

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95324
Surveyor	Charlotte Holloway
Address	14 ASFORD GROVE, BISHOPSTOKE, EASTLEIGH, SO50 6BG
Proposed work	1 no. Lime (T5) - Pollard to 16m height and reduce laterals by 6m to appropriate growth points/branch unions to maintain shape.
Assessment Date	24/07/23
Officer comments	The tree is situated to the south of the property. It is situated within the garden of 14 Asford Grove, it has very good visibility from the public highway and is considered to have good amenity value. The tree has undergone some previous maintenance, having previously been reduced/pollarded. Lateral growth from these points is between 3 and 4m. The tree is approximately 26m high and has not previously been pollarded at 16m, therefore, the works described is 'topping'. Pollarding should be carried out when a tree is young, as part of the formative pruning process, with the stem diameter being 25mm to 50mm in diameter. BS3998:2010 Tree Works – Recommendations states 'topping should be used only as a last resort for retaining a valuable tree which would otherwise pose an unacceptable risk to people and property.' The applicant has proposed to pollard the tree at 16m and reduce lateral growth by 6m due to subsidence. Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 states "<i>appropriate evidence describing any structural damage to property or in relation to tree health or safety, as applicable</i>" should be included with a Tree Preservation Order Application. Government guidance states "<i>it is important that applications suggesting that the proposed tree work is necessary to address tree-related subsidence damage are properly supported by appropriate information. The standard application form requires evidence that demonstrates that the tree is a material cause of the problem and that other factors have been eliminated as potential influences as far as possible.</i>" Only parts of the arboricultural report have been provided, and whilst this alludes to roots being present and the soil having a medium-high plasticity index, no supporting reports have been provided. The arboricultural report states that there was no level monitoring data at the time of writing (February 2023).

	I would expect sufficient evidence to have been submitted to support a complete arboricultural report and its recommendation to pollard/reduce the tree to the specification within this application. Evidence should include an engineer's report, a geotechnical report, drain reports (including any work that had been carried out to rectify issues), level monitoring data showing seasonal recovery and information identifying roots found. Given the absence of this supporting evidence, the applicant has not demonstrated that trees are the material cause of indirect damage, therefore, the request to pollard/reduce the trees to the level requested is deemed unjustified. However, given that the tree has previously undergone some maintenance, pollarding back to existing points is reasonable for the management of the tree within its location.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: 1 no. Lime (T5) - Pollard to 16m height and reduce laterals by 6m to appropriate growth points/branch unions CONSENT: Re-pollard to previous reduction points.					
Conditions	Standard.					
Notes to applicant	None					
Parish comments	Bishopstoke Parish Council has no objection to this planning application.					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	The Parish comment has been noted.					