



Tree condition and hazard survey of two oak trees
at
Broomhill Allotment site, Boyatt Lane, Eastleigh

Surveyed by

Ben Abbatt

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Lantra Basic and Professional Tree Inspector Instructor

Report date

8th September 2026

Client

Allbrook Parish Council

Report reference

J1720

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1. Instruction

- 1.1 I was instructed by Robin Mason, Clerk to Allbrook Parish Council, to carry out a tree condition survey of 2 no. oak trees, paying particular attention to any features that may pose a significant hazard to persons or property, and to produce a tree survey report including the provision of management recommendations with priorities.
- 1.2 The tree condition assessment is to be carried out in relation to the landowner's duty under the Occupier's Liability Act 1984 and common law. Presumption for tree management will be in favour of retention of the tree(s) where appropriate.
- 1.3 The client has raised concerns relating to the trees including their condition, proximity to the highway and users of the site.

2. Site details

- 2.1 Broomhill Allotment site is on the west side of Boyatt Lane with the entrance¹ from Boyatt Lane. The M3 is on the west side of the site.
- 2.2 The tow trees (T1² and T2³) subject to the survey stand on the east side of the site adjacent to Boyatt Lane. T1 has recently shed two branches which has prompted a survey of these two trees.

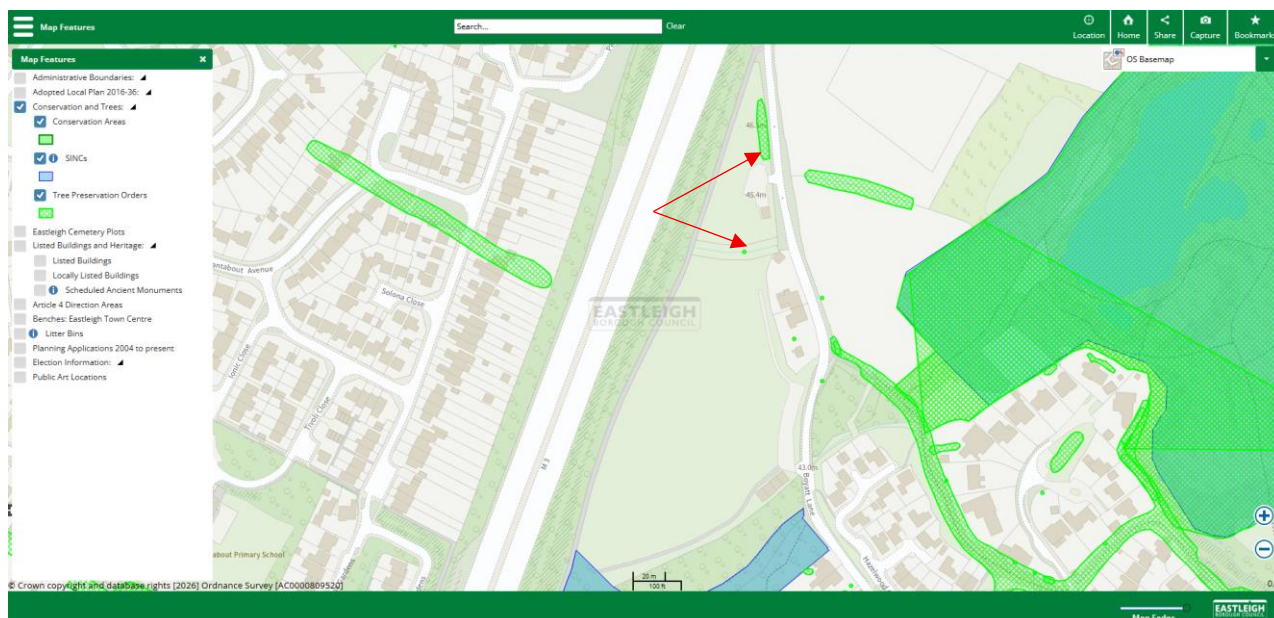
3. Statutory controls

- 3.1 The online mapping tool provided by Eastleigh Borough Council, accessed on 8th September 2026 identifies that the site is not subject to Conservation Area controls. However, Tree Preservation Order (TPO) 339-E is shown relating to the trees surveyed. See image SAL1:

¹ <https://what3words.com/adopt.shin.chin>

² <https://what3words.com/analogy.atomic.activism>

³ <https://what3words.com/probe.bridge.resist>



SAL1 Image from council website. Red arrows annotate the approximate positions of T1 and T2.

