

**Tree condition survey**  
at  
**The Butts Public Open Space, Alton**  
for  
**Alton Town Council**

**sapling arboriculture ltd**

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## **Instruction**

The tree survey is to be carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. The tree survey will be carried out from ground level, identifying significant tree features that may have significant bearing upon the condition and management of the tree and giving appropriate recommendations and priorities.

Typical significant defects that are to be identified can be referred to in "Hazards from Trees, a general guide" by David Lonsdale and "The body language of trees" by Claus Mattheck published by the Forestry Commission and the Department of the Environment respectively.

## Tree Condition Survey Sheet

Site: The Butts public open space

Date: 13<sup>th</sup> November 2018

Weather: Clear with light wind.

Surveyed by: Ben Abbatt

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T1	Horse Chestnut	10 to 15	Mature	<b>Fair</b> Intermediate canopy. Slightly sparse foliage. Crown grows predominantly to North away from T2. Three large stems from 2 - 2.5m with tight forks. Mechanical damage to base and roots. Longitudinal seam on opposing East and West sides of stem from 2m to 1m.	No works required at time of survey.	-
T2	Horse Chestnut	10 to 15	Mature	<b>Fair</b> Intermediate canopy. Slightly sparse foliage. Three large stems from 2 - 2.5m, good unions. Evidence of past branch failure in crown. Bark cracking and loss from buttress on South West side. Southern stem sub divides. Shorter stem lost upper part of canopy. Stem wound at c12m with cable bracing above. Additional nylon bracing visible at c12-14m between 3 stems. Wood degradation visible in top of shorter stem on South side. Bark cracks & exudate commensurate with Horse Chestnut Bleeding Canker.	No works required at time of survey.	-
T3	Horse Chestnut	<10	Young	<b>Removed</b>	Plant replacement tree.	Low

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T4	Horse Chestnut	<10	Young	<b>Good</b> Dominant canopy. Normal leaf and twig size, structure and density. Single straight, upright stem. Moderate mechanical damage to base and roots.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Moderate
T5	Horse Chestnut	<10	Young	<b>Good</b> Yellowing foliage. Low small branches rubbing on weld mesh guard. Mechanical damage to base and roots.	Remove and plant replacement specimen (e.g. Tulip Tree) including cutting and removing turf within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
T6	Horse Chestnut	>15	Mature	<b>Fair</b> Dominant canopy. Slightly sparse canopy in particular in upper canopy. Numerous stems from 2.5 - 3m, 2 tight unions. Past pruning wound on East side now a cavity opening, good wound wood. Mechanical damage to base and roots. 6 other significant wounds between 4-6m at base of main stems. Good reactive growing but potential areas of internal wood degradation. Series of strips of dead bark on lower stem. Dark exudate commensurate with Horse Chestnut Bleeding Canker. Anticipate loss of tree in next 20 years – high probability, next 10 years - moderate probability and within next 5 years – possible.	No works required at time of survey.	-
T7	Horse Chestnut	<10	Young	<b>Good</b> Dominant canopy. Normal leaf and twig size, structure and density. Single, straight upright stem. Low branches. Mechanical damage to base and roots.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T8	Horse Chestnut	<10	Young	<b>Good</b> Dominant canopy. Yellowing foliage. Low branches over footway. Mechanical damage to base and roots.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
T9	Horse Chestnut	-	-	<b>Removed</b>	-	-
T10	London Plane	<10	Young	<b>Good</b> Dominant canopy. Normal leaf and twig size, structure and density. Single, straight upright stem. Low branches over footway.	Crown lift to 3m all round.  Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Moderate  Low
T11	Horse Chestnut	-	-	<b>Removed</b>	-	-
T12	Manna Ash	<10	Middle aged	<b>Good</b> Intermediate canopy. Normal leaf and twig size, structure and density.	No works required at time of survey.	-
T13	Manna Ash	>15	Middle aged	<b>Good</b> Intermediate canopy. Normal leaf and twig size, structure and density. Partly suppressed under crown of railway sycamore. Low branches over footway.	Crown lift to 3m over footway.	Low
T14	Ash	<10	Middle aged	<b>Removed</b>	-	-
T15	Ash	<10	Mature	<b>Fair</b> Normal leaf and twig size, structure and density. Bacterial canker evident on branch work but not extensive at this time. Single stem with slight lean towards and over adjacent railway embankment. Ivy at base inhibiting survey. Deadwood in upper canopy and slight decline.	Crown lift to 3m over footway.	Low

