

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95528
Surveyor	Charlotte Holloway
Address	OAKRIDGE, ST MARKS CLOSE, WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DY Romsey Tree Surgeons (Matt Rowden)
Proposed work	Group of 1 no. Sweet Chestnut and 8 no. Common Beech (TG1) - Crown lift on SW aspect by 5m, clear neighbouring property by 2m, clear services by 1m, and effect a 5-6m height reduction of the group. The work is to improve the amenity of the group as a whole, to avoid contact damage with the neighbouring property and overhead services, and to allow more light into the garden. Such a reduction is acceptable within the phenological requirements of BS3998:2010 and can be actioned without significant adverse effects to the tree group.
Assessment Date	20/07/23
Officer comments	The trees are situated within the rear of the property adjacent the northern boundary. The trees are a close group, typical of a boundary feature and in overall good health. Buildings and structures in neighbouring property are close to the northern boundary and therefore close to the trees. The proposed work to provide 2m clearance is reasonable. Likewise, the proposal to provide up to 1m clearance from services is reasonable. The trees have a high crown break on the southwestern aspect, previous permission was granted to crown lift to 3.5m. All trees currently have sufficient clearance from ground level to use the garden freely. The proposed crown lift of 5m is deemed excessive, a refuse truck requires a maximum of 4.5m to access a residential street. I would expect to see a crown lift of 5m or over on main A and trunk roads, where high sided vehicles require access not in a residential garden. The applicant has stated that <i>"such a reduction is acceptable within the phenological requirements of BS3998:2010 and can be actioned without significant adverse effects to the tree group."</i> However, beech is a species that is known to have a poor tolerance for hard pruning. The proposed height reduction of 5-6m appears to equate to 'topping' which will instigate accelerated decay of established trees, negatively impacting their longevity. BS3998 states <i>'topping should be used only as a last resort for retaining a valuable tree which would otherwise pose an unacceptable</i>

	<i>risk</i>'. It should be noted the applicant has stated that they do not have fears the trees might break or fall. A height reduction combined with the already high crown break would leave very little photosynthetic material, increasing the potential for pest and disease induced by excessive pruning as outlined in 0.3 of the same standard. The number and diameter of cut sizes as outlined in table 1 of BS3998:2012 Tree Work Recommendations also has the potential to be exceeded. I am of the opinion the applicant has not demonstrated that proposed work is acceptable within the phenological requirements of BS3998:2010. The applicant has stated that they wish to allow more light into the garden, however, given that trees are along the northern boundary the proposed tree works are unlikely to increase light levels. The property was visited at 10am in the morning with the trees casting little shade. Any afternoon shade will not be caused by these trees. The proposed crown lift and reduction have not been justified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	REFUSE: Group of 1 no. Sweet Chestnut and 8 no. Common Beech (TG1) - Crown lift on SW aspect by 5m and effect a 5-6m height reduction of the group. CONSENT: Group of 1 no. Sweet Chestnut and 8 no. Common Beech (TG1) - Clear neighbouring property by 2m, clear services by 1m.					
Conditions	Standard quality and time.					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					