

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	NC/26/100770
Surveyor	AM
Address	UPCOTT, STATION ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AA
Proposed work	AMENDED SPECIFICATION: T1 and T2 / Yews – Fell T3 / Yew – Retain T4 / Yew – Remove single stem in contact with south-east corner of outbuilding. Reduce northern segment of crown (over outbuilding) by 1.5-2m T5 / Elm – Fell T6 / Willow - Reduce by approximately 4m to maintain as a pollard T7 / Yew – Reduce south-west segment of crown (over conservatory/patio) by up to 2m.
Assessment Date	2 nd March 2026
Officer comments	Trees protected by the Old Bursledon Conservation Area. T1 and T2 / Yews – Fell - T1 is a small, slender tree measuring approx. 4m tall x 20cm dbh. It is asymmetric due to competition for space with its neighbours. Whilst an unremarkable tree, it does partially screen/soften the appearance of the immediately adjacent building. - T2 measures approx. 8m tall x 40cm dbh. It is visible over the building from Station Road and the carpark at the bottom of the slope. It provides visual amenity and positively contributes to the character of the Conservation Area. The removal of this tree would be harmful in both respects. - T1 and T2 are growing in close proximity to an outbuilding. There is a large, outward bulge in the wall immediately adjacent to T2. There is a large lateral root at the surface growing towards this. There is stepped cracking on the same wall face and plaster is cracking internally. Given the proximity of the tree, the presence of an obvious root and the future growth potential of the tree, is likely that T2 is contributing to this damage and that this damage will worsen. The Resident advises that they intend to repair the building once the trees are removed, to prevent the wall collapsing. Regretfully, the felling of T1 and T2 is reasonable. T3 / Yew – Retain

	T4 / Yew – Remove single stem in contact with south-east corner of outbuilding. Reduce northern segment of crown (over outbuilding) by 1.5-2m - Whilst not the greatest specimen, it still provides benefit in terms of public, visual amenity. The crown divides into several vertical stems from low down and one of these is in direct contact with the outbuilding roof. Damage to the roof is foreseeable. Removal of the stem in contact and reduction of part of the remaining crown which overhangs the roof provides a reasonable balance in retaining some amenity whilst managing risk to the building. T5 / Elm – Fell - Young elm stem measuring approx. 4m tall x 10cm dbh. Does not justify TPO. T6 / Willow - Reduce by approximately 4m to maintain as a pollard - Multi-stemmed tree measuring approx. 8m tall with approx. 10 stems measuring approx. 10-15cm dbh. The tree will tolerate the reduction and will rapidly regrow from the reduction points. This tree does not justify TPO intervention. T7 / Yew – Reduce south-west segment of crown (over conservatory/patio) by up to 2m. - Large, prominent yew providing high level of public, visual amenity and strongly contributing to the character of the Conservation Area. Tree has previously been reduced on this side and has responded well with vigorous regrowth. The proposed reduction affects a small proportion of the crown which will not impact on amenity.					
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	None.					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	None received.					