

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	NC/26/101368
Surveyor	AM
Address	BADNAM COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ
Proposed work	AMENDED SPECIFICATION: 1no. Sycamore (opposite the pub) - Cut down to ground level. Tree is breaking up historic wall and is in close proximity of the road and public house. Reduce back to previous reduction points 1no. Multi Stemmed Beech and 1no. Sycamore - 3 meter reduction back to previous growth points. Reduced trees into a nice shape several years ago. Want to repeat the process to keep the trees in a good maintenance programme.
Assessment Date	15 th June 2026
Officer comments	Trees at this location are protected by the Old Bursledon Conservation Area. The multi-stemmed beech and sycamore have previously been reduced and have responded well. The proposed reduction back to previous is reasonable and will be tolerated by the trees without long-term harm to amenity. The sycamore to be removed stands at around 60cm dbh x 20m tall (estimated by eye). The stem divides at approx. 4m above ground into five codominant stems. The union is hidden from view by laurel hedging. It is likely that there is bark included within the union therefore may be weaker than normal U-shaped unions. The base of the tree is accessible from the garden and is sound. The crown has previously been reduced but is visually healthy. The tree is clearly visible to the public from High Street. The Agent notes that the tree stands close to the road and has damaged a historic wall. No evidence has been supplied which would explain either issue although there is no legal requirement to provide evidence to support a s211 notice. Nonetheless, it is helpful to understand the reasons behind a proposal. Having spoken with the Resident and a neighbour, there are concerns about falling branches. The tree overhangs High Street and the front driveway of Primrose Cottage. The neighbour advises that large branches have fallen although I could not see any evidence of previous branch

	failure. As above, the tree has not long been reduced, has responded well and is visually healthy. It should be noted that no tree is free from risk and that even healthy, structurally optimised trees will sometimes shed branches in strong winds. The tree does not seem to present an elevated risk over any other tree in a comparable public place. I have spoken with a neighbour over the phone (19/6). They reinforced their concerns regarding safety but added that the presence of trees makes it difficult to insure their property. I cannot give this much weight as there are countless trees and buildings in similar proximity. As this is a Conservation Area notice, we have no means of requiring replacement planting. The Conservation Area Appraisal states that the walls to the front of many of the High Street properties are “<i>Important Walls</i>”. This includes the wall to the front of Badnam Cottage. Whilst I am not a structural engineer, I noted that the wall at Badnam Cottage was not stood upright and possibly bowed at the nearest point to the stem. There was a series of vertical cracks in the mortar in the top half of the wall. This <i>may</i> be caused by direct root contact. Other walls at the front of nearby properties were in similar condition, regardless of the presence of trees. Again, I am not a structural engineer but we don’t know how deep the foundations are and the wall did not appear to have any drainage. The soil bank behind is likely to be exerting lateral pressure and causing it to deform. It is possible that the root system of the tree is providing a benefit in holding the soil back. The sycamore proposed to be felled does justify TPO. Summarised TEMPO as follows: <u>Part 1: Amenity Assessment</u> a) Condition and suitability – Fair condition (downgraded on basis of loss of natural form from previous reduction and likely bark included union – 3 points b) Retention span – 40-100 years / Very suitable (normal vitality, reasonable growing conditions and structural weaknesses can be addressed by implementing a modest cycle of crown reduction) – 4 points c) Relative public visibility – Large tree clearly visible to the public – 4 points d) Other factors – No special factors – 1 point Sub-total: 12 points <u>Part 2: Expediency Assessment</u> Immediate threat to tree by s211 notice to fell – 5 points
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	<u>Total: 17 points – Definitely merits TPO.</u>					
	The agent has confirmed by email dated 19/6 that they would like the proposal to be amended to reduction of the crown back to previous reduction points. As such, it is no longer expedient to make the TPO as the threat no longer remains.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
					X	
Decision notice	NO OBJECTION					
Conditions	n/a					
Notes to applicant	n/a					
Parish comments	None.					
Public objection/ support	Support		Objection		Observation	
	2		0		1	
Objection/ support consideration	Public comment 1:					
	Application says not in a conservation area but property and trees are in High Street, Bursledon, which is part of the Old Bursledon conservation area.					
	AM response:					
	This has been correctly registered as a Conservation Area notice.					
	Public comment 2:					
	Letter received, relating to falling branches onto their property and highway. Phonecall 19/6 regarding the same plus advising of difficulties in insuring their property and potential to replant.					
AM response:						
This has been noted and considered in the above report.						
Public comment 3:						
Letter received, relating to highway and property safety.						
AM response:						
This has been noted and considered in the above report.						

