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Project: TheVincent-23_VTA_10_35
Site: The Vincent, Redland Hill, Redland, Bristol, BS6 6BJ
Client: Lifestory Group



Document Title:	Tree Safety Survey & Management Plan
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Project Title:	The Vincent, Redland Hill, Redland, Bristol, BS6 6BJ

Revision History.

Date:	Version number:	Summary of changes:
10/11/2023	10	First Draft
24/11/2023	10	First Issue

Distribution.

Approved by:	Signature	Date:	Version:
Peter Haine	PH	24/11/2023	10
Georgia Sheppard	GS	24/11/2023	10

Re-Survey Date.

SurveyType:	Lifecycle:	Re-surveyDate:
AnnualWalkover	1-Year	October2024
AnnualWalkover	1-Year	October2025
TreeSafetySurvey	3-Years	October2026
ManagementPlan	10 Years	October2033

Summary:

The tree survey for The Vincent, Redland Hill, Redland, Bristol, BS6 6BJ contains the details of forty-seven individual trees that are all located on the periphery of the usable site.

Our brief has been to obtain details of the tree population on site with a view to assessing their suitability and safety in a residential environment.

The site is a retirement housing complex. New trees were planted as part of the original landscape setting out, and these appear to be establishing well and have been maintained in line with the landscape management plan.

Mature remnant trees around the periphery of the site are also generally in good condition, with some remedial works required. The site is within the a Conservation Area, therefore all tree works except exempt works will require a tree works notification to be made to Bristol City Council.

Information about the tree population as a whole is contained in section 3, recommendations in section 4 and the appended data tables and a management plan in section 5.

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1. Scope

- 1.1 We were instructed in October 2023 to assess the site at The Vincent, Redland Hill, Redland, Bristol, BS6 6BJ following instruction from Georgia Sheppard at Lifestory Group.
- 1.2 This survey is to be considered a time mark for all future inspections. The data within the report will allow us to monitor decline (or improvement) of stems.
- 1.3 To undertake this assessment we have used the visual tree assessment methodology developed by Claus Mattheck. This technique is widely recognised as the benchmark and is the most widely used approach.

It consists of the following stages:
 - Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems the assessment is concluded.
 - If a defect is suspected on the basis of the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
 - If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated.
- 1.4 It should be noted that a visual tree assessment is visual only (although it is often undertaken with the aid of a probe, a sounding mallet and a pair of binoculars). The quantification and evaluation (stage 3) may be beyond the scope of a visual inspection and require the use of diagnostic decay equipment and/or a separate climbing assessment.
- 1.5 The trees within the scope were inspected on the 6th November 2023 here by Connor Harmsworth; a field arboricultural technician who holds a Tree Inspection Certificate and has had suitable training in all aspects covered within this report.
- 1.6 The weather was clear, bright and dry allowing for a full and thorough inspection to take place.
- 1.8 The site is residential, as such a risk based approach has been adopted, if a tree was to fall in this environment, the chances of it striking people or property are high.

Photographic Plates.



