



Holbache, 94 Mount Pleasant Road, Alton,
Hants, GU34 2RS

t: 01420 550160
m: 07890 991 461
e: ben@saplingarboriculture.com
w : www.saplingarboriculture.com

FAO [REDACTED]
Cranbury Estates Ltd
Estate Office
Cranbury Park
Winchester
Hants, SO21 2HL

date: 23rd February 2022
your reference:
our reference: J139 / 28

Dear [REDACTED]

Land north of 58 to 63 Allbrook Knoll

You have asked me to visit site to look at the management of the trees immediately north of 58 to 63 Allbrook Knoll with regards to what works can reasonably manage the relationship of the dwellings relative to the woodland owned by the Chamberlayne Estate to the north of the dwellings.

We, you and I, visited site on the 21st February 2022.

The woodland is principally young to middle aged self set birch, willow and ash to the north of the dwellings, see photographs SAL1 and SAL2. There are a small number of mature oaks to the east on the slope and on top of the embankment.

Ownership is difficult to determine on site. I have obtained the current Ordnance Survey (OS) data for the site and added the land ownership approximately. There are a couple of points, from west to east:

- The property boundary to no.64 concurs with the OS data.
- The shed accessed by no.63 appears to be within the estate ownership.
- Land within the estate ownership appears to have been fenced by properties no. 63 and no.62.
- The rear boundaries to nos.61, 60, 59, and 58 concurs between the OS data and the estate ownership.
- The bank to the east appears to be within the ownership of no.58, upon which a number of the oak trees stand, see photograph SAL3.
- Estate ownership extends along the top of the bank to the east and then, at the end of the 'peninsular' turns back on itself. This is approximately identified by the metal fence post shown in photograph SAL3, SAL4, and SAL5.
- At the 'turn back' ownership on site is difficult to determine and may run along the fenceline with concrete posts.
- It is clear that all of the properties, nos.57 to 64, have all been significantly extended and usually towards the trees typically utilising approximately half the original gardens.

I understand the residents of 58 to 63 are concerned with falling trees and branches.

Due to the lack of obvious tree failures, there is no specific cause for concern other than the obvious proximal relationship. There are a number of trees that lean towards the rear gardens and that the trees are of sufficient height that they would fall within the rear gardens. However, due to the height

of the trees and the distance to the built residential dwellings that the probability of impact is low. There are garden structures and hard standing that would be affected in the event of tree failure.

To manage the risk of falling trees it would be appropriate to remove small diameter (less than 30cm diameter at 1.5m) trees within 10m of the property boundary. Such works are shown approximately on the attached map by the green diagonal hatch. There is a scale on the drawing to aid determining distance on site.

Trees larger than 30cm diameter can be retained to allow to grow to full maturity and, ideally over time subject to a forestry thin to create a spacing of 7m between trees retaining trees of good vitality, form, and structure.

Due to the potential for failure (no obvious failures following Storm Dudley and Eunice on the 16th and 18th February 2022 respectively), frequency of use of the areas potentially affected, and the size of the failure parts, I recommend that the works are carried out on a low priority and complete within 12 months from the date of this letter.

If the works are repeated on a cyclic basis, for instance every 10 years, then the cost of such works would be kept to a minimum as the trees removed at that point would be smaller than trees left for, for example, 20 years.

It would also be appropriate to confirm land ownership of the estate to enable perimeter fencing and contractor access into the future. Such regularisation (movement of fence lines to property boundary, leasing of the land to adjacent land users [with responsibility for vegetation management being the responsibility of the leaseholder] or sale of the land to the adjacent landowner) would help identify ownership, responsibility, rights for use and costs.

Yours sincerely,

Ben Abbatt

Ben Abbatt

Dip. Arb. (RFS), BA (Hons), .MICFor, MRICS, CEnv,
Arboricultural Association Registered Consultant
LANTRA Professional Tree Inspection course Freelance Instructor



SAL1 Self set birch, ash and cherry to north of dwellings.



SAL2 Self set birch, ash and cherry to north of dwellings.



SAL3 'Peninsular' embankment top to east of no.58. Metal post identified by red arrow with garage behind and to the right / west of the post.



SAL4 Metal post identified by red arrow with car parking area below.



SAL5 Metal post identified by red arrow as viewed from the car parking area.

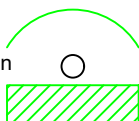


General / Key:

Indicative canopy

Indicative tree position

Indicative group



Site: Land north of Allbrook Knoll

Data: Ordnance survey data provided under licence 100019980. Crown copyright. All rights reserved.

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Drawing title:

Tree survey plan

Drawing reference: J139 28

Revision: -

Date: February 2022

Scale: 1 to 500 on A4

Sheet: 1 of 1

sapling

arboriculture limited

registered in england: 5414238

T: 01420 550 160

E: enquires@saplingarboriculture.com

W: www.saplingarboriculture.com

Ben Abbatt

Dip. Arb. (RFS), BA (Hons), MICFor, MRICS, CEnv
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