

**TEWKESBURY TOWN COUNCIL
BUILDINGS & MOORINGS COMMITTEE
WEDNESDAY 3RD JUNE 2020**

To: Councillors C Danter (Chairman), K Brennan, A. Carter, K. Powell, S. Raywood, A. Rudge

You are hereby summoned to a meeting of the Buildings & Moorings Committee to be remotely by Zoom on **Wednesday 3rd June at 6.00 pm.**

Members of the public and press are welcome to attend. Meeting id 967 8451 4973, password 800169



Debbie Hill
Town Clerk
29th May 2020

AGENDA

1. Receive apologies for absence
2. Receive declarations of interests
3. Receive dispensations
4. Approve the minutes of the Buildings & Moorings Committee meeting held on 12th May 2020
5. Matters arising from the minutes – for information only
6. Receive correspondence relating to the Buildings & Moorings Committee
7. Public Participation *(to provide members of the public/press with the opportunity to comment on items on the agenda or raise items for future consideration. In accordance with Standing Orders this will not exceed 12 minutes in total and 3 minutes per person.)*
8. Receive the budget report for April 2020
9. Approve payments to be made
10. Review the plans, risk assessments and anticipated timeline to enable the re-opening of the Town Hall and the Watson Hall
11. Agree to delegate authority to the Town Clerk to incur expenditure associated with costs relating to the re-opening of the buildings
12. Agree expenditure to increase the usable space in the courtyard are off the Tudor Room including repair and move fencing, move the garden bench, pergola and replanting as required and lay membrane and decorative stone in the corner area currently with no surface covering

- 13.** Note expenditure of up to £420 on legal services relating to the garden behind the Watson Hall leased to 2 Saffron Road and discuss and agree revising the annual rent
- 14.** To resolve to amend the terms of the lease of the Tewkesbury Museum building agreed at Buildings & Moorings Committee meeting held on 16th November 2016 as follows:
 - i.** The lease is to contain a suitably worded break clause
 - ii.** In order to progress the lease and avoid further delay, the proposed extension to the building will be excluded from the lease at this time
- 15.** Agree expenditure of £1,200 on a full detailed inspection and safety report of the electrical installation at Tewkesbury Museum.
- 16.** Consider options and approve the installation of replacement heaters and a ventilation / heat recovery system in the Tudor Room
- 17.** Agree installation of two telephone points at the Watson Hall that will link with the phone system in the Town Hall at a cost of £495.90
- 18.** Receive the report in respect of the upgrade to the lighting system in the main hall at the Watson Hall
- 19.** Receive the specialist reports in connection with the re-instatement of moorings at Prior's Court and agree required action
- 20.** Note recommended tree works from the recent tree survey at 2 Saffron Road & St Mary's Lane
- 21.** Note completion of tree works in the Town Hall garden and to discuss and agree replacement planting
- 22.** Receive an update on repair work completed to the Corn Exchange stonework, agree to repair the damaged glass in the roof and to consider recommendations for future work
- 23.** Agree the purchase of two fibre glass flagpoles for the Town Hall
- 24.** Review the Buildings & Moorings work programme
- 25.** Agree to work with the Environment & Amenities Committee to form a working group to agree a policy for Town Council noticeboards
- 26.** Review the Lead Member Role profile
- 27.** Consider a proposal in respect of the Town Council owned and operated moorings

MINUTES

of the

Remote Buildings & Moorings Committee meeting held on 12th May 2020 via Zoom

Present: Cllrs C Danter (Chair); K Brennan, A Carter, S Raywood, A Rudge

In attendance: D Hill (Town Clerk)

The meeting commenced at 6.32pm.

To receive apologies

Apologies were received from Cllr Powell

B&M.20.001 To receive declarations of interest

None received.

B&M.20.002 To receive dispensations

None received.

B&M.20.003 To approve the minutes of the Building & Moorings Committee meeting held on 29th January 2020

It was RESOLVED to approve the minutes of the Building & Moorings Committee meeting held on 29th January 2020. Proposed by Cllr Brennan, seconded by Cllr Raywood.

B&M.20.004 Matters arising from the minutes

B&M.19.094 – Grounds maintenance: Complete, grass at St. Mary's Lane moorings being cut by GAB Services.

B&M.19.131 – Correspondence: Email received to be added to the next agenda

B&M.19.135 – Work programme: Fire Warden training for Neil Davis to be followed up and Croft Construction to be contacted to obtain a date for work to commence on the Museum window.

B&M.19.140 – Leases: Town Clerk to chase Solicitor for a response.

B&M.20.005 To receive correspondence relating to the Buildings & Moorings Committee

None received.

B&M.20.006 Public Participation

None

B&M.20.007 To review existing earmarked reserves and agree any new earmarked reserves from 2019/20

It was RESOLVED that the existing earmarked reserves relating to this committee remain and new earmarked reserves as follows:

- £686 Town Museum maintenance
- £4,263 Moorings projects
- £20,000 George Watson Hall Memorial Trust projects

Proposed by Cllr Brennan, seconded by Cllr Carter.

B&M.20.008 To approve the electrical installation testing in the Tudor Room and Bar at a cost of £400

It was RESOLVED to approve the electrical installation testing in the Tudor Room and Bar at a cost of £400. Proposed by Cllr Danter, seconded by Cllr Raywood.

B&M.20.009 To consider and approve the installation of replacement heaters and ventilation / heat recovery system in the Tudor Room

The proposals were discussed. **Action:** Town Clerk to clarify benefit of payback/efficiency in respect of the ventilation / heat recovery system, whether the system can be used standalone in the summer months and the availability of the equipment given there is a desire for the new system to be installed whilst the building is closed to the public.

B&M.20.010 Discuss budgeted income from venues in 2020/21 in light of COVID-19 restrictions and agree any revisions

The Town Clerk advised that she had recently completed a NALC survey on loss of income in the sector and that this had been estimated to be in the region of £32,000, representing a loss income in Q1 and Q2. It was noted that the actual position may in fact also be a loss of income across the whole of 2020/21 as events arranged by the Town Council may negate any profit.

B&M.20.011 Discuss and agree a process for reviewing guidelines to enable the re-opening of the Town Hall and the Watson Hall

It was noted that the re-opening of the buildings would have to be guided by Government guidelines and health & safety matters primarily. It was agreed to investigate purchasing four hand sanitiser dispensers (there is already one at the front entrance to the Town Hall).

B&M.20.012 Discuss the status of the new lease for Tewkesbury Museum

It was noted that the matters of the break clause and the proposed extension were agreed at the Buildings & Moorings Committee meeting held on 9th November 2016. The Town Clerk pointed out that legal advice strongly recommended the inclusion of a suitably worded break in any Town Council lease. The Town Clerk also raised concerns with the proposed extension and the impact of this on existing fire exit routes at the Watson Hall. **Action:** Town Clerk to obtain suitable wording for a break clause and to add these issues to be discussed at the next meeting.

B&M.20.013 To approve payments

None.

There being no further business, the meeting closed at 9.02pm

Signature of Chairman upon approval of the minutes 20th May 2020

Detailed Income & Expenditure by Budget Heading 30/04/2020

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>Building & Moorings</u>							
<u>200 Moorings</u>							
1300 Moorings Income	0	0	5,500	5,500			
Moorings :- Income	0	0	5,500	5,500			0
4450 Maintenance	90	90	4,000	3,910		3,910	
4460 Rates	0	0	1,500	1,500		1,500	
4470 Mooring Leases	0	0	100	100		100	
4480 Projects - Moorings	3,000	3,000	5,000	2,000	650	1,350	
Moorings :- Indirect Expenditure	3,090	3,090	10,600	7,510	650	6,860	0
Net Income over Expenditure	(3,090)	(3,090)	(5,100)	(2,010)			
<u>210 Museum</u>							
4450 Maintenance	0	0	12,000	12,000	12,849	(849)	
4500 Museum Projects	0	0	3,000	3,000		3,000	
Museum :- Indirect Expenditure	0	0	15,000	15,000	12,849	2,152	0
Net Expenditure	0	0	(15,000)	(15,000)			
<u>220 Town Hall</u>							
1400 Garden Income	0	0	100	100			
1410 Town Hall Income	0	0	18,000	18,000			
Town Hall :- Income	0	0	18,100	18,100			0
4450 Maintenance	136	136	12,000	11,864	3,950	7,914	
4460 Rates	0	0	4,100	4,100		4,100	
4550 Water	0	0	700	700		700	
4560 Electric	87	87	1,500	1,413		1,413	
4570 Gas	136	136	2,500	2,364		2,364	
4580 Garden Expenditure	0	0	300	300		300	
4590 Projects	0	0	15,000	15,000		15,000	
4960 Equipment	0	0	2,000	2,000		2,000	
Town Hall :- Indirect Expenditure	360	360	38,100	37,740	3,950	33,790	0
Net Income over Expenditure	(360)	(360)	(20,000)	(19,640)			
<u>230 War Memorial</u>							
1450 Fundraising	0	0	200	200			
1990 Other Income	0	0	100	100			
War Memorial :- Income	0	0	300	300			0

Detailed Income & Expenditure by Budget Heading 30/04/2020

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
4450 Maintenance	0	0	1,000	1,000		1,000	
War Memorial :- Indirect Expenditure	<u>0</u>	<u>0</u>	<u>1,000</u>	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>0</u>
Net Income over Expenditure	<u>0</u>	<u>0</u>	<u>(700)</u>	<u>(700)</u>			
Building & Moorings :- Income	0	0	23,900	23,900			
Expenditure	3,450	3,450	64,700	61,250	17,449	43,801	
Movement to/(from) Gen Reserve	<u>(3,450)</u>	<u>(3,450)</u>					
Grand Totals:- Income	0	0	23,900	23,900			
Expenditure	3,450	3,450	64,700	61,250	17,449	43,801	
Net Income over Expenditure	<u>(3,450)</u>	<u>(3,450)</u>	<u>(40,800)</u>	<u>(37,350)</u>			
Movement to/(from) Gen Reserve	<u>(3,450)</u>	<u>(3,450)</u>					

Detailed Income & Expenditure by Budget Heading 30/04/2020

Month No: 1

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	Transfer to/from EMR
<u>Watson Hall</u>							
<u>600 Watson Hall</u>							
1800 Watson Hall Income	0	0	22,000	22,000			
1810 Leases	0	0	135	135			
1820 Tudor Bar Income	67	67	40,000	39,933			
1830 Events Income	678	678	10,000	9,322			
Watson Hall :- Income	<u>744</u>	<u>744</u>	<u>72,135</u>	<u>71,391</u>			<u>0</u>
4195 Health & Safety	0	0	1,000	1,000		1,000	
4280 Events & Services	1,077	1,077	10,000	8,923	2,069	6,854	
4450 Maintenance	705	705	10,000	9,295		9,295	
4550 Water	0	0	700	700		700	
4560 Electric	233	233	1,500	1,267		1,267	
4570 Gas	72	72	2,000	1,928		1,928	
4590 Projects	540	540	18,000	17,460		17,460	
4950 Tudor Bar	0	0	12,000	12,000		12,000	
4955 Bar Wages	0	0	4,000	4,000		4,000	
4960 Equipment	226	226	2,000	1,774		1,774	
4990 Sundries	0	0	500	500		500	
Watson Hall :- Indirect Expenditure	<u>2,852</u>	<u>2,852</u>	<u>61,700</u>	<u>58,848</u>	<u>2,069</u>	<u>56,779</u>	<u>0</u>
Net Income over Expenditure	<u>(2,108)</u>	<u>(2,108)</u>	<u>10,435</u>	<u>12,543</u>			
Watson Hall :- Income	744	744	72,135	71,391			
Expenditure	2,852	2,852	61,700	58,848	2,069	56,779	
Movement to/(from) Gen Reserve	<u>(2,108)</u>	<u>(2,108)</u>					
Grand Totals:- Income	744	744	72,135	71,391			
Expenditure	2,852	2,852	61,700	58,848	2,069	56,779	
Net Income over Expenditure	<u>(2,108)</u>	<u>(2,108)</u>	<u>10,435</u>	<u>12,543</u>			
Movement to/(from) Gen Reserve	<u>(2,108)</u>	<u>(2,108)</u>					

**MINUTES OF THE BUILDINGS & MOORINGS COMMITTEE HELD ON
WEDNESDAY 9TH NOVEMBER 2016, AT 6PM**

Present: Councillors P Workman (Chairman), P Clatworthy, J Badham, H Burns, C Danter, R Mills

1. Apologies

Cllr Karen Brennan, Cllr S Raywood, Cllr A Smith and Cllr C Monk

2. Declarations of Interests

- i. P Workman - Tewkesbury Borough Council

3. Dispensations

None

The chairman proposed that item 13 be considered following item 5 and this was accepted by the committee.

4. To approve the minutes of the Buildings & Moorings Committee meeting held on 21st September 2016

Councillors made two amendments to the minutes. Councillors approved the amended minutes as a true and accurate record.

5. To approve the minutes of the Extraordinary Buildings & Moorings Committee meeting held on 21st October 2016

Councillors made one amendment to the minutes. Councillors approved the amended minutes as a true and accurate record.

13.To consider matters relating to the Tewkesbury Museum, including a presentation by Steve Goodchild

The chairman welcomed Steve Goodchild and Craig Fletcher to the meeting. Following the presentation Councillor Mills proposed that the Town Council supports the Museum's request to revise its current lease to a 99 year lease with no break clause, to include the proposed extension within it, to support the Museum's application to the Heritage Lottery Fund and to enable them to update the Trust's deed to an Incorporated Charitable Organisation. Councillor Badham seconded this proposal and all committee members voted in favour.

6. To recommend that Cllr Chris Monk is elected to a vacant seat on the Buildings & Moorings committee

It was proposed by Cllr R Mills and seconded by Cllr P Clatworthy that Cllr C Monk be elected to the vacant seat on the Buildings and Moorings committee and this was approved unanimously by councillors.

7. To review and update the Work Programmes

The clerk informed councillors that some damage had occurred to cobbles at the base of the war memorial. As the work was urgent, due to the proximity of Remembrance Day, she had contacted a specialist stonemason to start repairs immediately. The War Memorial R&M budget of £250 will be used. It was proposed and seconded that this be accepted and councillors voted in favour. Cllr Burns abstained. The work programme will be updated.

8. To note the Risk Report

Councillors proposed a number of amendments to the Risk Report to reflect changes in circumstances.

9. To receive the Budget Position

Councillors received and noted the Budget Position update.

10. To confirm the status of the Registration of Moorings working group

Cllr Mills and Cllr Danter confirmed that this is a working group of the Buildings & Moorings committee. Cllr Brennan is chairman and members are Cllr Mills and Cllr Danter. Alan Purkiss is also a co-opted member.

11. To receive the Clerk's report reviewing the Summer 2016 ferryboat service

Councillors received the clerk's report and asked her to forward the report to Full Council for their attention. Committee members also requested that the tenants be informed they must adhere to the sailing times advertised.

12. To receive an update from the Registration of Moorings working group

Cllr Mills reported that ex-councillor Ken Powell had provided old documents which proved very useful. These documents were delivered to David Greer at Thomson Banks who feels there is enough information to register the land. He will approach the land registry on behalf of the council and there will be a cost to this. Budget centre 'Asset Management Project' was agreed for payment. Councillor Danter also showed the committee a map identifying Town Council, Borough Council and privately owned moorings which is being used by the group.

13. To receive an update on advice received from the Museum concerning paintings in the Town Hall

The Museum had been unable to provide a professional contact for this work in advance of the meeting. The clerk was asked to contact Simon Chorley, auctioneer, in the meantime to discuss this work and bring a report to the next meeting.

14. To decide timings for guided tours of the Town Hall and Watson Hall

2 options were suggested: a daytime, week day tour conducted by Dave Bowers of the maintenance team and a week end tour conducted by Ken Powell. Cllr Mills will contact Ken Powell and the clerk will suggest some dates for the week day daytime tours.

15. Updates from Clerk

The clerk reported that she had met with the lead engineer for the Watson Hall boiler project, Dave Sherratt, at a site meeting on Monday 7th November. Mr Sherratt will keep the clerk informed as to progress, referring to the specification for clarity. This information will be passed to the chairman and reported to the committee following the conclusion of the project.

Barbara Pond will visit the clerk on 21st November to conduct a 2 hour, 57 question review of the Watson and Town Halls. The halls have previously been assessed by the Joint Core Strategy, Community Buildings Project community space analysis but this meeting will gain a deeper understanding of the facilities to determine a direction for development. Cllr Danter, Cllr Burns, Cllr Clatworthy and Cllr Mills will also attend the meeting.

The clerk is still awaiting feedback from the Town Band as to how they wish to progress their change of status to enable them to take part in a purchase or rental agreement of the Saffron Road toilets site.

The committee discussed proposed works to the Priors Court moorings site. They considered two quotes gained by the clerk following her preparation of a specification. The committee confirmed that the Avon Navigation Trust's quote was the lowest. Cllr Mills pointed out that these moorings formed part of the group identified for registration by Thomson Bancks. He suggested that to work on them before they had been registered at Land Registry would be a poor decision. The committee agreed to await confirmation of registration (likely to be in Feb/March 2017), to vire the £10,000 put aside this financial year into next financial year to add to the £10,000 agreed for next year and to make a provisional booking with ANT to start the work in April 2017. Cllr Danter proposed that this be moved as a decision, Cllr Badham seconded this and all voted in favour.

16. To note recent maintenance issues in the Watson Hall

Several maintenance issues have arisen recently and the clerk was instructed to write a specification, obtain prices and report back at the next meeting. Cllr Burns suggested that the council should wait until Barbara Pond's visit in case there may be maintenance funding available.

18. To review the booking process for the Town Hall and Watson Hall

A working group will meet to discuss the new booking forms as these are encountering some issues. Specifically, the terms and conditions of hire must be updated, a limit to how far in advance bookings can be accepted established and the process for contested dates identified. Cllr Badham proposed that the use of card readers to accept payments should also be investigated and Cllr Mills seconded this. The clerk is to collate information on costs and bank charges in advance of the working group convening.

The members of this group are Cllr Danter, Cllr Burns, Cllr Clatworthy and Cllr Badham.

The meeting closed at 8:24pm



GLOUCESTERSHIRE ELECTRICAL SERVICES LTD

Gloucestershire Electrical Services Ltd
Tel:01684292925 Email: info@gloselectrical.co.uk

Watson Hall – Tewkesbury

Main Hall Lighting Inspection Report & Upgrade proposal. (REV01 2020)

Inspection report.

The Hall lighting system is best looked at in two different parts, firstly the actual fixed wiring that provides power to the fittings and second the light fittings themselves.

