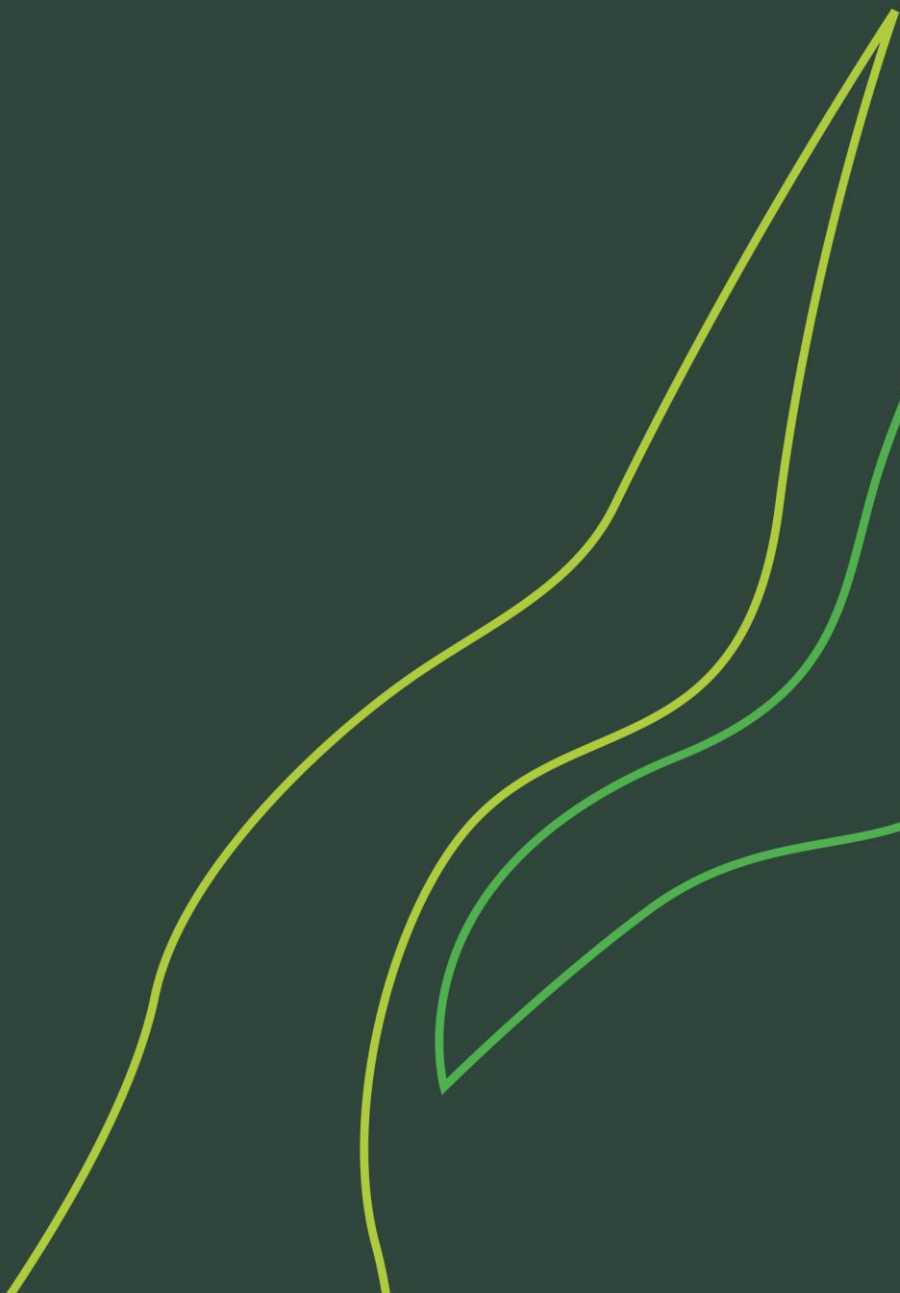
Ground Control
PROFESSIONAL SERVICES

Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Cleveland House Care Home, 2 Cleveland Road, Edgerton, Huddersfield, West Yorkshire, HD1 4PN

