Tree Condition Report and Management Recommendations

Prepared for: Swindon Village Parish Council

Site Address: Old Mill Way, Swindon Village, Cheltenham

Date: 17 February 2026

Report Ref: WB-2026-016-R1

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Section 1

Introduction

1.1 This Tree Condition Report and Management Recommendations has been prepared by WildBirch Tree Consultancy on behalf of Swindon Village Parish Council (the 'client') in relation to trees at Old Mill Way, Swindon Village, Cheltenham (the 'site').

1.2 WildBirch is an independent arboricultural consultancy based in Cheltenham, Gloucestershire and provides advice to both the private and public sector on arboriculture matters. Further details can be found on our website (https://www.wildbirchuk.co.uk/).

1.3 The purpose of this report is to assess the current condition of trees within the site boundary, roughly shown in red on the Tree Survey Plan. The aim is to provide a clear understanding of tree health, structural integrity, and potential risks, along with practical recommendations to support responsible duty of care in respect of trees, and any management recommendations.

Site Context

1.4 The site lies on the south western edge of Swindon Village, Cheltenham and lies within the administrative boundary of Cheltenham Borough Council (CBC).

1.5 The site currently comprises a linear open space with residential properties to the north east, Wyman's Brook (riparian feature) to the south with Spirax Sarco beyond, Manor Road running along the western boundary and further trees and open space to the east, not under the ownership of the client.

Aims and Objectives

1.6 The purpose of the tree condition assessment is to assist the client in meeting their duty of care responsibilities, especially as the site is open to unrestricted public access.

Section 2

Scope, Methodology and Limitations

2.1 All trees within the focus of this report have been visually assessed from ground level, unless otherwise stated. No climbing inspections or invasive investigations were carried out.

2.2 The assessment is based on a Visual Tree Assessment (VTA) approach (Mattheck and Breloer, *The Body Language of Trees*, 1994), which focuses on identifying visible signs of structural weakness, physiological stress, or biomechanical instability. The method relies on professional interpretation of external symptoms that may indicate internal defects or weaknesses.

2.3 This report considers the likely risk of harm from tree failure within a 24-month period from the inspection date, with re-inspection advised within 18–24 months, or sooner if site usage changes significantly.

2.4 Tree risk assessments in this report follow a reasonable and proportionate approach to risk management, informed by relevant legislation, professional guidance and case law, including:

- Health and Safety at Work etc. Act 1974 (HSWA)
- Occupiers' Liability Acts 1957 and 1984
- The ALARP principle (*As Low As Reasonably Practicable*)
- HSE guidance on Tolerability of Risk (ToR)

2.5 Under these frameworks, the duty holder (typically the landowner or manager) is expected to take reasonable steps to manage foreseeable risks associated with trees. Absolute safety is neither achievable nor legally required.

2.6 In line with this, our inspection focuses on areas where trees may pose a risk to people or property (known as 'targets'). These areas are prioritised according to the frequency and type of use, and the potential consequences of tree failure.

2.7 The overarching aim is to provide defensible, proportionate advice that balances safety with the environmental, social, and amenity value of trees. Recommendations are made to help reduce risk to an acceptable level while retaining trees wherever possible.

2.8 Tree positions have been mapped based on aerial imagery and site observations. Locations are approximate and should be considered indicative only.

2.9 If a tree or part of a tree is identified as posing a significant risk to a known target, remedial works are recommended to mitigate this risk. These are summarised in Section 5 of this report.

Limitations

2.10 This report is valid for a period of 18 months from the date of inspection, unless a significant change occurs on site (e.g. development, increased foot traffic, storm damage). Any changes in context may require re-assessment.

2.11 Trees are living, dynamic structures subject to change over time. Even healthy trees can fail under certain conditions. Therefore, this report provides a snapshot of tree condition at the time of inspection and does not constitute a guarantee of safety.

2.12 A lack of recommended works should not be taken to imply that a tree is completely safe. Conversely, the completion of any recommended works does not eliminate all risk.

2.13 All assessments were carried out from ground level unless otherwise stated. No climbing inspections, decay detection tools, or root investigations were used. Comments on condition are based solely on visible external features.

