A. Dip. Arb. (RFS) Tech. Cert. (Arbor.A.) CUEW.
Senior Arboricultural Consultant

7.0 References

British Standard 5837:2005 *Trees in relation to construction - Recommendations*
British Standard 3998:2010 '*Recommendations for Tree Work*'
Diagnosis of ill-health in trees. Strouts & Winter. DOE/HMSO. 1994.
Principles of Tree Hazard Assessment and Management. Lonsdale. DETR/HMSO. 1999.
Tree Roots in the Built Environment Robert, Jackson & Smith. HMSO 2006
The Body Language of trees. Mattheck & Breloer. DOE/HMSO. 1994.
Updated Field Guide for Visual Tree Assessment. C. Mattheck. Karlsruhe Research Centre. 2007.
Veteran Trees. A guide to good management. Helen Read

Appendix 1.
Tree Survey Schedules.

Tree No.	Common Name:	Botanical Name:	Age Class:
1080	Common Oak	Quercus robur	Veteran
No. of Trunks	Trunk Diameter (mm)	Date	30/7/2015
1	700		
Crown Spread (metres)			
North	East	South	West
5	4	2	4
Physiological Condition	Structural Condition		Life Expectancy
Good	Fair		>40 years

Photographs



Condition Comments:

Growing in agricultural field conditions. Hedge line tree. Part of linear group. Bark wounds to roots. Compaction at base east side. Bark wound occluding. Major cavities in trunk. Epicormics on trunk. Cracks in trunk. Old pruning wounds on trunk occluding with major decay evident. Minor areas of sapwood exposed on trunk. Partial network of vascular tissue present on trunk. Trunk leans to South. Branch tearout wounds in crown. Crown shape distorted. Crown weighted to North. Large end loaded limb(s) North side. Previously pollarded. Crown reformed. Stags headed. Minor deadwood in crown. Lower crown reforming. 50% of trunk dysfunctional, extensive decay and trunk cavity. Good wildlife habitat potential.

Recommendations:

Reduce lateral limbs to leave branches not less than 4 metres long from centre of trunk on north side.

Priority (Months):	12	Next inspection	36
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Tree No.	Common Name:	Botanical Name:	Age Class:
1083	Common Ash	Fraxinus excelsior	Veteran
No. of Trunks	Trunk Diameter (mm)	Date	30/7/2015
1	900		
Crown Spread (metres)			
North	East	South	West
7	5	4	4
Physiological Condition	Structural Condition		Life Expectancy
Fair	Poor		20 to 40 years
Photographs			




Condition Comments:

Growing on hedge bank. Growing in agricultural field conditions. Hedge line tree. Unable to verify health and condition due to vegetation at base. Bark wounds to roots. Compaction at base. Exposed surface roots. Mechanical damage to surface roots. Major cavities in trunk. Old pruning wounds on trunk occluding with major decay evident. Fungal fruiting body on trunk (*Inonotus hispidus*). Trunk cavity with major decay evident. Complete network of vascular tissue present on trunk. Previously pollarded. Crown reformed. Crown density reduced. Minor deadwood in crown. *Inonotus hispidus* on trunk with detached fruiting bodies at base of tree.

Recommendations:

Reduce entire crown by 2 metres; maintain all lower growth.

Priority (Months):	12	Next inspection	36
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Tree No.	Common Name:	Botanical Name:	Age Class:
1180	Common Oak	Quercus robur	Veteran
No. of Trunks	Trunk Diameter (mm)	Date	30/7/2015
1	1100		
Crown Spread (metres)			
North	East	South	West
10	11	3	5
Physiological Condition	Structural Condition		Life Expectancy
Good	Fair		>40 years
Photographs			
			