Client: Bupa



Document Control Sheet

Title	Tree Report: Tree Condition Report (VTA)			
Client	Bupa			
Site Name	Cleveland House Care Home			
GC Document Reference	J220786			
Author	Jordan Croden Diploma in Forestry and Arboriculture (L3), TechArborA, Trainee Arboricultural Surveyor, GC Professional Services M: 07517 467474 E: Jordan.Croden@ground-control.co.uk Ground Control Limited, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ www.ground-control.co.uk			
Reviewed	Kevin Slezacek DipArb. MArborA. MCIHort Head of Arboricultural Consultancy, GC Professional Services			
Issue Status	***Issue***	***Date***	***Status***	***Revision***
	1	16/08/2023	Final	-
Disclaimer	*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.* *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.* *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.* *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.* *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.* *Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.*			

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1.0 Executive Summary

1.1 The tree survey was undertaken on the 08th August 2023 by Morgan Davies, Ground Control's Arboricultural Surveyor at Cleveland House Care Home, 2 Cleveland Row, Edgerton, Huddersfield, West Yorkshire, HD1 4PN; 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:		**33**
Action Records:		**9**
Action Priorities *The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.*	IMMEDIATE/ URGENT	**0**
	Within 1 month	**0**
	Within 1 - 3 months	**9**
	Within 3 - 6 months	**0**
	Within 6 - 12 months	**0**
	Within 12 - 18 months	**0**

Table 1 – Tree Works Actions Summary Table

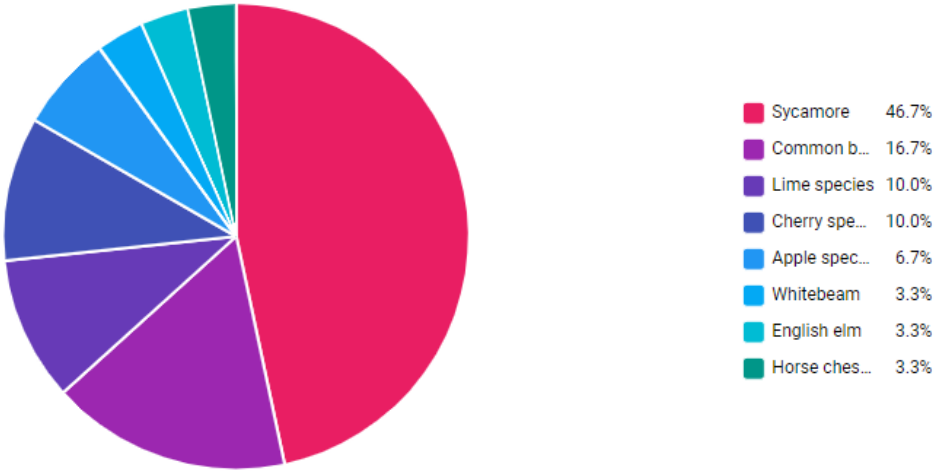

Diagram 1 – Species Composition Across the Site

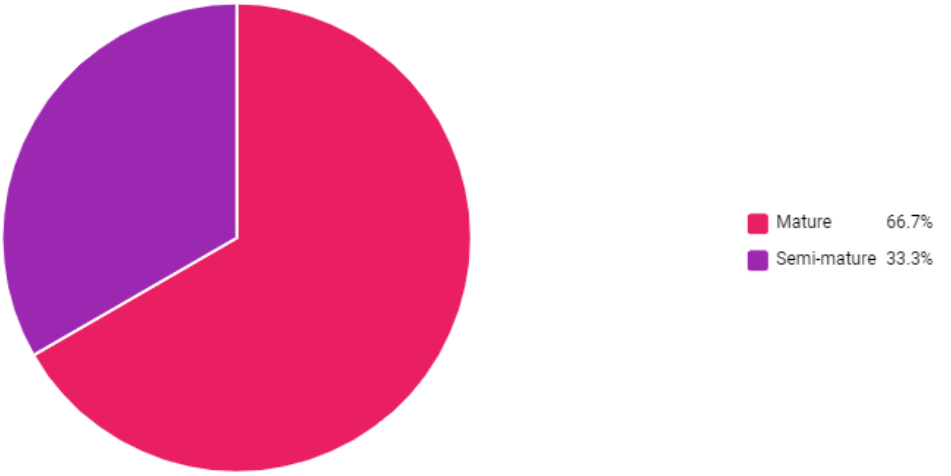

Diagram 2 – Tree Age Class Across the Site

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 This tree survey was undertaken on the 08th August 2023 Morgan Davies 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 33 records including 30 tree(s) and 3 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).

