



Connick Tree Consultants

Specialist in Arboricultural Assessment

ARBORICULTURAL CONDITION ASSESSMENT (*Health & Safety*)

OUR REFERENCE	208782/JH
CLIENT	Mitie Landscapes Ltd
SITE	Zodiac Business Park, High Road, Cowley, Uxbridge, UB8 2GU
SURVEY & REPORT BY	Mr Joe Howard TechArborA
DATE	7 th August 2024
DATE OF INSPECTION	30 th July 2024
NEXT RE-SURVEY DUE BY	July 2026

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1 INTRODUCTION

1.1 INSTRUCTION

- 1.1.1 Connick Tree Care were instructed by Ms Sophie Whitby of Mitie Landscapes Ltd to undertake a ground level visual assessment and report of all trees located within grounds of Zodiac Business Park. This report will detail the condition of all trees assessed, including any recommended management requirements on those identified with defects.
- 1.1.2 The principal objective of the survey was to identify trees, or parts of trees, which appear to be in a hazardous condition and to advise remedial action to ameliorate the risk they could represent to users of the site and adjacent areas.

1.2 SCOPE OF REPORT

- 1.2.1 The survey included all established trees/groups of trees with a stem diameter greater than 150mm. Unless specifically instructed to, newly planted or self-set trees less than 150mm in diameter or shrub species were not included.
- 1.2.2 The inspections were carried out from ground level using the Visual Tree Assessment (VTA) method (Mattheck, C and Breloer, H, 1994) examining the external features of each individual tree. All measurements, proportions and assessments of age are approximate, except where stated.
- 1.2.3 The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection. Trees are living organisms whose health and condition can change rapidly and all trees even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.
- 1.2.4 The conclusions and recommendations in this report are only valid for one year. Any changes to the site as it stands at present will invalidate this report, e.g. construction works, excavation works, importing of soils, extreme weather events etc.
- 1.2.5 The re-inspection frequency is specified on an individual tree basis and is recorded in the survey data in Appendix I. The recommended site re-inspection frequency is specified on the title page.
- 1.2.6 No decay detection equipment either invasive or non-invasive was employed.

1.3 SUMMARY OF LEGAL OBLIGATIONS

- 1.3.1 A considerable body of case law has established that, to be in a position to foresee and attempt to prevent harm arising from a tree failure, it is necessary to subject the tree or trees in question to 'regular inspection'. This inspection should be undertaken by someone competent both to identify any defects present and to interpret their significance for public safety.



- 1.3.2 Within the United Kingdom the owner of the land in which a tree stands has a duty in relation to the health and safety of those on or near that land. This duty is covered by both civil and criminal law and would leave the owner responsible for any liabilities arising from the falling of a tree or branch either financially or through prosecution (NTSG, 2011).
- 1.3.3 The breach of or infringement of this duty can lead to potential liabilities to pay damages within civil law under the Occupiers' Liability Act 1957 and 1984 or to the risk of prosecution within criminal law under the Health and Safety at Work etc Act 1974.

1.4 **QUALIFICATIONS AND EXPERIENCE**

- 1.4.1 I have based this report on my site observations and investigations. I have come to the conclusions in light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of these in Appendix III.

1.5 **LIMITATIONS AND USE OF COPYRIGHT**

- 1.5.1 All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the client. It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.
- 1.5.2 **DISCLAIMER:** I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



2 ARBORICULTURAL SURVEY AND RECOMMENDATIONS

2.1 SITE VISIT

2.1.1 A site visit was undertaken on the 30th of July 2024 by the author of this report, Mr J Howard. I am a qualified arboriculturist. The weather at the time of inspection was sunny with good visibility.

2.2 SITE DESCRIPTION

2.2.1 The site is situated in a predominantly industrial area of Cowley and comprises three industrial units used for office and warehouse spaces. The Grand Union Canal lies to the west of the site, residential flats are to the east, and additional industrial sites are to the north and south.

2.2.2 The individual trees on the site are primarily situated around the central parking areas, while large clusters of trees are located around the perimeter.