- 3.2 As these two trees are likely to be subject to TPO, a Town and Country Planning (Tree Preservation) (England) Regulations 2012 s16 Tree Works Application⁴ will need to be issued to the planning authority and 'Consent' received prior to tree works commencing relating to these trees. Such tree works identified within any Consent will normally need to be complete before a 2 year period from the date of the Consent. Additional information on the process can be found at the government website⁵. This tree condition survey can be used to inform such a Tree Works Application.
- 3.3 Alternatively, works may be exempt from notice as detailed in The Town and Country Planning (Tree Preservation)(England) Regulations 2012 sections 14 (exceptions)⁶. Such exceptions are given as a s14 'Notice of Intent' and a 5 working day period for the planning authority to consider the matter and relate to the imminent threat of harm or damage. This tree condition survey can be used to inform such a s14 (5 day) Notice of Intent. On this occasion, no imminent threats were found.
- 3.4 Works in accordance with the Highways Act 1980, section 154⁷, overrides the town and Country Planning Act and can be implemented without reference to the planning authority. However, it is appropriate to inform the planning authority to avoid unnecessary waste of officer time investigating whether the works are exempt. In this instance the trees no imminent remedial works were identified.
- 3.5 Remedial tree works in accordance with the Highways Act 1980, section 154⁸ are appropriate and detailed in Appendix 1.

⁴ <https://www.legislation.gov.uk/uksi/2012/605/regulation/16/made>

⁵ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#making-applications-tpo>

⁶ <https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made>

⁷ <https://www.legislation.gov.uk/ukpga/1980/66/section/154>

⁸ <https://www.legislation.gov.uk/ukpga/1980/66/section/154>

- 3.6 The Forestry Act 1967⁹ does not apply as the trees grow either within the highway or within the residential garden.
- 3.7 The trees surveyed have features that may provide habitat¹⁰ and therefore these issues are to be considered by the tree / forestry contractor prior to implementation of any works recommended.
- 3.8 This document does not consider specific covenants.

4. Limitations

- 4.1 The tree survey was carried out from ground level, with the aid of binoculars where appropriate, using the Visual Tree Assessment (VTA) process. The VTA process is used to identify significant tree features that may have significant bearing upon the condition (physiological and structural) and management of the tree.
- 4.2 Typical significant defects that are identified are referred to in Lonsdale, D., "Hazards from Trees, a general guide" (FCPG13) published in 2000 by the Forestry Commission, Lonsdale, D., "Principles of tree hazard assessment and management" published in 1999 and 2001 and reprinted in 2013 by the Forestry Commission, and Mattheck, C., "The body language of trees" published in 1994 by the Department of the Environment and 2015 by Karlsruhe Institute of Technology.
- 4.3 Reasonable access around the base of the tree is required to carry out a tree survey. Where this is not feasible, these parts of the tree may not be fully assessed. If a view of the entire structure of the tree(s) is limited, for instance by the properties in private ownership or obscured by vegetation, this is a limitation to the tree survey and some parts of the tree may not be able to be fully surveyed. In this instance vegetation impeded the survey of T2 and this is a limitation of the survey.
- 4.4 Trees are dynamic structures and as such their condition and health may change in a short period of time, particularly in relation to changes in their immediate environment and circumstances, and as such the survey relates only to the visible condition found on the day of the survey. Tree(s) should be re-surveyed on a regular basis so that the change in condition can be identified. An appropriate time period between surveys may be up to 5 years depending upon the species, condition of the trees, their maturity / size and the context within which the tree(s) grow. Recommendations for the period between surveys are given.
- 4.6 No soil investigations have been carried out. This survey does not consider the risk of potential damage caused through tree related soil movement.