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Work Action Priority Class Categorisation		
Work Priority	**Time Limits** *(As detailed on survey schedule)*	**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 33 survey inspections were recorded from which a total of 9 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.

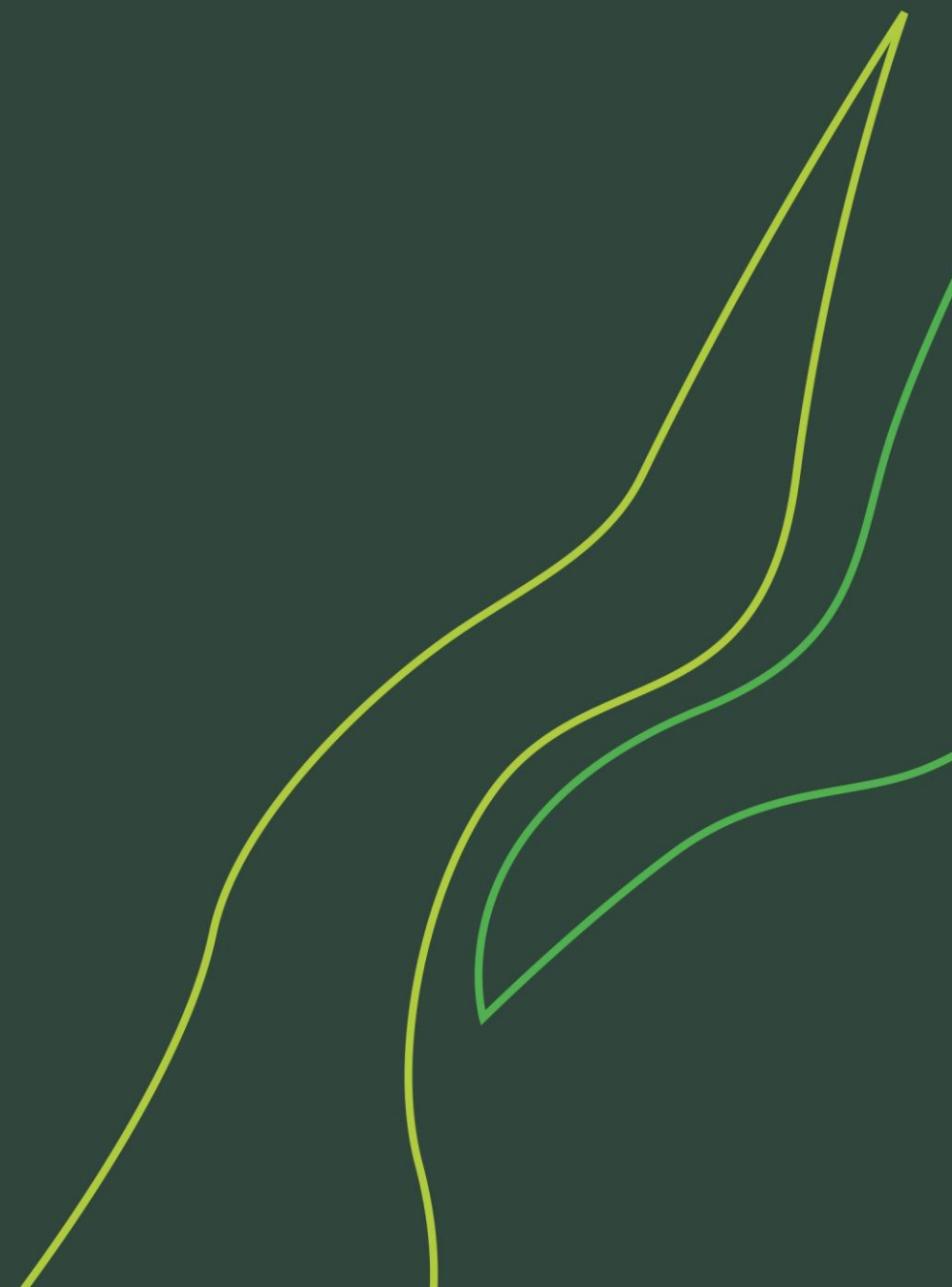
4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.

