Development Management
Application No T/15/76851
Your ref
Please ask for Tree Officer
Direct dial 023 8068 8422
Hours of work
e-mail trees@eastleigh.gov.uk

Mr C Egerton
46 Sovereign Way
Eastleigh
SO50 4SA

29 September 2015

Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation) (England) Regulations 2012

Application No. T/15/76851

In pursuance of their powers under the above Act and in accordance with your application received on 6 July 2015

the Council, as Local Planning Authority hereby REFUSE TREE CONSENT for the following :

Description: Felling of 1no. Oak in rear garden
Site: 46 Sovereign Way, Eastleigh, SO50 4SA

For the following reasons:
REFUSE - Felling of 1 x Oak

Note to Applicant: The proposed felling of 1 x Oak is considered unjustified. The works would thus result in an adverse impact upon the visual amenity, ecology and wildlife, shelter and screening of the surrounding area.

Notes to applicant: No technical/ Arboricultural evidence has been supplied to support the felling of the Oak due to the circumstances described, the TPO application form clearly states; 'Alleged damage to property - e.g. subsidence or damage to drains or drives. If YES, you are required to provide for Subsidence; A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals. Other structural damage (e.g. drains, walls and hard surfaces) written technical evidence from an appropriate expert, including description of damage and possible solutions'.

The TPO guidance notes advise; 'Subsidence; Reports will usually be provided by a structural engineer and/or a chartered surveyor and be supported by technical analysis from other experts e.g. for root and soil analysis. These reports

must include the following information: A description of the property, including a description of the damage and the crack pattern, the date that the damage first occurred/was noted, details of any previous underpinning or building work, the geological strata for the site identified from the geological map. Details of vegetation in the vicinity and its management since discovery of the damage. Include a plan showing the vegetation and affected building. Measurement of the extent and distribution of vertical movement using level monitoring. Where level monitoring is not possible, state why and provide crack-monitoring data. Data provided must be sufficient to show a pattern of movement consistent with the presence of the implicated tree(s). A profile of a trial/bore hole dug to identify foundation type and depth and soil characteristics. The sub-soil characteristics including soil type (particularly that on which the foundations rest), liquid limit, plastic limit and plasticity index. The location and identification of roots found. Where identification is inconclusive, DNA testing should be carried out. Proposals and estimated costs of options to repair the damage In addition, you must include a report from an arboriculturist to support the tree work proposals, including arboricultural options for avoidance or remediation of indirect tree-related damage.

Other structural damage; Technical evidence in respect of other structural damage (e.g. garden walls, drains, paving, drive surfaces) should be provided by a relevant engineer, building/drainage surveyor or other appropriate expert. ' If property damage is suspected it is often best to speak to your home insurer.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (RTR)