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WILL HALL MEADOW, MANAGEMENT PLAN



PREPARED FOR:

ALTON TOWN COUNCIL

SITE ADDRESS:

Market Street
Alton
Hampshire
GU34 1HD

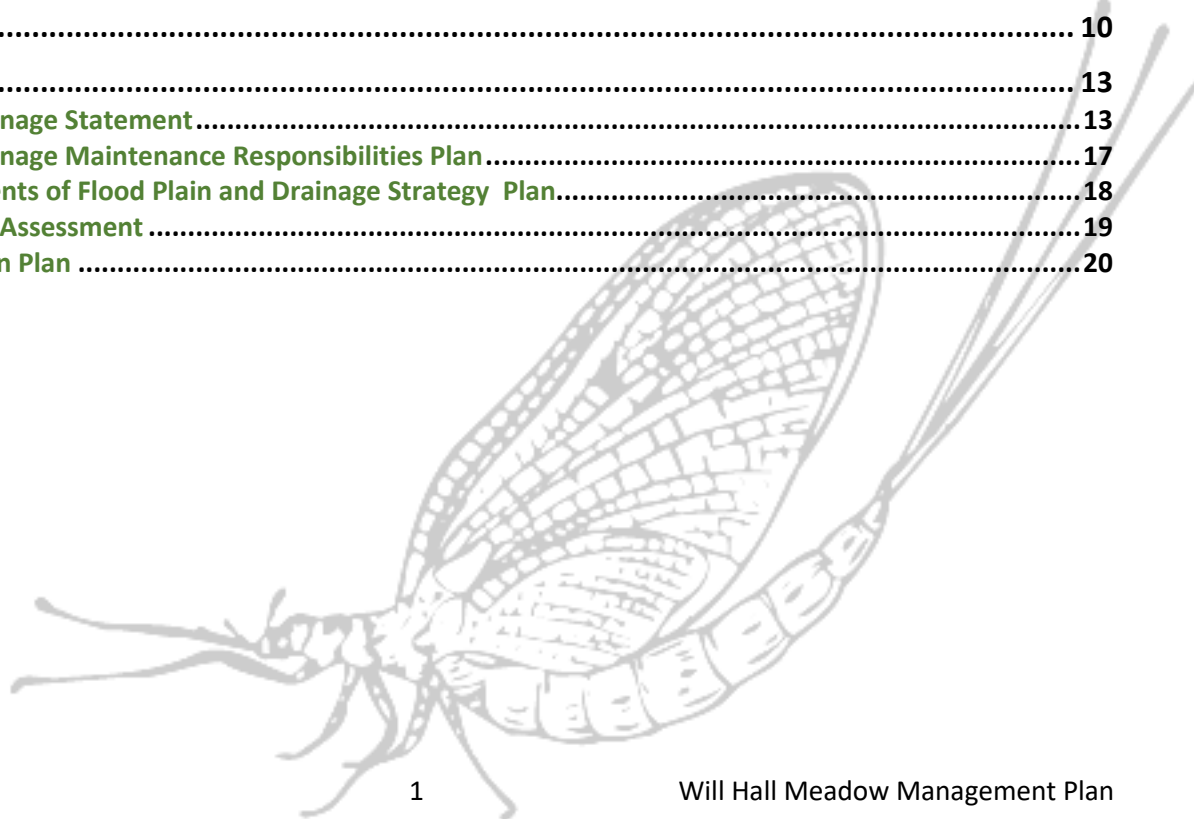
Response issued:

February 2022

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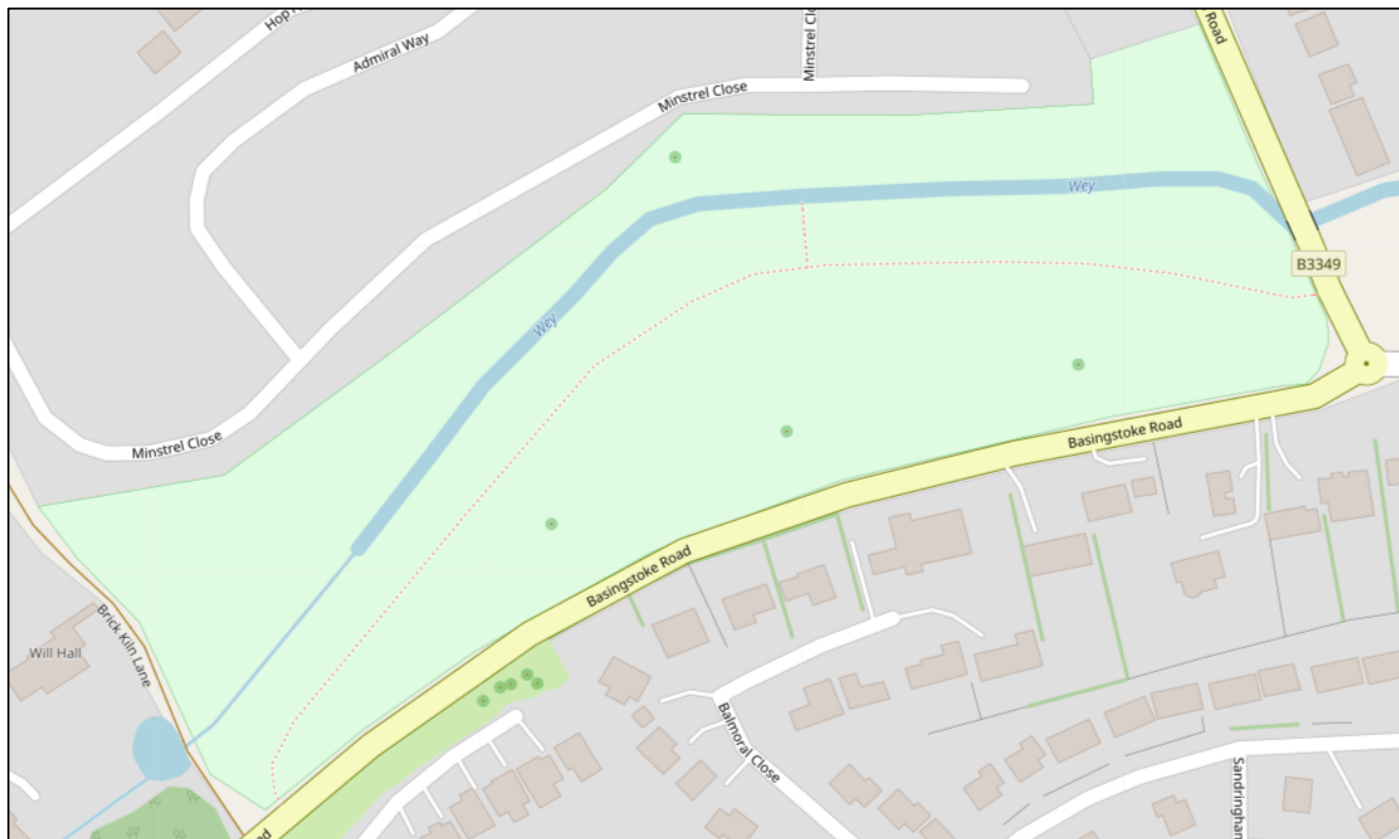
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1.0 Site Description and Physical Features

