

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/26/101413
Surveyor	IF
Address	83 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GG
Proposed work	1no. Oak (T1) - Fell. Tree is in significant decline, with a cavity at the base, cubical brown rot extending all the way through the lower buttresses, leaving a t/R ratio of <0.3. Tree sits within 3m of the structure. 1no. Cypress (T2) - Fell. Tree exhibits an included union at 1.5m and is too close to property, excessively shading it and dropping detritus. It has the potential to grow significantly bigger at maturity. Tree sits within 3m of structure. 1no. Cypress (T3) - Fell. Poor specimen. 1no. Group Birch x 2 (G4) - Fell. Trees are self seeded specimens that have rendered the ancillary driveway unusable and are causing contact damage to adjacent wall.
Assessment Date	12/06/2026
Officer comments	TPO 305-E (G3) 4no. Oak confirmed 17.01.1995 1no. Oak T1 is a tree of good amenity value being visible from public areas including the main road - Winchester Road. The mature oak is located to the west of the building currently there is a very minor overhang. The root plate is highly compacted with large heavy stones same as the other oaks at this location. The tree has some deadwood in the upper crown however Google Maps Streetview images confirm this is not a recent change as the tree has been responding to some stress over a number of years (earliest images in 2008 show some die back in the crown). This could be potentially related to the mismanagement of its root plate area. Rigorous growth in the mid and lower crown. A cavity at base on the eastern side of the stem, no decay or fungi present on the initial assessment. On the application form, the agent indicated that they do not believe the tree is diseased or they have fears that it might break or fall. No diagnostic evidence has been provided (in the form of an arb report including measurements) to demonstrate the risks. The tree features substantial girth and pronounced flaring buttresses therefore standard methodologies like the t/R (thickness of sound wood to stem radius) ratio are not applicable for evaluating structural integrity. More supporting information is required to make an informed decision. The proposed felling is considered unjustified in the absence of the above-mentioned evidence. The agent can reapply after providing more supporting evidence.

	T2, T3 and G4 subject to the proposal are not believed to be covered by an area type TPO 4-E issued in 1969 and therefore these trees can be removed without seeking planning permission.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		X				
Decision notice	Refuse: 1no. Oak (T1) - Fell.					
Conditions						
Notes to applicant	T2, T3 and G4 subject to the proposal are not believed to be covered by an area type TPO 4-E issued in 1969 and therefore these trees can be removed without seeking planning permission.					
Parish comments	None received.					
Public objection/ support	Support		Objection		Observation	
	0		2		0	
Objection/ support consideration	2 objections have been considered during the decision-making process.					





