

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96249
Surveyor	Charlotte Holloway
Address	34 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EW
Proposed work	1 no. Oak (T1)- Fell - Reasons are explained within report provided, subsidence caused by roots.
Assessment Date	10/11/23
Officer comments	The tree is a mature oak in overall good health. It has some visibility from the public highway, therefore offers some visual amenity and character to the area. The applicant has proposed to fell the tree due to alleged subsidence damage. 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> The submitted report is an arboricultural report only. The report indicates that the soil has a medium change potential, however, a geotechnical report has not been submitted. Within the 'analysis' it states <i>"Oak (T1) has a high-water demand and is within 50% distance for damage in the C&R study. Laboratory analysis of the roots found below foundation depth during the site investigation identified them as Quercus ssp."</i> It should be noted that in the table entitled 'roots' within the same report, documents roots of <i>Quercus ssp</i> as absent. The submitted report states <i>"this report assumes that engineers are satisfied that the damage to the insured property is attributable to clay soil shrinkage resulting from moisture abstraction by vegetation"</i>. I would expect sufficient evidence to have been submitted to support this assumption. 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 <i>Quercus</i> roots. Given the absence of this supporting evidence, the applicant has not demonstrated that tree is a

	material cause of indirect damage, therefore, the request fell the tree is deemed unjustified.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
		X			Raise no objection	TPO
Decision notice	REFUSE: 1 no. Oak (T1)- Fell					
Conditions	n/a					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		1		0	
Objection/ support consideration	The public comment has been noted.					