1.1 Location

Will Hall Meadow is situated on the north-western edge of Alton (Grid Ref: SU70803934) and contains the source of the River Wey. The site is bounded by New Odiham Road to the East, Basingstoke Road (B3349) to the south, Brick Kiln Lane to the west and Minstrel Close (residential) to the north. The area of the site is approximately 3.4 ha.



1.2 Ownership

The northern section of the site (8m strip south of the River Wey to Minstrel Close) is to be managed by Hopefield Place Management Company. The southern section of the site (the remaining land south of the 8m strip to Basingstoke Road) is owned by Alton Town Council.

1.3 Other Rights

A unregistered right of way runs west to east from Basingstoke Road to New Odiham Road. The footpath branches north to connect the housing estate at Minstrel Close (shown in map above).

The Environment Agency have permission to access the level monitoring borehole in south east sector of the meadow.

1.4 Designations

The land is not identified as falling within any international or national ecologically designated sites and does not contain any locally designated sites.

1.5 Geology and Topography

Bedrock at the site comprises of chalk plateau through which the river rises and then continues its journey downstream. The chalk plateau is overlaid by tertiary strata comprising of clay, sand and gravels. Quaternary deposits overlie a thinner sequence.

1.6 Hydrology

Containing the source of the River Wey, Will Hall Meadow rises gently upwards from east to west increasing in level from around 103 to 106 meter AOD.

Water flow is not a permanent feature with the stream usually drying up in the summer and autumn months. The stream is considered a winterbourne. Flows are also supplemented by surface water run-off from local agricultural fields, housing and road drainage, most notably the ditch that enters from Brick Kiln Lane.

1.7 Soils and Vegetation

The soils which overlay the chalk are mostly river alluvium with some clays.

Situated in the floodplain the meadow is dominated by common grass species typical of agricultural use. Agricultural use in recent years has degraded what once would have been a floristically diverse floodplain meadow.

Groups of shrubs and trees are present. Species identified include oak, ash, hornbeam, willow, hawthorn, sycamore, sorbus and horse chestnut. A London Plane tree was identified along the western boundary which is protected by a Tree Preservation Order (TPO). An A Grade veteran oak tree has been identified along the southern boundary of the site, adjacent to Basingstoke Road.

Hedgerows bordering the site are modern, with the hedgerow bordering the Basingstoke Road limit planted in January 2022 with 1800 whips.

1.8 Fauna

A number of common bird species were noted including wren, finches, tits and wetland species such as mallard, moorhen and kingfisher.

No invertebrate surveys have been carried out but surveys carried out downstream at the Flood Meadows indicate rich invertebrate fauna with mollusc fauna being particularly rich within the watercress beds.

The Environment Agency measure water quality of the river systems in England. Each is given an overall ecological status, which may be one of five levels: high, good, moderate, poor and bad. There are several components that are used to determine this, including biological status, which looks at the quantity and varieties of invertebrates, angiosperms and fish. Chemical status, which compares the concentrations of various chemicals against known safe concentrations, is rated good or fail.