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	576	Sycamore	Acer pseudoplatanus	16-20m	930	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Building, Road	High	Good	Client
2	1811	Common beech	Fagus sylvatica	5-10m	310	Semi-mature	Good	Good		None Significant	None Significant	Suppressed Growth	None Observed	Building, Road	High	Good	Client
3	527	Sycamore	Acer pseudoplatanus	5-10m	730	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Building, Road	High	Good	Client
4	952	Lime species	Tilia sp.	5-10m	680	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Building, Road	High	Good	Client
5	1802	Horse chestnut	Aesculus hippocastanum	5-10m	650	Mature	Good	Good	Cambial dieback with reaction wood present, typical of Pseudomonas spp. Infection, not significant at this time.	None Significant	Exudate	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Road	High	Good	Client
6	584	Sycamore	Acer pseudoplatanus	16-20m	800	Mature	Good	Good		None Significant	Significant Buttressing	Major Dead Wood Over 50mm Diameter	None Observed	Building, Road	High	Good	Client
7	581	Sycamore	Acer pseudoplatanus	16-20m	850	Mature	Good	Good		None Significant	Significant Buttressing	Major Dead Wood Over 50mm Diameter	None Observed	Building, Road	High	No access to base/stem	Client
8	1808	Sycamore	Acer pseudoplatanus	16-20m	900	Mature	Good	Good		None Significant	Significant Buttressing	None Significant	None Observed	Building, Road	High	Good	Client
9	1829	Common beech	Fagus sylvatica	16-20m	900	Mature	Good	Good		None Significant	Significant Buttressing	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Road	High	Good	Client
10	1807	Sycamore	Acer pseudoplatanus	16-20m	550	Mature	Good	Good		None Significant	Significant Buttressing	Major Dead Wood Over 50mm Diameter	None Observed	Building, Road	High	Good	Client
11		Sycamore	Acer pseudoplatanus	16-20m	850	Mature	Good	Good		None Significant	Co-dominant Stem	Foliage -Sparse	None Observed	Building, Road	High	No access to base/stem	Client

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
12		English elm	Ulmus procera	11-15m	550	Mature	Fair	Good	Elm dying back, suspected DED.	None Significant	None Significant	Crown Dieback	None Observed	Building, Road	High	No access to base/stem	Client
13		Whitebeam	Sorbus aria	5-10m	280	Mature	Good	Fair		None Significant	Included Fork, Multi-Stem	None Significant	None Observed	Building, Road	High	Good	Client
14	518	Lime species	Tilia sp.	5-10m	750	Mature	Good	Good		None Significant	Prolific Epicormic/Basal Growth	Major Dead Wood Over 50mm Diameter	None Observed	Building, Road	High	No access to base/stem	Client
15	1886	Sycamore	Acer pseudoplatanus	16-20m	700	Mature	Good	Good		None Significant	None Significant	Minor Dead Wood Under 50mm Diameter	None Observed	Footpath	High	No access to base/stem	Client
16		Cherry species	Prunus sp.	5-10m	280	Semi-mature	Good	Good		None Significant	None Significant	Minor Dead Wood Under 50mm Diameter	None Observed	Footpath	High	Good	Client
17	1867	Cherry species	Prunus sp.	5-10m	350	Mature	Fair	Good		None Significant	Bacterial Infection, Bark Necrosis, Exudate	Minor Dead Wood Under 50mm Diameter	Bacterial - Bleeding Canker	Footpath	High	Good	Client
18		Sycamore	Acer pseudoplatanus	5-10m	250	Semi-mature	Good	Fair		None Significant	Multi-Stem	Minor Dead Wood Under 50mm Diameter	None Observed	Footpath	High	No access to base/stem	Client
19	1712	Sycamore	Acer pseudoplatanus	5-10m	350	Semi-mature	Good	Good		None Significant	None Significant	Minor Dead Wood Under 50mm Diameter	None Observed	Footpath	High	Good	Client
20	1892	Sycamore	Acer pseudoplatanus	5-10m	450	Mature	Good	Good		None Significant	Bark Wounding/Damage, Exudate	Crack/Split, Included union - Not stabilised, Minor Dead Wood Under 50mm Diameter	None Observed	Footpath	High	Good	Client
21		Apple species	Malus sp.	0-5m	150	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
22		Apple species	Malus sp.	0-5m	50	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client