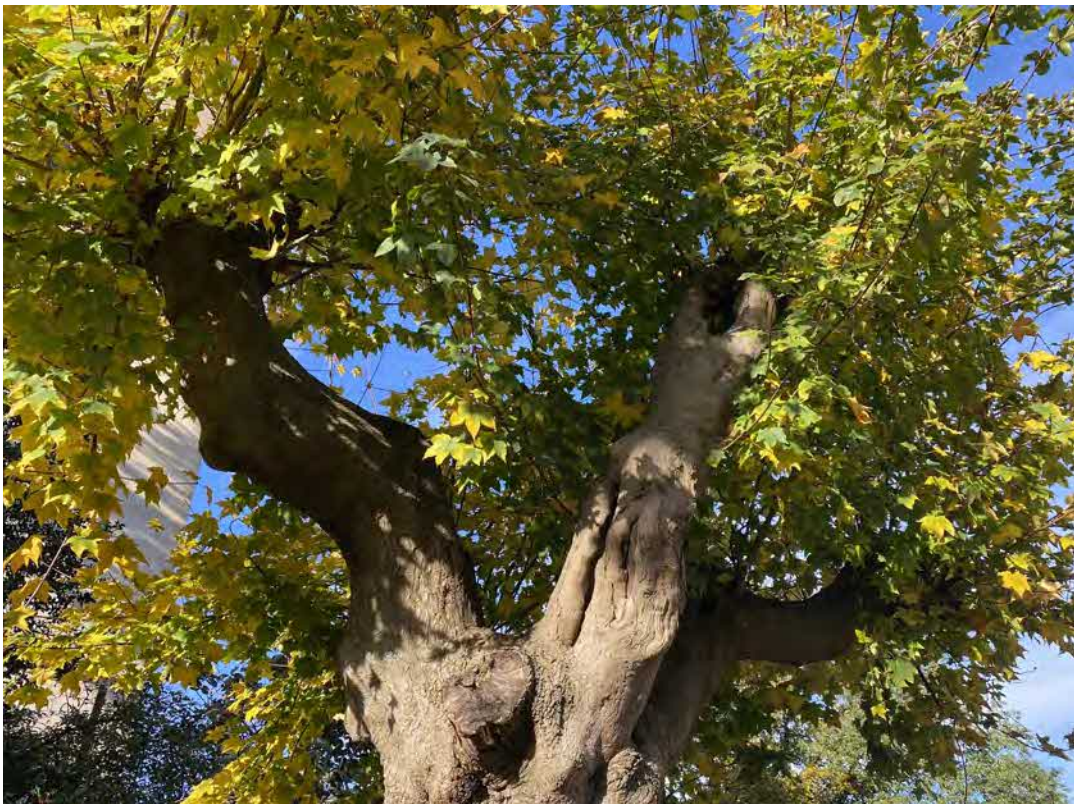
Photographic plate showing the base of T41424 on the west of the carpark. (ROAVR, 2023)



Photographic plate showing in decline T41429 overhanging the western boundary towards offsite flats. (ROAVR, 2023)



Photographic plate showing T41436, T41437 and T41438 on the northern boundary line. (ROAVR, 2023)



Photographic plate showing pollarded T41436 which has multiple cavities on all 4 stems. (ROAVR, 2023)



Photographic plate showing T41441 overhanging car park on the south of the tree, crown lift to 3m to clear parked cars. (ROAVR, 2023)



Photographic plate showing T41443, T41444, T41445 and T41446. (ROAVR, 2023)



Photographic plate showing T41444, dead and leaning north damaging fencing and overhanging public footpath. (ROAVR, 2023)



Photographic plate showing the wild garden to the south of the site with mature trees throughout and T41469 in the centre of the frame. (ROAVR, 2023)



Photographic plate showing linear feature of trees following the southern boundary line with T41450 at the start of the feature. (ROAVR, 2023)



Photographic plate showing T41466 to the south and T41467 in the centre of the frame. (ROAVR, 2023)



*Photographic plate showing in decline Ash T41468, which has multiple cavities throughout.
(ROAVR, 2023)*

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Bristol in the Bristol City Council control area.
- 2.2 The site totals 414.87 as measured using Google earth and is home residential retirement complex with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance driveway and a pedestrian gate.
- 2.4 A desktop assessment has highlighted that site is within a Conservation Area but failed to establish if there are any TPO protected trees on site.
- 2.5 All desktop assessment data was cross checked and validated on the 10/11/2023 using the web portal provided by the local planning authority.

