

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/23/96614
Surveyor	Charlotte Holloway
Address	1 RAMALLEY LANE, CHANDLER'S FORD, EASTLEIGH, SO53 1JG Lakewood Tree Surgeons
Proposed work	1no. Oak (T1) - Reduce all over by 2m back no further than previous reduction points. Part of an ongoing maintenance plan to allow more light into the property and to prevent the tree from growing too large as in close proximity to the house, girl guiding centre and entrance to allotments.
Assessment Date	19/01/24
Officer comments	The tree is situated on the northwest of the property. It is on the boundary, forming a significant boundary feature. The tree has high visual amenity. The tree is a mature specimen and in good health. It has little canopy extending over the highway, likely due to pruning works to keep utility lines clear. The applicant has requested to reduce the tree by up to 2m back to previous pruning points to increase light levels and due to proximity to the property. The applicant has stated that this is part of an ongoing management plan, however, has not provided that plan. 7.2.3.2 of BS3998:2010 Tree Work Recommendations is clear in that it states, <i>"mature and old trees generally have a reduced capacity to tolerate the potentially adverse effects of wounding"</i>. Therefore, proposed work should be sensitive and in line with the management of aging trees. The tree predates the property, which was built around 2011. At this time proximity of the tree would have been deemed acceptable through the planning process. However, given proximity there is likely to be continued pressure to prune the tree. Permission to provide clearance from the property was granted under application T/23/96015. There is a lack of internal small diameter branches and twigs. Therefore, the proposed reduction would remove a significant proportion of photosynthetic material, which is confined to the canopy extremities. This may initiate decline. The tree is to the north of the property; therefore, pruning is unlikely to increase light levels. The applicant has stated that they wish to reduce the sail effect to avoid potential failure, however, has submitted no evidence supporting an elevated risk. The applicant has stated within their application they do not have a fear the tree might break or fall. Where the applicant believes, work is required to reduce risk, <i>"written arboricultural advice or other diagnostic information from an appropriate expert,"</i> as outlined in Regulation 16(1) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012 should be provided. However, it is acknowledged that once a tree has been pruned, cyclic management is likely required. Pruning of smaller diameter branches is preferable, therefore, reluctantly, I cannot object the proposed reduction. However, work must be in line with BS3998, not

	exceed previous pruning points and any internal branches must remain untouched.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	CONSENT: 1no. Oak (T1) - Reduce all over by 2m back no further than previous reduction points.					
Conditions	Standard quality and time					
Notes to applicant	None					
Parish comments	None					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	n/a					