

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/94817
Surveyor	Charlotte Holloway
Address	1 PORTCHESTER RISE, EASTLEIGH, SO50 4QS
Proposed work	1 no. Oak (T1)- Fell due to extensive decay to stem and buttress roots.
Assessment Date	05/04/23
Officer comments	The tree is a large mature oak situated within the rear of 1 Portchester Rise. The tree is visible from the public Highway in Portchester Rise, Hazelwood Lane and Boyatt Grove. The tree contributes to the local setting, offering character to the local area and is considered to have high amenity value. Requests to remove the tree have been made under T/18/83426 and T/22/93870, both of which have been refused. The tree has undergone reductions previously. The tree is in very good vitality, and at time of inspection does not appear adversely affected by the recent hard landscaping and current extension works (application H/22/92917). Tree protection measures do not appear available in the portal, and it is noted during my visit that the location of extension works is likely increase pressure on the tree. The tree is beginning to show veteran features. It has lost a substantial limb and sounding with a hammer noted a column of decay below the pruning wound. The applicant has undertaken decay detection using a resistograph drill. The applicants report states <i>"Oak trees can stand for many years as a hollow structure supported by sound buttress roots"</i>. The tree has been drilled at 15cm in height following refusal of the previous application, with the applicant stating <i>"the buttress roots to the east and south are significantly decayed"</i>. However, it is acknowledged there is some decay in the eastern buttress, however, sounding with a mallet and drill readings suggests there is sound wood within other buttresses. Given the trees age and likely ecological value due to the emerging veteran features, the loss of this tree would likely be significant, with the benefits from any replacement not reached for a substantial amount of time. Bats were noted in adjacent dwellings in previous planning applications, with the submitted report stating trees are highly suitable bat roosts. This tree has a number of 'bat features' making it highly suitable habitat.

	BS3998:2010 Tree Work Recommendations acknowledges the importance of veteran trees and states that guidance on veteran tree management is detailed in “<i>Ancient and other veteran trees: Further guidance on management</i>”. Within the general guidance section, it states “<i>If a veteran tree is in good health and if the conditions do not appear to have changed significantly, leave well alone</i>”. Safety is a consideration of this tree within its locations, therefore, sensitive management to retain this significant tree may be prudent. BS3998:2010 is clear that retrenchment pruning should be utilised to manage the natural declining process of older trees, therefore the applicant should consider management options for tree retention, with a considered, sensitive reduction unlikely to be refused. The benefits of this tree far outweigh likelihood of failure, therefore the request to fell is deemed unjustified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
		X			Raise no objection	TPO
Decision notice	REFUSE: 1 no. Oak (T1)- Fell					
Conditions	n/a					
Notes to applicant	None					
Parish comments	Subject to the agreement of the Tree Officer					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	The Parish comment has been noted.					