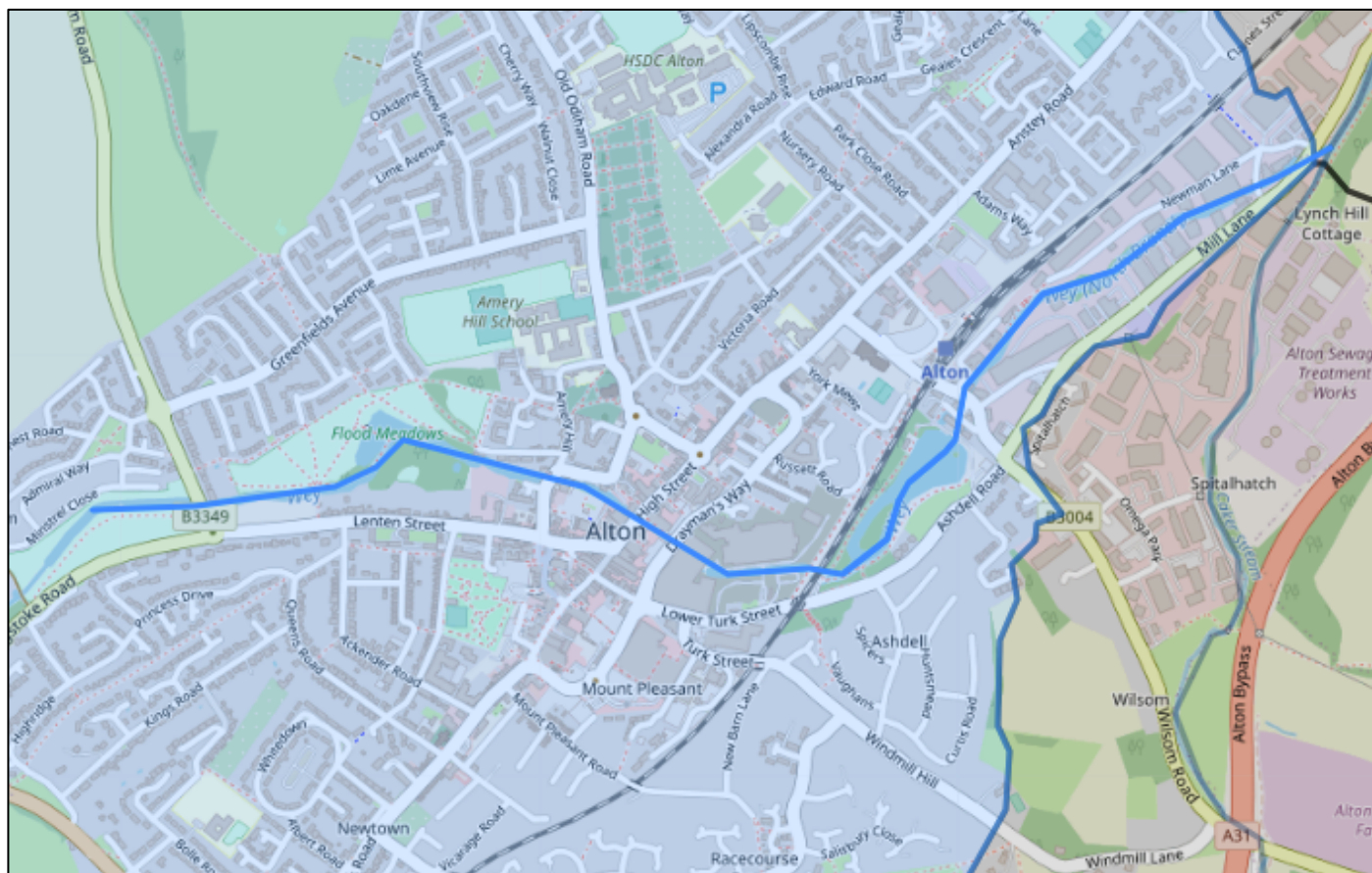
Water quality of North Wey at Alton in 2019:

Section	Ecological Status	Chemical Status	Overall Status
North Wey at Alton	Moderate	Fail	Moderate

North Wey at Alton Attributes:

Water Body ID GB106039017800	Water Body Type River	Hydromorphological designation heavily modified	NGR SU7204739286
Surveillance Water Body No	Length 2.802 km	Catchment area 54.231 km ²	Catchment area 5423.05 ha

North Wey at Alton Waterbody Map:



1.9 History

Evidence of Roman occupation has been found near the site and Will Hall is referenced in Anglo Saxon and Medieval Records. The site could be of archaeological interest as Alton is of Saxon origin.

While the site clearly has a historic interest, there are no Scheduled Ancient Monuments or known archaeological features on site.

1.10 Public Access and Use

There are 3 access points onto the site from Basingstoke Road, Minstrel Close and New Odiham Road.

A timber edged compacted aggregate path has been installed which connects all access points. A bridge has been installed to allow access to the meadow from the Minstrel Close entrance.

Various signage and information boards have been installed providing members of the public with a description of the area.

1.11 Past Management

An agricultural field comprising of rough grassland, previously used for grazing and silage production.

2.0 Objectives and Actions

2.1 Maintain Existing Tree and Shrub Cover

A number of new trees have been planted in recent years and a number have failed to succeed. The existing trees and shrubs provide cover and habitat for wildlife.

Planting of new trees should take into account the improvement of the floodplain meadow promoting a species rich grassland. Tree canopy cover will cause shading leading to reduced flowering meadow plant species.

Planting of trees in order to screen the new housing development should be taken into consideration in the northern area of the meadow.

Maintenance recommendations:

- Inspection of all staked trees; any trees that have suffered physical damage or have died should be removed for site (Works Prog Ref TS01).
- All stakes, ties and guards should be inspected for looseness and constriction and adjusted as required (Works Prog Ref TS02).
- Any newly planted trees should be watered as necessary to aid establishment (Works Prog Ref TS03).
- Newly planted trees to be native species which only occur in the neighbourhood.
- If any trees need to be felled, the large felled dead wood can remain on site to support invertebrates and other wildlife.
- All tree works to be carried out outside of the bird nesting season (March to August).
- To continue annual tree survey and strategy for; maintenance, new planting and long term replacement (Works Prog Ref TS04). Please see appendix for recent survey.
- Hedgerows should be maintained to encourage development of tall, dense, bushy structure. Trimming of hedgerows should manage 'A' or dome shaped with no vertical sides (Works Prog Ref TS05).
- It has been noted that the hedgerow has been planted too close to the existing fence line in order to be maintained to the standards mentioned above. Once the hedgerow has established, replacement or relocation of the fence line should be considered.

2.2 Improve Floodplain Meadow

Without sensitive management, grasslands soon become invaded by vigorous plants and grasses that can overwhelm what is vital habitat for birds, invertebrates and animals.

Cutting is an effective method of managing grassland because the timing, area and height of the cut can be easily adapted to suit the site.

In most situations, June or July (Spring/summer cut) is the best time for cutting, with a further cut in September/October (Autumn/winter cut) often being beneficial. However, cutting times can be varied to suit local conditions. A spring cut (Works Prog Ref FM01) knocks back thistles and vigorous grasses that can sometimes take hold during the winter. While an autumn cut allows the grassland plants more opportunity to flower and set seed (Works Prog Ref FM02 & FM03).

Mowing the entire site in one go can remove a valuable food source for insects and birds. It is therefore good practice to leave some areas uncut to overwinter (Works Prog Ref FM04 & FM05). The best way to do this is to either cut the grassland in sections at varying times or, if you have room, to cut the edges of the grassland on rotation.