The fixed wiring for the main hall lighting consists of PVC single cables running in a steel conduit from the distribution area behind the stage and up into the roof space. This wiring system continues along the length of the hall, around each light position and then down to the three lights under the balcony. We believe this to be the original wiring system due to the age of the cables (between 40-50 years old). We have also found that no dedicated CPC (Circuit Protective Conductor) has been run within the conduits. Although this was not necessary when installed as the steel conduit would have acted as the earth path, it has now got many signs of deterioration and we were unable to gain satisfactory earth readings at many of the fittings. This can be caused by many factors including the age of the wiring system and alterations that have been made over the years. It would be our recommendation that this system is upgraded with new cabling that contains a dedicated CPC.

The light fittings have been changed/ upgraded within the last 15-20 years as they use a high frequency fluorescent system that was very popular in the late 90s / early 2000s. They are manufactured by Dextra UK who are still trading today. This model of fitting has a two lamp per fitting set up, containing compact fluorescent lamps of either 28/36 or 42W depending on what was installed at the time, the majority have been fitted with 36W lamps. They also contain a dimming feature, controlled via a 0-10V signal cable that has been retro-fitted at the time of installation, we can tell this as the signal cable has been cable-tied onto the original conduits running to each fitting. This dimming feature no longer functions due

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to the dimmer controls being removed/upgraded behind the stage in 2019 due to safety concerns.

Overall our main concerns with this system are as follows:

- Earthing / CPC is unreliable at many points in the circuit and not providing adequate protection against faults. (This shows as a C2 code on the 2017 electrical report)
- Wiring has been altered when new lights were fitted in past years and connections have been left exposed in roof space. (This was unable to be inspected during the 2017 report but would be a code C2)
- 0-10V dimming signal has been added but this signal cabling has been run with the mains cables causing the dimmers to malfunction and the dimming modules to be disconnected.
- Fittings require regular maintenance for new lamps or control gear, which is inconvenient due to the limited access into the roof space.

Upgrade Proposal;

Overall, we would recommend that the best course of action to upgrade this lighting system would be to rewire all the lighting points completely to ensure electrical safety. When carrying out the rewire, it is necessary to install or retain a wiring containment system and allow for new control cables for dimming/ switching. Also, allow for a “pluggable” lighting system so that fittings can be removed from the circuit more easily if needed.

We recommend that a site visit is carried out by a Dextra UK representative as they would be able to advise us on their latest LED fittings that replace the current model installed and provide a scheme to show light levels etc. It would also be recommended that we request a visit from a competitor manufacturer as a cost comparison. This can be organised by GES Ltd via an electrical wholesaler.

A quote will be provided by GES Ltd to carry out the rewiring works to the lighting. Once we have the quotes back from the manufacturers for the new LED light fittings, we can then provide a quote to upgrade the light fittings.

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Update February 2020

Contact have been made to Dextra lighting UK and a site visit will be organised with in the next few weeks. Updates will be provided and quotes for this work provided once lighting manufacturer has provided costs for the new fittings.

Kind regards

Luke Boskett

Managing Director and Senior Technician

Gloucestershire Electrical Services Ltd

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Our Ref: MAN.266.001.HY.R.001.A

Date: 28th April 2020

Your Ref:

FAO: Nicole Finnegan

Tewkesbury Town Council
Town Hall
High Street
Tewkesbury
Gloucestershire
GL20 5AL

Dear Nicole,

Moorings to the West of Priors Court, Tewkesbury – Flood Risk Assessment

1.1 Introduction

- 1.1.1 Enzygo Ltd was commissioned by Tewkesbury Town Council to carry out a site-specific flood risk assessment (FRA) in support of a full planning application for a proposed boat mooring development, located on the riverbank of the Mill Avon, west of Priors Court, Tewkesbury, from hereon in referred to as the 'Site'. A copy of the proposed layout is enclosed.
- 1.1.2 A site-specific FRA assesses the current and future flood risk to and from a development site. It demonstrates how flood risk will be managed now and over the development's lifetime, taking climate change, drainage, and the vulnerability of its intended users into account.
- 1.1.3 The purpose of this FRA is to assess the risk of flooding to the proposed development and where possible provide sufficient mitigation to demonstrate that future users of the development would remain safe throughout its lifetime, that the development would not increase flood risk on Site and elsewhere and, where practicable, would reduce flood risk overall.
- 1.1.4 This letter based FRA aims to provide enough flood risk information to satisfy the requirements of the NPPF, PPG ID7 and regional/local government plans and policies. It describes the potential for the Site to be impacted by flooding, the impacts of the proposed development on flooding elsewhere near the Site, and the proposed measures that could be incorporated into the development to mitigate the identified risks.

1.2 Location

- 1.2.1 The Site is centred on National Grid Reference SO891327. The Site location is shown on the enclosed drawing, which shows the red line boundary.
- 1.2.2 The Site is located on the eastern riverbank of the Mill Avon. Part of the Riverside Walk forms the Eastern Boundary beyond which is Priors Court which consists of a residential development accessed from the Back of Avon. Located to the south are the Gazebo and the remains of a former Boathouse which has recently been sold by Tewkesbury Borough Council and has Planning and Listed Building Consent for redevelopment.

- 1.2.3 The majority of the Site is located within the Mill Avon and this watercourse also forms part of the boundaries of the development area. There is also one residential dwelling located on the eastern end of the northern boundary of the Site.
- 1.2.4 OS mapping shows the Mill Avon conveying flows south past and through the Site. This watercourse is classified as a Main River by the Environment Agency, as shown on the Main River Map website¹, which is a watercourse where flood risk work can be carried out by the Environment Agency.
- 1.2.5 The Mill Avon is a tributary of the River Severn, with the confluence by Lower Lode Lane at grid reference SO879317 located 0.9 miles (as the crow flies) south west of the Site.

1.3 Proposed Development

- 1.3.1 It is proposed to reinstate moorings in an arrangement which is parallel to the flow of the Mill Avon in line with the advice given by stakeholders such as the Environment Agency and Avon Navigation Trust.
- 1.3.2 The proposed scheme consists of an approximately 41m long section of mooring with a width of 1m as shown on Drawing 001 enclosed. Access to the mooring is proposed via a stairway accessed in the north eastern corner of the Site as shown on the layout plan (drawings 110 and 1001) enclosed and will connect to the Public Right of Way.
- 1.3.3 Access to the Site will be available only to pedestrians, cyclists and by boat and it is not proposed to provide any additional car parking or cycle parking spaces as part of this development.
- 1.3.4 It is currently intended that this Mooring should be used by Long-Term Tenants who are not using their boats as residential properties. Although it is not intended to limit this Mooring to Long-Term rental periods for non-residential purposes through Planning Conditions the intention of the Town Council is to operate this Mooring in line with its existing terms for the Back of Avon, St Mary's Road and Mill Bank Moorings.

1.4 Potential Sources of Flooding

- 1.4.1 The Environment Agency Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, since these can be breached, overtopped and may not be in existence for the lifetime of a development.
- 1.4.2 The Environment Agency online Flood Map for Planning² shows the Site, by its nature, is located entirely within Flood Zone 3; at high risk of river flooding (see enclosed Flood Mapping information).
- 1.4.3 The Environment Agency (EA) were contacted to obtain freely available site specific flood data. Details of the flood level information applicable taken from their River Severn Flood and historic information were provided. The River Severn is considered to pose the overriding risk of river flooding to the Site.
- 1.4.4 As detailed within the enclosed Environment Agency flood data, the Site has flooded on a number of occasions including the highest recorded flood event in July 2007 and most recently in February 2020.

¹ <https://www.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>

² <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=383161.032&northing=303196.357&placeOrPostcode=kingswood>

- 1.4.5 The Site is, as shown on Environment Agency Long Term Flood Risk Mapping³ not at risk of reservoir failure flooding and is shown to be at low risk of surface water flooding. However, the latter not really considered applicable on this occasion as the Site is sited within the channel of the Mill Avon river. Groundwater flooding is also not considered applicable given the nature of the Site location.

1.5 Flood Guidance

- 1.5.1 The proposal is for a replacement mooring use. Table 2 of PPG ID: 7⁴ (not included in this report) classifies the proposed use as 'water compatible'.
- 1.5.2 All development types (including water compatible uses) are acceptable in Flood Zone 3⁵ locations (high risk) where the development is proposed to be located, provided it would not increase flood risk elsewhere.

1.6 Flood Risk Design Mitigation

- 1.6.1 Following verbal discussion with the Environment Agency ahead of production of this Flood Risk Assessment letter based report, it was established that the principle of proposing moorings designed to be in parallel to the flow of the Mill Avon would be acceptable. This is because it is recognised the moorings are to replace the former 'finger moorings' that extended out into the channel of the river, which presented a potential blockage to the passage of flood flows.
- 1.6.2 The proposed mooring would extend 1m into the channel as per Environment Agency permitting guidance concerning works affecting watercourses.
- 1.6.3 The structure by its design would allow for the passage of floodwater through and over it in times of high water levels and flooding situations. As shown on the existing and proposed elevations details plan, a section of the riverbank will be removed and a steel box frame installed in its place. This will allow for the passage of flood flows through it, thus providing a small additional area of flow capacity for the Mill Avon.
- 1.6.4 The mooring includes for a 'riding post' so that boats moored would be able to rise and fall with changing levels within the Mill Avon in order to prevent the moored boats being damaged and potentially dislodged from the mooring, which could result in flood flow blockage downstream should a boat that became free of its mooring becoming lodged on or close to the downstream Abbey Mill weir.

1.7 Summary & Conclusions

- 1.7.1 A site-specific Flood Risk Assessment (FRA) has been undertaken for a proposed replacement mooring development, located west of Priors Court, Tewkesbury.
- 1.7.2 The risk of fluvial flooding is assessed as high to the proposed development Site due to its position within Flood Zone 3 of the River Severn and within an area that has historically flooded. However, due to the water compatible nature of the development and the proposed alignment the development is considered to be acceptable for its proposed location.

³ <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

⁴ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>

⁵

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575184/Table_3_-_Flood_risk_vulnerability_and_flood_zone_compatibility_.pdf

- 1.7.3 The moorings are designed to be positioned in parallel to the riverbank of the Mill Avon in accordance with Environment Agency permitting guidelines so as to prevent an increased risk of flooding elsewhere through presenting a possible blockage to flood flows.
- 1.7.4 It is recommended that future Long Term Tenants of the moorings sign up to the available Environment Agency Flood Warning Service so as to be aware of predicted flooding in order to ensure boats are securely moored and the Site left unoccupied until flooding has receded so that the Site can be safely accessed.
- 1.7.5 Consultation with the Environment Agency will be required to establish the requirements for applying for an Environmental Permit for works affecting watercourses under the terms of the Water Resources Act 1991 and the Environment Agency byelaws. This is a separate permission required in addition to planning approval.
- 1.7.6 This FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance.

I trust that the details presented herein are self-explanatory and clear. If, for any reason you should have any queries or comments, please do not hesitate to contact me.

Yours sincerely,



Ben Fleming
Principal Consultant

Email: ben.fleming@enzygo.com

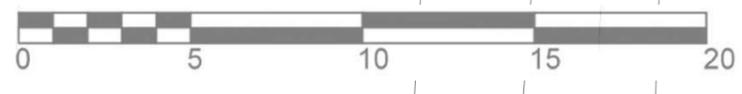
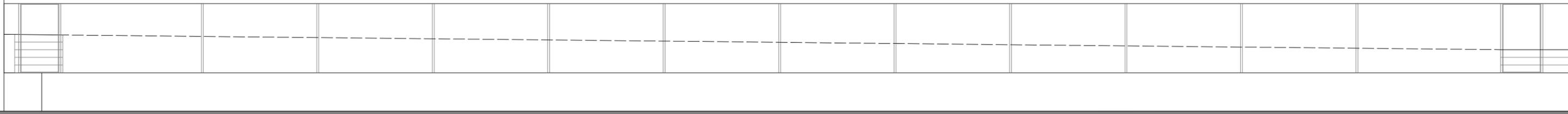
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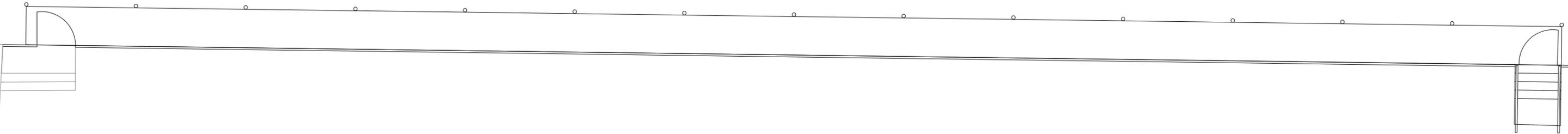
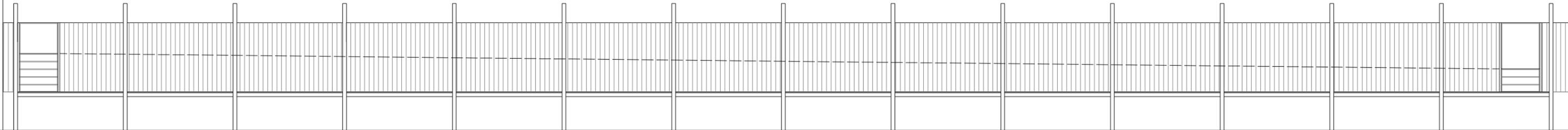
Enc.