2.2.3 The site is considered to be high use, and as such the majority of trees surveyed have a high target risk.

2.3 TREE SURVEY

2.3.1 The survey was carried out from ground level using the Visual Tree Assessment method (Mattheck, C and Breloer, H, 1994), examining the external features of each individual tree. The tree survey data was recorded at the time of inspection on purpose made Arboricultural software and digital mapping using a handheld tablet.

2.3.2 In total 15 individual trees and 5 groups were surveyed. The information obtained during the survey process is recorded within the tree survey schedule attached as **Appendix II**.

2.3.3 The trees are identifiable via their unique tree number within the tree location plan attached as **Appendix IV** and by their tree tag number on site.

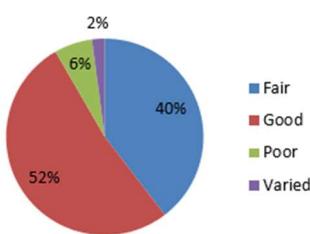
2.3.4 Trees located near to public thoroughfares, frequent pedestrian use and within striking distance of property have a high 'target risk' associated with them. They may cause harm or damage should they fail as a whole or in part. Where such trees have been recorded as having defects the 'target risk' is highlighted within the comments section of the survey data.

2.3.5 The majority of the trees within the site are fully accessible, although those 3rd party trees situated within hedges or behind boundaries may have had a limited view of both crown and stem base. Where appropriate these trees were inspected with the aid of binoculars.

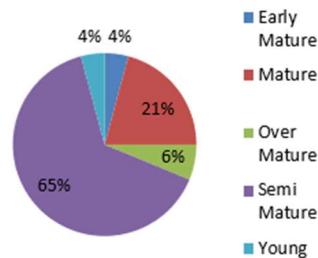
2.4 CONCLUSIONS

2.4.1 Having undertaken a site inspection and assessment of the trees it is believed that they are generally in a good condition. Due to their locations, age and size it is recommended that they are continued to be inspected on a frequent basis as specified on the title page. Trees which require inspection before this date are included within the recommendations.

Overall Condition



Life Stage



2.4.2 A number of trees have been identified during the survey as having defects which require remedial action. These trees are detailed in section 2.5 below.

2.5 RECOMMENDATIONS

2.5.1 The tree survey has identified a total of 6 trees and 4 groups require some form of management. These recommendations have been made to mitigate against identified, possibly hazardous defects, and/or on the basis of sound Arboricultural management. The management recommendations are identified in the Tree Survey Schedule attached as **Appendix II** and presented in a document for Arboricultural contractors in **Appendix III**.

2.5.2 The recommended works are prioritised, and it's recommended that they are carried out within the given time frames.

2.5.3 Except for minor works such as the severing of ivy or epicormic growth at ground level, all works should be undertaken by appropriately qualified Arboricultural Contractors. This should be to BS3998 Recommendations for Tree Work 2010 or current Industry Best Practice.

2.5.4 The environmental implications of hazard and disease management must be considered in relation to the need to conserve biodiversity in the deadwood fauna and flora. Our recommendations for remedial tree works are intended to strike a reasonable balance between the need for tree safety and the encouragement of biodiversity.

2.5.5 **The Local Planning Authority has not yet been contacted to establish if a Tree Preservation Order (TPO) covers any of the trees or to determine if the site is situated within a Conservation Area (CA). It would be necessary to determine whether either of these planning controls are in place before any work commence. Should they be in place, the appropriate notification or permission will need to be obtained from the local planning authority.**