⁹ <https://www.legislation.gov.uk/ukpga/1967/10/section/9>

¹⁰ <https://www.legislation.gov.uk/uksi/2017/1012/contents>

5. Tree survey findings

- 5.1 The survey was carried out on 28th August 2022. Mr Dave Ward accompanied me during the site visit. The weather on the day of the site visit was clear, dry with low wind speeds.
- 5.2 The table of findings of the tree survey can be found in Appendix 1.
- 5.3 I have plotted the approximate tree position on Ordnance Survey data, Ordnance Survey data (licence AC0000849896), to correlate between the tree condition survey (Appendix 1), the tree survey plan (Appendix 2), and the specific trees surveyed on site. Position of the tree plotted is approximate on the tree survey plan and the specific trees will need to be identified through their approximate position shown on the tree survey plan, condition notes given in the tree survey text and the photographs in Appendix 3.

6. Discussion

- 6.1 The recent failure of T1 has prompted a survey of the trees. This has identified a number of features requiring remedial works. To aid consideration of the features identified I have provided below additional information on the features in order of the first occasion of their occurrence.
- 6.2 Dead branches or stems (deadwood) deteriorates over time. The longer such wood is within the trees, the greater the potential for it to fall from the tree canopy. Additionally, the larger the deadwood, the greater the potential outcome if the failure falls on to an individual, vehicle or structure. It is appropriate to remove deadwood where such outcomes are likely and / or foreseeable. It is also appropriate to retain deadwood, in particular large deadwood more than 150mm diameter, in the canopy where there is a low risk of harm or damage as such deadwood can provide habitat.
- 6.3 Decay from fungi can reduce the structure of the tree increasing the potential for branch, stem, or root-plate failure. Remedial works to reduce the weight and leverage may be appropriate to reduce the risk if the physiology of the tree is good. However, if there are numerous trees in the local area, or the tree is of poor vitality and unlikely to recover, it may be more appropriate to remove the tree to allow adjacent trees to develop or new trees to be planted. In this instance, T1 is subject to decay from *Fistulina hepatica*. In the particular circumstance of T1, I believe that the risk of branch failure from this tree is likely unless remedial works are implemented.
- 6.4 Cavities indicate that decay of the wood has occurred (see point above). This is a normal process and may not be of particular concern depending upon the extent of decayed stem. However, if the cavity / extent of decay is advanced or significant, then failure may occur and remedial pruning or removal may be appropriate prior to such failure(s).

- 6.5 Overlong branches (more than half the height of the tree of dome shaped trees), particularly those standing outside the main canopy spread, can have an increased potential for failure as the wind loading is focused on those overlong branches and there is a lack of support from adjacent branches and twigs. This can be shown by ripples forming on the underside of the branch where it connects to the main stem where there is insufficient supporting wood for the branch and the bark consequently “ripples”. Smooth bark and peeling bark from the top side of branches can also be an indicator of failure as the branching is under significant tensile loading leading to failure. Additionally, the longer the branch, the longer the mechanical lever, the more likely that failure may occur through the weight and leverage of the branch. Remedial works to reduce the weight and leverage is likely to reduce the potential for failure and avoid unnecessary large wounds forming from uncontrolled branch failure. Such branch reductions also reduce the potential wound size aiding the tree to cope with the pruning wound as opposed to a likely larger failure wound which will take more resources for the tree to manage and compensate for. Such works are recommended in BS3998:2010 Recommendations for tree works (refer to paragraphs 7.7, 7.9, 7.10, and Table B.1).
- 6.6 The greater the amount of pruning work carried out, the greater the potential for undesirable physiological and structural impacts upon the retained trees (refer to British Standard 3998:2010 Recommendation for tree works paragraph 7.2.4 extent of pruning works). Therefore, works recommendations given seek to reasonably control the risks identified whilst minimising the potential impact upon retained trees to aid their retention in the landscape for as long as reasonably practicable. Additionally, tree works recommendations are kept to a minimum to minimise the potential aesthetic impacts that can occur through excessive tree works.
- 6.7 To conclude, in my consideration of the site, its location, use, frequency of occupation, the potential hazards that the trees present, the condition of the trees and potential for failure, and the potential size of the failure parts, I have provided tree works recommendations with priorities to aid the retention of the trees in the landscape where feasible and these works are detailed in section 7 and Appendix 1.

