

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/98206
Surveyor	SK
Address	62 THISTLE ROAD, HEDGE END, SOUTHAMPTON, SO30 0TT
Proposed work	4no. English Oak (T1, T2, T3, T4) - Fell. The trees are causing subsidence damage to 62 Thistle Road, Hedge End, Southampton, SO30 0TT.
Assessment Date	Carried out as a desk exercise based on evidence supplied.
Officer comments	The subject trees form part of a distinct green backdrop to the properties along Thistle Road, offering a pleasant setting to the dwelling and general location. They are an important element of the landscape in this location. The damage is cited as slight. The foundation depth of 2m would meet the NHBC guidance of the time. The evidence provided does support the implication of the trees as a causal agent – the soil type is clay, there are roots found of the right type of tree, there is seasonal movement and the damage, though slight, is of the right pattern that might be expected for indirect damage. Therefore, the criteria for demonstrating tree related damage are met in line with government guidance. The arb report states: 6.6 Please note that the vegetation management work recommended in this report should only be carried out once all other possible causal factors have first been discounted – this has been done and drainage is discounted. However, no evidence that all four trees are causing damage is provided in the arb report submitted. The felling of four healthy oaks without absolute evidence of the causal trees is excessive. The collective value of the trees is high (CAVAT quick valuation totals the value of the four trees at £323,009) and their loss must be balanced against the damage type. It also sets a difficult precedent that trees are ‘disposable assets’ when in fact they cannot be easily replaced: these trees are all early mature so have a very long future potential lifespan. Therefore, it is recommended that further evidence is gathered to determine which of the four trees is the primary agent/s and these are considered for removal in order or likelihood. It is further recommended that, given the high values of these trees, that alternative solutions are considered to remedy the damage and future-proof the dwelling. Trees

	are increasingly important as part of the response to climate change and their removal must be balanced against the benefits they provide.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
		X				
Decision notice	REFUSE: 4no. English Oak (T1, T2, T3, T4) - Fell. Until such time as the primary agent is determined or other solutions are fully considered.					
Conditions						
Notes to applicant						
Parish comments	Object on the basis of insufficient evidence to support the felling of 4 mature oak trees. S8 is implicated in the engineers' report as the likely cause of subsidence.					
Public objection/ support	Support		Objection		Observation	
	0		3		0	
Objection/ support consideration	Objections have been considered during the decision-making process.					