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T16	Birch	>15	Mature	<b>Fair</b> Intermediate canopy. Normal leaf and twig size, structure and density for mature Birch. Single straight upright stem. Areas of bud proliferation throughout crown. Twiggy deadwood.	No works required at time of survey.	-
T17	Ash	>15	Mature	<b>Fair</b> Intermediate canopy. Slightly sparse upper canopy. Typical occasional moderate (25 - 100mm diameter) deadwood throughout. Overlong branches to West at c6m over open space.	Remove deadwood more than 25mm diameter.  Reduce branches to West to a radial length of 6m.	Low  Low
T18	Sweet Chestnut	<10	Young	<b>Good</b> Dominant canopy. Normal leaf and twig size, structure and density. Single, straight upright stem. Weld mesh guard attached.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.  Crown lift to 3m all round.	Low  Low
T19	Horse Chestnut	>15	Mature	<b>Fair</b> Slightly sparse and yellowing foliage in upper canopy. Metal cable bracing at 6m, fibre cable bracing at 8m. Historic failed primary branch above street light with mature regrowth. Pruning wound cavity on South West side at 2m has been filled with concrete. Wound on stem at 200mm to 1000mm exposing wood. Buttress roots on carriageway side down to carriageway edge. Scar of dysfunctional bark on South East side of stem from 2m to ground level. Series of strips of dead bark on lower stem commensurate with prior pruning and Horse Chestnut Bleeding Canker.	Replace fibre cable bracing (to avoid sunlight induced degradation of fibre cable bracing).  Reinspect fibre cable bracing annually.	Moderate  Moderate

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T20	Horse Chestnut	20	Mature	<b>Fair</b> Intermediate canopy. Sparse canopy. Three large stems from 4m, good unions. Bark cracking on branch over end of access road and car parking.	Reduce specific stem with bark cracks over end of access road by up to 3m.	Moderate
T21	Horse Chestnut	>15	Mature	<b>Fair</b> Dominant canopy. Normal leaf and twig size, structure and density. Dense epicormic adventitious growth from stem and branches to c9m impeding survey. Minor bark cracking on branches over carriageway. Historic failed primary branch to South with mature regrowth. Three large stems from 4m with unions obscured in part by dense epicormic growth.	Remove epicormic growth to 3m.	Low
T22	Horse Chestnut	<10	Middle Aged	<b>Good</b> Dominant canopy. Normal leaf and twig size, structure and density. Single straight upright stem. Mechanical damage at base.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
T23	Horse Chestnut	c16	Mature	<b>Fair</b> Dominant canopy. Slightly sparse canopy throughout. Two large stems from 3m. Wound on East side just below main union (previously concreted). Wound on North side just below main union (previously concreted). Overlong branches over carriageway.	No works required at time of survey.	-
T24	Sweet Chestnut	<10	Young	<b>Good</b>	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low