Site Location Plan

Proposed Development Drawings

Environment Agency Flood Data

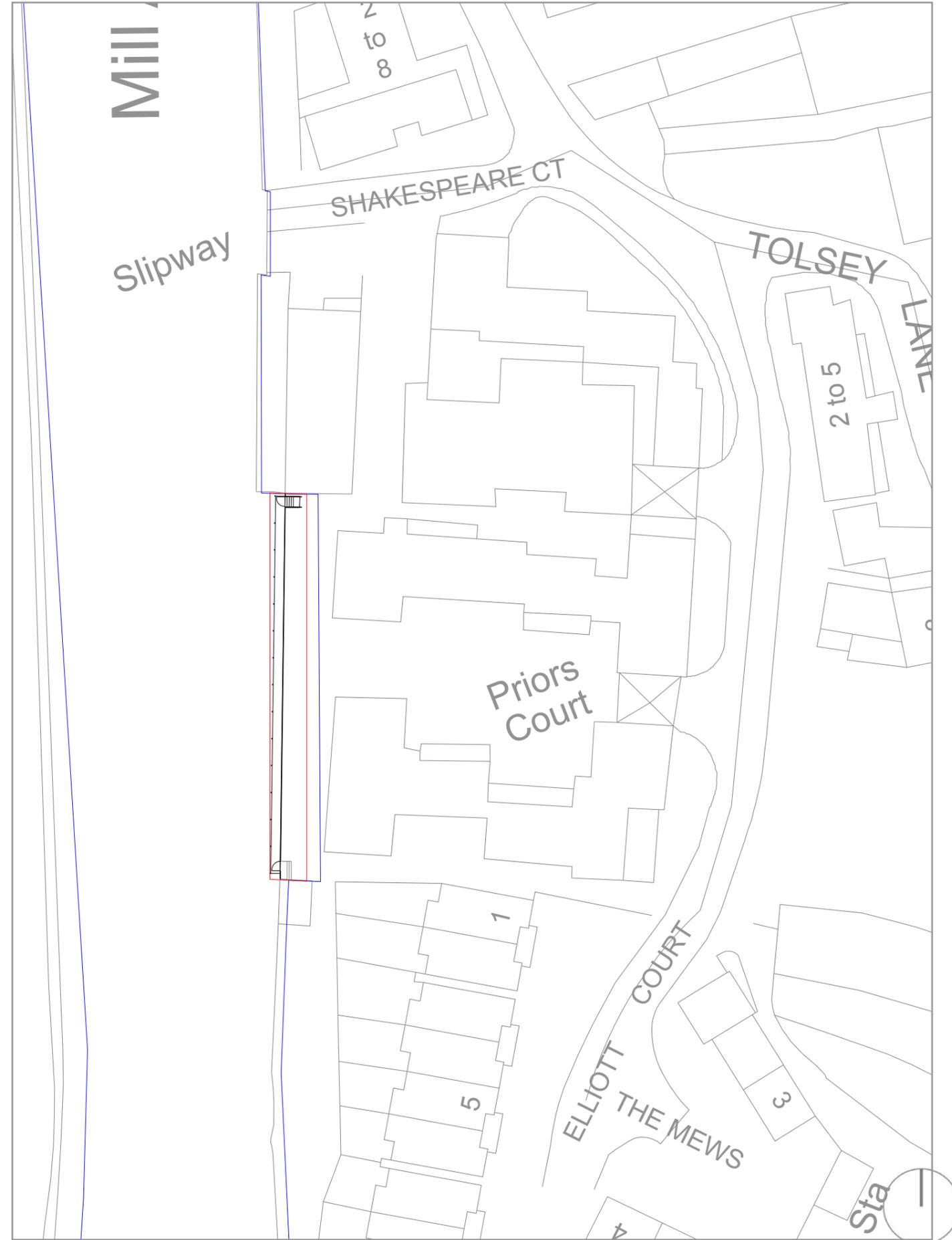




EXISTING

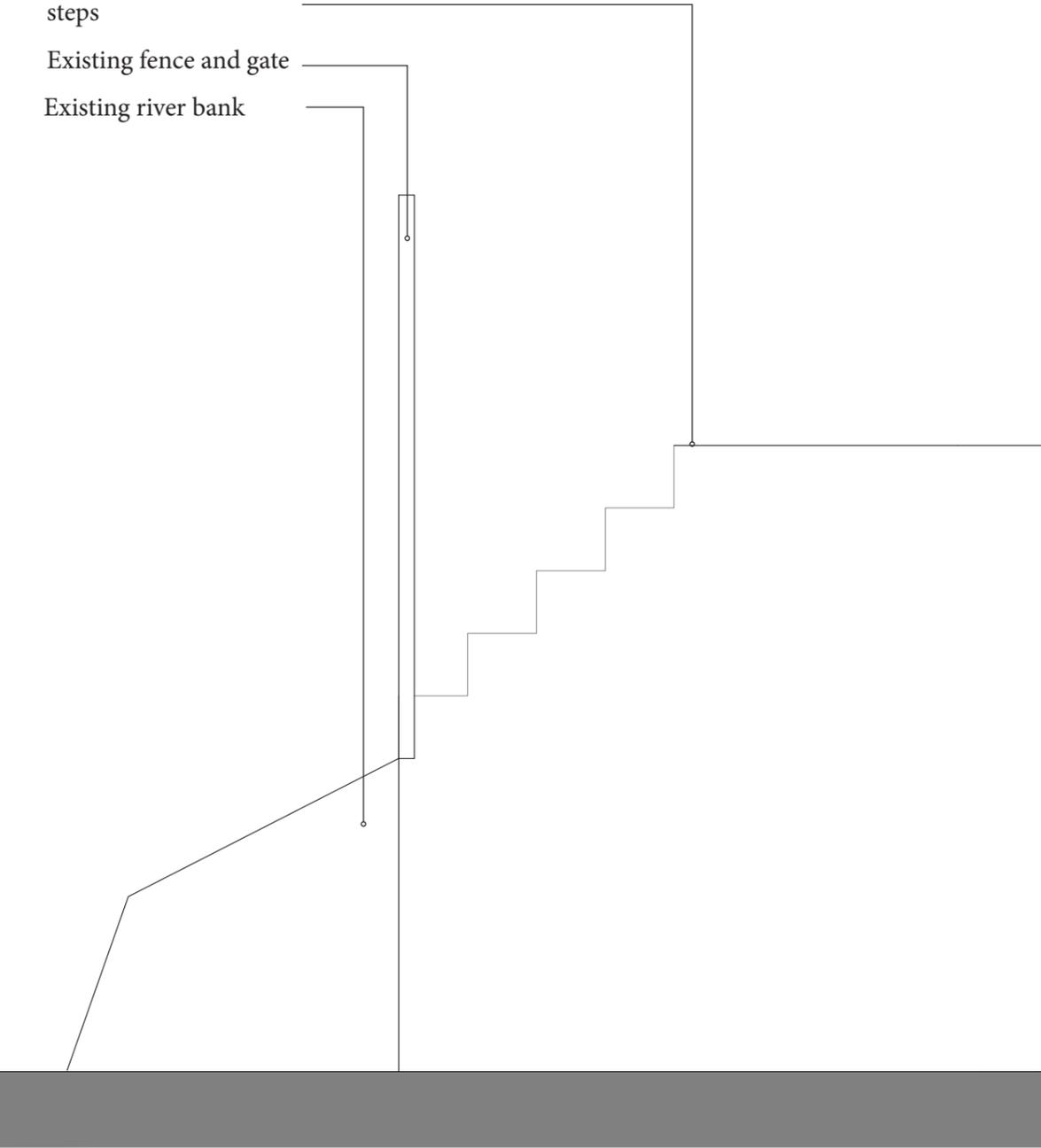


PROPOSED



EXISTING

- Existing footpath and steps
- Existing fence and gate
- Existing river bank



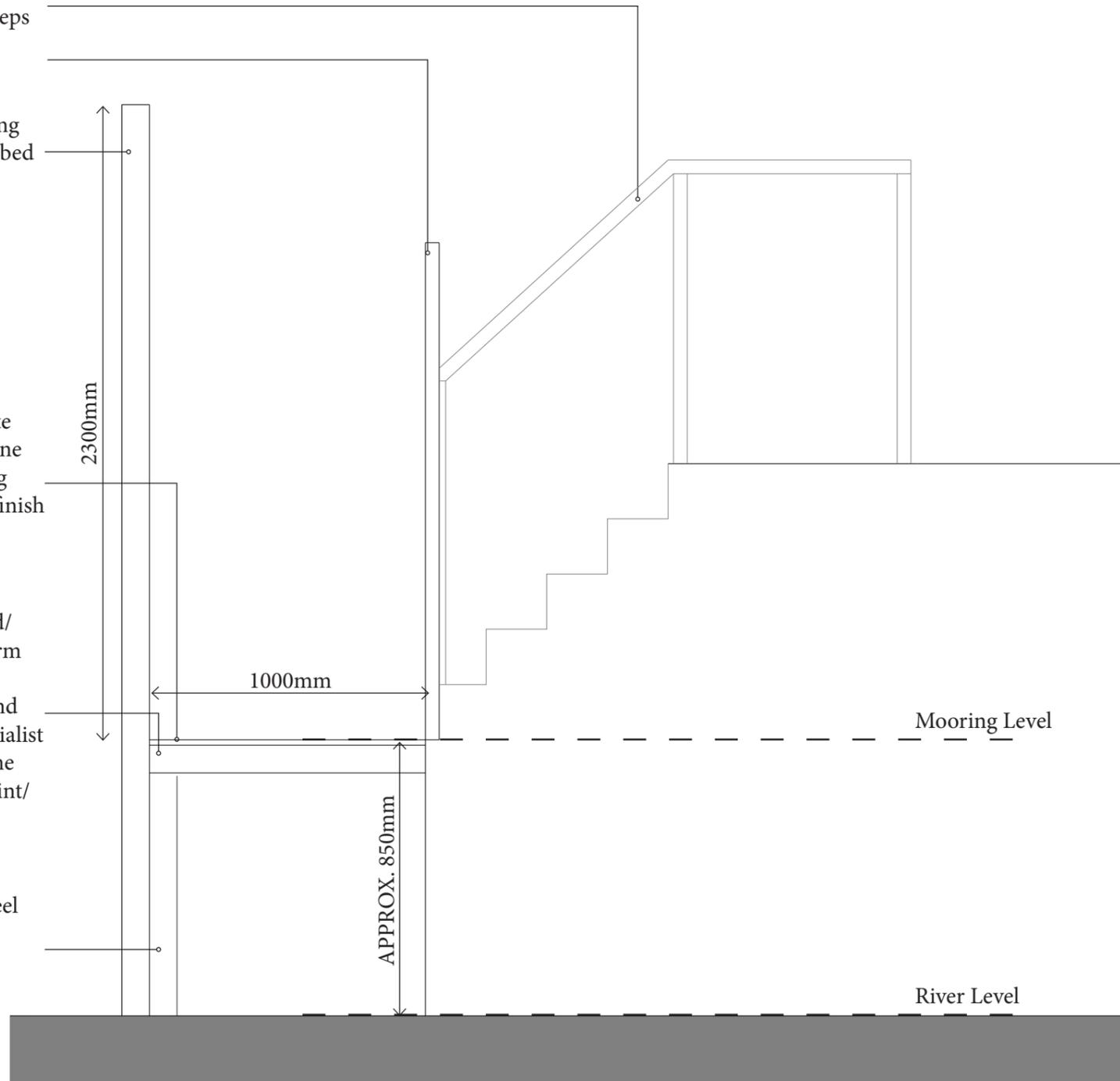
PROPOSED

- New steps and handrail to replace the existing steps
- Existing fence to be replaced
- 100mm diameter riding post driven into river bed depth of refusal

32mm thick composite marine decking/ marine grade timber boarding with anti-slipsurface finish (Dura Deck)

Galvanised steel box section 100mm bolted/ welded together to form prefabricated frame. Detail construction and profile section to specialist recommendatio. Frame to recieve optional paint/ PPC finish, subject to approval

100mm galvanised steel box section support driven into river bed depth of refusal



100mm diameter riding post

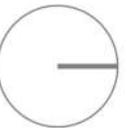
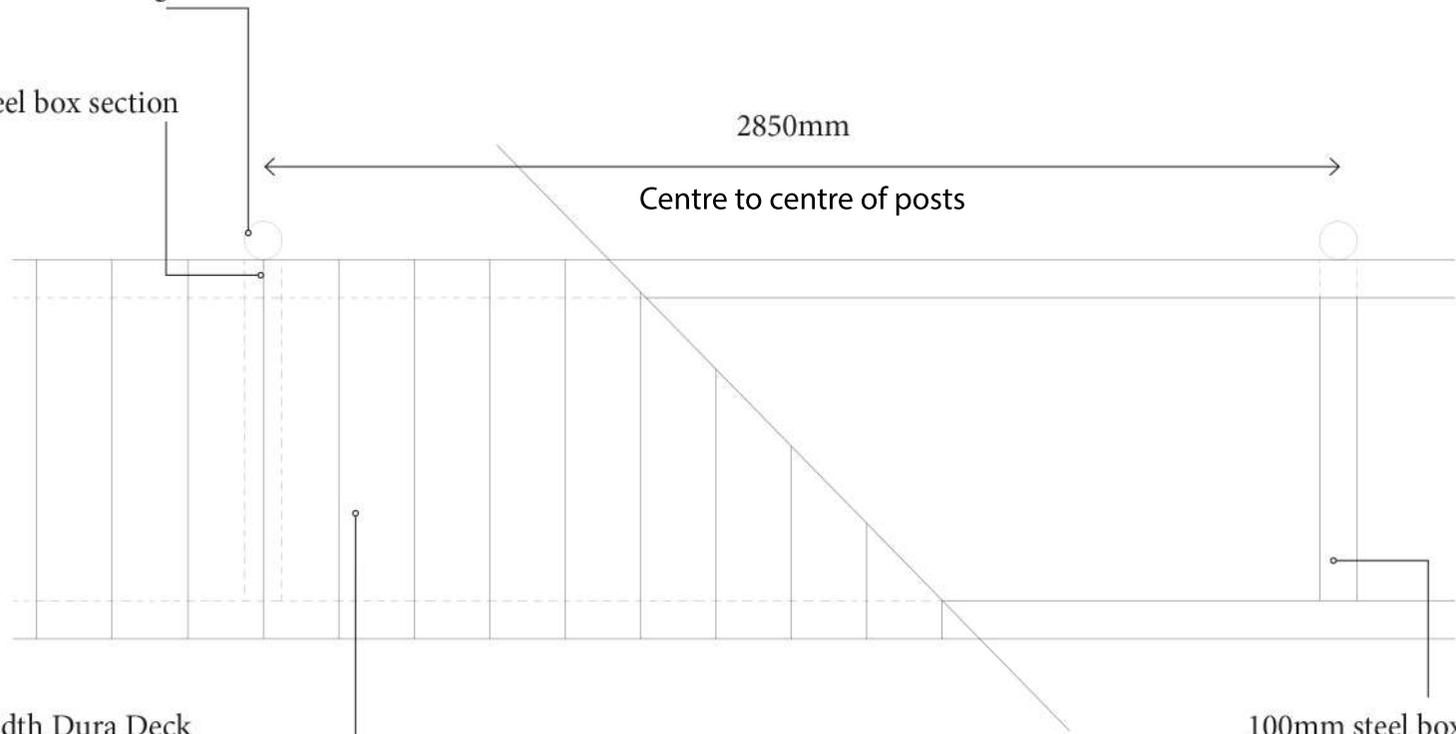
100mm steel box section post

2850mm

Centre to centre of posts

225mm width Dura Deck boards on top of steel structure

100mm steel box section



Product 4 (Detailed Flood Risk Data) for 'land to rear of Elliott Court', Tewkesbury (MAN.266.001)

Reference number: 167925

Date of issue: 28 April 2020

Model Information

The following information and attached maps contain a summary of the modelled information relevant to the area of interest. The information provided is based on the best available data as of the date of issue.

Model Name	Release Date
River Severn	2013

Flood Map for Planning (Rivers and Sea)

The Flood Map for Planning (Rivers and Sea) indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring in any year for fluvial (river) flooding (Flood Zone 3). It also shows the extent of the Extreme Flood Outlines (Flood Zone 2) which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. The Flood Zones refer to the land at risk of flooding and **do not** refer to individual properties. It is possible for properties to be built at a level above the floodplain but still fall within the risk area.

This Flood Map only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered that flooding may occur from other sources such as surface water, sewers, road drainage, etc.

To find out which flood zone a location is in please use: <https://flood-map-for-planning.service.gov.uk/>

Definition of flood zones

- **Zone 1** - The area is within the lowest probability of flooding from rivers and the sea, where the chance of flooding in any one year is less than 0.1% (i.e. a 1000 to 1 chance).

- **Zone 2** - The area which falls between the extent of a flood with an annual probability of 0.1% (i.e. a 1000 to 1 chance) fluvial and tidal, or greatest recorded historic flood, whichever is greater, and the extent of a flood with an annual probability of 1% (i.e. a 100 to 1 chance) fluvial / 0.5% (i.e. a 200 to 1 chance) tidal. (Land shown in light blue on the Flood Map).
- **Zone 3** - The chance of flooding in any one year is greater than or equal to 1% (i.e. a 100 to 1 chance) for river flooding and greater than or equal to 0.5% (i.e. a 200 to 1 chance) for coastal and tidal flooding.

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment](#) when considering location and potential future flood risks to developments and land uses.

Areas Benefitting From Defences

Where possible we show the areas that benefit from the flood defences, in the event of flooding:

- from rivers with a 1% (1 in 100) chance in any given year, or;
- from the sea with a 0.5% (1 in 200) chance in any given year.

If the defences were not there, these areas would flood. Please note that we do not show all areas that benefit from flood defences.

The associated Dataset is available here: <https://data.gov.uk/dataset/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences>

Modelled Flood Extents

Available modelled flood outlines produced as part of the detailed modelling have been provided to you in GIS format. These show modelled flood extents, not taking into account flood defences. Climate change will increase flood risk due to overtopping of defences.

<https://ea.sharefile.com/d-s56993fb624c487aa>

Climate Change

The '[Flood Risk Assessments: Climate Change Allowances](#)' are published on gov.uk. This is in replacement of previous climate change allowances for planning applications. The data provided in this product does not include the new allowances. You will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding. The climate change factors are now more complex and a single uplift percentage across England cannot be justified.

The Environment Agency will incorporate the new allowances into future modelling studies. For now it remains the applicant's responsibility to demonstrate through their proposal and flood risk assessments that new developments will be safe in flood risk terms for its lifetime.

Recorded Flood Outlines

Following an examination of our records of historical flooding we do hold records of flooding for this area, please find tabulated information below for these recorded flood events.

Flood Event Date	Source of Flooding	Cause of Flooding
January 1939	Main River	Channel capacity exceeded (no raised defences)
March 1947	Main River	Channel capacity exceeded (no raised defences)
July 1968	Main River	Channel capacity exceeded (no raised defences)
January 1990	Main River	Channel capacity exceeded (no raised defences)
December 1992	Main River	Channel capacity exceeded (no raised defences)
April 1998	Main River	Channel capacity exceeded (no raised defences)

October 1998	Main River	Channel capacity exceeded (no raised defences)
November & December 2000	Main River	Channel capacity exceeded (no raised defences)
July 2007	Main River	Channel capacity exceeded (no raised defences)

The corresponding recorded flood outline/s can be accessed here:

<https://data.gov.uk/dataset/recorded-flood-outlines1>

The Recorded Flood Outlines take into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding. It includes flood extents that may have been affected by overtopping, breaches or blockages. Any flood extents shown do not necessarily indicate that properties were flooded internally. It is also possible that the pattern of flooding in this area has changed and that this area would now flood or not flood under different circumstances.

Please note that our records are not comprehensive and that the map is an indicative outline of areas which have previously flooded, not all properties within this area will have flooded. It is possible that other flooding may have occurred that we do not have records for.

You may also wish to contact your Local Authority or Internal Drainage Board (where relevant), to see if they have other relevant local flood information.

Flood Defences

Flood defences do not completely remove the chance of flooding. They can be overtopped by water levels which exceed the capacity of the defences.

If flood defences are located in your area, you can access this data here:

<https://data.gov.uk/dataset/spatial-flood-defences-including-standardised-attributes>

Planning developments

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments. You can also request pre application advice:

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Supporting Information

Surface Water

Managing the risk of flooding from surface water is the responsibility of Lead Local Flood Authorities. The 'risk of flooding from surface water' map has been produced by the Environment Agency on behalf of government, using information and input from Lead Local Flood Authorities.

You may wish to contact your Local Authority who may be able to provide further detailed information on surface water.

It is not possible to say for certain what the flood risk is but we use the best information available to provide an indication so that people can make informed choices about living with or managing the risks. The information we supply does not provide an indicator of flood risk at an individual site level. Further information can be found on the Agency's website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Flood Risk from Reservoirs

The Flood Risk from Reservoirs map can be found on the Long Term Flood Risk Information website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?map=Reservoirs>

Flood Alert & Flood Warning Area

We issue flood alert/warnings to specific areas when flooding is expected. If you receive a flood warning you should take immediate action.

You can check whether you are in a Flood Alert/Warning Area and register online using the links below:

<https://www.gov.uk/check-flood-risk>

<https://www.gov.uk/sign-up-for-flood-warnings>

If you would prefer to register by telephone, or if you need help during the registration process, please call Floodline on 0345 988 1188.

The associated dataset for flood warning areas is available here:

<https://data.gov.uk/dataset/flood-warning-areas3>

The associated dataset for flood alert areas is available here: <https://data.gov.uk/dataset/flood-alert-areas2>

Flood Risk Activity Permits

We now consider applications for works, which may be Flood Risk Activities, under Environmental Permitting Regulations. This replaces the process of applying for a Flood Defence Consent. You may need an environmental Permit for flood risk activities if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

Please go to this website to find out more about how to apply:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Please be aware that Bespoke and Standard Rules permits can take up to 2 months to determine and will incur a charge.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Flood map for planning

Your reference
Flood Map

Location (easting/northing)
389154/232760

Created
28 Apr 2020 10:07

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

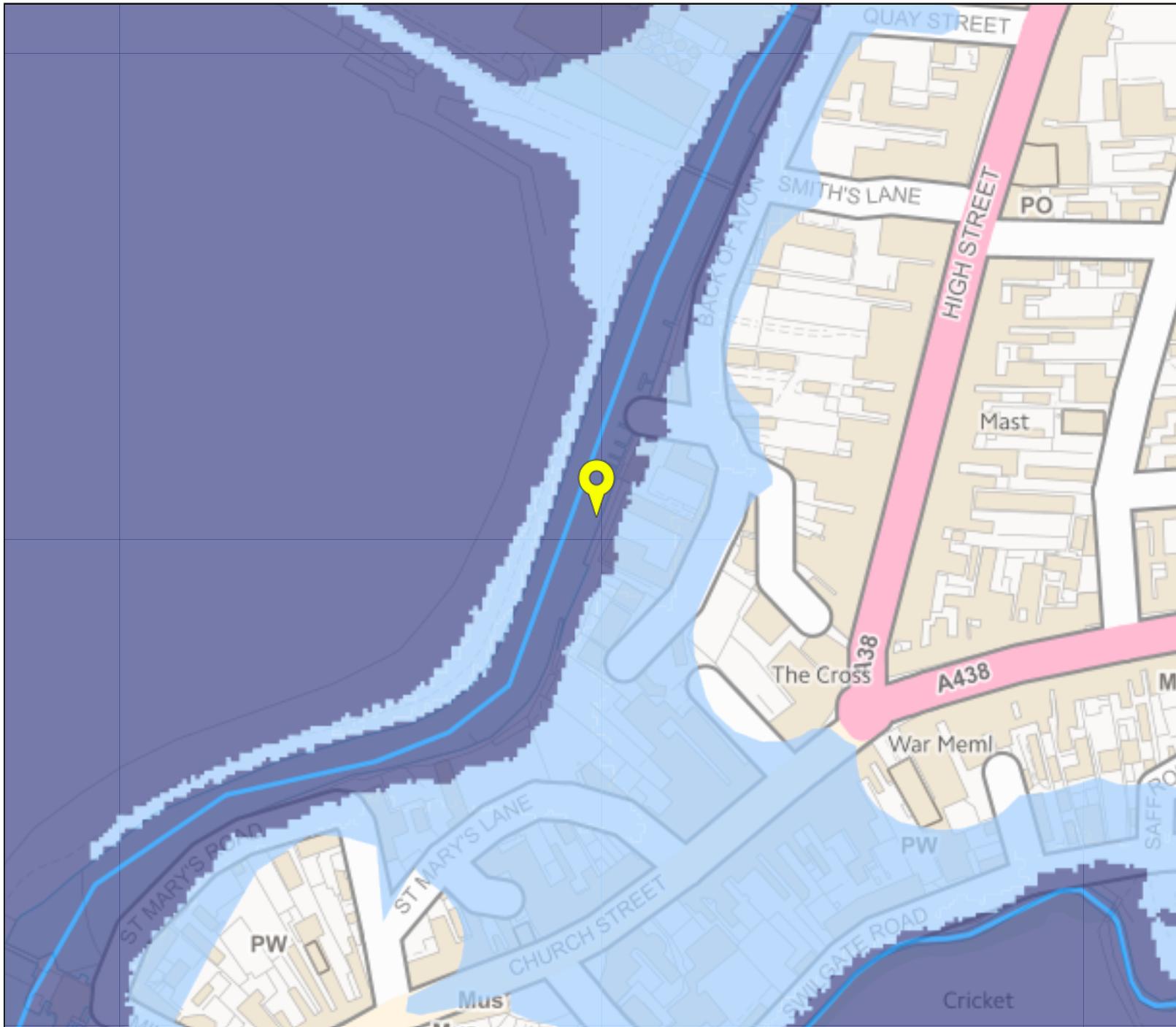
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
Flood Map