7. Recommendations

- 7.1 I have considered the findings of the tree survey within the context of the health and vitality of the trees and the circumstances within which they are located.
- 7.2 Recommended works are detailed in Appendix 1 for each tree or group with associated priorities. The priorities mean that the recommended works should be carried out within specified timescales detailed in Appendix 3 key to tree survey data.
- 7.3 Works are considered a 'High' priority and should be complete within 1 month from the date of this survey. The priority is considered based on the condition of the tree and its position and context. No trees were identified as being subject to a high priority.
- 7.4 Works are considered a 'Moderate' priority and should be complete within 3 months from the date of this survey. The priority is considered based on the condition of the tree and its position and context. Two (2) trees were identified as being subject to a moderate priority.
- 7.5 Works are considered a 'Low' priority and should be complete within 12 months from the date of this survey. The priority is considered based on the condition of the tree and its position and context. No trees were identified as being subject to a low priority.
- 7.6 Tree works should be carried out in accordance with British Standard 3998:2010 Recommendations for Tree Works and in particular biosecurity / avoidance of transmission of disease and pathogens (4.3), extent of pruning works (7.2.4), and natural target pruning (7.2.5). A tree contractor ought to carry out works in accordance with this British Standard and be aware of these specific elements.
- 7.7 Works recommended are in accordance with BS3998:2010 Recommendations for Tree Works, Table B.1 where the works are *"To protect people or property from" "tree failure"* and *"storm damaged branches"* and *"To maintain health or longevity by means of" "good structural integrity"* and *"disease or pest control"*.
- 7.8 Tree works, except high priority and felling works, ideally to be carried out ideally in the late summer (September) or mid winter (December to February) to aid the trees to respond to the pruning wounds in the most effective manner. The worst times to implement tree works to retained trees is in spring (particularly bud burst) and secondly autumn (around leaf fall) and, therefore, these time periods (spring / bud burst and autumn / leaf fall) ought to be avoided where possible to reduce the physiological impact upon retained trees.
- 7.9 Resurvey of the trees ought to be complete by the 1st December 2030. Resurvey dates assume implementation of the tree works recommended within the timescales given. Resurvey is important as the condition of trees alters over time. Resurvey assumes the entirety of tree works recommended to be complete within the timescales given.
- 7.10 If the condition of the trees alters from their current recorded condition and / or the circumstances of the tree(s) alters, this should be brought to the attention of the author of this document / an Arboricultural Consultant.