No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T25	Tulip tree	<10	Young	<b>Dead</b>	Remove and plant replacement specimen of Tulip Tree.	Low
T26	Horse Chestnut	<10	Young	<b>Fair</b> Wound on stem at 1.8m. Moderate mechanical damage at base.	Remove and plant replacement specimen of Tulip Tree.	Low
T27	Tulip tree	<10	Young	<b>Good</b> Dominant canopy. Good vitality shown by twig and leaf size, structure, colour and density. Severe mechanical damage at base.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
T28	Horse Chestnut	>15	Mature	<b>Good</b> Normal leaf and twig size, structure and density. Overlong lateral branches. Strips of dead bark on North side commensurate with Horse Chestnut Bleeding Canker. Minor mechanical damage at base.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.  Crown reduction to form horizontal branch length of 8 to 9m.	Low  Low
T29	Horse Chestnut	<10	Middle Aged	<b>Fair</b> Dominant canopy. Sparse and slightly yellowing foliage. Moderate Horse Chestnut Bleeding Canker. Yellowing sparse foliage. Single, straight upright stem. Severe mechanical damage at base.	Remove and plant replacement specimen of Platanus x hispanica.	Moderate
T30	Sweet Chestnut	<10	Young	<b>Removed</b>	Replace with Sweet Chestnut.  Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
T31	Tulip Tree	2	Young	<b>Good</b> Grass grown at base.  (Replacement for Red Horse Chestnut previously recorded).	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T32	Ash	22	Mature	<b>Fair</b> Previously intermediate canopy, now dominant. Slightly sparse canopy. Overlong branches to North and South.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.  Plant replacement tree in anticipation of loss.	Low
T33	Birch	>15	Veteran	<b>Removed</b>	-	-
T34	Birch	-	-	<b>Removed</b>	-	-
T35	Horse Chestnut	>15	Mature	<b>Fair</b> Intermediate canopy. Normal leaf and twig size, structure and density. Minor deadwood (less than 25mm diameter) throughout. Strips of dead bark on lower stem. Topped at 9m with mature regrowth. Two large stems from 4m, good union. Overlong branches over carriageway.	Inspect for decay and wood degradation in top of North (roadside) stem for extent of residual wall supporting mature regrowth.  Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Moderate  Moderate
T36	Horse Chestnut	c18	Mature	<b>Fair</b> Dominant canopy. Slightly sparse upper canopy. Major (more than 100mm diameter) and minor deadwood (less than 25mm diameter) throughout canopy. Series of overlong branches standing outside main canopy. Nylon cable bracing at c8m with metal cable bracing at c6m. Three large stems from 2m, good unions Previous pruning wound at 2.1m just above unions.	Replace nylon cable bracing system due to anticipated sunlight deterioration.  Clear telegraph pole by 2m.	Moderate  Low

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T37	Ash	>15	Mature	<b>Fair</b> Intermediate canopy. Slightly sparse foliage in upper canopy. Large branch grows towards and over Minden House. Typical minor (less than 25mm diameter) and occasional moderate deadwood (25 – 100mm diameter) throughout.	Remove deadwood more than 25mm diameter.  Reduce branch towards Minden House to radial length of 6m.	Moderate  Moderate
T38	Lime	>15	Mature	<b>Good</b> Intermediate canopy. Normal bud and twig size, structure and density. Low branches close to lamp.	Clear lamp by 2m.  Crown lift to 4m all round.	Low  Low
T39	Horse Chestnut	>15	Mature	<b>Poor</b> Intermediate canopy. Slightly sparse canopy. Large branch at 4.5m growing towards T32 has extensive bark cracking. Two large stems from 4m, good union. Series of strip of dead bark at base and lower stem. Premature leaf fall. Short term tree – unsuitable for retention.	Remove.  Plant replacement tree.	HIGH  Low
T40	London Plane	<10	Young	<b>Fair</b> Dominant canopy. Good vitality shown by twig and leaf size, structure, colour and density. Mechanical damage at base.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.  Crown lift to 3m all round.	Low  Low
T41	Sweet Chestnut	<10	Young	<b>Good</b> Dominant canopy. Good vitality shown by twig and leaf size, structure, colour and density. Low branches over footway.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.  Crown lift to 3m over footway.	Low  Low

