

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	NC/26/100796
Surveyor	AM
Address	10 MAYFAIR COURT, BOTLEY, SOUTHAMPTON, SO30 2GT
Proposed work	Amended specification: T1 oak (tree to rear of No.9) – Crown reduction of 2m in height and 1.5m radial spread, limiting wound size to 75mm diameter. Crownlift to 4m all round primarily by pruning of secondary branches with wound size not exceeding 75mm diameter. T2 oak (tree to rear of No.10) – Crown reduction of 1.5m height and radial spread, limiting wound size to 60mm. Crownlift to 4m all round, primarily by pruning of secondary branches with wound size not exceeding 75mm diameter.
Assessment Date	3 rd February 2026
Officer comments	Trees within Botley Church of England Primary School are protected by the Botley/Winchester Road Conservation Area. The notification oaks are large, mature trees standing on the boundary of the School. They are clearly visible from the school grounds and they are visible to the wider public over the modern bungalows from Mayfair Court and surrounding road. Following discussion with the Applicant and Agent (separately), the proposal has been amended slightly. This has been confirmed by email dated 3rd February 2026. This has been uploaded to the document log. The larger, dominant tree (T1) is to the rear of No.9 Mayfair Court. It measures approximately 20m tall and has a stem diameter of approximately 80cm dbh (estimated by eye). It overhangs the rear garden of No.9 by approx. 8m, approx. 2m forward of the back wall of the rear extension. Vitality is reduced; there are numerous dead branches throughout the crown, up to around 2.5m x 80mm diameter. These can be removed at any time, without notice. The crown is rather gappy and the loss/dieback of interior branchlets has left remaining branches, particularly in the upper crown, rather slender and becoming lion-tailed. Branches of this condition are at increased risk of failure due to loss of mass dampening. On discussion with the neighbour/applicant, the area around that tree is known to flood and this would help explain its impaired health. The smaller tree (T2) is to the rear of No.10 Mayfair Court. It measures approximately 15m tall and has a stem diameter of approximately 60cm

	dbh (both estimated by eye). The crown is asymmetric, having grown close to the much larger T1. It has a naturally adopted, modest lean to the north. It overhangs the rear garden of No.10 by approx. 5m. Vitality is normal; the crown is considerably 'fuller' than T1. There is a scattering of dead branches to approx. 1.5-2.0m x 50-80mm diameter. Again, those could be removed at any time, without notice. The original proposal was to reduce both trees by 2m. This was to be both in height and radial spread. The extent of pruning, would be proportionately more for T2 as this is considerably smaller than T1. It would remove significant crown volume and leave it vulnerable to pests and disease. On this basis, the extent of pruning of T2 was reduced to a nominal amount that would not significantly impact tree health nor visual amenity. T1, although noted as under stress, would have relatively small wounds which it should tolerate. There may be some benefit to that tree in so much as it would reduce the likelihood of branch failure and may stimulate the development of a lower, healthier crown. In order to moderate the extent of pruning, wound size has been capped at 75mm diameter. The reduction in radial spread has also been reduced by a small amount. This work should be tolerated by the tree, despite it being under stress. The proposed crown reductions would have a minor impact on amenity. The pruning would be noticeable, at least while out of leaf/before the crowns regenerate. On the basis that T1 is beginning to develop potentially weak (overly slender) branches and the fact that there is a school playing field one side and several properties the other, crown reduction is reasonable. Similar treatment of T2 will enable their shared canopy to be reduced in proportion to each other.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
					X	
Decision notice	No objection					
Conditions						
Notes to applicant						
Parish comments	Botley PC: The Planning & Highways committee met on 24/02/26 and voted to object to this application due to the severity of the proposed works and that the oak trees, which probably pre-date the buildings, should be managed more sympathetically.					

	AM response: noted and considered.		
Public objection/ support	Support	Objection	Observation
	0	0	1
Objection/ support consideration	1. As Headteacher of Botley CE Primary School where the trees are located, I have contacted Hampshire county Council as land owner and they have informed me that they have no objection. As such, I have no objection and I am very happy to work constructively with the tree company in order to arrange site access etc. AM response: noted and considered.		