



TREE SURVEY & RISK ASSESSMENT

Bicester Heritage
Bicester, Oxfordshire

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January 2020

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1.0 Instruction & Remit

We are instructed by GCK Treeworks to carry out a routine survey and risk assessment of all trees on the Bicester Heritage site. The purpose of this survey is primarily to discharge statutory Duty of Care obligations and to comply with the management company's Health & Safety policies.

2.0 Caveats

All trees have been inspected from ground level only. Should further, more detailed inspection be deemed appropriate, this will be mentioned in the recommendations section of the appended schedule of works.

Trees are dynamic living organisms, whose health and condition can be subject to rapid changes, depending upon a number of internal and external factors. The conclusions and recommendations contained in this report are based on the trees at the time of inspection. It should be noted that even completely sound, healthy trees, can fail, given sufficiently severe weather conditions.

Should new development of any kind take place on the site, this may have a bearing on the level of potential risk posed by any tree or group of trees, hence an early re-inspection may be necessary in the relevant area/s.

3.0 Survey Methodology

3.1 All trees have been assessed for general condition and health & safety issues, using the recognised system known as VTA (Visual Tree Assessment) as popularised by eminent arboriculturists such as Dr. David Lonsdale (Ref. Principles of Tree Hazard Assessment & Management 1999) and Mattheck & Breloer (Ref. The Body Language of Trees 1999).

3.2 The system used to identify specific trees is based on numbered tags previously affixed to each tree. In addition, the indicative location of the trees is marked on the plan at Appendix 1. Where tags were found to be missing a new tag will have been affixed to the tree.

3.3 Management recommendations have been given for each tree (or group) based on the relevant risk zone and the probability of failure, and these recommended works have been prioritised as High, Medium or Low, as follows:

High Priority : Carry out works within 3 months

Medium Priority : Carry out works within 6 months

Low Priority : Works not immediately relevant to health & safety, but should ideally be undertaken for reasons of sound arboricultural practice or to avoid an increase in the probability of failure – 18 months is suggested as a maximum

3.4 The survey was carried out on 30th January 2020 by Jack Foskett (Consultant Arboriculturist), who holds the formal qualification 'National Diploma in Arboriculture' and also the LANTRA Certificate in Professional Tree Inspection.

4.0 Re-Inspection Procedure

The recommended maximum period between formal risk assessments i.e. by a professional arboriculturist is **three years**.

All trees should be included in routine risk assessments carried out by a suitably competent member of the permanent site staff – a risk assessment should always be undertaken immediately following any severe weather events i.e. high winds, heavy rain or snow falls. If in doubt regarding the safety of a particular tree always consult a qualified arboriculturist.