It is very important to rake off and remove the clippings after cutting. Cuttings can smother delicate plants and increase fertility which encourages rank growth at the expense of wildflowers. If clippings are left to dry for a few days after cutting, flowers can shed any ripe seed and insects are able to make their escape. Due to the equipment used by Alton Town Council allowing cuttings to dry is not possible and cuttings will be removed for site at time of cutting.

Undesirable species will need to be controlled, ideally weeds will need to be removed by hand pulling. Alton Town Council currently remove Ragwort sp. by hand. (Works Prog Ref FM02).

2.3 Maintain Existing Marshland and River Edges

The area of marshland/wetland in the eastern area of the meadow should be retained with minimum human interference required.

It is recommended that this area is sympathetically fenced to prevent access from visitors and dogs which will allow wildlife to flourish in this unique habitat (Works Prog Ref ML01). Fencing should consist of 50mm x 50mm polypropylene fencing tensioned across chestnut posts (please see picture below).



Planting of marshland tolerant tree species such as crack willow or alder around the perimeter could also be considered but regular maintenance of any trees planted in this area will need to be monitored and maintained as detailed in Works Prog Ref TS01 & TS04.

Diversify habitat along river edge to prevent ecological succession in the waterbodies by removing dense stands of dominant vegetation (Work Prog Ref ML02).

2.4 Maintenance and Health and Safety of Sustainable Urban Drainage System (SuDS)

There are two SuDS attenuation ponds situated in the northern area of the site which are the responsibility of Hopfield Place Management Company.

Well-designed SuDS components include features that are no more hazardous than those found in the existing urban landscape, for example ponds in parks.

SuDS aim to manage the runoff from development sites, following rainfall, in a way that:

- 1) Mimics natural drainage processes
- 2) Minimises negative impacts on the natural environment
- 3) Reduces the risks of flooding both on-site and downstream
- 4) Supports the adaptability of the development to the negative effects of climate change
- 5) Provides amenity, biodiversity and educational value for the site.

SuDS systems require effective health and safety risk management and the following risk management principles should be employed:

- Fencing (Works Prog Ref SUD01)
- Access to Water; Structural integrity, vertical drops/steep sided structures, level changes, inlet/outlet safety grilles (Works Prog Ref SUD02).
- Life Saving Equipment (Works Prog Ref SUD03)

- Signage (Works Prog Ref SUD04)

In addition to the above points, SuDS management and maintenance should be carried out in accordance to the schedule provided Redrow Housing PLC (See appendix 6.1).

2.5 Maintenance and Improvement of Existing Footpaths and Bridges

Access points and paths across the site need to be maintained in a safe and useable condition. Wheelchair access, pedestrian access and cycle access needs to be strongly considered.

In order to maintain the appearance of tidy, clean hard surfaces the following actions should be undertaken:

- Removal of litter (Works Prog Ref FP01)
- Removal of grit, mud, leaf litter and plant debris (Works Prog Ref FP02)
- Removal of weeds (Works Prog Ref FP03)
- Inspection of any defects and potential dangers (Works Prog Ref FP04)
- Ensure all surfaces are safe to walk on during cold weather events (Works Prog Ref FP05)

The eastern end of the footpath as it crosses the marshy area is virtually unusable in the winter months. The addition of a raised path or boardwalk in this area should be taken into consideration. This should be constructed of recycled plastic to aid longevity and deck boards will need to be anti-slip.

Maintenance to the existing path should be carried out as the timber edging is failing in places and is uneven. It is recommended that the timber path edging is replaced with a recycled plastic profile to aid longevity. The existing path should be used as a base and a more aesthetically pleasing and hard wearing self-binding topping should be applied.

Further discussion with Alton Town Council is required in relation to the installation of a new access point and footpath entrance from Brick Kiln Lane. It has been recommended that this should consist of a vehicle access point and an entrance that is pedestrian, wheelchair and cycle friendly.

2.6 Maintain Signage and Interpretation

Signage and information boards have already been installed providing valuable educational information about the site. It is important that:

- Signs and information boards are maintained (Works Prog Ref SI01).
- Install signs asking visitors to keep dogs under control.
- Consider installing interpretive sign at wetland/marsh area.

2.7 Maintain Liaison with Organisations, Individuals and Community Groups

It is important to liaise with official bodies, organisations, individuals and community groups to ensure this important local amenity is managed as effectively as possible. The following guidelines should be adhered to:

- Liaise with Alton Town Council to plan, finance and carry out management and any urgent works that may be required (Works Prog Ref LO01).
- Regular liaison between local community groups, Alton Town Council, Hopfield Place Management Company to encourage local engagement (Works Prog Ref LO02).
- It is strongly recommended, even though the site is to be managed by two different parties, from an environmental viewpoint the site should be treated as one and Alton Town Council, Hopfield Place Management Company and local community groups should work together as one when improving the meadow and surrounding landscape.

- Liaise with the Environment Agency to improve the quality and quantity of water at the source of the river (Works Prog Ref LO03).
- Record incidents of anti-social behaviour and vandalism and contact/liaise with local emergency services as necessary (Works Prog Ref LO04).
- Maintain contact with local natural history groups and individual experts for management advice (Works Prog Ref LO05).

2.8 Carry Out Statutory Duties as Site Owner

Alton Town Council and Hopfield Place Management Company are obliged to meet their statutory obligations to:

- Carry out regular health and safety checks (Works Prog Ref SD01)
- Obtain all statutory consents and approvals necessary for carrying out management work (Works Prog Ref SD02).
- Hopfield Place Management Company need to ensure they are carrying out their duties and responsibilities as riparian owners in terms of maintenance and H&S.