2.14 All dimensions are given in metric unless specified otherwise.

Section 3

Statutory Protection

Tree Preservation Orders And Conservation Areas

3.1 WildBirch has undertaken a review of TPOs and conservation area status with the following findings;

3.2 Consultation with the Local Planning Authority's (LPA's) interactive mapping system has identified that a number of trees are protected under two different TPO's Ref. TPO129 and TPO342.

3.3 An indicative identification of trees subject to TPO129 is provided within the Tree Survey Schedule, with corresponding tree reference numbers highlighted in yellow. This has been based on the LPA's interactive mapping system and should be verified with CBC's Tree Officer prior to any works.

3.4 TPO342 is defined more broadly within the available interactive mapping and does not clearly identify individual specimens. Confirmation of the specific trees affected will therefore be required from CBC's Tree Officer prior to any works being undertaken.

3.5 Any work to or felling of TPO items requires a formal application to the LPA. This process can take up to eight weeks for a decision and should therefore be factored into any programme of works, should work to TPO trees be required.

3.6 The site is also located within the Swindon Village Conservation Area. Under conservation area legislation, all trees with a stem diameter of 75 mm or greater, measured at 1.5 m above ground level, are afforded protection. Therefore, any trees

not subject to the above TPOs that meet this size criteria are also protected. Proposed works to, or felling of, such trees require the submission of a formal notification (Section 211 Notice) to the LPA.

Section 4

Summary of Tree Survey

4.1 The survey recorded 37 individual trees and 7 groups of trees totalling 44 features. Full details of the surveyed features are presented in the Tree Survey Schedule (Appendix 1), and their approximate locations are shown on the Tree Survey Plan.

4.2 The tree stock is best described as mature, predominantly native species, with a mix of planted and self-seeded trees, the latter of which are particularly along the riverbank.

4.3 The overall condition of the trees is generally fair, with a mix of good and poor structural form. Observations relate to each tree's structural integrity, vitality, and visible signs of damage, decay, or disease at the time of inspection.

4.4 A single mature beech (T4) was found to have a basal *Ganoderma pfeifferi* bracket. On inspection, decay appeared to be localised to the area immediately surrounding the bracket. Monitoring is recommended, with a resurvey in 12 months. Further details are provided in the Tree Survey Schedule.

4.5 The site reflects a previously managed tree population now requiring review. Evidence of historic tree management was observed during the survey, and features such as large stems and habitat piles have been retained in situ as biodiversity features.

4.6 Access to trees along the riverbank was restricted due to dense vegetation and steep slopes. As a result, certain individual trees and groups could not be inspected in full.

4.7 Some areas of tree cover, particularly on and around the small mound at the western end of the site, appear overcrowded. Signs of competition for light and space were observed, resulting in the suppression and decline of less vigorous specimens.

4.8 A small number of slightly larger planted trees are present, including two memorial cherry trees at the western end of the site. Due to their size and recent establishment, these have not been included within the formal survey schedule.

Section 5

Management Recommendations

Overview

5.1 The following recommendations have been prepared based on the findings of the tree survey (Section 4) and the site context, including public access, tree locations, and potential future growth. The works aim to ensure the trees are managed proportionately, support the health of retained trees where feasible, and maintain the site's long-term amenity value.

Purpose of Works

5.2 The recommendations have been made to help reduce risk to acceptable levels, support tree health, and guide responsible site management.

Scope

5.3 Works outlined in this section relate to long-term suitability and ongoing management, taking account of public access within the site and the characteristics of the surveyed trees.

Work Recommendations

5.4 Each recommendation has been assigned a work priority rating to assist with the planning and scheduling of works in a clear and proportionate manner:

- **Priority 1 – Urgent works**: To be carried out as soon as possible, and no later than within 1 month. These works address defects that present an immediate or significant risk to people or property.
- **Priority 2 – Medium-term works**: To be carried out within 3-6 months. These works are not immediately hazardous but, if left unmanaged, may give rise to problems in the short to medium term.