Location (easting/northing)
389154/232760

Scale
1:2500

Created
28 Apr 2020 10:07

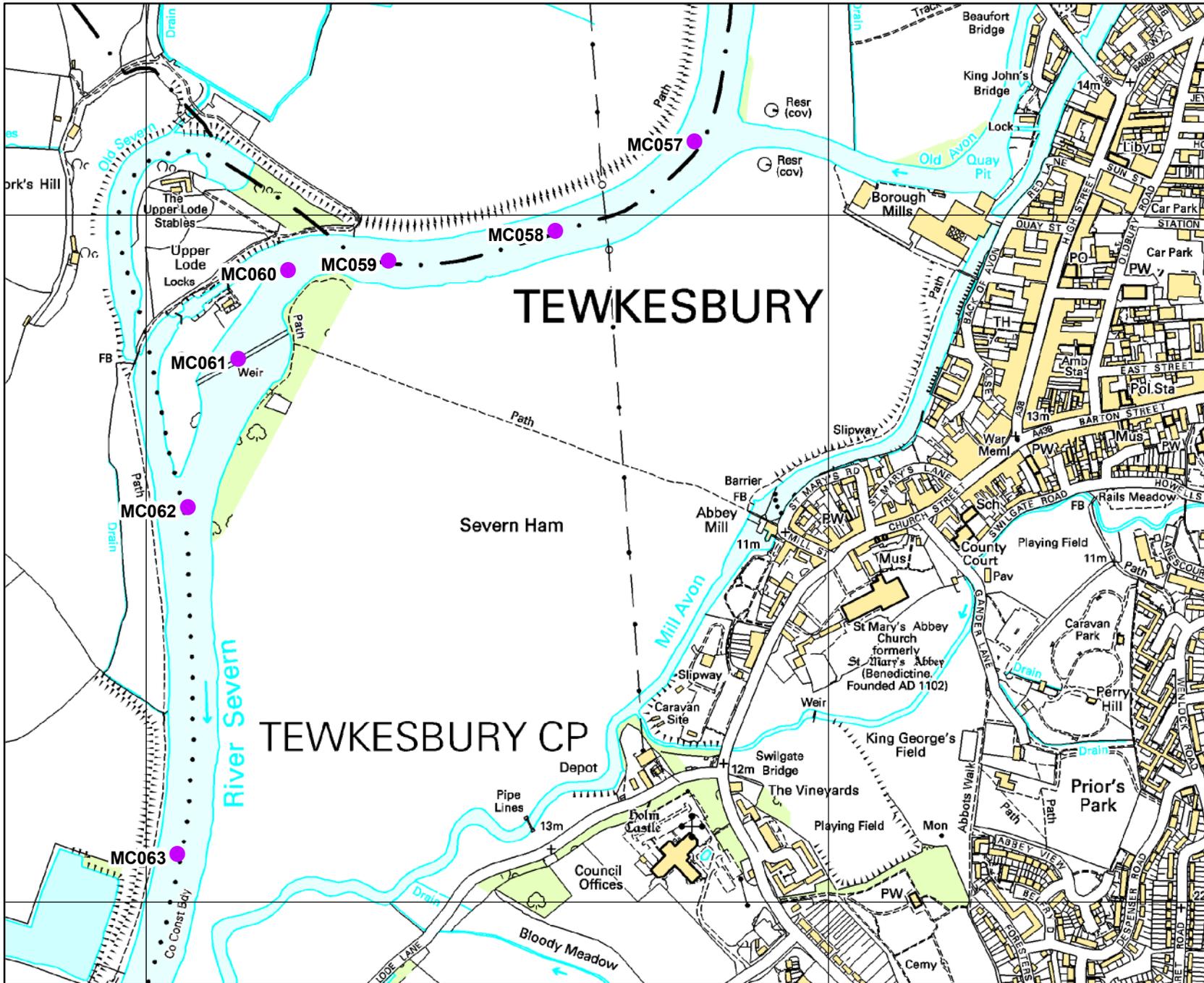
-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



River Severn Model Node Point Map centred on GL20 5AG created 27/04/2020 [our ref. 167925]



1: 8000



Legend

● River Severn Model Node Point

Node Data/ Modelled Levels

The attached map will show a selection of 1D model node points near to your site. The fluvial levels for these node points are shown below.

Fluvial Flood Levels (m AOD)

The modelled levels are given in m AOD (N), m AOD indicates metres Above Ordnance Datum (Newlyn).

The information is taken from the model referenced above and does not include the updated climate change figures.

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (m AOD) (undefended)							
			20% (1 in 5)	10% (1 in 10)	4% (1 in 25)	2% (1 in 50)	1% (1 in 100)	1% (1 in 100) inc. 20% increase in inflows	0.66% (1 in 150)	0.1% (1 in 1000)
MC057	388803	233106	12.21	12.27	12.46	12.62	12.83	13.00	12.93	13.20
MC058	388600	232976	12.15	12.21	12.39	12.55	12.77	12.93	12.86	13.12
MC059	388355	232932	12.13	12.20	12.38	12.54	12.76	12.92	12.85	13.12
MC060	388208	232919	12.07	12.13	12.31	12.47	12.69	12.85	12.78	13.04
MC061	388135	232789	12.05	12.11	12.29	12.45	12.65	12.81	12.74	13.00
MC062	388061	232574	12.04	12.10	12.28	12.43	12.63	12.79	12.72	12.97
MC063	388046	232070	12.01	12.07	12.24	12.39	12.60	12.74	12.68	12.93



Landscape Appraisal

Replacement Moorings, Rear of Prior's Court, Tewkesbury
for:

Tewkesbury Town Council

MAN.266.001.LA.R.001



Contact Details:

Enzygo Ltd,
Ducie House
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Manchester
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tel: 0161 413 6444
web: www.enzygo.com

Landscape Statement

Project:	Replacement Moorings Tewkesbury
For:	Tewkesbury Town Council
Status:	DRAFT
Date:	May 2020
Author:	C. Gratty - Landscape Architect
Reviewer:	P. Beswick -Director

Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159

Registered Office Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

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1.0 Introduction

- 1.1 Enzygo Limited [Enzygo] has been commissioned by Tewkesbury Town Council to prepare this report which considers landscape and visual effects relating to proposed replacement of the existing moorings on the watercourse Mill Avon to the rear of Prior's Court, Tewkesbury, Gloucestershire (the site).
- 1.2 This statement provides information in support of planning application for new moorings including steps decking and handrails (the proposed development).

Site Overview

- 1.3 The site is on the east bank of Mill Avon near the centre of Tewkesbury, to the rear of residential properties at Prior's Court and approximately 125m from High Street/A 38. The site comprises disused moorings which are situated to the rear of Prior's Court off Back of Avon and can be accessed on foot via Prior's Alley.
- 1.4 The site is in the urban area of Tewkesbury and is enclosed by buildings to all sides except the west which adjoins the river. Beyond the river to the western side is the Severn Ham Site of Special Scientific Interest [SSSI] which is accessible to the public and extends to the north, south and land further west on the opposite side of the river to the site.
- 1.5 The site is adjacent to a residential property, Riverside Cottage which is to the north east and apartments at Prior's Court to the immediate east. There is a gazebo (Grade II listed building) adjacent to the southern end of the site and adjoining the riverside.
- 1.6 A signposted riverside walk adjoins eastern boundary of the site and extends along the River Avon to the north and south of the site. The riverside path connects to St Mary's Road further south and the Severn Way bridge/footpath which crosses the river approximately 300m to the southwest.

Image 1: The site and riverside looking south west



Image 2: The site and riverside from the Severn Way on the western side of the river.



The Development

- 1.7 The development includes reinstatement of moorings in a similar style and construction type to existing adjacent moorings on Mill Avon to the south of the site. See Appendix C for plan and elevations of the proposed development, also see image 3 showing examples of existing moorings to the south.
- 1.8 The proposed new structure would be situated on the eastern bank of the River Avon. The development will be fixed to the riverbed/bank and will be rectangular in plan, the long edge being parallel to the river with steps for pedestrian access at either end.
- 1.9 The structure will comprise a platform with anti-slip surfaced marine timber decking supported by a galvanised 100mm section steel frame sub-structure with steel handrails around the decking. The tallest part of the structure would be approximately 3m above river level.
- 1.10 The existing fence and gate would be removed as well as existing steps leading to the mooring level.
- 1.11 The proposed development will involve works including:
- Removal/disposal of existing weld mesh fencing and gate;
 - Creation of 2 new sets of steps at either end of the deck and handrail; and
 - Construction of a new platform with steel supports driven into the river bed; and
 - Installing 225cm wide marine grade timber decking and hand rail (with vertical timber infill panels between supports).

Image 3: Example of existing moorings to the south of the site



2.0 Approach

- 2.1 This statement considers the potential effects of the development on aspects including:
- Existing landscape features and general landscape character of the site and surroundings; and
 - Visual amenity.
- 2.2 Consideration of landscape and visual effects are two distinct but related areas which are assessed separately. Landscape and visual effects do not necessarily coincide and can be beneficial or adverse. A distinction is drawn between landscape and visual effects as follows:
- **Landscape effects** relate to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality.
 - **Visual effects** relate to the effects on views experienced by visual receptors [e.g. residents, footpath users, tourists etc.] and on the visual amenity experienced by those people.
- 2.3 The landscape statement has been broadly undertaken following stages including:
- Baseline data collection via desk-study;
 - Description of the baseline conditions and identifies the relevant landscape and visual receptors and existing views; and
 - Assessment of effects arising from the proposals and description of recommended mitigation measures.
- 2.4 Judgements are made regarding the likely change in landscape character and views which inform the final scheme and mitigation proposals. Criteria thresholds for assessing the degree of change as a result of the scheme are noted at Appendix A, Methods of Assessment.

Study Area

- 2.5 For the purposes of this study an approximate study area of 2.5km was initially used for this study although this was reduced to 1km for focused based desk studies as shown on Diagram 1 in acknowledgement of the scale, location and nature of the proposals.

Visual Envelope

- 2.6 The visual envelope is a broad area from within which it may be possible to see the whole or part of the proposed development and helps to establish the potential for sensitive visual receptors. The development is not considered to be visible outside this area or would be very

difficult to perceive. There will be pockets in the visual envelope from which there are no views of the site due to the localised screening effects of vegetation and topography or other features such as buildings. Landscape features which form visual barriers and restrict views towards the site are identified.

2.7 Photographs are used to illustrate the existing site and immediate surroundings. The site and any significant features are identified together with landmarks in the surrounding area.

Desk Study

2.8 The desktop study referred to data sources including:

- Ordnance Survey [OS] mapping;
- The Google Earth website at www.earth.google.com;
- The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk; and
- Local authority websites.

3.0 Baseline Conditions

Description of the Site and Surroundings

3.1 The section describes the site and the area surrounding the site. Photographs of the site have been included at Appendix B together with a location plan.

Characteristics of the Site

3.2 The site is on the eastern bank of the Mill Avon watercourse. The existing river bank is covered by naturally established herbaceous plants and grasses with some willow. There are some water lilies on water next to the site.

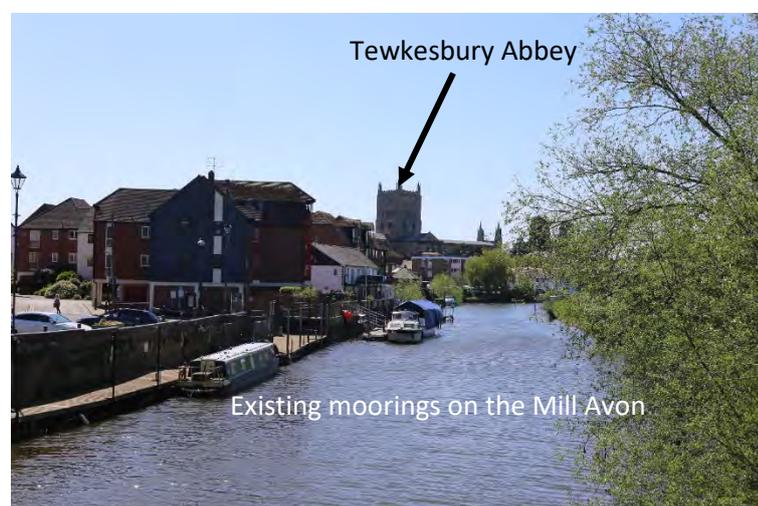
3.3 Partly dilapidated wire mesh fence surrounds the boundary of the site. Existing steps lead to the mooring level. A pedestrian access to the moorings is available from Back of Avon through the Prior's Court and the Riverside Walk PRow along Mill Avon.

3.4 The site is steep to the bank and levelled where cross the footpath-Riverside walk.

Image 4: View of the site from the Severn Way footpath [FP 14] at Severn Ham SSSI



Image 5: View toward the site from the footbridge over Mill Avon



The Surrounding Area

- 3.5 Desk-based study was undertaken to gather information about the local landscape and to consider any that maybe relevant to the landscape and the development. The findings are shown at Diagram 1 – Landscape Features and Constraints.
- 3.6 The site is in the urban area of Tewkesbury, situated on the Mill Avon watercourse which connects to the River Severn to the north and south. The site and Mill Avon are on the western edge of the town. Severn Ham SSSI is to the west of the site forming an island between the Mill Avon and the River Severn. The nature of the area immediately surrounding the site is therefore typically townscape and or urban fringe. The land to the northwest and west of the site at Severn Ham SSSI comprise open fields and predominantly grassland environments.
- 3.7 Land to the west generally is rural in nature comprising agricultural land and the River Severn, see Image 6.

Image 6: Typical view of the landscape to the west of the site, close to Cork's Hill



- 3.8 The Healings Flour Mill (off Quay Street) is a prominent building to the north of the site on the opposite side of the Mill Avon. There is business development further north off Mythe Road to the west of the town. There is a golf course and a hotel to the southwest of the town on the east side of the River Severn.

- 3.9 In the wider areas the landscape is predominantly rural interspersed with farms small settlements and individual properties. Hedges typically enclose fields and small pockets of woodland are frequent features throughout the area.
- 3.10 The site is low lying adjacent to the river at around at <10m AOD, the topography in the surrounding area is undulating and rises to approximately 50mAOD to the west and north at Bushley Park and The Mythe.
- 3.11 Tree cover is present although is limited throughout the area comprising small groups or lines of trees typically associated with ditches/drains/watercourses, properties and settlement edges.
- 3.12 The site is in Tewkesbury Conservation Area.
- 3.13 There are no statutory designations on the site although there are designated sites and features in the surrounding area including:
- Severn Ham Special Site of Scientific Interest 20m northwest, west and southwest of the site;
 - Old River Severn, Upper Lode Special Site of Scientific Interest approximately 880m to the west of the site;
 - Scheduled Monuments: the Site of St Mary's Abbey 195m, Holm Castle 597m both south of the moorings; and
 - Listed buildings (grade II), the nearest include Gazebo, neighbouring south eastern corner. The Abbey Mill and Abbey Church of St Mary (grade I) approximately 300m south-west of the site.
- 3.14 There are no designated landscapes in the wider surroundings. See Diagram 1 for an illustration of features in the local area surrounding the site.

Diagram 1 Landscape Features and Constraints.



Public Rights of Way

3.15 The site is in an urban area and as such much of the surroundings are publicly accessible via highways, roads and footpaths. There are public rights of way (PRoW) in the area to the west of the river at Severn Ham SSSI as shown on Diagrams 2 and 3 below which are extracted from Gloucestershire's on line definitive map. Footpaths are shown as pink lines, with reference numbers from the definitive map.

Diagram 2: Extract from Gloucestershire County Council Definitive Map, not to scale.

(source <https://maps.gloucestershire.gov.uk/MapThatPublic/Default.aspx?treedid=81@82@83>)

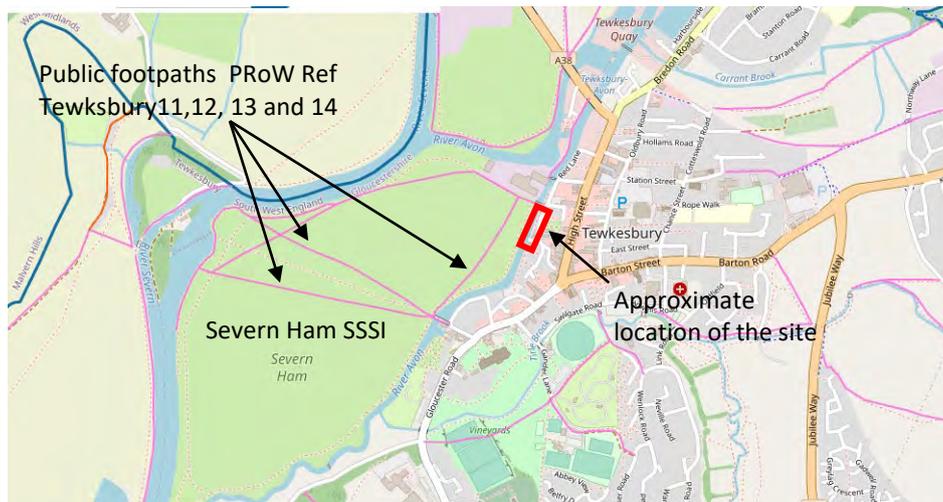
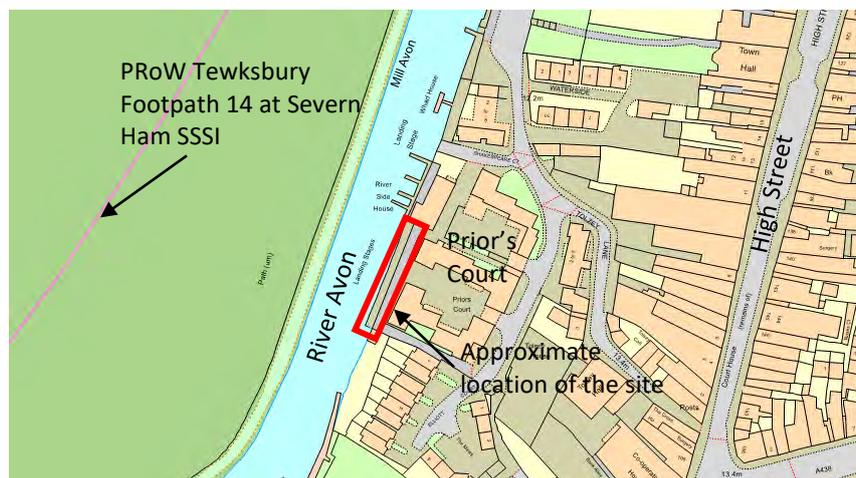


Diagram 3: Extract from Gloucestershire County Council Definitive Map, not to scale.