3.0 Works Programme

Maintain Existing Tree and Shrub Cover						
Task	Frequency	2022	2023	2024	2025	2026
TS01	Annual	X	X	X	X	X
TS02	Annual	X	X	X	X	X
TS03	Annual	X	X	X	X	X
TS04	Annual	X	X	X	X	X
TS05	Annual	X	X	X	X	X
Improve Floodplain Meadow						
Task	Frequency	2022	2023	2024	2025	2026
FM01	Spring/Summer Cut – Entire site	X	X	X	X	X
FM02	Autumn/Winter Cut – North west and south east quarter	X		X		X
FM03	Autumn/Winter Cut – North east and south west quarter		X		X	
FM04	Overwinter- North west and south east quarter		X		X	
FM05	Overwinter – North east and south west quarter	X		X		X
FM04	Autumn and Spring	X	X	X	X	X
Maintain Existing Marshland and River Edges						
Task	Frequency	2022	2023	2024	2025	2026
ML01	Check fencing every 3 months for defects	X	X	X	X	X
ML02	Annual (Autumn/Winter)	X	X	X	X	X
Maintenance and H&S of SuDS - HOPFIELD PLACE MANAGEMENT COMPANY SPECIFIC						
Task	Frequency	2022	2023	2024	2025	2026
SUD01	Annual H&S inspection to be carried out	X	X	X	X	X
SUD02	Annual H&S inspection to be carried out	X	X	X	X	X
SUD03	Annual H&S inspection to be carried out	X	X	X	X	X
SUD04	Annual H&S inspection to be carried out	X	X	X	X	X
Maintenance and Improvement of Existing Footpaths and Bridges						
Task	Frequency	2022	2023	2024	2025	2026
FP01	As appropriate	X	X	X	X	X
FP02	As appropriate	X	X	X	X	X
FP03	Monthly	X	X	X	X	X
FP04	Annual	X	X	X	X	X
FP05	Annual	X	X	X	X	X
Maintain Signage and Interpretation						
Task	Frequency	2022	2023	2024	2025	2026
SI01	Annual	X	X	X	X	X

Maintain Liaison with Organisations, Individuals and Community Groups						
Task	Frequency	2022	2023	2024	2025	2026
LO01	Annual/As necessary	X	X	X	X	X
LO02	Monthly	X	X	X	X	X
LO03	As appropriate	X	X	X	X	X
LO04	As appropriate	X	X	X	X	X
LO05	As appropriate	X	X	X	X	X
Carry Out Statutory Duties as Site Owner						
Task	Frequency	2022	2023	2024	2025	2026
SD01	Annual	X	X	X	X	X
SD02	As appropriate	X	X	X	X	X

4.0 Indicative Costing

4.1 General Maintenance

Alton Town Council will carry out all routine maintenance as detailed in the works programme in accordance with annual budgets.

4.2 Fencing Marshland

50mm x 3mm x 1m black polypropylene netting tensioned across chestnut posts.

Materials = **£15.00 (+VAT)** per linear meter

Labour = **£850.00 (+VAT)** per day

4.3 Recycled Plastic Boardwalk

Recycled plastic boardwalk 2m x 40m. Brown profile with anti-slip deck boards.

Materials = **£11,440.00 (+VAT)**

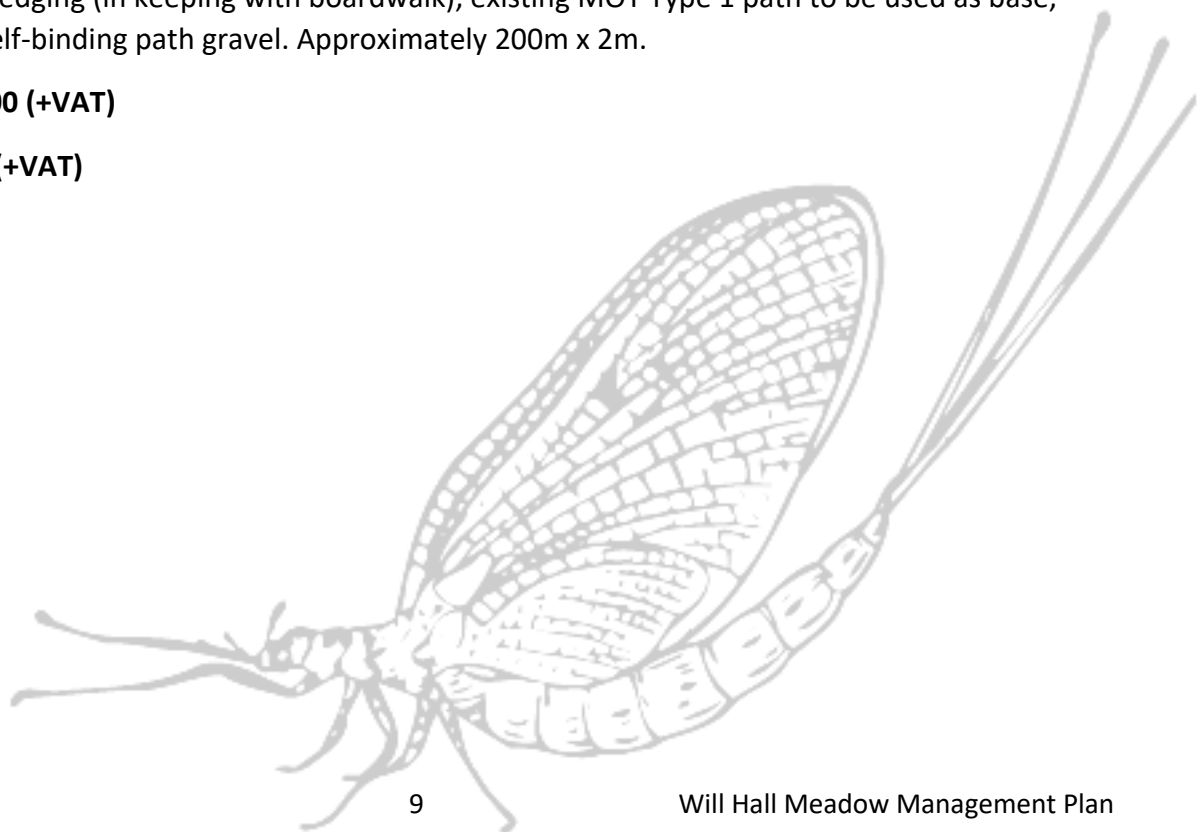
Labour = **£7,125.00 (+VAT)**

4.4 Path Improvement Works

Recycled plastic path edging (in keeping with boardwalk), existing MOT Type 1 path to be used as base, topped with 50mm self-binding path gravel. Approximately 200m x 2m.