- **Priority 3 – Longer-term works**: To be carried out within 12 months. These are non-urgent works, often preventative and beneficial, and/or considered good arboricultural practice.
- **Priority 4 – Monitoring / future consideration**: No immediate action required, but the tree(s) should be reviewed at the next inspection to check condition and confirm whether intervention is required. Or considered good arboricultural practice and/or ongoing maintenance.

5.5 The following work recommendations are site-specific and have been extracted from the Tree Survey Schedule. They are presented below for ease of reference and grouped by Priority 2, 3 and 4 categories.

5.6 These priorities indicate recommended timescales for management action based on observed condition, site context and foreseeable risk.

Priority 2 Recommendations Table:

Tree Reference	Species	Work Recommendations
T2	Cherry	Remove lateral branches and reduce to 3m habitat pole. Small dead adjacent tree - can be left in situ as habitat feature.
G5	Common beech Sycamore Cherry Prunus	Crown lift/reduce back from pavement to give 2.4m clearance.
T32	Willow	Reduce remaining stems by half to prevent failure.
T33	Willow	Reduce remaining stems by half to prevent failure.

T34	Willow	Reduce taller stems in line with previous reduction points to prevent failure.
T36	Willow	Remove deadwood over 25mm diameter.

Priority 3 Work Recommendations:

Tree Reference	Species	Work Recommendations
T4	Common beech	Monitor basal area and condition associated with *Ganoderma pfeifferi* bracket. Reinspect in 12 months to review extent of decay and overall tree vitality, or sooner if additional fruiting bodies develop or crown condition declines. Keep basal area free of ivy and vegetation to allow for ongoing basal inspections.
T8	Norway maple	Crown reduce by approximately 3-4m and remove deadwood over 25mm.
T39	Willow	Crown reduce by 3-4m approximately to prevent further limb failure.

Priority 4 Work Recommendations:

Tree Reference	Species	Work Recommendations
G6	Prunus Rowan Elder	Remove/maintain dense bramble to prevent it dominating trees.
G7	Elder Guelder rose Sorbus sp.	Remove/maintain dense bramble to prevent it dominating trees.
T14	Norway maple	Reduce southern branch with wound, just below failure point at branch union.

5.7 The recommendations provided are appropriate to the site's current use and context and have been made with consideration for site constraints, access, and tree value, including amenity, ecological and structural factors.

General Advice for Tree Work

Works

5.8 All tree works must be carried out in accordance with British Standard BS 3998:2010 – Tree Work – Recommendations and reflect current arboricultural best practice.

Timing

5.9 Where possible, tree felling or other intrusive works should be scheduled for either the winter months (December to February) or summer months (June to August), depending on species and site conditions. Works should be avoided during prolonged periods of drought, high winds, or freezing temperatures.

Protected Species

Bats

5.10 All UK bat species are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Trees with features suitable for bat roosting (e.g. cavities, loose bark, or splits) should be assessed by a suitably qualified ecologist before any work is undertaken. Works to trees with confirmed or suspected bat roosts must be carried out under the appropriate licence.

Nesting Birds

5.11 The bird nesting season typically runs from March to August inclusive. Under the Wildlife and Countryside Act 1981 (as amended) and Countryside and Rights of Way Act 2000, it is an offence to intentionally damage or destroy active nests or disturb

nesting birds. Where possible, works should be scheduled outside this period. If works must proceed during nesting season, a pre-works check by a competent ecologist is recommended.

Implementation of Tree Works

5.12 All works should be undertaken by a competent and fully insured contractor. Contractors should hold:

- Public and Product Liability Insurance (recommended minimum cover: £5 million)
- Employers' Liability Insurance (recommended minimum cover: £10 million)

Contractors should provide evidence of insurance on request. Reputable tree surgery firms can be found via the Arboricultural Association Approved Contractor Directory: www.trees.org.uk/ARB-Approved-Contractor-Directory or via CBC's list of tree surgeons, whom they employ to work on CBC owned trees, and they keep recent copies of their insurance, qualifications, licences, etc.: https://www.cheltenham.gov.uk/info/67/trees/505/do_you_need_a_tree_consultant_or_tree_surgeon.