No	Species	Height (m)	Age class	Condition (Physiological and structural)	Recommendations	Priority for works
T42	London Plane	<10	Young	<b>Fair</b> Sparse foliage. Moderate mechanical damage at base.	Crown lift to 3m all round.  Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low  Low
T43	Sweet Chestnut	<10	Young	<b>Good</b> Dominant canopy. Good vitality shown by twig and leaf size, structure, colour and density.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
T44	Sweet Chestnut	<10	Young	<b>Good</b> Dominant canopy. Good vitality shown by twig and leaf size, structure, colour and density. Low branches over footway.	Cut turf and remove within 0.5m radius of tree base to depth of 50mm and replace with wood chip to settled depth of 75mm.	Low
<p><b>General management works:</b> Crown lift all trees to 3m on an annual basis with a maximum wound diameter of 75mm.</p>						
<p><b>Resurvey to be complete by July 2020.</b></p>						

**General notes:**

The tree survey has been carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. The tree survey was carried out from ground level, identifying significant tree features that may have significant bearing upon the condition and management of the tree and giving appropriate recommendations and priorities. All dimensions are estimated. No soil investigations will be carried out.

To carry out the tree survey reasonable access around the base of the tree is required. Where this is not feasible, these parts of the tree may not be able to be inspected. If view of the entire structure of the tree(s) is limited, for instance by the properties in private ownership, this is a limitation to the tree survey and some parts of the tree may not be able to be fully surveyed. The tree survey will be carried out from the ground with the aid of binoculars if necessary. The tree will not be climbed as part of this survey.

Typical significant defects that are to be identified can be referred to in "Hazards from Trees, a general guide" by David Lonsdale and "The body language of trees" by Claus Mattheck published by the Forestry Commission and the Department of the Environment respectively.

The tree survey can only be an assessment of the tree at the time of the survey and the tree(s) should be re-surveyed on a regular basis. An appropriate time period between surveys may be up to 5 years depending upon the condition of the trees, their maturity and the target(s). Recommendations for the period between surveys will be given.

As trees are dynamic structures their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances. Therefore the survey is an assessment of the trees at the time of the survey only. If there is a significant change in the immediate environment and circumstances then this should be brought to the attention of the arboriculturalist so that they may advise accordingly.

I have not checked whether the site is within a Conservation Area or whether the trees are under Tree Preservation Order (TPO). Prior to any tree works confirmation of whether these legal restrictions apply to the site or trees ought to be sought from the Local Planning Authority (LPA). If the trees stand within a Conservation Area designated under the Town and Country Planning Act the LPA will normally require 6 weeks notice of intention to carry out any tree works as detailed in the survey. If the trees are under TPO then the LPA will normally require an application for any tree works. Some tree works are exempt, for instance if the trees are dead or dangerous, and certain works can be carried out without application. It is necessary to give the LPA at least five days notice prior to carrying out any of these tree works under these exemptions. This survey, with recommendations, can be used to support any such application or notice.

Wildlife issues are of significant concern to the general public. A balance has to be found between the protection of wildlife and the need for safety when managing trees. The Wildlife and Countryside Act (1980) and Countryside Rights of Way Act (2000) give statutory protection to wild birds, bats, mammals, some invertebrates and plants. It is important to ensure that this legislation is properly considered when carrying out any works to trees.

Bird nests were not identified whilst on site. However, any Arborist carrying out the tree works should ensure that there is no disturbance to nesting birds prior to the works being carried out. Further guidance upon the appropriate timing of the works can be sought from DEFRA, if necessary. Where nesting birds are found further information should be sought from DEFRA 08459 33 55 77 or [helpline@defra.gsi.gov.uk](mailto:helpline@defra.gsi.gov.uk). Prior to any works being implemented the tree contractor must identify whether there are any bats or birds using the tree as roost or nest. If such habitation is identified then the tree contractor must obtain the necessary licence from Natural England (0845 601 4523 [www.naturalengland.org.uk](http://www.naturalengland.org.uk)) to carry out the works.

In this instance, considering the size of the trees, their location and features I believe that there is a medium potential of bats using the mature trees as a roost site. A bat survey prior to tree works is not recommended as it would be difficult to determine the location of any exit point from the roost within the tree by a bat survey and also confusion may also arise from bats travelling from other roosts. Any such exit could more easily be identified by a competent tree worker. During the tree works the contractor should carry out the tree works with bats as an active consideration and follow the current industry best practice, e.g. Arboricultural Association Guidance Note 1 Bats in the context of tree work operations 2011, which a competent tree contractor should be familiar with.