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
23		Cherry species	Prunus sp.	5-10m	150	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
24	1859	Sycamore	Acer pseudoplatanus	16-20m	930	Mature	Good	Good		None Significant	Ivy - Significant (limits assessment)	None Significant	None Observed	Building, Road	High	Good	Client
25		Common beech	Fagus sylvatica	5-10m	280	Semi-mature	Good	Good		None Significant	Ivy Covered Stem	None Significant	None Observed	Road	High	Good	Client
26		Common beech	Fagus sylvatica	5-10m	280	Semi-mature	Good	Good		None Significant	Ivy Covered Stem	None Significant	None Observed	Road	High	Good	Client
27	1832	Sycamore	Acer pseudoplatanus	11-15m	500	Mature	Good	Good		None Significant	Ivy Covered Stem	None Significant	None Observed	Road	High	Good	Client
28	1893	Sycamore	Acer pseudoplatanus	11-15m	750	Mature	Good	Good		None Significant	Ivy Covered Stem, Pruning Wounds- Occluding	None Significant	None Observed	Road	High	Good	Client
29		Common beech	Fagus sylvatica	5-10m	280	Semi-mature	Good	Good		None Significant	Ivy Covered Stem	Suppressed Crown	None Observed	Road	High	Good	Client
30		Lime species	Tilia sp.	16-20m	500	Mature	Good	Good		None Significant	Prolific Epicormic/Basal Growth	Major Dead Wood Over 50mm Diameter	None Observed	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		5-10m	150-300mm	Semi-mature	Mixed	Fair	DED suspected in early stages in certain trees.	None Significant	None Significant	Crown Dieback	None Observed	Footpath, Road	High	No access to base/stem	Client
2		Mixed species	Mixed species		0-5m	0-150mm	Semi-mature	Mixed	Fair		None Significant	Bark Wounding/Damage	None Significant	None Observed	Footpath	High	Good	Client
3		Mixed species	Mixed species		Mixed	0-150mm	Semi-mature	Mixed	Fair		None Significant	None Significant	None Significant	None Observed	Building, Footpath	High	No access to base/stem	Client

Appendix B – Tree Survey Plans

NORTH

LEGEND

Site Boundary

Ground Control®

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)

Cleveland House Care Home, 2 Cleveland Road, Edgerton, Huddersfield, West Yorkshire, HD1 4PN

Figure No.

Site Layout Plan

GC Project ID	Issue Date
J220786	16/08/2023

Notes:

