

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95230
Surveyor	SK
Address	THE OAKS, 55 WILDERNESS HEIGHTS, WEST END, SOUTHAMPTON, SO18 3PS
Proposed work	5 no. Oaks (G1) - Reduce group of 5 Oak trees to front of property as one crown by 2-3m from tips back to previous pruning points and remove 2 low growing limbs over driveway to S and SW of canopy. Reason - Applicant has received letter recommending works to prevent future subsidence issues affecting neighbouring property.
Assessment Date	26/06/23
Officer comments	Group of 5 early mature oaks. Retained through development and appearing to be doing well. Heavy ivy colonisation throughout. Saw residents on site. Explained that there is no evidence supporting the request to fell the trees. There is a garage and soil level changes between the damaged property and the trees that will reduce the likelihood of indirect damage significantly. Key reasons for refusal are: • No evidence implicating the group of trees is present. The insurers acknowledge there is no evidence. • There is no actual damage attributed to the trees. EBC (Eastleigh Borough Council) only respond to incidences of actual damage. • The reduction that is cited is not in line with any guidance (e.g., HortLink study 'Controlling water use of trees to alleviate subsidence risk May 2004') shows that the level of reduction requested (minimum 30%) is ineffective and very temporary (1-3 years). This would place an unreasonable burden on the owners to maintain the trees at a smaller size in perpetuity. • A larger reduction would be beyond the recommendations of the British Standard for tree works (BS3998) • The amenity of the trees would be reduced. They were retained because they are valuable assets to the landscape and have significant presence in the location. • If future damage does occur and the trees are implicated, evidence in line with the Joint Mitigation Protocol (JMP) must be produced to evidence any claim. The trees have been reduced previously but have achieved a nicely balanced canopy. Reduction in height will reduce amenity and remove a sizeable proportion of live canopy mass.

	The branches over the driveway have been mislabelled as to the West – when on site, the residents pointed out the branches that grow towards the east and southeast so assume this is an error.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
			X		Raise no objection	TPO
Decision notice	REFUSE: 5 no. Oaks (G1) - Reduce group of 5 Oak trees by 2-3m Remove 2 low growing limbs over driveway to SW of canopy. Reason - Applicant has received letter recommending works to prevent future subsidence issues affecting neighbouring property. CONSENT: Remove 2 low growing limbs over driveway SE of canopy. Limit cut size to maximum 100mm diameter. Reduce collective canopy on dwelling side (south side) back to previous cut points.					
Conditions	Standard					
Notes to applicant	Recommend severing the ivy to allow sight of full stem.					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					