General Advice for Young Tree Maintenance

5.13 Recently planted and young trees require regular aftercare to ensure successful establishment. This includes:

- Regular watering during dry periods (particularly within the first 2–3 growing seasons)
- Maintaining a weed-free area around the base to reduce competition
- Checking and adjusting tree ties and stakes to prevent constriction
- Replacing failed whips where appropriate

Establishment should be monitored annually, with remedial action taken where necessary to support long-term canopy development.

Section 6

Summary and Conclusion

6.1 WildBirch Tree Consultancy was commissioned by Swindon Village Parish Council to carry out a tree condition survey at Old Mill Way, Swindon Village, Cheltenham. The purpose of the survey was to assess the general condition of trees across the site, identify any potential hazards, and provide appropriate management recommendations where necessary.

6.2 This assessment was carried out using a Visual Tree Assessment (VTA) method (Mattheck and Breloer, *The Body Language of Trees*, 1994), which involves a ground-based visual inspection of each tree's structural and physiological condition.

6.3 The site comprises a public footpath with small open space. In total, the survey recorded 37 individual trees and 7 groups of trees as detailed in the Tree Survey Schedule (Appendix 1). Tree locations are shown on the accompanying Tree Survey Plan.

6.4 Remedial works have been recommended to address identified hazards and reduce the risk of harm to people or property. These works, outlined in Section 5, aim to maintain a reasonable level of safety, support the ongoing health of retained trees, and ensure that the tree stock continues to contribute positively to the character and use of the site.

Appendix 1

Tree Survey Schedule

Tree Survey Schedule

Client name: Swindon Village Parish Council

Site Address: Old Mill Way, Swindon Village, Cheltenham

Surveyor: Lindsey Shakespeare

Date of Survey: 12/02/26

Type of Survey: Tree Condition Survey

TPO *not whole group					Crown spread (m)								
G1	Beech Sycamore Prunus	Fagus sp. Acer pseudoplatanus Prunus sp.	8	1	2	2	2	2	Fair	Fair	Mature	Group adjacent to road.	No work required.
T2	Cherry	Prunus sp. 'Cherry'	7	1	2	1	5	2	Dead	Dead	Over Mature	Dead tree covered in ivy.	Remove lateral branches and reduce to 3m habitat pole. Small dead adjacent tree - can be left in situ as habitat feature. (2)
T3	Common beech	Fagus sylvatica	17	1	6	8	4	9	Fair	Fair	Mature	Basal vegetation and ivy restricting full inspection.	No work required.
T4	Common beech	Fagus sylvatica	18	1	8	8	5	8	Fair	Fair	Mature	Basal vegetation and ivy restricting full inspection. The tree has been previously reduced over the road. A basal *Ganoderma pfeifferi* bracket was observed on the eastern side; sounding with a mallet indicated predominantly sound wood with only localised areas of suspected decay. One small area, to the left of the bracket in adjacent buttress at ground level, where the probe could be inserted by approximately 10cm.	Monitor basal area and condition associated with *Ganoderma pfeifferi* bracket. Reinspect in 12 months to review extent of decay and overall tree vitality, or sooner if additional fruiting bodies develop or crown condition declines. Keep basal area free of ivy and vegetation to allow for ongoing basal inspections. (3)
G5	Common beech Sycamore Cherry Prunus	Fagus sylvatica Acer pseudoplatanus Prunus sp. 'Cherry' Prunus sp.	8	1	3	3	3	3	Fair	Fair	Mature	Group adjacent to road, ivy on majority of trees.	Crown lift/reduce back from pavement to give 2.4m clearance. (2)
G6	Prunus Rowan Elder	Prunus sp. Sorbus aucuparia Sambucus nigra	3	1	1	1	1	1	Fair	Fair	Early Mature	Group of smaller trees. Dense bramble and ivy in and around group.	Remove/maintain dense bramble to prevent it dominating trees. (4)
G7	Elder Guelder rose Sorbus sp.	Sambucus nigra Viburnum opulus Sorbus sp.	3	1					Fair	Fair	Early Mature	Group of smaller trees. Dense bramble in and around group.	Remove/maintain dense bramble to prevent it dominating trees. (4)
T8	Norway maple	Acer platanoides	12	1	1	3	3	3	Poor	Poor	Over Mature	Dieback in upper canopy and deadwood.	Crown reduce by approximately 3-4m and remove deadwood over 25mm. (3)