Biosecurity measures: To minimise the potential for contamination of the tree from other tree works it is appropriate to sterilise tools to be used before and after the works are implemented. Appropriate disinfectant includes Propellor or Cleankill Sanitizing spray. Loose debris is to be brushed off prior to treating with disinfectant to ensure appropriate application. See [http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/\\$file/FCMS028-guidance.pdf](http://www.forestry.gov.uk/pdf/FCMS028-guidance.pdf/$file/FCMS028-guidance.pdf) for further information on Biosecurity and <http://www.forestry.gov.uk/forestry/inf-d-9fjd2d> for disinfectant information.

## Key to condition survey sheet

<b>No</b>	Tree number.
<b>Species</b>	Species of tree.
<b>Height</b>	Height measured in metres.
<b>Branch Spread</b>	Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown.
<b>Height of crown</b>	Height in metres of crown clearance above adjacent ground level.
<b>Age Class (Age)</b>	<p><b>Young</b> A tree considered to be less than approximately 20 years old.</p> <p><b>Middle aged</b> A tree in approximately the first 1/5th of its normal life span with apical dominance (rapidly growing with a clear main leader) and not yet fully at its environmental potential full height.</p> <p><b>Mature</b> A tree in its 2/5ths to 5/5ths of its normal life span with apical dominance lost and at its environmental potential full height.</p> <p><b>Over mature</b> A tree beyond the normal life span for the location with apical dominance lost and with symptoms of canopy decline.</p> <p><b>Veteran</b> A tree of interest biologically, aesthetically or culturally because of its age and is old relative to others of the same species.</p>
<b>Condition</b> (Physiological and Structural)	<p><b>Good</b> Full healthy canopy; but possibly including some suppressed branches or minor physical damage. A tree that requires little or no tree works and it is anticipated to be retained for over 20 years.</p> <p><b>Fair</b> Slightly reduced leaf cover, minor dead wood, or isolated major deadwood. A tree that requires tree works to remove defects and/or improve the form so that it may be anticipated to be retained for over 5 years.</p> <p><b>Poor</b> Overall sparse leafing or extensive dead wood. A tree that has a significant proportion of defects and/or requires considerable tree works to aid its retention and/or where the retention of the tree is not anticipated beyond 5 years.</p> <p><b>Very poor</b> Large areas of crown dead. A tree that has a significant proportion of defects and/or requires considerable tree works to aid its retention.</p>
<b>Recommendations</b>	As per BS3998: 2010 Recommendations for Tree Works.
<b>Priority</b>	<p><b>Immediate</b> Works should be carried out immediately as the probability of harm or damage occurring is likely.</p> <p><b>High</b> These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the moderate and low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur. Ideally works in this category are anticipated to be carried out within 1 month.</p> <p><b>Moderate</b> These works are important to carry out as soon as reasonably possible and any budget available for tree management should be spent upon these trees before the low categories. Works in this category usually will relate to abatement of risk for harm and or damage to occur and for the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 3 months.</p> <p><b>Low</b> Works in this category usually will relate to the good arboricultural management of the trees. Ideally works in this category are anticipated to be carried out within 12 months.</p>
<b>Re-survey</b>	This is the time period in which it is recommended that the tree is surveyed again. This is based upon the condition of the tree, its location, previous, current and future management. It is normally expressed at a time period from the date of the report / survey, which ever is the sooner. If no time period is noted then the default period is one year.

## Site plan

General / Key:

- Tree position ●
- Tree position (removed) ○

Client:  
Alton Town Council

Site:  
The Butts public open space

Data:  
OS data provided by  
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Tree condition survey

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Revision:  
-

Date:  
November 2018

Scale:  
Do not scale from this drawing.