Appendix 1: tree survey data

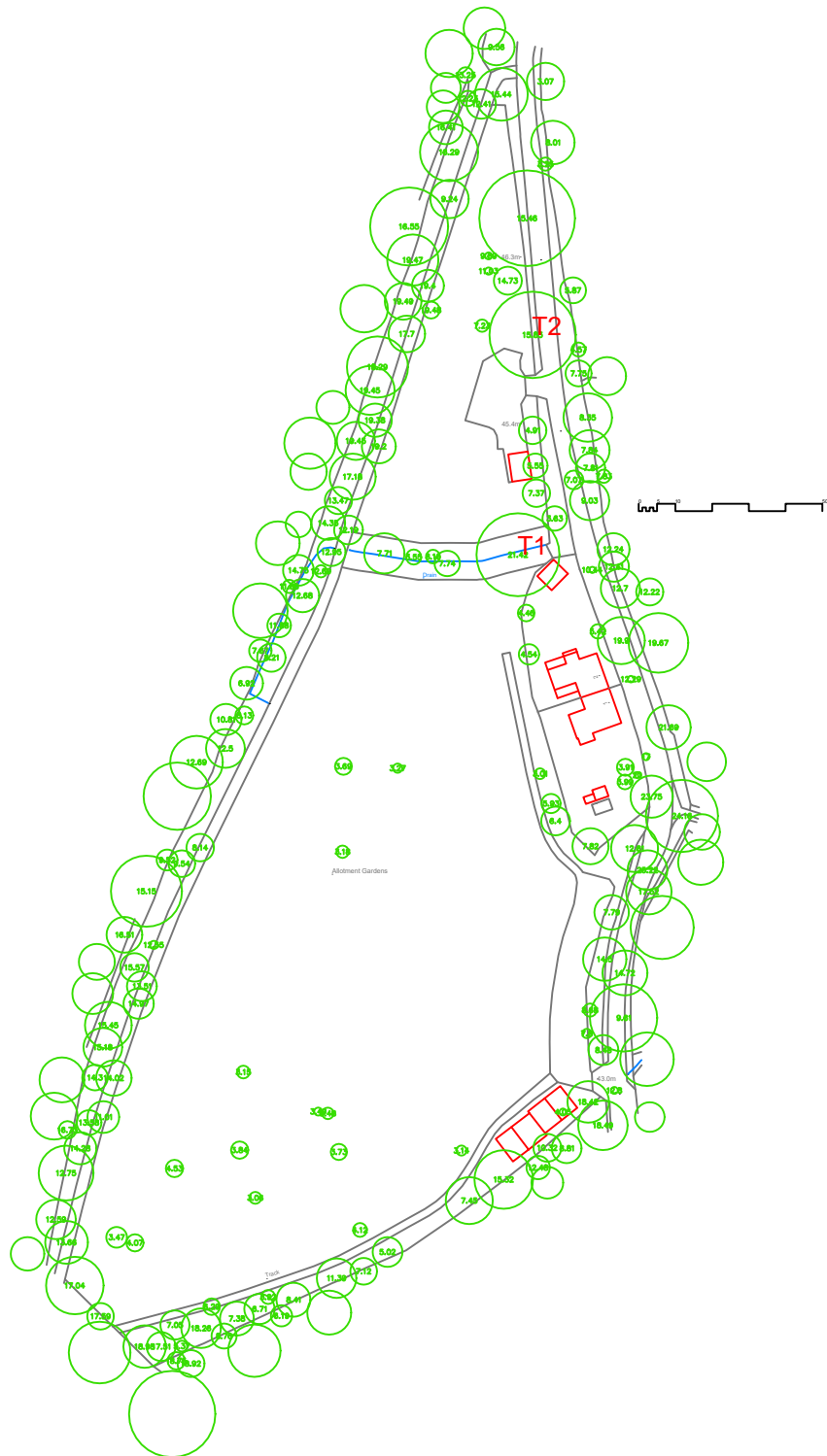
Tree Condition and Hazard Survey Data

Site Broomhill Allotment Site
 Date of survey 28th August 2026
 Job reference J1720
 Surveyor Ben Abbatt
 Resurvey To be complete by the 1st December 2030



Designation	Reference number	Species	Height (m)	Age class	Physiological condition	Structural condition	Condition notes	Condition related tree works	Priority
T	1	Oak <i>Quercus robur</i>	22	Mature	Good	Poor	Typical occasional moderate (25 to 100mm diameter) deadwood throughout. Two recent branch failures on the south side at c7m and c4m with potential brown rot. Three branches on the north side at c12m, c7m, and c3m with cavities close to the stem and subsequent decay (dry space habitat) from historic pruning or prior branch loss. Brown rot cavity on north side at to c1m height. Good prop root development into the ditch to the south. <i>Fistulina hepatica</i> (brown rot) at the base to the north west.	Tip reduction of branches to an even 8.5m horizontal radial canopy spread tapering with height to create a 'natural' dome shaped canopy whilst reducing the risk of branch failures. Remove deadwood more than 20mm diameter. Crown lift to 4m with a maximum wound diameter of 60mm.	Moderate
T	2	Oak <i>Quercus robur</i>	16	Mature	Good	Poor	Typical occasional moderate (25 to 100mm diameter) deadwood throughout. Overlong branches to the north and south. Large branch failure in the mid northern canopy. Access to base impeded by vegetation and therefore not surveyed.	Tip reduction of branches to an even 8.5m horizontal radial canopy spread tapering with height to create a 'natural' dome shaped canopy whilst reducing the risk of branch failures. Remove deadwood more than 20mm diameter. Clear vegetation at the base of the tree to create an access 1m wide to enable base of the tree to be inspected. Reinspect when base of tree accessible. Crown lift to 4m with a maximum wound diameter of 60mm. Crown lift to 5m over the highway.	Moderate

Appendix 2: tree survey plan



General / Key:

NTM data

Indicative tree position



Site: Broomhill Allotment site.