Tree Survey Schedule

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TPO *not whole group					Crown spread (m)								
T9	Sycamore	Acer pseudoplatanus	16	1	6	6	6	6	Fair	Fair	Mature	Multi-stemmed tree. Minor deadwood.	No work required.
T10	Sycamore	Acer pseudoplatanus	17	1	6	6	6	6	Fair	Fair	Mature	Tree adjacent to road. Minor cavities high up on stem, southern side.	No work required.
T11	Elm	Ulmus sp.	5	1	2	2	2	2	Poor	Poor	Early Mature	Tree on river bank, access to base not possible. Tree has been historically reduce.	No work required.
T13	Common beech	Fagus sylvatica	18	1	5	2	5	6	Fair	Fair	Mature	Tree has weak forks. Basal growth and ivy restricting full inspection.	No work required.
T14	Norway maple	Acer platanoides	15	1	9	2	7	9	Good	Good	Mature	Tree has had a weak fork branch failure, typical of species, resulting in large wound on remaining southern stem.	Reduce southern branch with wound, just below failure point at branch union. (4)
T15	Lime	Tilia sp.	16	1	5	7	7	4	Fair	Poor	Early Mature	On river bank.	No work required.
T16	Norway maple	Acer platanoides	15	1	8	1	4	1	Fair	Poor	Early Mature	Thin canopy, likely from being suppressed by adjacent trees.	No work required.
T17	Lime	Tilia sp.	15	1	0	5	7	1	Fair	Fair	Early Mature	Multi-stemmed tree, poor form and suppressed by adjacent trees.	No work required.
T18	Sycamore	Acer pseudoplatanus	14	1	2	1	0	4	Good	Good	Early Mature	Taller, drawn up tree on edge of mound. Suppressed by adjacent trees.	No work required.

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TPO *not whole group					Crown spread (m)								
T19	Norway maple	Acer platanoides	17	1	7	3	7	6	Poor	Fair	Mature	Tree on edge of mound. Slightly included forks, south side at approximately 3m. Minor deadwood.	No work required.
T20	Norway maple	Acer platanoides	17	1	6	6	6	6	Fair	Poor	Mature	Tree on top of mound. Minor deadwood.	No work required.
T21	Norway maple	Acer platanoides	17	1	5	3	6	5	Fair	Fair	Mature	Tree on top of mound.	No work required.
T22	Norway maple	Acer platanoides	17	1	1	5	5	5	Fair	Fair	Mature	Tree on top of mound. Minor deadwood.	No work required.
T23	Silver birch	Betula pendula	14	1	2	2	2	2	Fair	Fair	Early Mature	Tree to front of mound.	No work required.
T24	Common alder	Alnus glutinosa	7	1	1	1	1	1	Fair	Fair	Early Mature	Tree to front of mound.	No work required.
T25	Norway maple	Acer platanoides	17	1	8	2	1	6	Fair	Fair	Mature	Tree to front of mound.	No work required.
T26	Norway maple	Acer platanoides	17	1	9	4	6	6	Fair	Fair	Mature	Tree to front of mound.	No work required.
T27	Norway maple	Acer platanoides	17	1	9	7	9	2	Fair	Fair	Mature	Tree to front of mound. Deadwood minor.	No work required.

