

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/26/101192
Surveyor	IF
Address	THE BRACKENS, WOODLANDS DRIVE, NETLEY ABBEY, SOUTHAMPTON, SO31 5PS
Proposed work	1no. Oak (T1)- 2m reduction in height and lateral spread. Leaving a finished height of 17m and lateral spread of 11m. Works to be carried out to maintain a suitable size tree for location. 1no. Oak (T2) - 2m reduction on height and lateral spread. Leaving a finished height of 18m and lateral spread of 16m. Works to be carried out to maintain a suitable size tree for location. The proposed work is to be carried out following BS 3998:2010
Assessment Date	28.05.2026
Officer comments	TPO 81-H (W2) all woodland species The 2 mature oak trees belong to a group of large trees in this location with a small development surrounded by woodlands. They appear healthy and provide good amenity in the vicinity being visible to the immediate neighbours in Woodlands Drive and Oakhurst Way as well as across the railway line at the Badgers and Netley Railway Station. No answer at the door on the day of the visit. T1 is located between the outbuilding and the property, it was crown lifted in the past to around 10m from the ground level, the tree is at an adequate distance from the property with no encroachment onto the roof of the house or the outbuilding. The tree is positioned directly north of a house casting its shadow primarily away from the building (toward the north). Which means it will rarely block direct sunlight from reaching the front of the property, keeping windows and the garden largely sunlit throughout the day. The same applies to T2. No shading of the property was observed during the visit. The height reduction of both T1 and T2 is not justified at the moment due to the above and in the absence of any health concerns. The trees have sufficient space around them and of similar size to other trees within this group. T2 is positioned at the rear garden but provides larger public amenity on the other side of the railway line being more visible. When viewed from the decking to the left of the house the clearance between the eastern branches and the property roof is adequate but could be widened slightly to prevent future encroachment - a minor pruning of the eastern branches only to achieve a 3m clearance from the roof is considered reasonable. The tree was crown lifted on the property side in the past to around 10m from the ground level so the vertical clearance over the hot

	tub and the garden is considerable. The permitted works are not likely to have a detrimental effect on the tree's long-term health and vitality nor would they affect the tree's public amenity.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
			X			
Decision notice	Refuse: 1no. Oak (T1)- 2m reduction in height and lateral spread. Leaving a finished height of 17m and lateral spread of 11m. 1no. Oak (T2) - 2m reduction on height and lateral spread. Leaving a finished height of 18m and lateral spread of 16m. Consent to: 1no. Oak (T2) – Prune the eastern branches extending towards the house to provide a 3m clearance form the roof.					
Conditions	Work is to be carried out in accordance with BS 3998:2010					
Notes to applicant						
Parish comments	The Planning Committee concurred with the expert opinion of Eastleigh Borough Council's arboriculturist.					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration						



T1 and T2



1no. Oak T1



1no. Oak T2



1no. Oak T1