Materials = **£32,000.00 (+VAT)**

Labour = **£28,000.00 (+VAT)**



5.0 Plates



Plate 1 – Entrance from New Odiham Road and information board.



Plate 2 – Eastern marshland area.



Plate 3 – SuDS attenuation pond site



Plate 4 – Location of large SuDS attenuation pond



Plate 5 – Brick Kiln Lane ditch and culvert into Will Hall Meadow



Plate 6 – Brick Kiln Lane Culvert Structure



Plate 7 – Newly planted hedgerow along Basingstoke Road boundary



Plate 8 – London Plane



Plate 9 – Oak with TPO



Plate 10 – Showing current single species grass dominance



Plate 11 – Footbridge connecting Will Hall Meadow to Minstrel Close



Plate 12 – Source of the River Wey looking downstream from footbridge



Plate 13 – Scrub area 1



Plate 14 – Scrub area 2



Plate 15 – Scrub area 3



Plate 16 – Basingstoke Road footpath entrance



Plate 17 – Brick Kiln Lane vehicle access



Plate 18 – Footpath edging in need of repair

6.0 Appendix

6.1 17087 – Drainage Statement



Client: Redrow Homes Southern Counties

Project Title: 17087, Will Hall Farm, Alton Ref - SWM/2017/0539

Rev: - 2nd Issue

Date: - 12th April 2018

Drainage Management Plan

Introduction

This Statement outlines the proposed foul and surface water Drainage Management Plan for the proposed residential development at Will Hall Farm, Alton which consists of circa 180 units.

We can confirm we have adhered to the principles outlined in the Drainage Report prepared by GTA Civils Consulting Engineers which was issued in support of the Planning Application.

Slight variations in the routing of the proposed drainage and sewers have been undertaken to facilitate adoption of onsite sewer lengths by Thames Water Utilities Ltd. These sewers will be offered for adoption under a Section 104 Agreement of the Water Industries Act.

Please refer to 17087- PL100-Drainage Maintenance Responsibilities Plan which demonstrates which Stakeholder will be responsible for the various elements of drainage infrastructure within the development.

In essence, the responsibility for maintenance of the drainage elements of the site are as follows: -

Private drainage maintenance will be the responsibility of the individual house owners.

The maintenance of the tanked cellular storage, ponds & communal tanked porous paving will be the responsibility of the Management Company for the development site.

Road Gullies within the adopted highway will ultimately be the maintenance responsibility of Hampshire County Council when the development roads subject to the Section 38 Agreement have been formally adopted following the usual maintenance period.

Thames Water Utilities Ltd will be responsible for the maintenance of the sewers subject to the Section 104 Agreement when they have been formally adopted following the usual maintenance period.

Foul Water Drainage

Foul Water drainage will outfall to the existing adopted foul sewers in New Odiham Road. Two separate connections will be required. Thames Water Utilities have confirmed and approved one S106 connection into Oldiham Road, additional confirmation is required for the separate connection into the combined sewer located just east of the River Wey.

Cont.

Surface Water Drainage Strategy

Surface water run-off from the development will outfall to the River Wey as outlined in the previous GTA Civils report via two surface water outfall points to the River Wey. These outfall points will have a combined total discharge of 14.9 l/s which is the advised greenfield surface water run-off from the overall development.

Surface water attenuation in the form of two ponds have been provided in conjunction with cellular storage tanks to accommodate the 100-year storm event + 30% allowance for climate change has been made.

Permeable paving has been provided to communal driveways to provide treatment to the surface water run-off to improve water quality.

The surface water drainage from these private areas is conveyed to the surface water attenuation ponds by a gravity piped system together with the surface water run-off from the on-site carriageways which outfall to the respective surface water attenuation ponds.

The carriageways will be offered for adoption under a Section 38 Agreement of the Highways Act.

The larger attenuation pond located at the south-western corner of the site has been designed to incorporate a fore bay to provide silt interception. A downstream defender has also been specified at the final outlet to the River Wey on both ponds.

These arrangements are in accordance with the principles established in the GTA Civils report.

Surface Water Drainage - Management Statement

Sustainable urban drainage systems require regular maintenance to ensure long-term performance does not deviate from the design standard. A Management Company is to be established to ensure regular maintenance is provided to the off line cellular storage and tanked permeable paved areas within the private communal driveways.

It is envisaged that Thames Water Utilities will be responsible ultimately for the adopted system subject to the Section 104 Agreement. The remaining private surface drainage will be the responsibility of the individual house owners and the following guidance will be provided to them during the purchase process.

The following tables provide guidance on the type and frequency of maintenance requirements for the sustainable urban drainage components.

Schedule	Action	Recommended Frequency
Monitoring	General inspection	Monthly for 6 months post-construction
	Inspect for evidence of poor performance	24-48hrs following large storms during the first year post-construction
	Inspect silt accumulation	Annually
Regular Maintenance	Brushing	Annually
	Weed removal	As required
	Reseed areas of poor vegetation growth	As required
Remedial Actions	Repairs to depressions, rutting and broken blocks	As required
	Rehabilitation of surface and sub-base	

Table 1: Operation and Maintenance requirements for Permeable Pavements **Cont.**

Gully and drainage channels are to be provided to allow surface water runoff to enter the below ground piped drainage network. The following table provides guidance on the recommended type and frequency of maintenance requirements for the positive drainage network.

