

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/94969					
Surveyor	SK					
Address	11 MAIDMAN PLACE, HEDGE END, SOUTHAMPTON, SO30 4DE					
Proposed work	1 no. Oak (T1) - Crown reduce by 2-2.5m. To provide further light for solar panels on property roof.					
Assessment Date	21/04/23					
Officer comments	Attended site: trees visible from at least three access points. There is reasonable distance from the trees to the properties, but the trees are to the south so there is potential for shading, especially in winter when the sun is at a lower angle. The trees predate the properties by many decades. It is unlikely that they will grow any taller and given there is more above-ground space around them due to the development it is probable they will fill sideways rather than grow taller. The trees have been retained through planning and area and several have been retained to good effect though the development. Any reduction in height will be temporary and will adversely impact the amenity and physiology of the trees. It is not clear what solar gain would be as the trees are some metres from the house, so the main shadow pattern will be unaltered. For this reason, the reduction is not advisable. The panels were installed where the shading issue was foreseeable. EBC policy does not support reduction for solar gain.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		X				
Decision notice	REFUSE: 1 no. Oak (T1) - Crown reduce by 2-2.5m.					
Conditions	N/A					
Notes to applicant	None					
Parish comments	Object on the basis of the tree being in existence long before the installation of the solar panels.					
Public objection/ support	Support		Objection		Observation	
	1		0		0	
Objection/ support consideration	The Parish comment has been noted.					

	Regarding the public comment from the applicant, whilst it is acknowledged that there are benefits to the installation of solar, there are multiple climate benefits of trees. The TPO application is considered on its own merits, and we cannot consider the fact that houses have been built. Finally, if the tree poses a risk, then this should be used for justification within the application, as per Section 16(c)(iii) and (iv) of the TPO Regs.
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