<https://maps.bristol.gov.uk/kyp/?edition=>



Image plate showing the desktop analysis results of the surveyed plot. (Bristol City Council, 2023)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 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'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take 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 must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. The Trees

- 3.1 Tree cover at the site is predominantly located around the periphery of the site, in the formally landscaped garden area to the south, and around the car park to the northwest. The trees are in good to fair condition.
- 3.2 Data was recorded within our mobile GIS database and then exported in a desktop exercise to form the appended arboricultural data tables. Work within the tables is prioritised over a three-year period from ASAP to <3 years. Additionally, tree condition has been classed in a colour coded system with red being poor or dangerous, fair being orange and good being green.
- 3.3 Tree positions were captured with our survey handset and have been applied to a Google Map extract to enable contractors to locate and price the works.
- 3.4 Full details of the surveyed trees are located within the data tables in appendix 2, with general comments in the paragraphs below and the appended video walkthrough and a data summary in the tables below.
- 3.5 The mature trees are largely British native broadleaf species, with some significant specimens of Corsican Pine and some non-native broadleaf trees. They generally appear to be in good management.
- 3.6 Current management issues include trees encroaching on the built environment, requiring some remedial work in the short term, and careful management for the future. The Lime trees also require annual removal of epicormic growth. Trees with broken or hanging branches and some small standing dead trees require remedial works within 3 months.

3.7 Data Summaries

Tree Population Age		
Age Class	Number of Trees	% of Population
Young	2	4.3
Sem i-m ature	5	10.6
EarlyM ature	3	6.4
Mature	37	78.7
OverM ature	0	0
Veteran	0	0

Tree Condition		
Condition Category	Number of Trees	% of Population
Dead	3	6.4
Poor	1	2
Declining	0	0
Fair	15	32
Good	28	59.6

Estimated Remaining Life Expectancy		
Category	Number of Trees	% of Population
<10	4	8.5
10-20	15	32
20-40	24	51
40+	4	8.5

4. Recommendations

- 4.1 Recommendations for safety works are included within the data tables, with additional recommendations in the paragraphs below.
- 4.2 The site will require annual walkovers to monitor six trees which are in decline, suffering from Ash dieback, or have significant cavities or other defects.
- 4.3 There is scope for some new higher quality tree planting but any planting must be robust, sustainable and protected to climate change.

5. Management Plan

- 5.1 Vision: The site is to be managed with the aim of maintaining or increasing the amenity value of the tree population in the long term.
- 5.2 The owners objective is to manage the tree population in such a way that it will enable them to achieve complementary environmental and other public health benefits over the long term.

The main objectives are:

1. Manage the trees in ways that protect, maintain and where feasible enhance the local landscape, the biodiversity values and ability to contribute to carbon sequestration.
2. Conserve the innate character, health, condition and safety of the trees using proactive arboricultural methods as a means of ensuring the trees, site users, and the built environment can coexist harmoniously.
3. Help promote ecological value and habitat connectivity.

Management Action	Timing	Progress Indicator
Short Term (0-12 months)		
Submit CA notification for all remedial works	1m onth	CA notification submitted - consent should be granted within 6 weeks
Engage tree surgery contractor	1m onths	Tree surgery contractor appointed
Carry out 0-3 m onth priority works	0-3 m onths	0-3 m onth works completed
Carry out 3-6 m onth priority works	3-6 m onths	3-6 m onth works completed
Carry out 6-12 m onth priority works	6-12 m onths	6-12 m onth works completed
Medium Term (1-3 years)		
Annual walkover	1year	Annual walkover instructed and completed.
Carry out any additional remedial works specified in annual walkover	1-2 years	Remedial works instructed and completed
Annual walkover	2 years	Annual walkover instructed and completed.
Carry out any additional remedial works specified in annual walkover	2-3 years	Remedial works instructed and completed
Tree Safety Survey	3 years	Tree survey comm issioned and completed
Long Term (3-10 years)		
Continue with tree surveys, specified remedial works and annual walkovers if required	3-10 years	Tree surveys comm issioned and completed every 3 years.
Consider new tree planting over 5-25 years to replace ageing tree population	5-10 years	Set out tree planting objectives and create proposal. Im plement tree planting and aftercare programm e. Note - replacement trees m ay be requested by the local planning authority if CA consent is granted to fell trees sooner than 5-10 years.