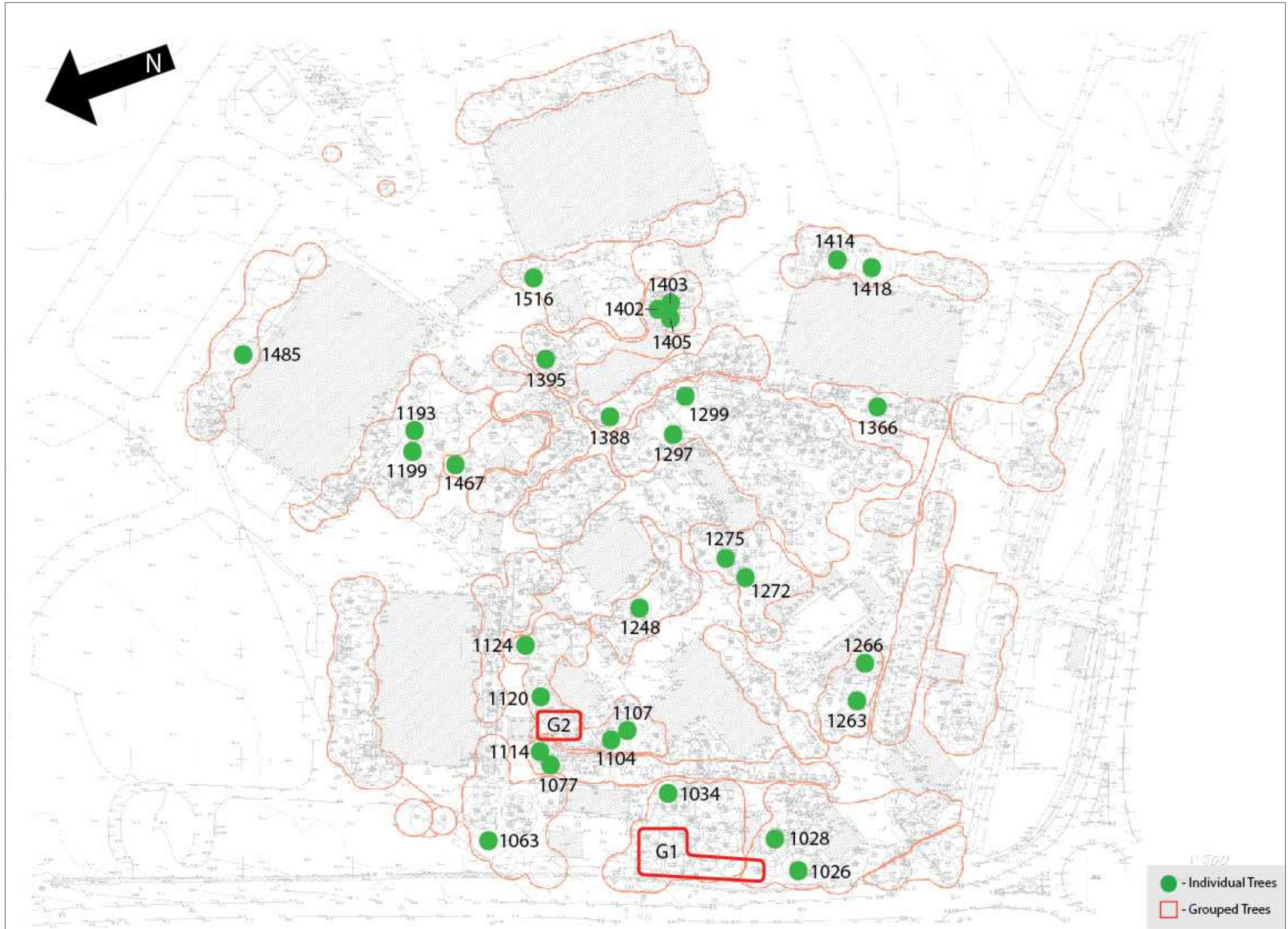
5.0 General Recommendations

5.1 It is always advisable to sever Ivy where it is growing on trees, since this plant can both hinder proper inspection and ultimately increase the risk of branch and/or whole tree failure.

5.2 For detailed and specific recommendations see Appendix 2.

6.0 Statutory Obligations

- Works to trees which are covered by Tree Preservation Orders [TPOs] or are within a Conservation Area [CA] require formal permission or consent from your Local Planning Authority [LPA].
- It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981, the 'Countryside and Rights of Way Act 2000' and the 'Conservation of Habitats & Species Regulations 2017'. *We strongly recommend that prior to commencement of any significant tree works, a thorough aerial inspection is carried out by a suitably competent arborist in order to check for signs of bat activity or occupied nest sites.*



APPENDIX 2 : Survey Schedule – Bicester Heritage - Jan 2020 (Page 1 of 4)

Tree ID.	Species (Common Name)	Age Class	Height (m)	Stem dia. (mm)	Physiological Condition	Structural Condition	Observations / Comments	Recommendations	Work Priority
1263	Norway Maple	Mature	22	570	Normal	Fair	Over extended limb to west over access road	Reduce over extended limb over access road by 3m	Low
1266	Sycamore	Middle aged	11	420	Normal	Good	Significant deadwood at 5m to east over building	Remove all significant deadwood	Low
1275	Silver Birch	Middle aged	12	300	Poor	Fair	Moderate die-back throughout crown. Tree in decline	Remove to ground level	Low
1272	Silver Birch	Middle aged	12	290	Fair	Fair	Tree in early stage of decline. Significant deadwood in upper crown to south	Remove all significant deadwood	Low
1366	Sycamore	Mature	24	700	Normal	Good	Significant deadwood throughout crown	Remove all significant deadwood	Medium
1299	Sycamore	Middle aged	16	430	Normal	Good	Significant deadwood at 5m to southeast over access road	Remove all significant deadwood	Medium
1388	Sycamore	Middle aged	15	420	Normal	Good	Significant dead/dying branch at 6m to west over access road	Remove dead/dying branch at 6m to west back to source	Medium
1395	Sycamore	Middle aged	14	400	Fair	Good	Tree historically reduced. Significant deadwood within upper crown over access road	Remove all significant deadwood	Medium
1297	Apple	Mature	5	390	Normal	Fair	Moderate decay at base	Reduce crown by 1m	Low
1516	Lime	Mature	23	550	Fair	Fair	Significant deadwood throughout crown over access road. Stress related growth throughout crown (likely due to compaction)	Remove all significant deadwood	HIGH
1402	Sycamore	Middle aged	10	340	Normal	Good	Significant bark damage to lowest limb to north	Remove lowest limb to north with significant bark damage	Low

