

TPO Application – Oak Tree at Longridge House (TPO 433-E)

Supporting Information

1.0 Application Details

Applicant: Lewis Hutchinson

Address: Longridge House, Botley Road, Horton Heath, SO50 7DQ

Tree Location: 1 × Oak tree located at the rear boundary of Longridge House. Protected under Tree Preservation Order 433-E.

This application seeks consent for proportionate, evidence-based maintenance works to the oak tree located at the rear boundary of Longridge House. The works are necessary to maintain safe clearance from the property, improve light levels, manage the lower canopy, and reduce the potential for soil shrinkage on clay-based foundations, while preventing the development of excessive lateral extension toward the property as the tree continues to mature. The proposed works are preventative, proportionate, and in accordance with BS3998:2010, retaining the tree's natural form while ensuring long-term health and safe clearance.

2.0 Proposed Works

1. Reduce lateral branches extending toward the house and garden by approximately 2m, pruning back to suitable secondary growth points.
2. Selective crown lift to approximately 3m, removing only secondary and tertiary branches.
3. Remove epicormic growth from the main stem and primary limbs.
4. Remove deadwood (exempt, included for clarity).
5. All cuts will be made to suitable secondary growth points in accordance with BS3998.

3.0 Reasons for Works

3.1 Encroachment Towards the Property

The tree's lateral branches extend significantly toward the house and garden, reducing safe clearance and increasing the likelihood of branch contact during high winds. Managing this growth now will prevent the need for heavier intervention in future years by preventing the development of excessive lateral extension toward the property as the tree continues to mature.

3.2 Overshadowing and Loss of Amenity

The oak's dense lower canopy casts substantial shade across the garden for much of the day, particularly during spring and summer when foliage is at its fullest. This results in:

- reduced natural light to the seating area and greenhouse
- overshadowing of the rear elevation
- reduced light to habitable rooms
- a significant reduction in usable garden space

The greenhouse receives insufficient light due to the overhanging canopy, limiting its effectiveness for growing plants.

3.3 Impact on Lawn & Planting

Reduced light levels across the lawn and borders have caused:

- thinning and patchiness of grass
- persistent dampness
- moss development
- reduced soil temperature
- poor establishment of ornamental plants

Many common garden species require partial or full sunlight and cannot thrive under the current shading conditions. Increased light penetration will improve lawn health, reduce moss, and allow a wider range of plants to grow successfully.

3.4 Wind-Load, Sail Area & Structural Balance

The canopy is broad and carries significant sail area on the house-facing side. As the tree continues to grow, the lateral branches extending toward the property will increase in length and weight, resulting in greater wind-load during storms. A reduction will reduce sail area, lower wind resistance, and help maintain a stable crown structure in the long term, consistent with BS3998 principles of preventative management.

3.5 Dampness, Moss & Surface Conditions

Persistent shade has resulted in dampness on hard surfaces and the lawn, increasing slip risk and reducing usability. Improving light levels will help dry the ground more effectively and improve safety and amenity.

3.6 Need for Selective Crown Lifting

Lower branches currently sit below 3m and obstruct movement beneath the canopy. The proposed lift removes only secondary and tertiary branches, avoiding the removal of primary limbs and maintaining the tree's natural structure. This will also reduce shading of the lawn and greenhouse.

3.7 Epicormic Growth

Epicormic shoots are present along the trunk and primary limbs, indicating stress and requiring routine maintenance. Their removal is routine maintenance under BS3998 and was explicitly approved by Eastleigh Borough Council in comparable decisions.

3.8 Subsidence Risk on Clay-Based Soil

The property is built on clay-based soils with a moderate shrink–swell risk. The oak tree’s trunk is located approximately 10m from the house, well within the recognised 20–30m zone of influence for this species on clay soils (NHBC 4.2). Proportionate pruning will help to reduce the transpiration rate, thereby reducing water extraction from the soil and thus reducing the potential for soil shrinkage, a known contributor to subsidence in clay-based foundations, helping to stabilise seasonal ground movement.

3.9 No Impact on Public Amenity

The tree is located at the rear of the property and is not visible from public roads. The proposed works will not affect public amenity, screening, or the wider landscape.

3.10 Compliance With BS 3998

All works will be carried out by a qualified arborist, with cuts limited to appropriate growth points. The natural form of the tree will be retained.

3.11 Cyclical Management

The proposed works form part of a sensible cyclical management plan for a mature oak in close proximity to a residential property. Regular, proportionate pruning reduces the need for heavier works in future and supports the long-term retention of the tree.

4.0 Attachments

4.1 Attachment A – TPO Map

Attachment A shows an extract of the TPO map confirming the location of the tree on the rear boundary of Longridge House, as well as the TPO number.

4.2 Attachment B – Google Maps View of Longridge House

Attachment B shows a Google Maps view of Longridge House and the tree at the rear boundary, demonstrating the extent to which the canopy of the tree encroaches on the property and covers the garden area. Please note that the image is oriented North and therefore shows the extent to which sunlight is blocked from the property and garden area throughout the day.

The image also shows Botley Road in relation to the property and tree, demonstrating there is no impact to public amenity.

4.3 Attachment C – Shading of the Garden

Attachment C is a picture taken from the upstairs window of the property, showing the proximity of the tree to the property, as well as the extent to which the garden and greenhouse are shaded by the canopy throughout the day, noting that the canopy is not yet in full bloom.

4.4 Attachment D – Proximity to & Shading of the Property

Attachment D is a picture taken underneath the canopy showing the proximity of the lateral extension of the tree to the property. It also shows the extent to which sunlight is blocked to habitable rooms of the property.