TREE RISK MANAGEMENT PROCESS

- 2.5.6 The level of risk of harm or damage rises as the use of a site increases.
- 2.5.7 The re-inspection frequency for the whole site is based upon my assessment of the level of risk in relation to the trees surveyed.
- 2.5.8 A qualified Arboriculturist is required to perform the formal scheduled inspection, while grounds staff could undertake intermediate inspections as part of their general duties. The grounds staff may require some basic instruction and reporting forms to enable them to carry out this function. The arboriculturist may be called in (other than for the specified inspection) if there was a situation in which the on-site staff were unsure of how to proceed.
- 2.5.9 A walk-round survey following any major storm event should be undertaken by grounds staff to identify from lay-persons perspective, new hazards, uprooted / partially uprooted trees, major branch fractures, breaking out of parts of the crown etc.
- 2.5.10 Any emergency situations would require action immediately generally without consulting the Arboriculturist. The Arboriculturalist should be informed of these situations as it may impact the safety of remaining trees, e.g. increased exposure to prevailing winds.
- 2.5.11 The above approach allows the day-to-day management of tree risk to be with those who are in close proximity to it and who can respond quickly. The overall strategic risk and detailed assessment of risk associated with individual trees is kept at the technical level during the formal inspections.
- 2.5.12 This system allows a detailed picture of the condition of the trees to be recorded over time. It then becomes possible to provide more accurate analysis of the hazards and level of risk associated with the tree population on site. This approach assists with management strategies and budgets enabling them to be planned rather than reactionary.
- 2.5.13 Risk Management Strategy is now a common policy area for all those who are involved in managing any public or private facility. The assessment of the hazard associated with trees and the management of the risk is no different than that of ensuring that buildings are in good repair and that action is taken to prevent accidents that would be considered 'reasonably foreseeable'.

3 REFERENCES and BIBLIOGRAPHY

Anon, British Standard BS 3998 (2010), "Recommendations for Tree Work", British Standards Institute. London.

DOE, "Tree Preservation Orders - A guide to the law and good practice", Department of Environment, 1994.

David Lonsdale. (2001), Principles of Tree Hazard Assessment and Management. London, HMSO.

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National Tree Safety Group. (2011), Common sense risk management of trees, Guidance on trees and public safety in the UK for owners, managers and advisers. Edinburgh, The Forestry Commission.

R.G.Strouts & T.G Winter (2009), Diagnosis of ill-health in trees. The Stationary Office – Research for Amenity Trees No.2

O.Johnson & D More (2004), Tree Guide. Collins

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APPENDIX I

QUALIFICATIONS AND EXPERIENCE

1. QUALIFICATIONS

Subjects	Level	Dates
Technician member of the Arboricultural Association		2023 ongoing
Professional Tree Inspection (LANTRA)	Pass	April 2023
Level 3 diploma in forestry and arboriculture	Distinction	2015
NPTC cs30, cs31, cs38, cs39	Pass	From 2015 ongoing.

2. CAREER SUMMARY

Beginning in 2015, I embarked on a journey in forestry and arboriculture by qualifying with a Level 3 Diploma after a 2-year college course. This comprehensive education provided me with the essential knowledge and practical skills needed to excel in the field. Armed with my diploma and practical competency qualifications, I secured an arborist position at a reputable local arboricultural company, where I quickly immersed myself in the hands-on work of tree care and management.

In this role, I honed my skills and gained valuable experience, which enabled me to take on greater responsibilities within the company. Through dedication and continuous training, I eventually rose to the position of managing the company's tree teams. This leadership role not only enhanced my technical abilities but also developed my management skills, allowing me to coordinate complex projects and lead my teams effectively.

My passion for tree care and management only grew stronger over time, driving me to further my expertise. To deepen my knowledge and credentials, I pursued additional qualifications and became a certified professional tree inspector. This certification opened new doors and significantly broadened my career opportunities.

With my enhanced qualifications and a wealth of practical experience, I transitioned into a role as an Arboricultural Consultant at Connick Tree Care. In this capacity, I leverage my extensive background to provide expert advice and consultancy services, helping clients manage their tree assets responsibly and sustainably. This progression in my career not only reflects my commitment to the field but also my continuous pursuit of excellence in arboriculture and tree care.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Tree management reports to prioritise maintenance programs.
Diagnosis of tree disorders
General arboricultural advice
Trees in relation to subsidence
Arboricultural surveys to BS583

**APPENDIX II**

See Document:

TREE SURVEY SCHEDULE

Appendix II - 208782 - Zodiac Business Park Tree Survey Schedule 2024.pdf

APPENDIX III

See Document:

TREE WORKS RECOMMENDATIONS

Appendix III - 208782 - Zodiac Business Park Tree Work Recommendations 2024.pdf

APPENDIX IV

See Document:

TREE LOCATION PLAN

Appendix IV - 208782 - Zodiac Business Park Tree Location Plan 2024.pdf

TREE LOCATION PLAN