Schedule	Action	Recommended Frequency
Monitoring	Inspect gully's and drainage channels and Downstream Defender	Monthly during the first year post-construction and thereafter annually
Regular Maintenance	Remove sediment	As required based on inspections
Remedial Actions	Drain jetting and CCTV Survey if deemed necessary	If blockage occurs

Table 2. Operation and Maintenance requirements for positive drainage network

Schedule	Action	Recommended Frequency
Monitoring	Inspect inlets, outlets, banksides	Monthly
	Inspect permanent water body for signs of poor quality	Monthly (May-October)
	Inspect silt accumulation	Monthly during the first year post-construction and bi-annually thereafter
	Flow Control Structure/Device	Monthly during the first year post-construction and bi-annually thereafter
Regular Maintenance	Remove litter and debris	Monthly (as required)
	Grass cutting	Monthly (as required)
	Submerged and emergent aquatic plant cutting	Annually
	Sediment removal	Every 5 years, or as required
Remedial Actions	Repair erosion	As required
	Replant	
	Pond aeration	

Table 3– Recommended operation and Maintenance requirements for Ponds

Operation and Maintenance requirements for reed beds as follows :-

- Annual cutting or grazing to remove dead plant material
- Weed removal as necessary (if decomposing)
- Removed material to be burned or composted preferably off-site.
- Alternatively, subject to agreement with the land owner; a dedicated area may be provided to where cut / dead reeds are deposited to compost.
- If no agreement can be made with the land owner to provide a dedicated composting area then total removal will be required. Replacement reeds to be provided as necessary.

N.B. Reeds are sensitive to water (they generally need to be submerged by 100mm and prefer damp naturally wet soils). Advice should be sought from a landscaper prior to construction.

Cont.



BANNERS GATE

Conclusion

In conclusion, the responsibilities for the long-term maintenance of the various drainage elements on the development have been demonstrated. The drainage strategy for the development adheres to the principles of the GTA Civils drainage strategy which has been issued in support of the Planning Application.

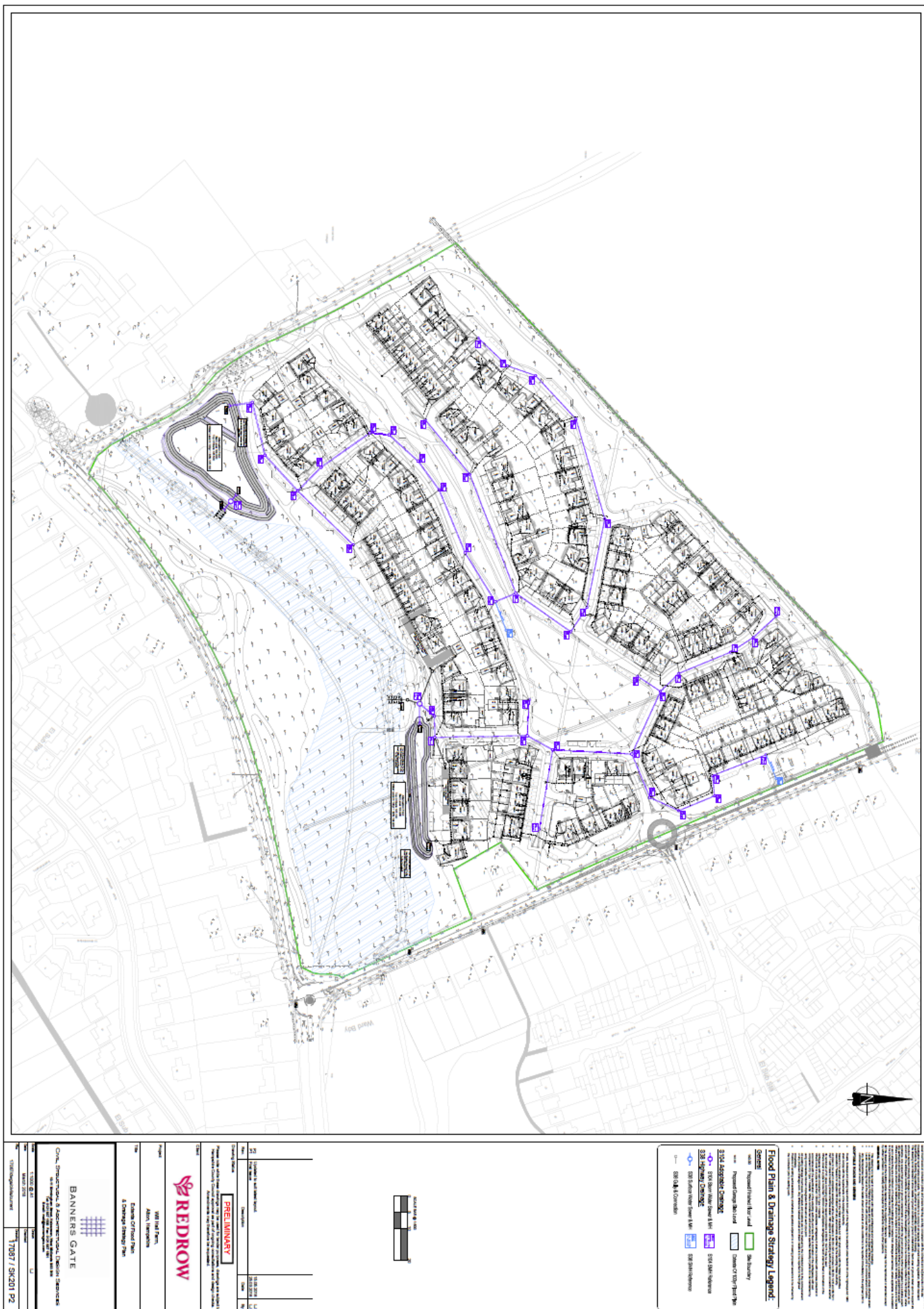
John Byrne

Director

Banners Gate Ltd

Will Hall Meadow Management Plan

6.3 17087 – Extents of Flood Plain and Drainage Strategy Plan



6.4 Tree Hazard Assessment

TREE SURVEY SCHEDULE
Site: Hop Field Place, Alton
Project Schedule Ref: JS12834 791
Drawing Reference: JS12834 720
Survey date: 12/08/2021