Condition Comments:			
<p>Boundary edge tree. Growing in agricultural field conditions. Growing on hedge bank. Hedge line tree. Unable to verify health and condition due to vegetation at base. Large buttress roots. Compaction at base north side. Major cavities in trunk. Cracks in trunk. Old pruning wounds on trunk occluding with major decay evident. Ivy on trunk Trunk leans to East. Complete network of vascular tissue present on trunk. Previously pollarded. Crown reformed. Minor deadwood in crown. Large old pruning wounds on main branches occluding. Epicormics in crown. Large caities in main limbs. Crown weighted to North and East. Large end loaded limb(s) North and South side. Cavities in branch unions North and South side. Asymmetric crown, possibly as result of loss of companion tree West side. Helical crack in trunk. Wire fence attached at base.</p>			
Recommendations:			
<p>Further inspection required by climbing to inspect branch structure and unions throughout crown. Reduce end loaded branches by 4-3 metres all round. Reduce crown height by 2-3 metres to encourage formation of denser lower crown.</p>			
Priority (Months):	12	Next inspection	12

Tree No.	Common Name:	Botanical Name:	Age Class:
1179	Common Oak	Quercus robur	Veteran
No. of Trunks	Trunk Diameter (mm)	Date	
1	1150		30/7/2015
Crown Spread (metres)			
North	East	South	West
5	5	4	4
Physiological Condition	Structural Condition		Life Expectancy
Good	Fair		>40 years

Photographs



Condition Comments:

Growing in agricultural field conditions. Growing on hedge bank. Hedge line tree. Buttress roots exposed with observable basal decay. Large buttress roots. Major cavities in trunk. Extensive areas of exposed sapwood on trunk. Ivy on trunk. Epicormics on trunk. Cracks in trunk. Branch tearout wounds. Crown reformed. Old lapsed pollard. Large cavities in main limbs. Deadwood and stubs in crown. Epicormics in crown. Minor deadwood in crown. Lower crown reforming. Storm damaged branches in middle crown. Significant cavities and decay providing important habitat.

Recommendations:

Reduce crown height by 3-4 metres, maintain all internal growth and deadwood.

Priority (Months):	12	Next inspection	36
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Tree No.	Common Name:	Botanical Name:	Age Class:
1033	Common Oak	Quercus robur	Veteran
No. of Trunks	Trunk Diameter (mm)	Date	30/7/2015
1	980		
Crown Spread (metres)			
North	East	South	West
6	6	6	6
Physiological Condition	Structural Condition		Life Expectancy
Good	Fair		>40 years
Photographs			