Published Landscape Character Assessments

3.16 The following paragraphs note a summary of relevant published landscape character assessments for the site and surrounding landscape.

3.17 Natural England has published National Character Areas (NCA) for England, this site falls into

National Landscape Character Area 106 Severn and Avon Vales.

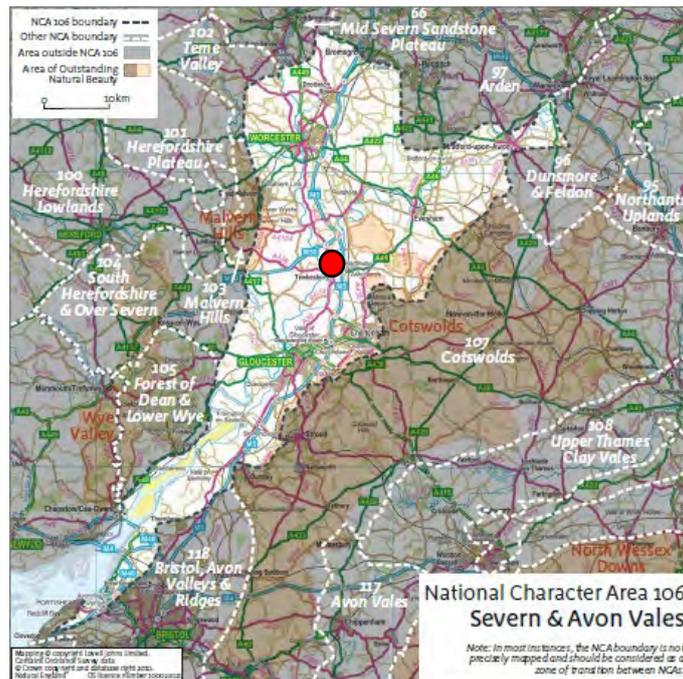


Diagram 3: Extract Natural England National Character Area Profile. Not to scale.

● Approximate location of the site.

- 3.18 The character assessment describes the character of the area – *“The lower valleys of the rivers Severn and Avon dominate this low-lying open agricultural vale landscape made up of distinct and contrasting vales, including Evesham, Berkeley, Gloucester, Leadon, and Avon, with Cotswold outliers like Bredon Hill punctuating the otherwise flat vale landscape. The M5 motorway runs through the centre and the eastern edge of the area. A small proportion of the National Character Area (NCA) is urban and includes towns such as Worcester, Cheltenham, Gloucester and Stratford-upon-Avon”*
- 3.19 It goes on to note that *“The majority of the area is used as agricultural land.”* and *“Woodland is sparse and it is a generally open landscape. Traditional orchards are widespread across the area”*
- 3.20 The NCA notes the key characteristics for this area include:
- *“A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.*
 - *Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.*
 - *Woodland is sparsely distributed across this landscape but a well wooded impression is*

provided by frequent hedgerow trees, parkland and surviving traditional orchards.

- *Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.*
- *Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.*
- *Unimproved neutral grassland (lowland meadow priority habitat) survives around Feckenham Forest and Malvern Chase. Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.*
- *The River Severn flows broadly and deeply between fairly high banks, north to south, while the Warwickshire River Avon meanders over a wide flood plain between Stratford, Evesham and Tewkesbury. The main rivers regularly flood at times of peak rainfall.*
- *Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.*
- *Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape”*

3.21 Strategic environmental objectives (SEO) are noted for this NCA which are not in the main relevant to the site and proposed development. Aspects from the SEOs are broadly relevant including:

- *“SEO 1: Protect and manage the landscape, heritage and biodiversity associated with the Severn Estuary, the river valleys and other hydrological features, planning for a landscape scale expansion of wetlands, intertidal habitats and unimproved grasslands along river floodplains through, restoration, expansion and re-linkage of existing remnant areas of seminatural habitat.*
- *SEO 2: Seek to safeguard and enhance this area’s distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity.*
- *SEO 3: Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity.”*

3.22 Gloucester County Council has published the 'Gloucestershire Landscape Character Assessment' 2006 which describes the character of the county, identifying character within local boundaries. The landscape character plan identifies the site in the County Landscape Area- River Meadows sub character type 4A Severn Ham. The character area relates to the land outside the defined (local Plan) urban extent of Tewksbury which is adjacent to the site. The key characteristics of this area are listed as:

- *Flat low lying riverine meadows, overlying river alluvium and subject to periodic flooding;*
- *Open character with a general absence of hedgerows or fences;*
- *Lush cow and sheep pastures;*
- *Limited tree cover but intermittent Oaks are notable local features;*
- *Evidence of earlier sand and gravel extraction with restored workings including creation of lakes;*
- *Occasional structures such as water treatment works have a significant local impact;*
- *Historic links at bridging points particularly at the confluence of the Severn and the Avon, and former ferry connections across the Avon signifying the importance of river edge sites; and*
- *Meadows and hams provide important local recreational spaces and are also important for their biodiversity interest associated with the meadowland and areas of neutral grassland.*

Visual Baseline

Visual Envelope

3.23 The visual envelope is the broad area from within which it may be possible to see the proposed development. The visual envelope for the site is affected by factors including:

- The level low-lying topography on the site and the wider surroundings;
- Enclosure by surrounding buildings and the town beyond;
- The nature and scale of the proposed development, small-scale and low in height (<2.5m in height); and
- Watercourse/Mill Avon and open grassland to the west allow unrestricted views from Severn Ham SSSI.

Visual Receptors

3.24 The principal groups of visual receptors identified within the study area include:

- Residents of nearby houses;
- Users of public footpaths/rights of way and riverside walk; and
- River boat users.

3.25 The receptors identified are generally of high sensitivity to visual change.

4.0 Landscape and Visual Effects

- 4.1 The proposed development involves limited construction activity to build a new decking structure with railings. The proposed works on the site would result in minor alterations within the context of other existing riverside moorings. No substantial or negative effects are predicted on landscape and views.
- 4.2 See Appendix B for photographic views of the site and surroundings together with a viewpoint location plan.

Effects on Landscape Character

- 4.3 The proposed changes will be consistent with the character of the surrounding townscape and similar in construction style to other existing features. No landscape features on the site beyond riverbank vegetation would be affected. The site is not sensitive to the proposed change, it has historically formed part of existing moorings as can be seen from existing features such as fencing signage and steps to the riverbank. Any landscape effects would be very low level to negligible on the local townscape character.

Effects on Views

- 4.4 The visual envelope for the site and development is highly constrained by the built-up area of Tewksbury, there are few locations from where the site is openly visible. The site forms one section of a series of moorings along this stretch the Mill Avon. Moorings are enclosed by adjacent development to the east and accessed via a combination of private land/accesses and public highways. The nearest publicly accessible locations from where the site is visible are limited to the riverside walk which extends north and south along the eastern side of the river and land/public footpaths/long distance footpath the Severn Way at Severn Ham SSSI on the opposite side of the watercourse. In addition, the site is visible from adjacent private residences. See viewpoint 3 typical view of land at Severn Ham SSSI and toward the site.
- 4.5 Visibility and awareness of construction activity is perceived from locations limited to those nearest to the site, mainly adjacent residences. Beyond this, effects are unlikely to be noted given the urbanised, developed location.
- 4.6 The construction activities are not extensive and will be restricted to movement of construction equipment needed to undertake work to remove the existing features and to form the new structure. The majority of activity is screened by the adjacent buildings but will be visible from land to the west at Severn Ham SSSI.

- 4.7 Pedestrians using local footpaths/riverside walk to the 'town side' of the river north and south of the site will experience views of the works and temporary fencing and would likely be diverted temporarily away from the site during construction. Activities are unlikely to be seen for significant distances in any direction even where views are more open to the west.
- 4.8 The magnitude of visual effects during construction is judged to be low to negligible as effects would be contained and would not be wide-reaching.
- 4.9 On completion of the works views generally are not predicted to change substantially. The effect of installing an additional section of moorings on this part Mill Avon would be limited and would be seen mainly by receptors in close proximity. The proposed development is in keeping with other moorings in the immediate vicinity and would not be prominent or detracting in views from any direction.

Summary of Effects on Views

- 4.10 In summary the proposed development will result in low levels of effect on views which affect receptors of high sensitivity including users of public rights of way and residents. Overall effects are at worst slight and mainly during the construction period. Views of construction are restricted to locations in close proximity to the site.
- 4.11 There are few opportunities to view the site in the surrounding area and open views of the site are not possible from locations beyond the immediate vicinity and from footpaths in the SSSI on the opposite side of Mill Avon. Effects would be negligible on completion and in the future because the proposed development installs a feature of similar size and appearance to others in the locality and therefore is coherent in the setting.
- 4.12 Visual effects would be minimal and there is limited scope for and no need to provide mitigation in addition to embedded mitigation through design.

5.0 References

References and Data Sources

- *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition [2013] Landscape Institute and the Institute for Environmental Management and Assessment;
- *Landscape Character Assessment Guidance for England and Scotland* [2002] Countryside Agency and Scottish Natural Heritage;
- *Guidelines for Environmental Impact Assessment [2004]* Institute for Environmental Management and Assessment;
- The Google Earth website at www.earth.google.com;
- The Multi-Agency Geographical Information for the Countryside website at: www.magic.gov.uk;
- National Landscape Character profiles at www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles
- Ordnance Survey [OS] mapping;
- Gloucestershire County Council website; and
- Babergh and Mid Suffolk Council website.

Appendix A – Methods of Assessment

Introduction

The Landscape and Visual Impact Assessment [LVIA] considers the potential effects of the development on:

- Individual landscape features and elements;
- Landscape character and quality [condition]; and
- Visual amenity and the people who view the landscape.

Distinction between Landscape and Visual Impacts

Landscape and visual effects are two distinct but related areas, which will be assessed separately in accordance with the approach outlined below. Landscape and visual impacts do not necessarily coincide and can be beneficial or adverse. A clear distinction will be drawn between landscape and visual impacts as follows:

- Landscape impacts relate to the effects of the proposal on the physical and other characteristics of the landscape and its resulting character and quality; and
- Visual impacts relate to the effects on views experienced by visual receptors [e.g. residents, footpath users, tourists etc.] and on the visual amenity experienced by those people.

Guidance

The LVIA of the proposed scheme will be undertaken by Landscape Architects with experience of preparing assessments for similar types of development. The assessment was undertaken in accordance with best practice outlined in published guidance:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition [2013] Landscape Institute and the Institute for Environmental Management and Assessment;
- Landscape Character Assessment Guidance for England and Scotland [2002] The Countryside Agency and Scottish Natural Heritage; and
- Guidelines for Environmental Impact Assessment [2004] Institute for Environmental Management and Assessment.

LVIA Method

The LVIA will be undertaken in the following stages:

- Baseline data collection via desk-top;
- Description of the baseline landscape character and visual amenity of the site and surrounding area which identify the relevant landscape and visual receptors [including representative viewpoints] and determine their sensitivity to change;
- Description of the magnitude of change in the landscape and visual amenity as a consequence of the proposal;
- Description of the potential landscape and visual impacts arising from the proposal; and
- Development of strategic mitigation proposals to assist in reducing adverse landscape and visual effects or provide compensation where unavoidable, and where possible enhance and safeguard beneficial effects.

Baseline information regarding landscape features and sensitive visual receptors, and the likely change in the landscape character and visual amenity of the site and its surroundings, will be used to identify potential impacts and inform the final scheme as appropriate.

Strategic mitigation measures will be developed in tandem with the proposal to minimise adverse impacts as part of an iterative design process. Options for screening various components of the scheme will be investigated and adopted as mitigation measures where appropriate.

Criteria thresholds for assessing the degree of change as a result of the scheme will be established and the final layout of the scheme will be reviewed to ascertain the magnitude of change in the landscape and in views. Effects relating to heritage features and the landscape may also need to be considered e.g. effects on views/vistas in designed historic parks or landscapes.

Sensitivity of Receptors, Magnitude of Change and Significance of Effects

The significance of effects of the proposal on both the landscape and visual receptors within the study area are ascertained by cross-referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

The sensitivity of landscape and visual receptors is judged as high, medium or low. The magnitude of change is also judged to be negligible, low, medium or high. Significance of effects is expressed as either slight, moderate or substantial, which may be either beneficial or adverse, or neutral.

Study Area

The individual circumstances of each site and development is considered and a suitable study area defined. For the purposes of this LVIA, a 2.5km study area from the centre of the site has been used as a boundary to assess the effects of the proposals. This has been considered in acknowledgement of the scale of the proposals, the undulating nature of the local topography and the extent of vegetation cover within the immediate environs. This is not to say that there will not be views of the site from outside this study area; however, it is considered that more distant views are likely to be limited and in any event the development would only be seen as a small element.

A zone of theoretical visibility (ZTV) map was not produced for this development because of the relative low height and modest scale of the development it was deemed likely that the visual envelope would be small.

Representative Viewpoints

Within the extent of the visual envelope, it would not be practical to illustrate the visual impact on every individual visual receptor affected by a scheme. Therefore, representative photographs are used to illustrate views. Site location and significant features will be identified together with landmarks and features in the surrounding area.

Where several photographs which have been stitched together using photo-stitching software, images software ensures that each photo has between 30-50% overlap with adjacent photographs. This process avoids the distortion that can occur at the edges of pictures.

At the time the baseline photographs are taken co-ordinates of the viewpoints were recorded. Photographs were taken at approximately 1.5m above ground level [i.e. eye level].

Temporal Scope

2020 has been taken as the baseline year for defining the existing landscape. The relevant impacts of the development are considered at times typically including:

- During construction;
- Year 1: - one year after opening [Opening Year] to assess the impacts once construction is complete; and
- Year 15: - fifteen years after opening [Design Year] to allow for any mitigation planting to establish.

Desk Studies

The baseline landscape and visual assessment comprised a desktop study of data sources including those detailed in References Section of the report.

Method for Landscape Assessment

Landscape Sensitivity

A judgement regarding landscape sensitivity will be made based on the following general criteria:

Table 1: Landscape Sensitivity Criteria

Sensitivity	Criteria
Low	A landscape of few positive characteristics, poor condition or one that is not particularly valued for its scenic quality. The character of the landscape, existing land use, pattern and scale are tolerant of change and offer considerable opportunities for successful mitigation and landscape enhancement. The landscape may be a poor example of a locally abundant landscape type.
Medium	A landscape that exhibits some distinctive characteristics but may have been slightly degraded or one that is moderately valued despite its alteration. The character of the landscape, land use, pattern and scale offer some opportunities for successful mitigation and landscape enhancement. The landscape may be a poor example of a locally scarce landscape type or a good example of a locally abundant landscape type. Locally designated landscapes.
High	A landscape of particularly distinctive characteristics maintained in a good condition or one that is particularly valued for its scenic quality. The character of the landscape, existing land use, landscape features, pattern and scale are intolerant of change and offer few opportunities for successful mitigation or landscape enhancement. The landscape may be a good example of a locally scarce landscape type. Nationally designated landscapes.

Magnitude of Landscape Change

A judgement regarding the magnitude of change to landscape features and character will be made based on the following general criteria:

Table 2: Magnitude of Landscape Change Criteria

Magnitude of Change	Criteria
High	Total loss of or severe damage to key characteristics, features or elements of the landscape Introduction of highly unnatural or unattractive features into the landscape which do not fit well with the existing character Major improvement or removal of several notable existing features or characteristics that significantly detract from the existing character Introduction of major new features or elements into the landscape which significantly improve the existing character
Medium	Partial loss of or damage to key characteristics, features or elements of the landscape Introduction of some unnatural features into the landscape but which may be accommodated without major detriment to the existing character. Moderate improvement or removal of some existing features or characteristics that currently detract from the existing character Introduction of some new features or elements into the landscape which moderately improve the existing character
Low	Minor loss of or alteration to one or more key characteristics, feature or elements of the landscape Introduction of minor unnatural features into the landscape which do not detract significantly from the existing character Minor improvement or removal of a small existing feature or characteristic that slightly detracts from the existing character Introduction of minor new features or elements into the landscape which slightly improve the existing character

Magnitude of Change	Criteria
Negligible	No notable loss or alteration of any key characteristics features or elements of the landscape No notable new features introduced into the landscape

Method of Assessment – Visual Amenity

Visual Sensitivity

The sensitivity of visual receptors will depend on a number of factors including: the location and context of the viewpoint, the expectations and occupation of the visual receptor, the number of receptors being represented by the viewpoint and distance from the scheme. The extent of visual intrusion by any existing development may also affect the sensitivity of visual receptors in this vicinity. A judgement will be made regarding the sensitivity of baseline receptor views based on a combination of these factors. The sensitivity of the following visual receptors is given as a guide only and other factors may also affect their sensitivity:

Table 3: Visual Sensitivity Criteria

Sensitivity	Criteria
Low	Users of industrial sites, offices and commercial properties. Users of A and B roads [except on key tourist trails]. Users of active recreational and leisure facilities where the focus is on the activity and not the landscape. Community buildings in an urban location.
Medium	Residential properties with restricted views, distant and panoramic views, oblique views, limited/partially screened views towards the scheme or surrounded by urban development. Community buildings with a rural view. Users of Public Rights of Way and local 'C' class roads, unclassified lanes, tracks used by non-motorised users and users of outdoor recreational facilities and public open space with restricted views towards the scheme, distant views or with views of existing urban development. Users of local and regional tourist routes ['A' and 'B' class roads].
High	Residential properties with predominantly open rural views from the curtilage, ground floor and upper floors directly towards the scheme. Users of Public Rights of Way and local 'C' class roads, unclassified lanes, tracks used by non-motorised users which traverse open countryside with predominantly open views towards the scheme. Users of recognised vistas and designated viewpoints. Users of outdoor recreational facilities and public open space with open views towards the scheme at close proximity.