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TPO *not whole group					Crown spread (m)								
T28	Wild cherry	Prunus avium	15	1	8	8	6	2	Fair	Fair	Mature	Tree to front of mound.	No work required.
G29*	Elder Sycamore Lime Willow	Sambucus nigra Acer pseudoplatanus Tilia sp. Salix sp.	15	1	3	3	3	3	Fair	Fair	Mature	Trees along river bank. Not able to access due to steep bank and dense vegetation. Trees viewed from distance, all measurements estimated. Some of the willow stems have split out. Possible partial collapse of one willow.	No work required.
T30	Sycamore	Acer pseudoplatanus	14	1	5	7	7	7	Fair	Fair	Mature	Tree on northern boundary adjacent to residential fence line. Tree has been previously reduced.	No work required.
G31	Cherry Rowan Birch Elder	Prunus sp. 'Cherry' Sorbus aucuparia Betula sp. Sambucus nigra		1	3	3	3	3	Fair	Fair	Early Mature	Group to northern of footpath	No work required.
T32	Willow	Salix sp.	15	1	8	1	0	2	Fair	Fair	Over Mature	Main coppice stool is decayed and has historically split out. Ivy restricting full inspection.	Reduce remaining stems by half to prevent failure. (2)
T33	Willow	Salix sp.	15	1	2	0	0	8	Fair	Poor	Over Mature	Main coppice stool has historically split out. Ivy restricting full inspection.	Reduce remaining stems by half to prevent failure. (2)
T34	Willow	Salix sp.	17	1	4	4	6	10	Fair	Poor	Over Mature	Main coppice stool has historically split out. Ivy restricting full inspection.	Reduce taller stems in line with previous reduction points to prevent failure. (2)
T35	Cherry	Prunus sp. 'Cherry'	6	1	1	3	2	3	Fair	Poor	Mature	On northern side of footpath.	No work required.
T36	Willow	Salix sp.	19	1	9	9	9	6	Fair	Fair	Mature	Tree on river bank, no access restricting full inspection. Major deadwood.	Remove deadwood over 25mm diameter. (2)

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TPO *not whole group					Crown spread (m)								
T37	Alder	Alnus sp.	16	1	6	6	5	5	Fair	Fair	Mature	On southern side of footpath. Dense ivy restricting full inspection. Access to base limited due to steep bank.	No work required.
T38	Sycamore	Acer pseudoplatanus		1	2	3	3	3	Fair	Fair	Mature	In south side of footpath. Tree previously reduced.	No work required.
T39	Willow	Salix sp.	18	1	10	8	8	10	Fair	Fair	Over Mature	Tree on river bank, no access to fully inspect due to steep bank. Ivy restricting full inspection. Historic limb failure. Cavities in upper canopy.	Crown reduce by 3-4m approximately to prevent further limb failure. (3)
T40	Norway maple	Acer platanoides	16	1	8	8	2	8	Fair	Fair	Mature	Tree on northern side of footpath.	No work required.
T41	Cherry	Prunus sp. 'Cherry'	12	1	4	4	2	4	Good	Fair	Mature	Tree on northern boundary, adjacent to residential fence.	No work required.
T42	Horse chestnut	Aesculus hippocastanum	18	1	6	5	6	6	Good	Fair	Mature	Tree on northern boundary, adjacent to residential fence. Historic lighting strike running vertically down southern side of maintained stem, almost fully occluded. Tree has been historically reduced on eastern side.	No work required.
G43	Lime Elm Elder Sycamore Cherry Willow Horse chestnut Hawthorn	Tilia sp. Ulmus sp. Sambucus nigra Acer pseudoplatanus Prunus sp. 'Cherry' Salix sp. Aesculus hippocastanum Crataegus sp.	8	1	2	2	2	2	Good	Fair	Early Mature	Self-sown trees along river bank. Access not possible due to dense vegetation and steep bank. All measurements estimated.	No work required.
T44	Common ash	Fraxinus excelsior	15	1	7	7	7	7	Fair	Good	Mature	Tree on south side of footpath. Bird box attached to east side of main stem.	No work required.

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TPO *not whole group					Crown spread (m)								
T45	Common ash	Fraxinus excelsior	17	1	7	7	7	7	Fair	Good	Mature	Tree on south side of footpath. Bird 'box' (teapot) attached to west side of main stem. Ivy hindering fuller inspection.	No work required.