Data: Ordnance survey data provided under licence ©Crown Copyright and database rights 2026 OS Licence no. AC0000849896. ©Bluesky National Tree Map (NTM) data.

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Drawing title:

Tree survey plan

Drawing reference: J1720

Revision: -

Date: 8th September 2026

Scale: 1 to 2000 on A4

Sheet: 1 of 1

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General / Key:

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Indicative tree position



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Appendix 3: photographs



SAL2 T1 with two branch failures identified by red arrows. Red line annotates the approximate remedial works for tip reduction for T1.



SAL3 T1 and the upper and mid level additional cavities on the north side identified by red arrows.



SAL4 T1 and the mid and lower level additional cavities on the north side identified by red arrows.



SAL5 Cavity at base of T1.



SAL6 T1 and prop root development to the south into the ditch.



SAL7 T1 and *Fistulina hepatica* at base to northwest.

Appendix 4: general notes

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 specifically checked with the planning authority whether the site is within a Conservation Area or whether the trees are under Tree Preservation Order (TPO), but I have relied upon their published map information. Prior to any tree works confirmation of whether these legal restrictions apply to the site or trees ought to be sought from the planning authority. 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 planning authority 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 planning authority 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. 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) to carry out the works.

A bat survey prior to tree works is not recommended, except where there is a high potential for habitat. 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, BS8596 Micro guide to surveying for bats in trees and woodland <https://shop.bsigroup.com/upload/273444/BSI-Bat-Microguide-UK-EN.pdf> 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 Propellar 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.

Appendix 5: key to tree survey data

Desig	Designation (T is Tree, G is Group, H is Hedge, W is woodland, S is Stump)	
No	Tree number.	
Species	Species of tree.	
Height	Height measured in metres.	
Canopy spread	Canopy spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.	
Height of crown	Height in metres of crown clearance above adjacent ground level.	
Age Class	Young	A tree considered to be less than approximately 20 years old.
	Middle aged	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.
	Mature	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.
Condition (Physiological and Structural)	Good	A tree of typical physiological and structural condition that requires only general tree works to facilitate its retention in the landscape.
	Fair	A tree of impaired physiological and / or structural condition that may require remedial and general tree works to facilitate its retention in the landscape.
	Poor	A tree of significantly impaired physiological and / or structural condition that will require remedial and general tree works to facilitate its retention in the landscape if feasible.
Recommendations	As per BS3998: 2010 Recommendations for Tree Works.	
Priority	Immediate	Works should be carried out immediately as the probability of harm or damage occurring is likely.
	High	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.
	Moderate	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.
	Low	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.
Re-survey	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, whichever is the sooner. If no time period is noted then the default period is one year.	

Appendix 6: surveyor qualifications and experience

Ben Abbatt has been involved in the arboricultural industry since the mid 1990s and has worked in a variety of roles within the industry, starting as a forestry contractor, progressing to the surveying and management of forestry and arboricultural contracts for a national forestry company and running the arboricultural section of a horticultural business overseas. Additionally, Ben has worked in local Government at Borough and County levels, providing planning related advice and managing Tree Preservation Orders and Conservation Areas, as well as managing highways trees and contracts.

Additionally, since 2004, Ben has been the Director and Principal Consultant of Sapling Arboriculture Ltd.

Ben is a qualified member of the Institute of Chartered Foresters (ICF) and Royal Institute of Chartered Surveyors (RICS).

He holds many arboricultural and forestry qualifications including the Professional Diploma in Arboriculture awarded by the Royal Forestry Society, the Technicians' Certificate awarded by the Arboricultural Association and an HNC in Forestry.

Ben is also a freelance instructor for Lantra, delivering courses in Basic Tree Survey and Inspection and Professional Tree Inspection.



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