Magnitude of Visual Change

A judgement regarding the magnitude of change to views will be made based on the following general criteria:

Table 4: Magnitude of Visual Change Criteria

Magnitude	Criteria
High	A significant deterioration or improvement in the existing view
Medium	A noticeable deterioration or improvement in the existing view
Low	A barely perceptible deterioration or improvement in the existing view
Negligible	No discernible deterioration or improvement in the existing view

Appendix B –Site Photographs and Location Plan



Key

-  Application Boundary
-  Study Radius
-  Viewpoint Location and Direction of View

- Viewpoint Locations**
1. Viewpoint 1: View from Priors Alley/ Riverside Walk, next to Riverside cottage
 2. Viewpoint 2: Views from St Mary's Lane Car Park
 3. Viewpoint 3: View from bridge cross over River Avon at The Abbey Mill
 4. Viewpoint 4: View from Severn Way
 5. Viewpoint 5: View from Severn Ham National Reserve

Data source
 • Ordnance Survey [OS] mapping

enzygo
 environmental consultants

Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:		Tewkesbury Town Council	
SCALE:	1:20,000@A3	PROJECT REF:	MAN.266.001
DRAWN:	NP	CHECKED:	CG
DATE:		May 2020	
PROJECT:			
Replacement Moorings, Tewkesbury			
TITLE:			
Viewpoint Location Plan			
DRAWING NO:			
CRM.266.001.LA.D.00.001			

Viewpoint 1: View from Priors Alley/ Riverside Walk, next to Riverside cottage

Viewpoint Details

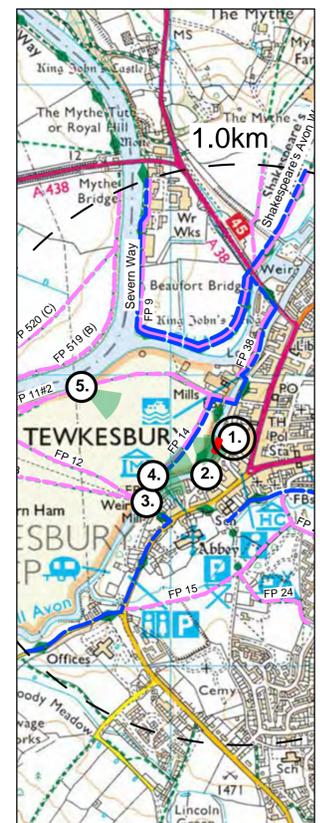
Viewpoint ID: 1
 Map Co-Ordinates: SO 89177, 32772
 Height at Ground Level (AOD): 11m
 Approx. Distance to Site: 1m
 Direction from Site: Next to site

Date of Photo: 20.04.2020
 Weather Conditions: Sunny, Overcast
 Surveyor: NP
 Angle of View: 75°
 Distance from Viewer: 500mm

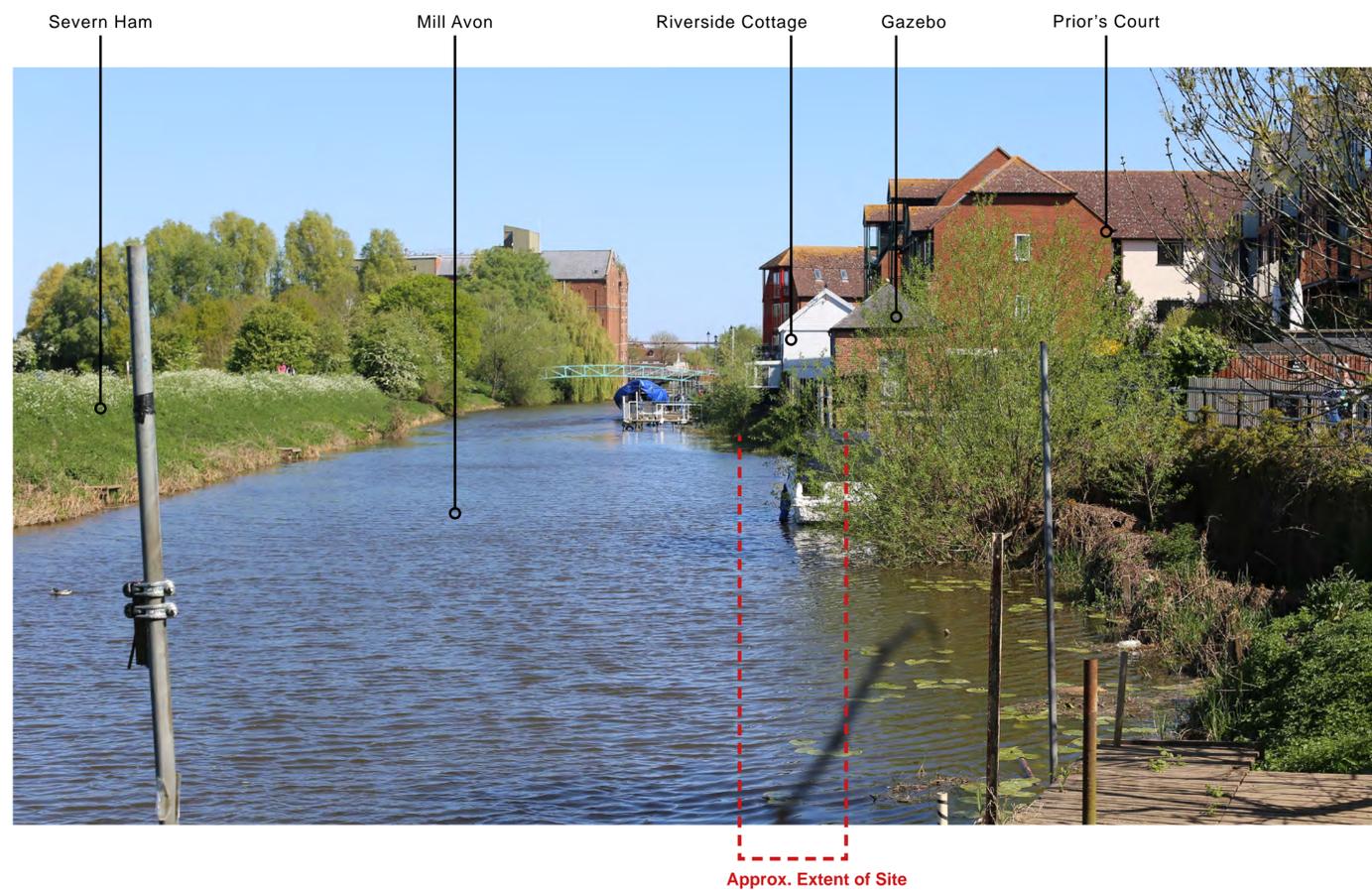
Receptors:
 Users of PRoW, Walkers, river users



Viewpoint Location Plan



Viewpoint 2: Views from St Mary's Lane Car Park



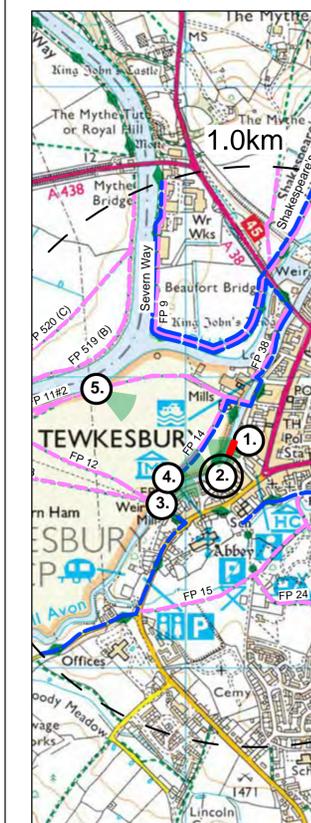
Viewpoint Details

Viewpoint ID: 2
 Map Co-Ordinates: SO 89105, 32658
 Height at Ground Level (AOD): 11m
 Approx. Distance to Site: 89m
 Direction from Site: south west of site

Date of Photo: 20.04.2020
 Weather Conditions: Sunny, Overcast
 Surveyor: NP
 Angle of View: 45°
 Distance from Viewer: 500mm

Receptors:
 Users of PRoW, car park users

Viewpoint Location Plan



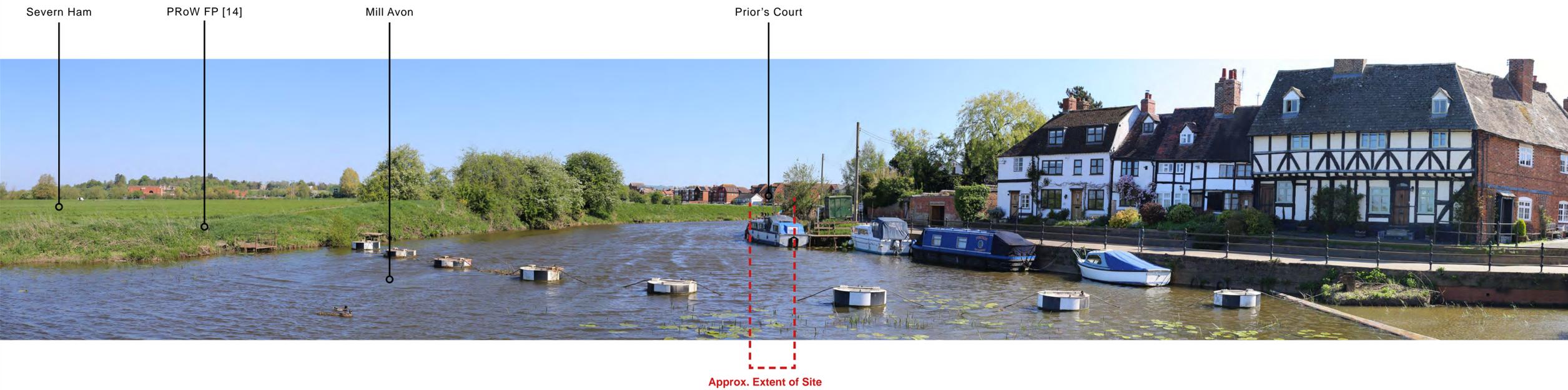
Viewpoint 3: View from bridge cross over River Avon at The Abbey Mill

Viewpoint Details

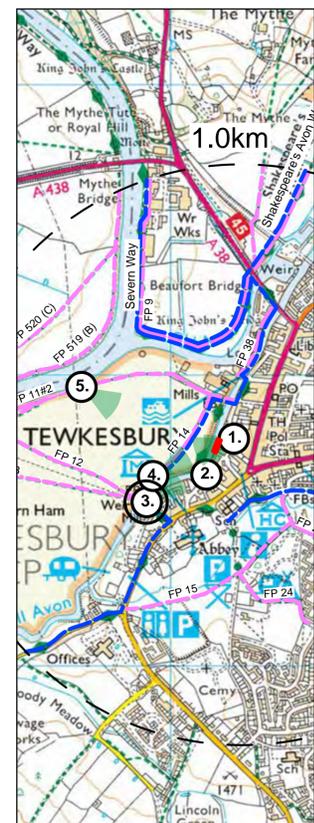
Viewpoint ID: 3
 Map Co-Ordinates: SO 88903, 32557
 Height at Ground Level (AOD): 12m
 Approx. Distance to Site: 300m
 Direction from Site: South west of site

Date of Photo: 20.04.2020
 Weather Conditions: Sunny, Overcast
 Surveyor: NP
 Angle of View: 105°
 Distance from Viewer: 500mm

Receptors:
 Users of PRoW, Walkers, river users



Viewpoint Location Plan



Viewpoint 4: View from Severn Way

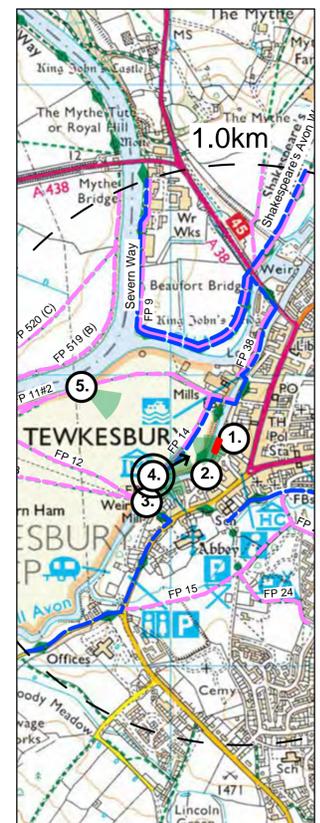
Viewpoint Details

Viewpoint ID: 4
 Map Co-Ordinates: SO 88942, 32649
 Height at Ground Level (AOD): 12m
 Approx. Distance to Site: 225m
 Direction from Site: South west of site

Date of Photo: 20.04.2020
 Weather Conditions: Sunny, Overcast
 Surveyor: NP
 Angle of View: 105°
 Distance from Viewer: 500mm

Receptors:
 Users of PRoW ,Walkers

Viewpoint Location Plan



Riverside Cottage Prior's Court Gasebo Severn Way Mill Avon



Approx. Extent of Site

Viewpoint 5: View from Severn Ham National Reserve



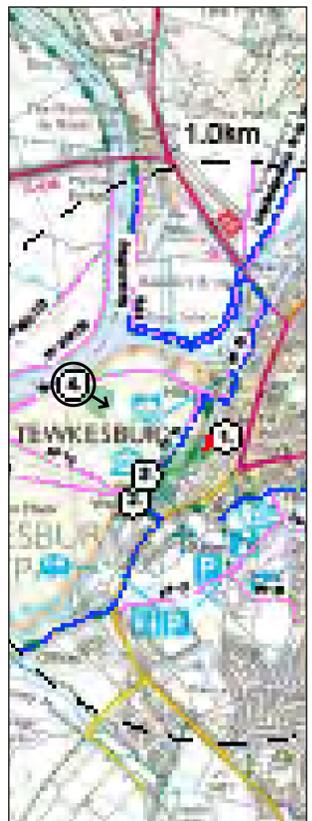
Viewpoint Details

Viewpoint ID: 4
 Map Co-Ordinates: SO 88699, 32960
 Height at Ground Level (AOD): 12m
 Approx. Distance to Site: 496m
 Direction from Site: North west of site

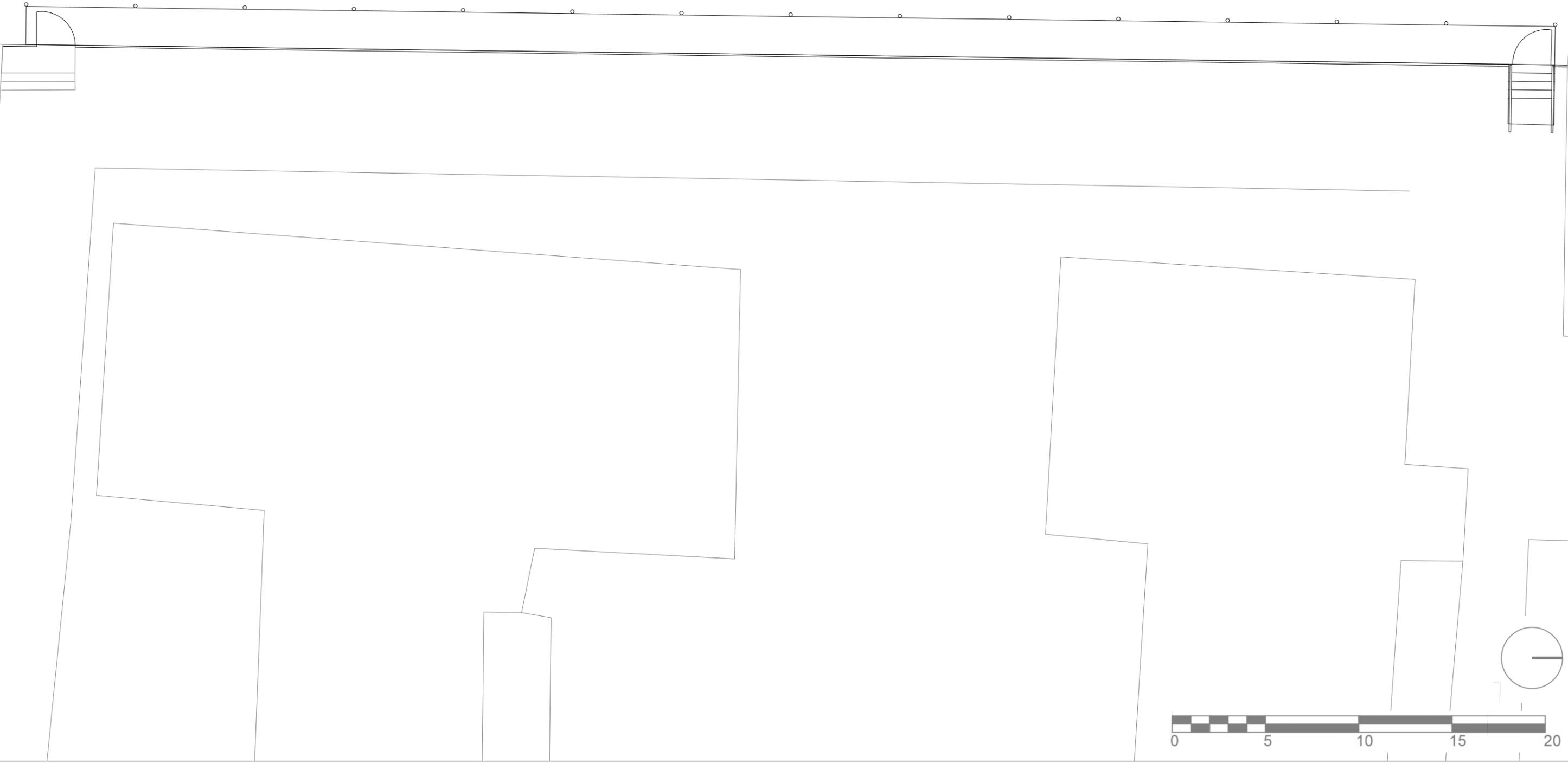
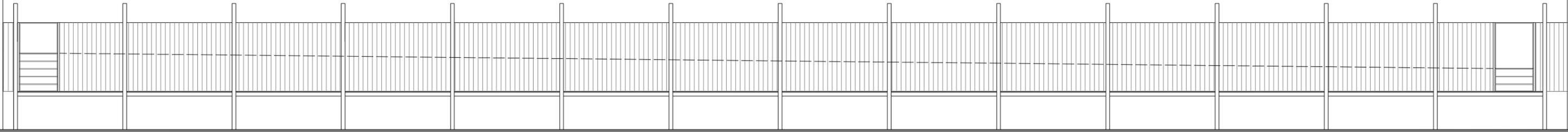
Date of Photo: 20.04.2020
 Weather Conditions: Sunny, Overcast
 Surveyor: NP
 Angle of View: 60°
 Distance from Viewer: 500mm