6. Contractors

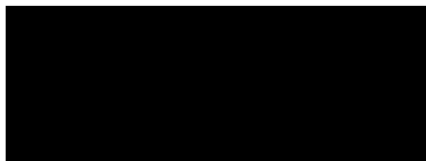
- 6.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

7. Limitations

- 7.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.
- 7.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDS_c Arb
Consultant Arborist



Prepared by: Peter Haine
Checked by: Alexander Barnes

Appendix 1– Site Location



Appendix 2 – Arboricultural Data Tables

Tree ID	Species	Tree Height	Maturity	Life Expectancy	Phys Cond	Defects	Defect details	Management Recommendations	Priority	Date Works Completed
T41424	<i>Tilia X europaea</i> (Common Lime)	12.5	M	20+	Good	Pollard. Mechanical Damage. Branches encroaching upon building.	Level changed around base.	Prune to clear service wires by 1 metre	6-12 months	
T41425	<i>Tilia X europaea</i> (Common Lime)	15	M	20+	Good	Pollard. Epicormics on stem. Mechanical Damage. Branches encroaching upon building.	Level changed around base, epicormic growth around base encroaching into parking spaces.	Prune tree clear of service wires. Repollard. Remove epicormic growth to clear parking space.	3-6 months	
T41426	<i>Tilia X europaea</i> (Common Lime)	15	M	20+	Good	Leaning North. Epicormics on stem. Mechanical Damage. Branches encroaching upon building.	Level changed around base, leaning North over carpark.	Prune to clear service wires and building by 1 metre	6-12 months	
T41427	<i>Ilex aquifolium</i> (Holly)	7	EM	10+	Fair	Mechanical Damage. Branches restricting highway light.	n/a	Prune to clear road light by 1 metre	6-12 months	
T41428	<i>Cupressus macrocarpa</i> (Monterey Cypress)	22	M	40+	Good	Broken branches in crown.	2 dead limbs over carpark.	Remove broken/damaged branches.	0-3 months	
T41429	<i>Sambucus nigra</i> (Elder)	4	SM	<10	Poor	Dead. Low vitality. Declining. Ivy on tree. Stem divides at ground level. Mechanical Damage. Low bud/leaf density. Broken branches in crown.	n/a	Remove tree and root.	0-3 months	
T41430	<i>Ilex aquifolium</i> (Holly)	7	M	10+	Fair	Mechanical Damage. Broken branches in crown.	n/a	Remove broken/damaged branches.	0-3 months	
T41431	<i>Laurus nobilis</i> (Bay)	7	EM	10+	Fair	Ivy on tree. Branches encroaching upon building.	n/a	Prune to clear building by 1 metre	6-12 months	
T41432	<i>Laurus nobilis</i> (Bay)	7	SM	10+	Fair	Ivy on tree. Branches encroaching upon building.	n/a	Prune to clear building by 1 metre	0-3 months	
T41433	<i>Sambucus nigra</i> (Elder)	5	SM	10+	Fair	Leaning North. Mechanical Damage.	n/a	n/a	n/a	
T41434	<i>Ilex aquifolium</i> (Holly)	4	Y	10+	Fair	n/a	n/a	n/a	n/a	
T41435	<i>Sorbus intermedia</i> (Swedish Whitebeam)	6	M	10+	Fair	Leaning North. Mechanical Damage. Low branches over road/footpath.	n/a	Crown lift to 3m over footpath.	6-12 months	
T41436	<i>Acer platanoides</i> (Norway Maple)	5	M	10+	Fair	Declining. Pollard. Cavity on stem. Mechanical Damage.	Stem divides into 4 limbs all have cavities.	Monitor annually	Every 12 months	
T41437	<i>Pinus nigra</i> 'maritima' (Corsican Pine)	20	M	20+	Good	Leaning South. Mechanical Damage. Broken branches in crown.	Stress in crown, level change around base.	Remove broken/damaged branches.	0-3 months	
T41438	<i>Pinus nigra</i> 'maritima' (Corsican Pine)	20	M	20+	Good	Leaning South. Mechanical Damage. Broken branches in crown.	Stress in crown, level change around base.	Remove broken/damaged branches.	0-3 months	
T41439	<i>Acer pseudoplatanus</i> (Sycamore)	6	SM	10+	Fair	n/a	n/a	n/a	n/a	
T41440	<i>Ilex aquifolium</i> (Holly)	4.5	M	10+	Fair	Low vitality. Declining. Mechanical Damage. Broken branches in crown. Low branches over road/footpath.	n/a	Remove broken/damaged branches. Crown lift to 3m over footpath.	0-3 months	
T41441	<i>Taxus baccata</i> (Yew)	13	M	20+	Good	Mechanical Damage. Low branches over road/footpath.	n/a	Remove broken/damaged branches. Crown lift to 3m over footpath.	0-3 months	