Tree ID.	Species (Common Name)	Age Class	Height (m)	Stem dia. (mm)	Physiological Condition	Structural Condition	Observations / Comments	Recommendations	Work Priority
1405	Hybrid Poplar	Mature	29	720	Poor	Poor	Significant die-back throughout crown. Significant deadwood throughout crown	Remove to ground level	HIGH
1403	Hybrid Poplar	Mature	26	700	Normal	Fair	Over extended crown growth throughout crown. Significant deadwood over 'green' seating area	Reduce overall crown by 4m to a flowing line Remove all significant deadwood	Medium
1028	Sycamore	Mature	22	550	Normal	Good	One dead/dying limb in mid-crown to south	Remove dead/dying limb at source	Low
1026	Sycamore	Mature	26	950	Normal	Fair	Co-dominant stems from union at 1m, with minor included bark from 1 - 2m	Reduce crown height by 5m to a flowing line	Low
1034	Norway Maple	Middle aged	19	420	Normal	Good	Significant deadwood to south near access road & with defective bark	Remove all significant deadwood	Medium
1107	Norway Maple	Mature	14	520	Normal	Good	Significant deadwood throughout crown over access road	Remove all significant deadwood	Medium
1104	Horse Chestnut	Mature	15	820	Fair	Good	Significant deadwood throughout crown. Hanging deadwood at 7m to northeast	Remove all significant deadwood Remove hanging deadwood at 7m to northeast	Low
1063	Sycamore	Mature	25	780	Normal	Fair	Significant deadwood throughout crown. Hanging deadwood over driveway	Remove all significant deadwood Remove hanging deadwood over driveway	Medium
1077	Norway Maple	Mature	15	390	Fair	Good	Sparse crown growth. Significant deadwood throughout crown over access road	Remove all significant deadwood	HIGH
1114	Sycamore	Young	13	230	Poor	Fair	Low vigour and minor die-back throughout crown	Remove to ground level	Low

Tree ID.	Species (Common Name)	Age Class	Height (m)	Stem dia. (mm)	Physiological Condition	Structural Condition	Observations / Comments	Recommendations	Work Priority
1120	Silver Birch	Middle aged	8	200	Poor	Poor	Significant die-back throughout crown. Tree in decline. Located adjacent to car parking spaces and building	Remove to ground level	Medium
1248	Hybrid Poplar	Mature	26	580	Normal	Good	Hanging deadwood at 11m	Remove hanging deadwood	Low
1467	Hybrid Poplar	Mature	33	700	Fair	Good	Sparse crown growth. Significant deadwood throughout crown (low risk area)	Remove all significant deadwood	Low
1193	Hybrid Poplar	Mature	29	850	Fair	Fair	Sparse crown growth with over extended growth, located adjacent to access road. Moderate risk of limb failure	Reduce overall crown by 4m	Medium
1199	Hybrid Poplar	Mature	29	650	Poor	Fair	Sparse crown growth with over extended crown growth, located adjacent to access road. Significant deadwood throughout crown	Remove to ground level	Medium
1200	Norway Maple	Mature	8	370	Normal	Good	Significant deadwood over small building to north	Remove all significant deadwood	Low
1416	Sycamore	Mature	20	570	Normal	Good	Significant deadwood to east over footpath	Remove all significant deadwood	Medium
1414	Lime	Middle aged	23	500	Fair	Fair	Stress related crown growth throughout. Significant deadwood throughout crown over footpaths	Remove all significant deadwood	Medium

Tree ID.	Species (Common Name)	Age Class	Height (m)	Stem dia. (mm)	Physiological Condition	Structural Condition	Observations / Comments	Recommendations	Work Priority
1485	Norway Maple	Mature	24	620	Normal	Fair	Two over extended main limbs to west over hangar with moderate lean to west. Tri-dominant stems from 3m	Reduce two main limbs to west by 4m to a flowing line	Low

GROUPS OF TREES:

Group ID.	Species + Amount (Common Name)	Age Class	Height (m) (Avg.)	Stem dia. (mm) (Avg.)	Physiological Condition	Structural Condition	Observations / Comments	Recommendations	Work Priority
G1	Sycamore x 7	Mature	25	500	Normal	Good	No.s 1027, 1041, 1042, 1043, 1044, 1045, 1046. All above trees contain significant deadwood. Group area presumed to have infrequent usage	Remove all significant deadwood OR Leave as is, depending upon usage	Low
G2	Sycamore x 3	Middle aged	19	450	Normal	Good	No.s 1116, 1112, 1117. All above trees contain significant deadwood over a footpath	Remove all significant deadwood from all trees within group	Medium

Notes: Where removal of 'all significant deadwood' is recommended, this should be taken to mean that which is in excess of 50mm dia. and/or 900mm in length