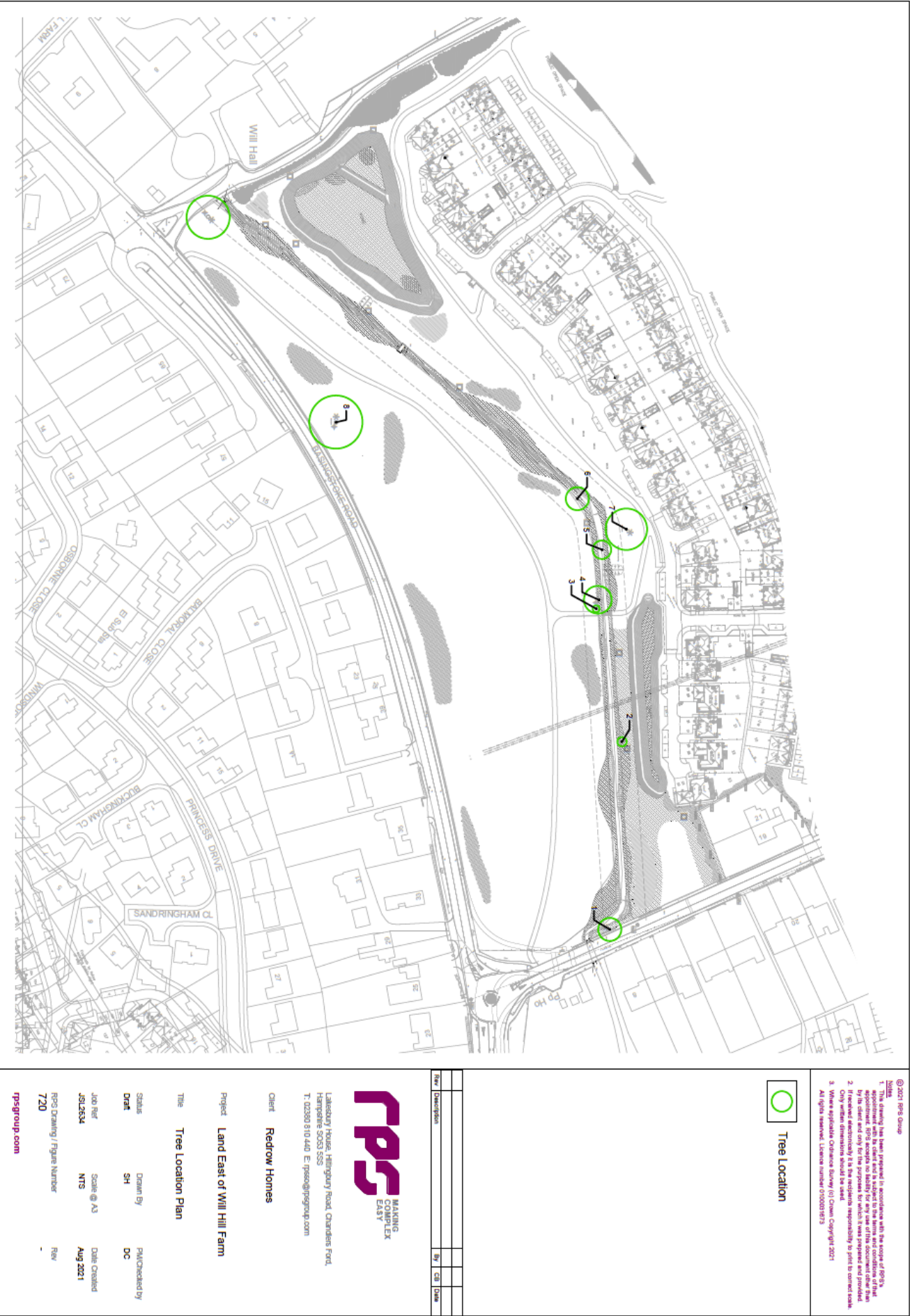
Surveyor: D. Cox
Status: JS12834 791
Revision: JS12834 720
Notes:



Ref no	Species	Height (m)	Crown Spread Radius Class (m)	Structural Condition	Physiological Condition	Defect Observations	Management Recommendations	Part Most Likely to Fail	Likelihood of Failure	Size of Part	Target Rating	Hazard Rating	Works Priority	Inspection Frequency
T1	Ash	9	5	Good	Good/Fair	Likely to succumb to Ash dieback	Review +2 to 5 yrs	n/a					n/a	2 yrs
T2	Ash	5	2	Good	Good	Likely to succumb to Ash dieback	Review +2 to 5 yrs	n/a					n/a	2 yrs
T3	Elder	3	1.5	Good	Good	Overgrowing bridge.	Coppice	Coppice form	0	<100mm dia	Moderate	Low	Low	-
T4	Sycamore	12	6	Good	Good		Severe ivy around base	n/a	n/a	n/a	n/a	n/a	n/a	2 yrs
T5	Ash	6	4	Good	Fair	Likely to succumb to Ash dieback	Review +2 to 5 yrs	n/a					n/a	2 yrs
T6	Ash	6	5	Good	Fair/Good	Likely to succumb to Ash dieback	Review +2 to 5 yrs	n/a					n/a	2 yrs
T7	Ash	18	9	Fair/Poor	Fair/Poor	Canopy decline to approx 50%, due to effects of Ash dieback	Fell to ground level	Whole tree	High	Whole tree	High	High	High	-
T8	Oak	20	11	Good/Fair	Good	Moderate attached dead wood	Clear dead wood >100mmØ, using conservation pruning techniques	100-150mmØ	Moderate	150mmØ	Moderate	Moderate	Medium	2 yrs

Note: This survey is based on a brief visual inspection from the ground.
It is not intended as a full arboricultural inspection.
- indicates estimated/offsite tree.

6.5 Tree Location Plan



“ PROVIDING CONSIDERATE SOLUTIONS
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