T41442	Unknown (Unknown)	5	M	10+	Fair	Mechanical Damage. Dieback in crown. Low bud/leaf density. Broken branches in crown.	Stress in crown.	Remove broken/damaged branches, monitor annually.	0-3 months
T41443	Rhus typhina (Stags Horn Sumach)	2	SM	<10	Dead	Dead.	Hung up in T41442, can move by hand and leaning over carpark space number 31.	Remove tree and retain root.	0-3 months
T41444	Rhus typhina (Stags Horn Sumach)	2	EM	<10	Dead	Dead.	Leaning north over road, major deadwood in crown.	Remove tree and retain root.	0-3 months
T41445	Judas tree.	5	M	10+	Fair	Poor shape & form. Leaning South. Mechanical Damage. Branches restricting highway light.	n/a	Prune to clear road light by 1 metre	6-12 months
T41446	Rhus typhina (Stags Horn Sumach)	2	Y	<10	Dead	Dead.	n/a	Remove tree and retain root.	0-3 months
T41447	Pinus nigra 'maritima' (Corsican Pine)	20	M	20+	Good	Tree located within hard surface area. Tree located within raised bed. Mechanical Damage. Broken branches in crown.	Stress in crown, damage to root ball.	Remove broken/damaged branches, monitor annually.	0-3 months
T41448	Tilia X europaea (Common Lime)	17	M	20+	Good	Tree located within hard surface area. Tree located within raised bed.	Level change around base.	n/a	n/a
T41449	Acer pseudoplatanus (Sycamore)	18	M	20+	Good	Tree located within hard surface area. Tree located within raised bed. Mechanical Damage.	Level change at base.	n/a	n/a
T41450	Acer pseudoplatanus (Sycamore)	19	M	20+	Good	Mechanical Damage. Broken branches in crown. Branches encroaching upon building.	Level changed around base.	n/a	n/a
T41451	Taxus baccata (Yew)	6	M	20+	Good	n/a	Level changed around base.	n/a	n/a
T41452	Acer pseudoplatanus (Sycamore)	21	M	20+	Good	Mechanical Damage. Broken branches in crown. Branches encroaching upon building.	Level changed around base.	n/a	n/a
T41453	Acer pseudoplatanus (Sycamore)	10	M	20+	Good	Mechanical Damage. Broken branches in crown.	Level changed around base.	n/a	n/a
T41454	Acer pseudoplatanus (Sycamore)	16	M	20+	Good	Mechanical Damage. Broken branches in crown.	Level changed around base.	n/a	n/a
T41455	Fraxinus excelsior (Ash)	19.5	M	10+	Fair	Low vitality. Declining. Mechanical Damage. Dieback in crown. Low bud/leaf density. Broken branches in crown.	Ash dieback.	Remove broken/damaged branches. Monitor annually.	0-3 months
T41456	Thuja plicata (Western Red Cedar)	21	M	40+	Good	n/a	n/a	n/a	n/a
T41457	Pinus nigra 'maritima' (Corsican Pine)	21	M	40+	Good	Broken branches in crown.	n/a	Remove broken/damaged branches.	0-3 months
T41458	Acer pseudoplatanus (Sycamore)	16	M	20+	Good	Mechanical Damage. Broken branches in crown.	Level changed around base.	Remove broken/damaged branches.	0-3 months
T41459	Quercus suber (Cork Oak)	6	M	20+	Good	Leaning North. Mechanical Damage.	n/a	n/a	n/a