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2. Tree positions are approximate only and based upon mobile GPS and/or site features.
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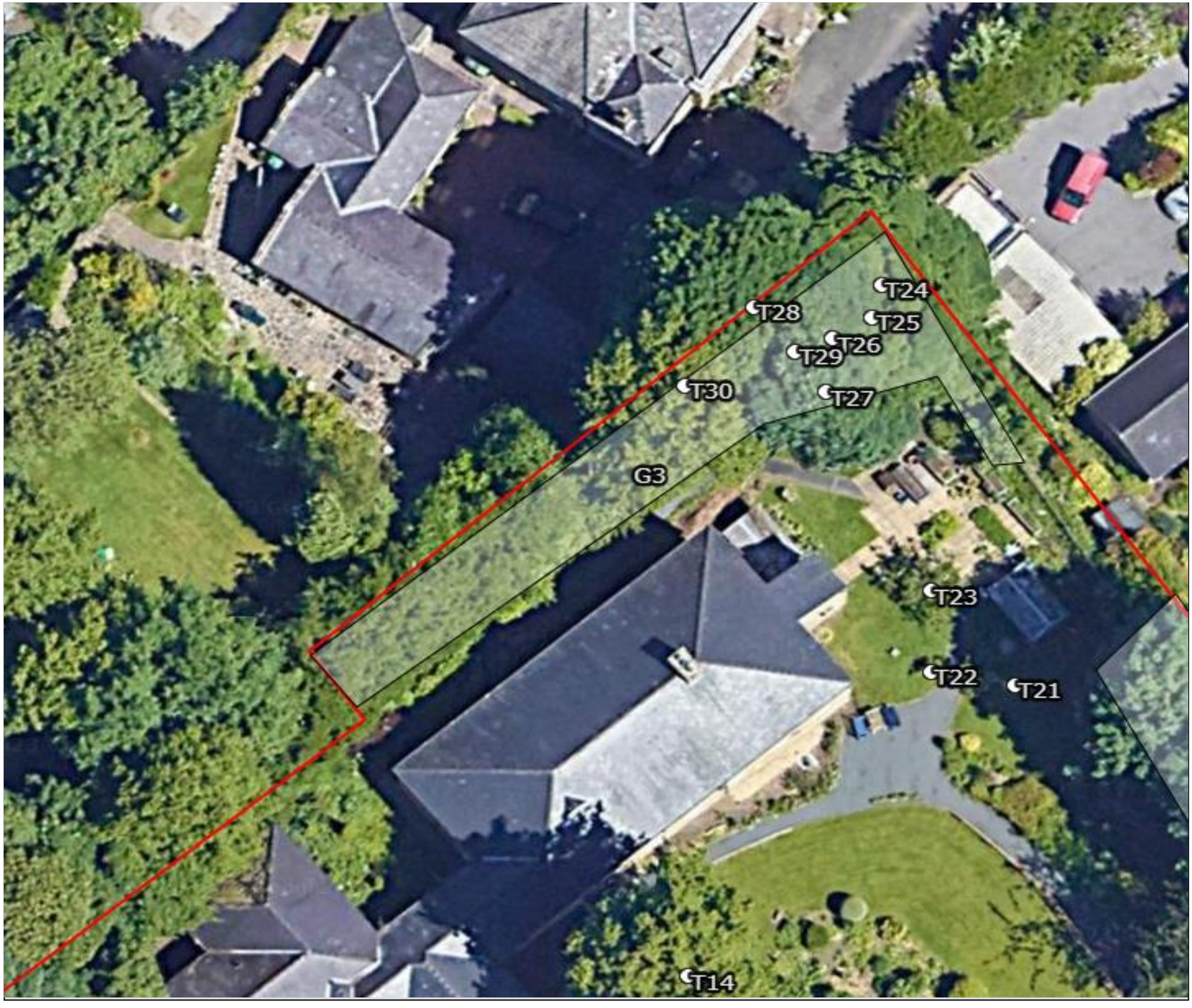
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.



NORTH

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)

Cleveland House Care Home, 2 Cleveland Road, Edgerton, Huddersfield, West Yorkshire, HD1 4PN

Figure No.

FIG. 1

GC Project ID	Issue Date
J220786	16/08/2023

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Appendix C – Tree Work Recommendations

Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
4	Lime species	Remove Dead Wood	Within 1 - 3 Months		592
6	Sycamore	Remove Dead Wood	Within 1 - 3 Months		584
7	Sycamore	Remove Dead Wood	Within 1 - 3 Months		581
10	Sycamore	Remove Dead Wood	Within 1 - 3 Months		1807
14	Lime species	Remove Epicormic Growth to Crown Break	Within 1 - 3 Months		518
14	Lime species	Remove deadwood	Within 1 - 3 Months	Remove major deadwood from crown.	518
20	Sycamore	Prune Specific Branch/Limb	Within 1 - 3 Months	Remove lower first major branch with developing decay in union.	1892
30	Lime species	Remove Epicormic Growth to Crown Break	Within 1 - 3 Months		1892
30	Lime species	Remove deadwood	Within 1 - 3 Months	Remove deadwood from crown.	

Appendix D – Photographs

Sycamore Tree ID #20

Halifax Road

Tree Details

Common Name:	Sycamore
Scientific Name:	Acer pseudoplatanus
Genus:	Acer
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	450
(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:	Halifax Road
City:	
Land Use:	
Longitude:	-1.806386
Latitude:	53.655394

Photos Street View Map View

Ground Control
PROFESSIONAL SERVICES

Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Ground Control Limited
Kingfisher House
Radford Way
Billericay
Essex
CM12 0EQ

T: 01277 650 697
E: info@ground-control.co.uk

www.ground-control.co.uk