Receptors:
 Users of PRoW, Pedestrians/ Walkers

Viewpoint Location Plan

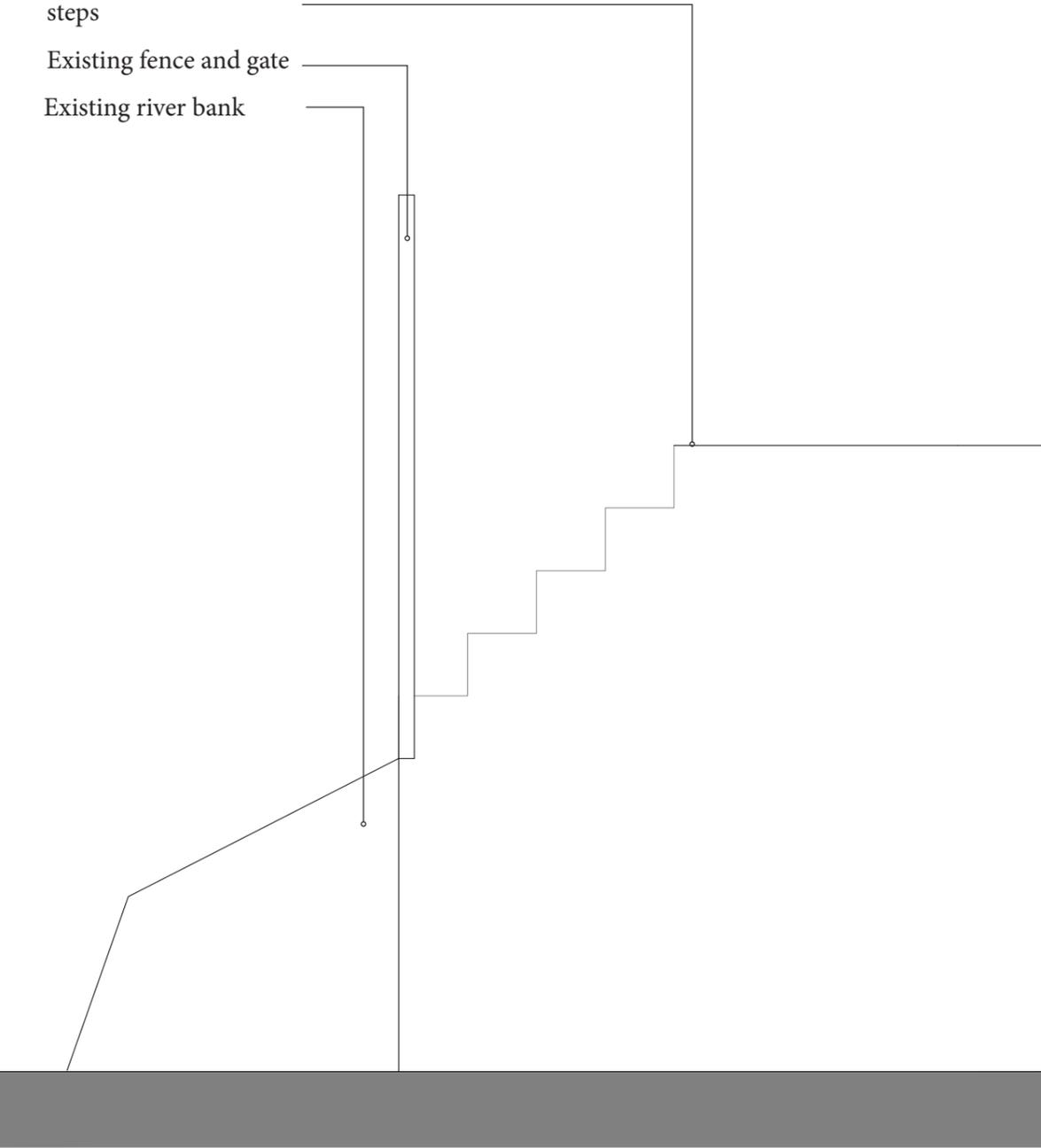


Appendix C – Details of the Proposed Development



EXISTING

- Existing footpath and steps
- Existing fence and gate
- Existing river bank



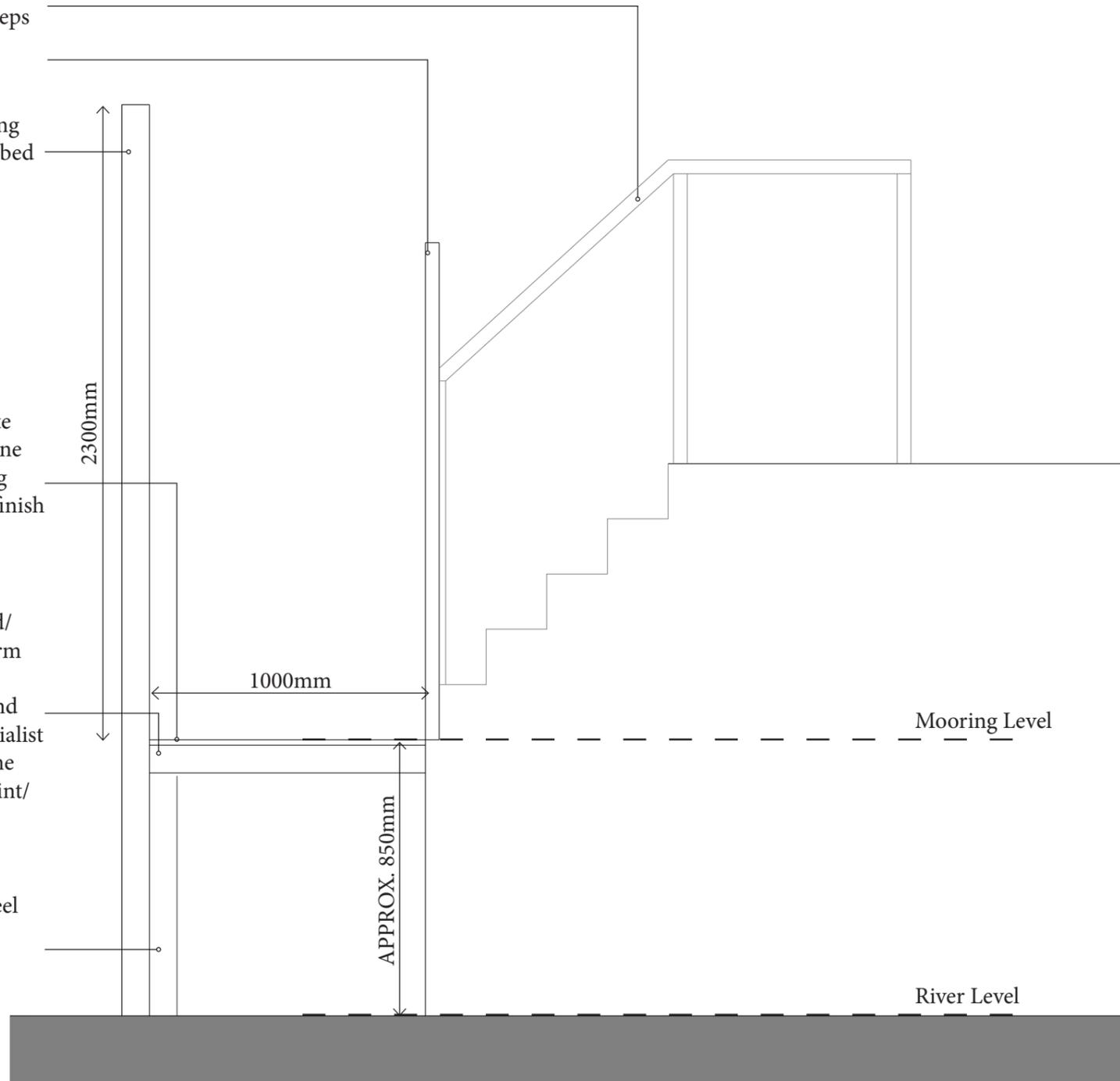
PROPOSED

- New steps and handrail to replace the existing steps
- Existing fence to be replaced
- 100mm diameter riding post driven into river bed depth of refusal

32mm thick composite marine decking/ marine grade timber boarding with anti-slipsurface finish (Dura Deck)

Galvanised steel box section 100mm bolted/ welded together to form prefabricated frame. Detail construction and profile section to specialist recommendatio. Frame to recieve optional paint/ PPC finish, subject to approval

100mm galvanised steel box section support driven into river bed depth of refusal





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MANCHESTER OFFICE

Ducie House
Ducie Street
Manchester
M1 2JW
Tel: 0161 413 6444

Please visit our website for more information.

enzygo.com

<p>B. J. UNWIN FORESTRY CONSULTANCY Jim Unwin BScFor, MICFor, RCarborA, FArborA, CEnv. Chartered Forester Arboricultural Association Registered Consultant Fellow of the Arboricultural Association Chartered Environmentalist.</p> <p> Institute of Chartered Foresters Registered Consultant</p>	 <p>AA Registered CONSULTANT trees.org.uk</p>	<p>Parsonage Farm Longdon Tewkesbury Glos. GL20 6BD UK T: 01684 833538 M: 07860 376527 E: Jim@bjunwin.co.uk</p> 
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Ref: 5th Feb 2020 - BJU/mmi

Jen King, Assistant Town Clerk,
Tewkesbury Town Council,
Town Hall,
High Street, Tewkesbury, GL20 5AL,
Telephone:- 01684 294639 E: assistanttc@teWKesburytownCouncil.gov.uk
<http://www.teWKesburytownCouncil.gov.uk/>

Dear Jen,

Inspection of Trees at six sites in Tewkesbury.

1. Instruction.

- 1.1 Tewkesbury Town Council wishes to manage its trees safely. It wishes an inspection of trees, with safety and management recommendations.
- 1.2 Therefore, the Council has asked B.J. Unwin Forestry Consultancy to inspect trees on six sites, and advise, subject to quote.

2. Inspection.

- 2.1 I visited the sites in December 2019 to February 2020, met a Caretaker at Watson Hall, and made an un-accompanied site inspection. The inspection included some boundary trees, possibly off-site.
- 2.2 The survey was from ground level. It involved visual observation, from the site side, and sounding with a hammer; and chisel and long steel rod if required (Visual Tree Assessment: Mattheck and Breloer 1994 and Lonsdale 1999). Trees were located on plans provided by you, by eye only.
WE HAVE NOT CHECKED FOR TPOs.
- 2.3 We were asked only to do an inspection, but as the number of trees is not large, we have done a complete inventory.
- 2.4 The survey was by Jim Unwin, who has >40 years' experience working with trees, and checked by Jim Unwin, (professional CV attached).

Notes:

Copyright: This report is copyright of BJUFC, and licensed only to the client, site and purpose(s) named above. It may not be assigned without the author's permission.

Limitation of Report: The statements made in this Report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. BJUFC cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this Report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the Subject Tree(s), whichever is the sooner.

Tree and Woodland Consultancy
Woodland Valuation and Timber Sales
Landscape Management

Visit our website: www.bjunwin.co.uk for more information



3. The Site.

3.1 The sites inspected are:-

- Small walled garden of **Watson Hall / No.2 Saffron Road**.
- **Town Hall / Anglo-American Garden**: mostly grassed, and enclosed by wall.
Geology:
Superficial deposits: Holt Heath Sand and Gravel Member - Sand and gravel. Sedimentary superficial deposit formed between 362 and 126 thousand years ago during the Quaternary period.
[More information](#)
Bedrock geology: Branscombe Mudstone Formation - Mudstone. Sedimentary bedrock formed between 228.4 and 201.3 million years ago during the Triassic period.
- **Back of Avon** verge, with no trees.
- **St Mary's Road Moorings**: small grass strip, with a leaning retaining wall.
Geology:
Superficial deposits: Alluvium - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.
[More information](#)
Bedrock geology: Branscombe Mudstone Formation - Mudstone. Sedimentary bedrock formed between 228.4 and 201.3 million years ago during the Triassic period.
- **Derek Graham Play Area**: amenity grass and playground. Most of the trees are on the western edge but on the site side of the roadside ditch we assume is the ownership boundary.
Geology:
Superficial deposits: No superficial deposits recorded
Bedrock geology: Rugby Limestone Member - Mudstone and limestone, interbedded. Sedimentary bedrock formed between 201.3 and 190.8 million years ago during the Jurassic period.
- **Warwick Place Play Area**: just renovated. We note possible new planting positions on the tree plan.
Superficial deposits: No superficial deposits recorded
Bedrock geology: Wilmcote Limestone Member - Mudstone and limestone, interbedded. Sedimentary bedrock formed between 209.5 and 199.3 million years ago during the Triassic and Jurassic periods.

3.2 All inspection areas have regular public access.

4. Trees.

- 4.1 Warwick Place has three medium-large trees: of which box elder (*Acer negundo*) T351 has severe dieback. Rear right of photo below.



- 4.2 Derek Graham Play Area is edged on the western side by a row of willows: mostly pollarded. They need re-pollarding. Some of the ash need pruning as well. Willow below with post-pollarding stems splitting off.



- 4.3 Below is birch T312 at St Mary's Road. If the cracked & leaning retaining walls (made worse by the tree) are to be repaired, the tree will need removing.



- 4.4 Beware of the oak and cypress behind Watson Hall pushing out high brick walls.



4.5 Detailed Tree Descriptions

4.5.1 Trees, shrubs and hedges are described in the table below, and shown on tree plan in Appendices.

ID: Trees are numbered on plan.

Stem diameter: approximate dbh given to aid identification.

Age class is described as:-

- Sap: Very young tree, or sapling, one-five years old.
Y: Young tree less than fifteen years old and <1/3 fully grown.
Sm: Semi-mature tree having attained 1/3 to 2/3 full stature and 1/3 to 1/2 estimated lifespan.
Em: Early mature: tree at 2/3 to virtually full size, and halfway through its safe life.
M: Mature: fully-grown tree with useful life expectancy.
Lm: Late-mature: fully grown, of declining vigour, but still healthy.
Om: Overmature tree: fully grown and starting to decline in health (but may still have many years of safe life).
Vet: Veteran: usually very old; of significant historic, habitat or cultural value.

Priority:

S = Safety work, which takes preference over M = Management work.

0.1 to 5 = timescale in years for recommended work.

4.5.2 Treework informatives, included for general information:-

4.5.2.1 Disturbance to wildlife.

It is essential to check for nesting birds, bat roosts, badgers and hibernating animals such as hedgehogs under trees, before pruning or removing trees, as negligent disturbance is an offence under the EC Habitats Directive 92/43/EEC, Countryside and Rights of Way Act 2000, Protection of Badgers Act 1992. The Conservation (Natural Habitats, & C) (Amendment) Regulations 2007 make **any** damage or destruction of a breeding site or resting place of a European Protected species (mainly bats in a tree context) an offence.

In general, autumn tree work: **September, October and November** is least disruptive to bats and birds. Work on very ivy-clad trees may need a formal pre-start bat assessment by a trained bat worker.

4.5.2.2 Permission

Trees may be protected by a TPO, and could lie within a Conservation Area.

Trees may be owned by third-parties.

Trees may be protected by planning conditions.

Felling trees > 8cm dbh or 10cm dbh for thinning may need a Felling Licence.

Therefore, a contractor must satisfy himself that all necessary permissions from the local planning authority or tree owners are in place before touching trees.

4.5.2.3 Quality of Tree Work

All off-ground tree work should be done by insured tree surgeon with certificates in aerial chainsaw use (new designations:- NPTC 020-04, 0020-05, 0020-07, 0021-01, 0021-07; LANTRA 600/5703/8, 600/5717/8, 600/5715/5, 600/5704/X, 600/5714/2), and working to BS3998:2010 and working to BS3998:2010, and "*Treework at Height*", the Arboricultural Association's ICoP.

(Stumps can be left to shoot again, ground out, or grubbed out, or poisoned depending on location.)

WE HAVE NOT CHECKED FOR TPOs.

4.5.3 **Tewkesbury Town Council - Tree Inspection - BJUFC – Dec 2019 & Jan 2020**

No. T=tree S=shrub H=hedge G=group	Species	Dbh (stem diam @ 1.5m ht) mm.	Total height. Ht to base of crown. Est Ht in 10 yrs. m.			Av crown radius and direction if offset. m.	Age class	Health	Structural Condition	SULE	Comment (All are in average to good health and condition, unless stated otherwise.)	Recommended WORK excluding development.	Priority Year Safety or Management TPO ?
	No trees.									<u>Back of Avon.</u>			
										<u>Watson Hall / 2 Saffron Road.</u>			
T301	Holly	150, 160	8.5	1	8.5	0.5S	Em	F	P/F	20+	Tight to Hall. Trimmed.	Trim to bare pole every three years. 2M	
T302	Holm oak	400	9	2	9	5S	Em	F	P/F	10+	Contorted, close to wall, grown to south. Needs size control.	Trim every three years to current size. Monitor for any wall damage. 2M	

T303	Arizona cypress	350	10	2.5	10	4S	M	F	F	10+	Close to brick wall.	Monitor for any wall damage.	
											<u>Town Hall & Anglo-American Garden.</u>		
T304	Rowan	290	8	1.5	9	2.5	Em	F	F	20-40	Close to Numbers 5 and 6 Waterside.		
T305	Deodar cedar	100	5	1	10	1.5	Sap	F	F	>40	Will grow big.		
T306	Lawson cypress	350	10	4.5	11	2	M	F	F	20-40	Fork at 2m. High crown-lifted.		
T307	Golden Lawson cypress	340	10	2.5	11	2.5 S	M	F	F	20-40	Pushed south by off-site yew.		
T308	Golden Lawson cypress	300	8	2	8.5	2 S	M	F	F	20-40	Pushed south by off-site yew.		
T309	Lawson cypress cultivar	400	13	2	13	2 S	M	P/F	F	10+	Dead upper stems.	Remove dead upper stems and all deadwood.	1M

T310	Flowering cherry	230	8	1.5	9	3	Em	F	F	20+	3 rd Tewkesbury Beaver Colony Friday Pack 100 years of Scouting 2007. Basal shoots.	Trim off basal shoots.	1M ANNUALL Y.
T311	Dwarf cypress	150	1.6	0	1.6	2	Em/M	F	F	20+	Prostrate conifer.	Trim back as required.	3M
											<u>St Mary's Moorings.</u>		
T312	Silver birch	420	13	2.5	15	4.5	Em	F	F	10-20	Topped long ago. Pushing out brick retaining walls to east and north.	If walls to be repaired, remove tree.	??
T313	Apple	60	2	1	3	1.5	Y	F	F	20+	Small apple fruit tree.		
S314	Dogwood	Multi-stem	2.5	0	2.5	1	Em	F	F	10-20	Shrub.		
T315	Apple	60	2	1	3	1.5 N	Y	F	F	20+	Small fruit tree.		
T316	Elder	140 basal	4	1	5	1.2	Em	F	F	10-20			

										<u>Derek Graham Play Area.</u>			
T317	Weeping willow	680	12	4	14	6 E	Em/M	F	F	20+	High polled 2010?	Leave alone for five years and maybe crown reduce then.	4M
G318	Myrobalan plums x 8	150	5-6	4	5-6	1-2 E	M	F	P/F	10-20	Spindly. Mostly pushed east by willows.	Re-pollard 2020/21.	1M.
T319	Crack willow	400, 550	15	5	12	5	M/Y	F	P/F	20+ if pruned,	Polled at 5m approximately 2012.	Re-pollard 2020/21.	1M.
T320	Crack willow	300, 350, 400, 400	15	5	12	5	M/Y	F	P/F	20+ if pruned,	Polled at 5m approximately 2012.	Re-pollard 2020/21.	1M.
T321	Crack willow	300, 400, 450, 450	15	4	12	7 E	M/Y	F	P/F	20+ if pruned,	Polled at 5m approximately 2012.	Re-pollard 2020/21.	1M
T322	Crack willow	300, 300, 350	15	4	12	5	M/Y	F	P/F	20+	Polled at 4.5m approximately 2012.	Re-pollard 2020/21.	1M.
T323	Crack willow	500	14	1.5	12	5 E	M/Y	F	P/F	20+	Polled at 4.5m approximately 2012.	Re-pollard 2020/21.	1M.