T41460	<i>Pinus nigra</i> 'maritima' (Corsican Pine)	21	M	40+	Good	Mechanical Damage.	n/a	n/a	n/a
T41461	<i>Tilia X europaea</i> (Common Lime)	15	M	20+	Good	Tree located within hard surface area. Epicormics on stem. Mechanical Damage. Low branches over road/footpath.	n/a	Crown lift to 3m over footpath.	6-12 months
T41462	<i>Quercus suber</i> (Cork Oak)	13.5	M	20+	Good	Leaning North. Mechanical Damage.	n/a	n/a	n/a
T41463	<i>Tilia X europaea</i> (Common Lime)	17	M	20+	Good	Tree located within hard surface area. Epicormics on stem. Mechanical Damage.	n/a	n/a	n/a
T41464	<i>Tilia X europaea</i> (Common Lime)	15	M	20+	Good	Tree located within hard surface area. Epicormics on stem. Mechanical Damage.	n/a	n/a	n/a
T41465	<i>Betula pendula</i> (Silver Birch)	13	M	10+	Fair	Mechanical Damage.	Stress in crown.	Monitor annually	Every 12 months
T41466	<i>Tilia X europaea</i> (Common Lime)	16	M	20+	Good	Tree located within hard surface area. Epicormics on stem. Mechanical Damage.	n/a	Remove epicormics.	6-12 months
T41467	<i>Fagus sylvatica</i> (Beech)	17	M	20+	Good	Cavity on stem. Major bark wounding on stem. Mechanical Damage.	no flare at base.	n/a	n/a
T41468	<i>Fraxinus excelsior</i> (Ash)	6	M	10+	Fair	Poor shape & form. Low vitality. Declining. Cavity on stem. Major bark wounding on stem. Mechanical Damage. Dieback in crown.	Multiple cavity on stems.	Monitor annually	Every 12 months
T41469	<i>Fraxinus excelsior</i> (Ash)	21	M	20+	Good	Broken branches in crown.	n/a	Remove broken/damaged branches.	0-3 months
T41470	<i>Tilia X europaea</i> (Common Lime)	11	M	20+	Good	Mechanical Damage.	n/a	n/a	n/a