Sheet:  
1 of 1

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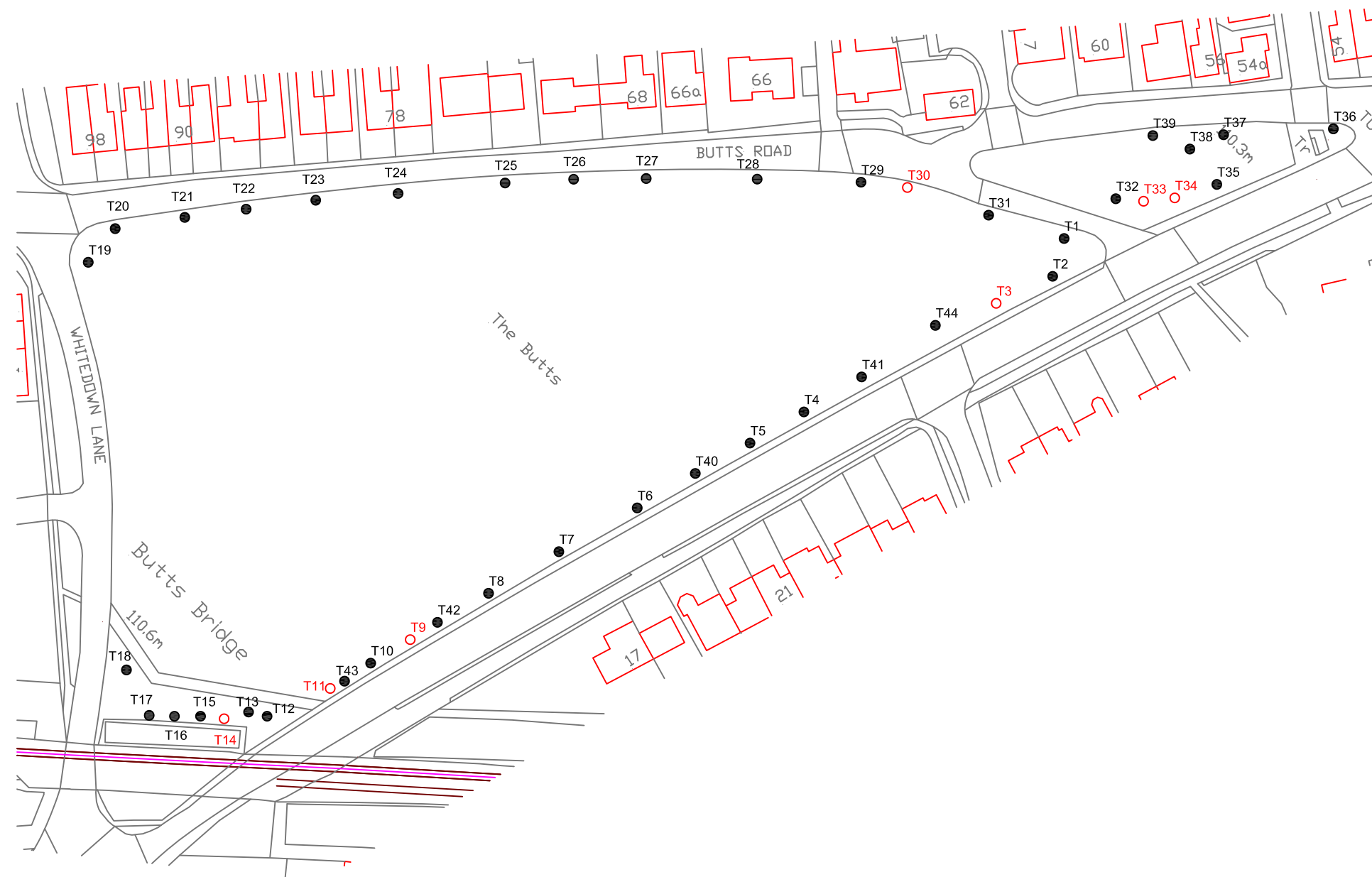
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Notes:

Positions of trees and groups have  
been located by eye and their exact  
position is not accurately shown by  
this drawing. The position of the  
trees and groups on this drawing is  
an indication only. For the correct  
position of the trees then please refer  
to the land survey data.







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