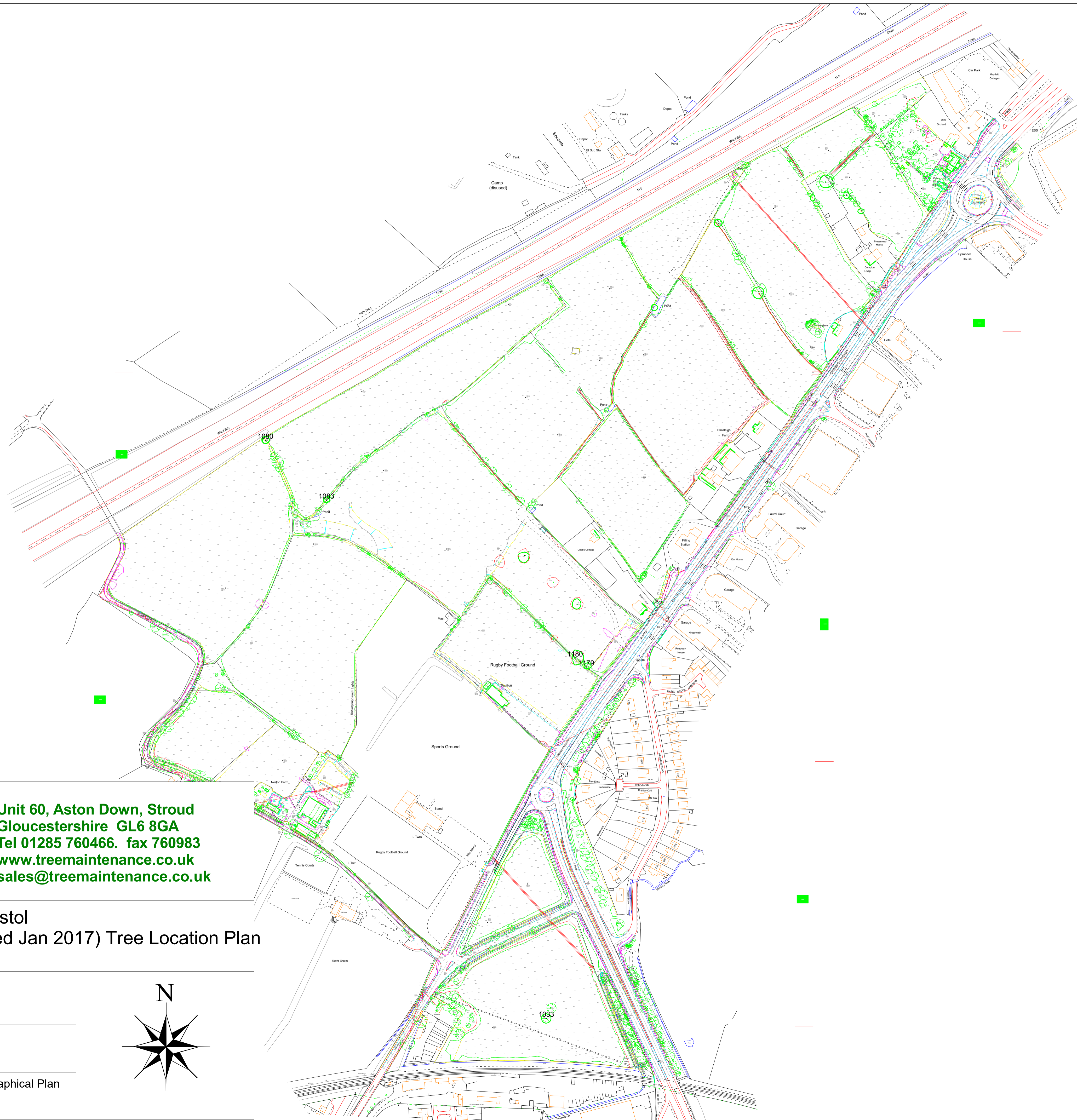
Condition Comments:

Growing in agricultural field conditions. Parkland tree. Part of group. Large buttress roots. Bark wounds to roots. Buttress roots exposed with observable basal decay. Old pruning wounds on trunk occluding. Old pruning wounds on trunk occluded with minor decay evident. Major decay in lower trunk. Apical dieback. Small cavities in main limbs. Major deadwood in crown. Crown reformed. Stags headed. Epicormics in crown. Fungal fruiting body east side at ground level (possibly *Inonotus dryadus*). Extensive basal decay (bottle butt formation).

Recommendations:

Stabilise major deadwood.

Priority (Months):	12	Next inspection	36
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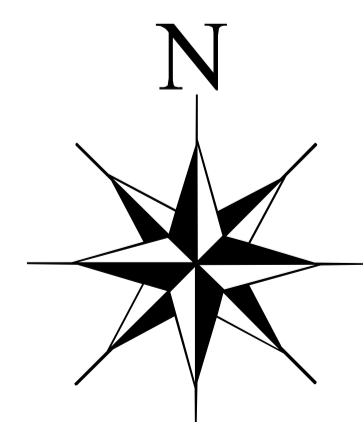


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Land at Cribbs Causeway Bristol
 Veteran Tree Survey. (Revised Jan 2017) Tree Location Plan

SCALE :	DATE :
1 : 2500	10/01/2017

MAP FILENAME : 8354/53948



Maps based on Dando Surveying Limited Topographical Plan
 SK cribbsTOP (5 sheets) May 2013