

## Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

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| <b>Application Number</b> | T/26/101008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Surveyor</b>           | AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Address</b>            | 1 BARLE CLOSE, WEST END, SOUTHAMPTON, SO18 3QN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Proposed work</b>      | Fell 1 x Cedar at front of property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <b>Assessment Date</b>    | 20 <sup>th</sup> April 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Officer comments</b>   | <p>The application Norway spruce (misidentified as a cedar on the application) is protected by virtue of its location within the boundary of woodland W1 of TPO ref: 73-H. This protects all trees within its boundaries, no matter their age. This TPO pre-dates the development and the tree is clearly a recent addition.</p> <p>The spruce is an evergreen tree which probably originated as Christmas tree. The top looks to have been removed and the crown divides into several competing leaders. This damages its form, although is quite well screened by foliage. The tree is immediately adjacent to the roadside and is clearly visible to the public. It does provide benefit in terms of public, visual amenity.</p> <p>The proposal is to fell the tree on the basis that it encroaches on their property, has substantial roots growing above lawn-level and because their home insurance may be voided. They also raise concerns about potential damage to foundation.</p> <p>Firstly, branches grow close to the building. These could reasonably be cut back, without requiring the removal of the tree.</p> <p>There are large, surface roots radiating through the lawn. This part of the lawn does not overly used but they are likely an inconvenience, particularly when mowing.</p> <p>I can't comment on the particulars of their insurance policy. There are other insurance companies who would insure in the circumstances. This would not normally be good reason to fell an amenity tree.</p> <p>Concerns regarding potential foundation damage are noted. The property stands on London clay so there is a theoretical risk of foundation damage being caused by subsidence (clay shrinkage). However, subsidence cannot be predicted and we should be reassured by the building being</p> |

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|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------|--------------------------------|-------------------------------|------------|
|                                             | constructed post-1974 (NHBC Practice Note 3, 1974 edition) which <i>should</i> imply suitable foundation should exist.                                                                                                                                                                                                                                         |               |                                      |                                |                               |            |
|                                             | Whilst the reasons put forward to fell the tree are not particularly compelling, it does have poor form and was arguably not the target of the original woodland TPO. It would be better for amenity in the long-term for the tree to be replaced with a more suitable species. It is therefore recommended to grant consent, subject to replacement planting. |               |                                      |                                |                               |            |
|                                             |                                                                                                                                                                                                                                                                                                                                                                |               |                                      |                                |                               |            |
| <b>Decision</b>                             | <b>Consent</b>                                                                                                                                                                                                                                                                                                                                                 | <b>Refuse</b> | <b>Part consent/<br/>Part refuse</b> | <b>Withdrawn /<br/>Invalid</b> | <b>Conservation Area</b>      |            |
|                                             |                                                                                                                                                                                                                                                                                                                                                                |               |                                      |                                | <b>Raise no<br/>objection</b> | <b>TPO</b> |
|                                             | <b>X</b>                                                                                                                                                                                                                                                                                                                                                       |               |                                      |                                |                               |            |
| <b>Decision notice</b>                      | GRANT CONSENT: Fell 1 x Cedar at front of property                                                                                                                                                                                                                                                                                                             |               |                                      |                                |                               |            |
| <b>Conditions</b>                           | Replant                                                                                                                                                                                                                                                                                                                                                        |               |                                      |                                |                               |            |
| <b>Notes to applicant</b>                   | N/A                                                                                                                                                                                                                                                                                                                                                            |               |                                      |                                |                               |            |
|                                             |                                                                                                                                                                                                                                                                                                                                                                |               |                                      |                                |                               |            |
| <b>Parish comments</b>                      | None.                                                                                                                                                                                                                                                                                                                                                          |               |                                      |                                |                               |            |
| <b>Public objection/<br/>support</b>        | Support                                                                                                                                                                                                                                                                                                                                                        |               | Objection                            |                                | Observation                   |            |
|                                             | 0                                                                                                                                                                                                                                                                                                                                                              |               | 0                                    |                                | 0                             |            |
| <b>Objection/ support<br/>consideration</b> | None received.                                                                                                                                                                                                                                                                                                                                                 |               |                                      |                                |                               |            |