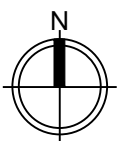
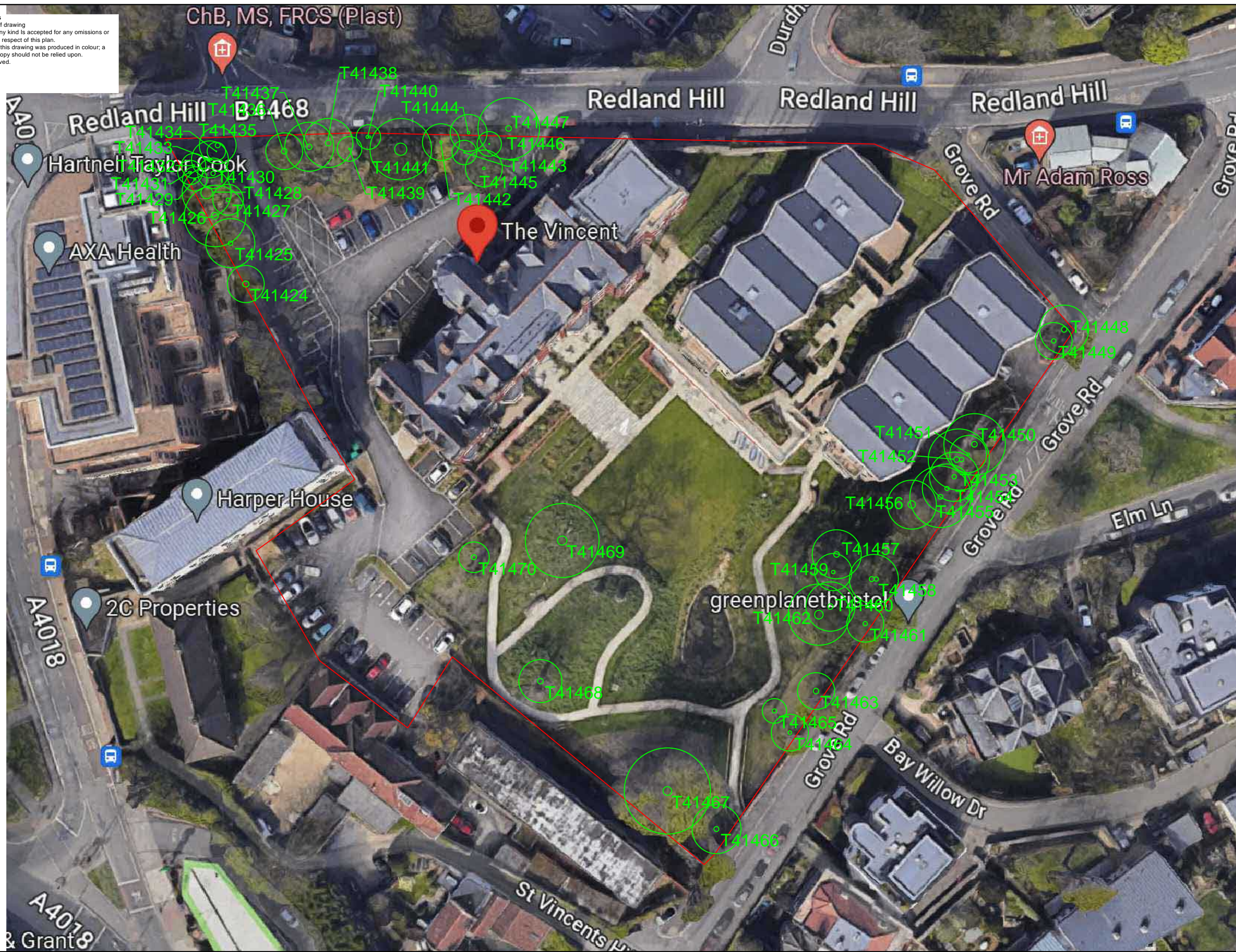
Tree Safety Survey Data Tables Terms.

Tree ID	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands. If the tree has been tagged with an 'arbo' tag then the physical tag number is listed in this column. The tree's position is also marked on the Tree Survey Plan along with its unique tag ID number.
Species	Tree Species (Common or Latin Name)
Tree Height	Height of tree in metres
Maturity	The estimated age class of the tree (relative to species) <ul style="list-style-type: none"> ● NP - Newly Planted ● Y - Young ● SM - Semi-mature ● M - Mature ● OM - Over-mature ● V - Veteran
Phys Condition	Physiological Condition: Condition considering the tree structure, form and vitality. <ul style="list-style-type: none"> ● Good ● Fair ● Poor ● Decline ● Dead
Life Expectancy	Estimated safe, usable life expectancy.
Defects	Any defects observed during the Visual Tree Inspection process
Defect Details	Further details on defects observed.
Management Recommendations	Recommendations for remedial works due to defects, or to manage the tree within its environment.
Comments	A brief description of the tree which refers to tree form, condition, health and significant defects. Comments regarding environmental conditions affecting the tree (e.g. ground conditions) will also be included where relevant.
Priority	The timescale in which works should be completed.
Date Works Completed	To be filled in with date of completion by contractor or site manager.

Arboricultural data tables are record of the information collected during the Visual Tree Inspection process. They should be read in conjunction with the Tree Survey Plan.

Appendix 3 – Arboricultural Plans

General Notes
 Do not scale off drawing
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
 The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
 All rights reserved.



Drawing Title			
Tree Survey Plan			
Client			
Lifestory Group			
Site/Project			
The Vincent, Redland Hill, Redland, Bristol, BS6 6BJ			
Scale/Sheet		Date	
1:300 @ A3		20/11/2023	
Drawing No	Rev	Drawn By	Checked By
23_VTA_10_35	1	PH	MH
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