T324	Crack willow	450	14	1.5	12	5 W	M/Y	F	P/F	20+	Polled at 4.5m approximately 2012.	Re-pollard 2020/21.	1M.
T325	Crack willow	250, 250, 300, 400	14	3	12	8 SE	M/Y	F	P	20+	Polled 2010-12.	Re-pollard 2020/21.	1M.
T326	Crack willow	400	8	1	4	6 E	M/Y	F	P	20+	Collapsed stem and regrowth.	Re-pollard 2020/21.	1M.
T327	Crack willow	400, 400, 450	22	5	22	7	M/ Lm	F	F	20+	Big. Minor deadwood and mistletoe.		
T328	Horse chestnut	200, 370	14	4	15	6 E	Em	F	F	20+	Pushed east by ash.		
T329	Golden weeping willow	290	3.5	1.5	3.5	3 E	M/Y	F	P	20+	Semi-dwarf weeping willow. Pollarded. Suppressed by ash.		
T330	Ash	300, 350, 350	17	5	10	7 E	Em	F	P	20+*	*with pruning. Uprooting out of ditch.	Pollard at fork at 8-10m same time as willows: 2020/21.	1M/S
T331	Ash	300, 450, 450	20	4	20	11 E	Em	F	P/F	20+	Arching stems over zipwire.	Reduce two stems over zipwire by 6-8m, back to obvious forks.	1M/S

T332	Golden weeping willow	500	3	2	3	3 S	M/Y	P	P	10-20	Dieback on stem and ivy.	Remove ring of ivy from ground level up to head height.	0.3M
T333	Elder	250	6	1.5	6	4.5 S	M	P	P	10	Lean south. Ivy.	Remove ring of ivy from ground level up to head height.	0.3M
T334	Plum	200	5	1.5	5	3 SE	M	P	P	<10	Lean southeast. Ivy.	Remove ring of ivy from ground level up to head height.	0.3M
T335	Ash	400	14	2	15	4 S	Sm/Em	F	F	20+	Narrow fork at 2.5m.		
T336	Golden weeping willow	500	8	2	9	4 SE	M/Y	F	F	20+	Polled 2010. Ivy.		
T337	Golden weeping willow	450	10	3	12	5 SE	M/Y	F	F	20+	Polled 2010/12. Pushed by big willow.		
G338	Plums x 3	150	5-6	2	5-6	1-2	M	P	P	10-20	Slender self-sown wild plums.		
T339	Ash	5 stems avg. 250	20	4	20	6 N & E	Em	F	F	20+			

T340	Ash	200, 250	20	5	20	5 W	Em	F	P	10- 20	Suppressed between ash and willow.		
T341	Hawthorn	250	7	2	7	3.5	M	F	F	20+	Was part of old boundary hedge. Hedge mostly suppressed by willows and ash. Most has died out.		
T342, T343	Ash	450/ 500	3	1	5	1	Em/ Sap	P	P	10	Both topped at 2.5m. Both in boundary fences. Ash dieback in T342. Both poor.	Re-pollard every 5 years.	3M
T344	Ash	500	18	5	18	6 N & S	Em	P	F	10- 20	Some ash dieback disease. Tree has responded with dense new shoot growth.	Monitor for ADB disease: like all ash.	?
G345	Myrobalan plums	200	6	1	6	4 W, N & E	Em/ M	F	F	20+	Clump, with ivy.		
T346	Elder	180, 240	6	1.5	4	4 W	Om	P	P	10	Hollow stem. Polled previously. Will collapse.	Re-pollard all stems at forks at head height.	1M
T347	Elder	Basal 200	5	1	6	1.75	M/ Sm	F	P	10- 20	Regrowth from stump, cut back several times.		
H348	Golden Leyland cypress	150	2.5	0	2.5	1.75 into site.	Sm	F	F	20+	Off-site garden hedge. Topped but allowed to grow too far into site.	Recommend trim harder, <u>and taper sides inwards.</u>	1M

										<u>Warwick Place Play Area.</u>			
T349	Horse chestnut	780	15	4	15	7 S	M	F	F	20+	Heavy limb to south over slides.	Remove 3 small uprights off end of southern limb.	1S
T350	Horse chestnut	650	16	5	17	6	Em/M	F	P/F	20+	Long spiralling lesions of bacterial canker on upper stems expose wood. No evidence of current disease.		
T351	<i>Acer negundo</i> : box elder.	590	11	4	10	7 S & NE	M	P	P	20+*	*with pruning. Dieback sporadic over crown, typical of older maples.	Prune off dead. Reduce all laterals by 3-4m. Reduce height by 1-2m. Leave a smaller, better-balanced, crown.	1M/S

End of table.

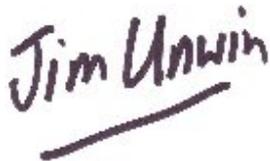
5.0 Re-inspection.

- 5.1 We would recommend an annual walk-by tree inspection by the site caretaker, to be recorded. Or ideally inspect at 15-month intervals, so trees are seen at different times of the year.
- 5.2 Followed by an arboriculturalist inspection every five years, unless significant tree dieback occurs: then an earlier inspection may be required.

This report may be submitted to local authority for permission (if needed), and to a contractor for quote.

Please contact us if you have any queries, or require further assistance.

Yours sincerely,

A handwritten signature in dark ink that reads "Jim Unwin". The signature is written in a cursive style and is underlined with a single horizontal stroke.

For: **B J Unwin Forestry Consultancy.**

References:

"The Body Language of Trees". Claus Mattheck and Helge Breloer. HMSO 1994.
"Principles of Tree Hazard Assessment and Management". David Lonsdale. HMSO 1999.
BS 3998: 2010 *"British Standard Recommendations for Treework"*.

Attached:

- **Tree Plans x 6 (one has no trees).**
- **BJUFC professional CV.**

Tree plan added in pdf.

- B J UNWIN FORESTRY CONSULTANCY -

Head office: **Parsonage Farm, Longdon, Tewkesbury, Gloucestershire. GL20 6BD.**

Tel / Fax: 01684 833538. Home Tel: 01684 833795. Mob: 07860376527. E-mail: Jim@bjunwin.co.uk

Satellite Offices: - Haley Ridge, Highcliffe, **Nr. Wadebridge, Cornwall**, PL27 6TN.

-105 Charfield Court, 2 Shirland Road, **London**, W9 2JR.

Associate office: - 1 Market Place Mews, **Henley-on-Thames, Oxfordshire**, RG9 2AH.

Principal: **Jim Unwin BScFor, MICFor, FArborA, RCarborA, CEnv.**

**Chartered Forester - ICF Registered Consultant - Fellow of the Arboricultural Association -
Arboricultural Association Registered Consultant - Chartered Environmentalist.**

From:	Jim Unwin	To:	Prospective Client
Date:	Sept2019	No. of pages:	2
Subject:	Professional CV		

Below are set out **B J Unwin Forestry Consultancy's** competences and experience.

Insurance:-

£5m Public Liability & £2m Professional Indemnity (renewed June).

Personnel:-

B J Unwin (born 1956) started his forestry career as a tree surgeon and landscape contractor in 1975. He studied forestry at Aberdeen University from 1977 to 1981, worked for Unilever as a Forestry Manager in the Solomon Islands from 1981 to 1983. Since then he has been based in Gloucestershire assisting clients to manage their woodland, trees and vegetation throughout Southern Britain, and occasionally in northern England, Scotland and Northern Ireland.

In the mid-1980s to mid-1990s for a period of about ten years he taught chainsaw, tree felling and tree surgery courses at Worcestershire Agricultural College on a part-time basis. He was assessed and passed as a LANTRA assessor in these skills, and held NPTC certificates of competence in chainsaw use on the ground and up trees.

He now works as a tree consultant / manager / contract manager to a range of clients listed below. For tree decay testing we have a **PICUS II ULTRASOUND** tomograph with electronic callipers and **RESISTOGRAPH-R400** drill.

He works with two self-employed arboriculturalists of >20 years' combined experience:-

Jasper Fulford-Dobson Arboricultural Association Registered Consultant - Associate Member of the Institute of Chartered Foresters - Professional member of the International Society of Arboriculture - Technicians Certificate (ArborA) 2005, now regarded as NQF "level 4" - Professional Tree Inspection Certificate (LANTRA) 2013,

Owen Hutchison BSc(Hons) Agriculture & Estate Management, Level 4 Diploma Arboriculture, LANTRA Professional Tree Inspection & working with trees since 2007, &

Alex Collier who achieved in July 2018 Level 5 Arboriculture Foundation Degree with a Distinction. In June 2016 achieved Pershore College Level 3 Extended Diploma in Forestry and Arboriculture, completing the course with a Distinction grade (+SC30).

Plus a secretary/ plan technician; calling in extra help as required (eg ecologist or arboricultural assistant). On bigger projects he regularly works as a part of a multi-disciplinary team.

Current BJUFC qualifications are:-

BSc Forestry Hons 1st Class, Aberdeen 1981.

Chartered Forester No. 0330064, 1986.

Fellow of the Arboricultural Association, 1995.

Licensed Subsidence Risk Assessor, 1997-2001 (scheme closed in 2001).

Completed Training in September 2002 to Prepare Native Woodland Plans for CCW and FC in Wales.

Arboricultural Association Registered Consultant No. 42, 2004.

LANTRA certificate for Arboriculture and Bats, BJU in 2005.

Examined and approved to submit Welsh WGS as Management Planner and PAWS Assessor, 2006.

Joined Utilities Vendor DataBase, Supplier No: 88101 in Feb 2006 (left 2010).

Training and Certification in basic CAD operation 2006.

Chartered Environmentalist April 2008.

Woodfuel Production and Supply : LANTRA Certificate of Training Dec 2008.

Training in CAVAT amenity tree asset valuation October 2010.

Company Safety Policy:- We have been successfully assessed by Safety Management Advisory Services (SMAS) as meeting CDM Regs 2015 Core Criteria Stage 1, as a **Worksafe Consultant No. 90180**. expiry 27/09/2020.

CITB *Health, Safety & Environment Test for Managers & Professionals* passed 22/01/2015.

First-aid at work June 2013.

Current clients and typical work include:-

English Heritage	Tree safety inspection contract 2007-2013 for East Midlands, East Anglia, London and SE England. Tree safety inspection contract for West of England & Midlands 2013-2019.
Planning Inspectorate (PINS) & Dept for Communities and Local Government. 2000-2017.	Arboricultural Inspecting Officer in South-West England, South East England, West Midlands and East Midlands; advising the First Secretary of State on TPO appeals since 2000. Contract with DCLG expired April 2008 when transferred to PINS. Contract continued with PINS, as Non-Salaried Arboricultural Inspector, determining TPO appeals and High Hedge appeals. All non-salaried inspectors released in 2017.
Architects / Developers / Planning Appeals	Complete Tree Constraints, Impact Assessment & Tree Protection advice for planning, working with other professionals to input arboriculture into more complex development schemes. Recent assignments in Liverpool to Dorset, Kent, Norfolk & London. All using BS5837:2012. FULL CAD CAPABILITY.
Amey Mouchel Ltd	Overseeing Amey Tree Officer on motorway and trunkroad tree inspections throughout Midlands and Marches to 2012. Amey Mouchel are agents for Highways Agency.
CRH Tarmac Ltd, + Midland Quarry Products + Quarryplan (in Northern Ireland).	Since 1990 working with Estates staff, quarry managers and Landscape / ecological consultancies organising and managing contracts for tree and woodland planting both pre- and post- quarrying. Also preparing landscape restoration schemes for straightforward sites plus landscape management on sites throughout southern England, East Anglia and south and south-west Wales. (Commendations for Land Restoration and Environmental improvements from Spelthorne Borough Council 2003.) Also in England & Northern Ireland ongoing tree consultancy for Quarryplan.
Land Agents	Assisting Bruton Knowles clients' with woodland management and other tree issues since 1984. We also assist clients of Fisher German and Savills on a regular basis.
Tarmac Central now CRH Tarmac Ltd.	Since 1988 woodland management of Hopwas Hays Wood, Tamworth.
Rural estates in Herefordshire, Worcestershire and Gloucestershire, plus private woodland owners in southern England and Wales.	Since 1983 woodland management, tree management, hedgerow management. Many are Ancient woodlands and SSSI's requiring detailed ecological management plans produced in consultation with ecologists. About forty Farm Woodland Premium Schemes and about twenty Native Woodland Plans prepared to date in England and Wales. On-going EWGS grant applications. Input into Tir Gofal (and its successor) and Stewardship schemes. Better Woods for Wales (BWW) applications.
British Waterways	Ten-year Tree and Vegetation Management Plans along canals and around reservoirs in London, Hertfordshire, Berkshire, Birmingham, Staffordshire, Worcestershire, Gloucestershire, Shropshire, Llangollen Canal, etc: plus help in dispute with riparian owners. This work ceased around 2011.
Stroud District Council	Management of 49Ha woodland since 1989 on FC schemes plus grassland on DEFRA Stewardship Schemes, including HLS. Retired Nov07.
One-off clients	Since 1983 assisting tree owners, developers, lawyers etc throughout southern or midland Britain, including Wales, on a wide range of tree-related issues including planning, planning appeals, subsidence, health & safety, disputes, vegetation control, expert witness, valuation of woodlands, standing and felled timber, Christmas trees etc, and tree and landscape planting schemes. Recently High Hedge issues and BS5837 are hot topics.
Malvern Hills District Council. South Oxfordshire District Council	BJU Stand-in part-time Consultant Tree Officer Summer 2003. JF-D stand in Consultant Tree Officer summer 2009 to spring 2010.
Golf course & leisure facilities	Assistance with development of Carden Park golf course in Cheshire. Management advice for trees on other golf courses: Eg Ross Golf Club, Swindon Golf Club .
Farm management	Management of own 95Ha farmland since 1985.

Please do not hesitate to ask for further information. B J Unwin END.

Buildings & Moorings Work Programme

Town Hall

Action	Resp	Status	Comments
Asbestos survey (of those areas not previously surveyed)		Open	Appointing contractor - in progress
Heating controls		Open	Plumber & electrician need to co-ordinate work - awaiting final electrical work
Pipe lagging		Open	Third quote required due to spend level
Electrical Inspection		Open	Quote accepted and work planned for Feb 2020
New electric board circuit for Council Chamber		Open	Quote accepted and work planned for Feb 2020
New electric board required to resolve thermostat issue with sockets in Council Chamber		Open	Quote accepted and work planned for Feb 2020
Repairs to lighting in Council Chamber		Open	Seek quotes
Electric to outside light and socket - disabled due to water ingress into supply that caused circuit to trip and drain alarm battery		Open	Work scheduled for Feb 2020
Blinds / covering for ceiling in Corn Exchange		Open	Quote received - high cost
Rear door is a H&S risk and not fire compliant		Open	Seek quotes
Purchase of stair climber		Open	Apply for grant from Barnwood Trust. Disabled Facilities Grant applied for in March 2020
Toilets - inline extractor fan system to be installed		Open	On January agenda
Window Cleaning		Open	Cleaned in March 2020
Picture to left of fire place in Mayor's Parlour		Open	

Watson Hall

Action	Resp	Status	Comments
Front door does not fit and gaping space at top of door		Open	Seek quotes
Make secret garden space into a store cupboard		Open	Seek quotes
Lease of garden area behind stage void and needs reviewing		Open	Thomson & Bancks have been instructed
Flooring in toilet area needs replacing - refit corridor area to make less utilitarian and warmer (new flooring & addition of heating to the corridor from hall to bar)		Open	Seek quotes
Extend bar area (consider with above as will impact corridor area)		Open	Seek quotes
Load test balcony		Open	
Asbestos survey (of those areas not previously surveyed)		Open	Appointing contractor - in progress

Moorings

Action	Resp	Status	Comments
Inspections - Maintenance / Health & Safety		Open	Checklist required - inspection report to be reviewed
Prior's Court - reinstatement of the moorings		Open	Planning application submitted. Flood Risk Assessment required and existing Design & Access Statement to be amended to include details that would normally be required by a Landscape and Visual Impact Assessment. Quotes to be sought for required reports.
St Mary's Lane - partial collapse of mooring		Open	Repair / replacement albeit the mooring is now beyond life expectancy and has already been repaired. End of mooring has collapsed. Has been cordoned off and notice erected to advise unsafe. Awaiting work to commence, originally scheduled for August 2019
Fencing - PC & SML		Open	Consider upgrading fencing
Survey wall - Back of Avon		Open	Appoint surveyor

Other

Action	Resp	Status	Comments
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Repair to Museum Window		Open	Contractor appointed - awaiting start date

WATSON HALL & TEWKESBURY TOWN HALL

LEAD MEMBER ROLE

Is a member of the Buildings Committee and reports back to the Chairman of that Committee.

Is elected from Buildings Committee to be the Lead Member

Has an overview of the budget.

To receive from the office notice of all bookings (as with Boxer)

Know which Staff are responsible for what duty, i.e bookings, cleaning, caretaking, locking unlocking, maintenance etc.

Be informed of any issues or complaints from users of the buildings.

Instigate an investigation into complaints regarding any aspect of the building

Be aware and help manage work programmes and timescales
Plan future works, necessary or inspirational and seek advice.

With additional members or consultants carryout the following:

Timetable of checks, ie:

Internal and External inspections of building condition as far as possible recommend any actions from these

Fire Safety with use of check sheets at least twice a year

Health and Safety & Hygiene with use of check sheets at least twice a year.

Equipment checks and plan for any renewals.