Plan

Tree Survey Plan

Plan Title: Tree Survey Plan
Client: Swindon Village Parish Council
Site Address: Old Mill Way, Swindon Village, Cheltenham

Surveyor: WildBirch Tree Consultancy - Lindsey Shakespeare. Survey Date: 12/02/26

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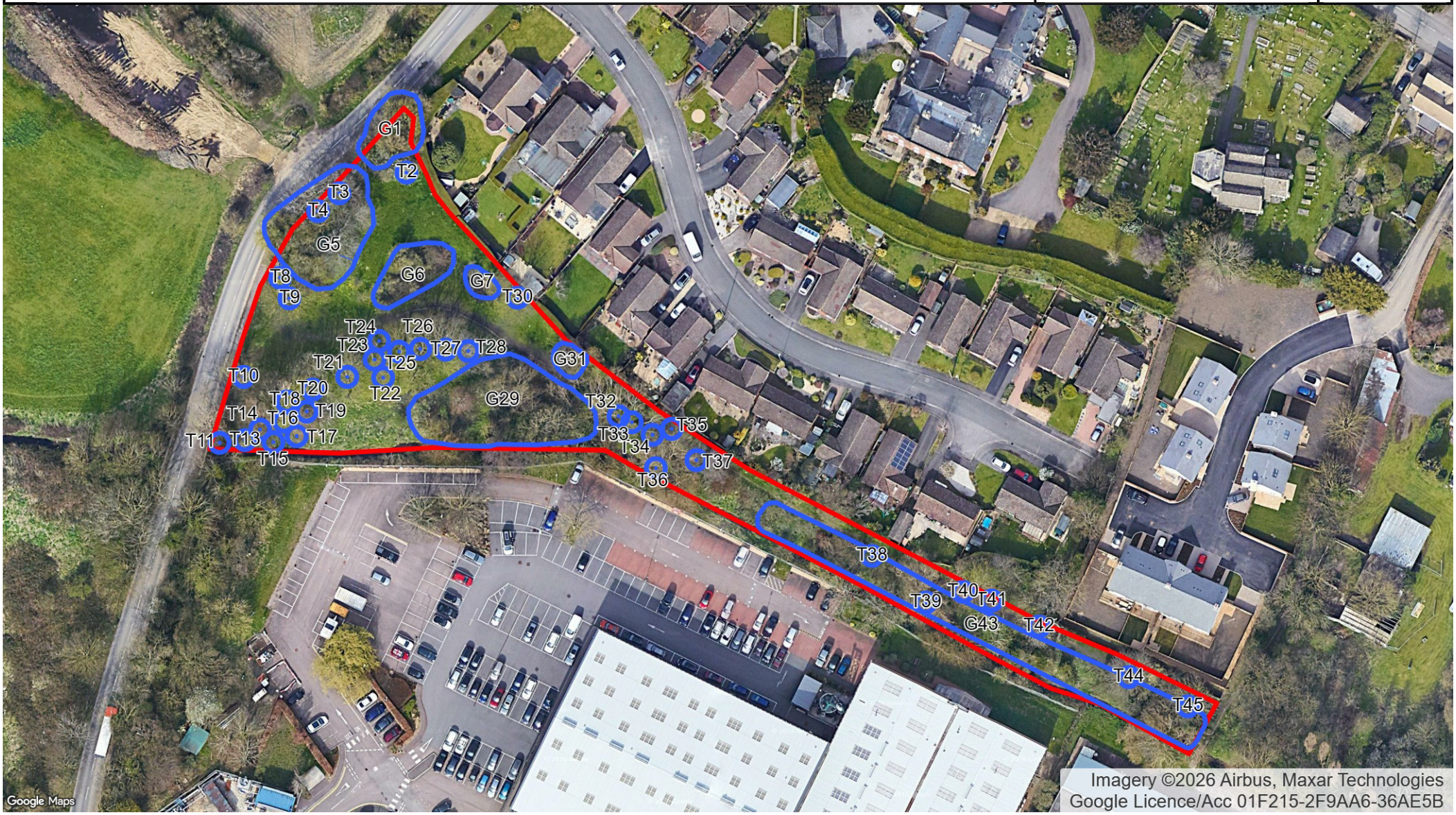

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