

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/95978
Surveyor	Charlotte Holloway
Address	18 WYCHWOOD GROVE, CHANDLER'S FORD, EASTLEIGH, SO53 1FQ
Proposed work	1 no. English Oak (T1) - Remove 2 lowest branches to collar. 1 no. Pin Oak (T2) - Reduce 3 lowest branches by 5m, canopy clean. 1 no. Holm Oak (T3) - Fell due to soft rot at base.
Assessment Date	18/10/23
Officer comments	All tree trees are situated within the rear of 18 Wychwood Grove. I inspected all three trees on 7 December 2022 under application T/22/94193 and T1 and T2 on 18 May 2023 under application T/23/95061. This application does not provide any additional supporting evidence; therefore, previous comments are still applicable. T1 is situated towards the northwest of the garden. It has limited amenity value from the public highway. The canopy extends over multiple gardens, however, has high ground clearance. The stem has multiple pruning wounds, with minimal canopy extending over 18 Wychwood Grove. Removing two of the lowest laterals will leave large pruning cuts and a very high canopy break. Further wounding to the parent stem is likely to contribute to a reduction in structural integrity of the tree, especially when combined with the number of wounds already on the parent stem. This would likely result in a decrease in longevity, negatively impacting long term amenity value. T2, is situated within the north of the garden adjacent to the boundary of 16. It is a large prominent tree, can be viewed from the public highway and is considered to have good amenity. The tree has a high crown break and is clear of any structures. Whilst the proposed work is unlikely to affect the overall amenity of the tree, the work is likely to negatively alter the overall form and appearance of the tree and leave large pruning wounds. The proposed work would slightly lift the canopy. 7.6 of BS3998:2010 states '<i>crown lifting should be avoided or minimised in mature or old trees, if possible, since it can increase the probability of failure.</i>' The justification given for the proposed work is to increase light into the property, however, given its location, the proposed pruning is unlikely to significantly achieve an increase in light levels. A crown clean of T2 was permitted under application T/22/94193. T3 is situated within the southwest of the garden. The tree appears in overall good health. Its amenity value is limited; however, the tree is visible. There is wounding on the western part of the main stem at ground level, there is fair reaction growth present. The applicant has

	stated they wish to remove the tree due to ‘soft rot at the base.’ I was unable to probe any depth and when tapped with a sounding mallet, no significant hollow areas were noted. There appears to have been no change since my previous visit on 7/12/22. It should be noted that the applicant has stated that they do not have fears the tree might break or fall. Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 requires “ <i>appropriate evidence describing any structural damage to property or in relation to tree health or safety, as applicable</i> ”, therefore, written arboricultural advice or other diagnostic information from an appropriate expert should have been submitted to support tree removal. An email was sent to the agent on 3 October 2023 to request a copy of the recommendation that is referenced within this application. At the time of site visit, no response had been received. Therefore, given that supporting evidence has not been provided, the request to fell the tree is unjustified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		X				
Decision notice	REFUSE: 1 no. English Oak (T1) - Remove 2 lowest branches to collar. 1 no. Pin Oak (T2) - Reduce 3 lowest branches by 5m, canopy clean. 1 no. Holm Oak (T3) - Fell due to soft rot at base.					
Conditions	n/a					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					