

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/97956
Surveyor	SK
Address	11 FERNDAL, HEDGE END, SOUTHAMPTON, SO30 0PP
Proposed work	1no. English Oak (T2) - Remove to near ground level.
Assessment Date	23/08/24 as a desk exercise
Officer comments	Tree T2 is highly visible behind the applicant property and is one of many in the location that have been retained through development along a greenway behind the houses. It grows in the rear garden of the applicant address. The property was constructed c1990, and, under NHBC, should have adequate foundation depth for the local soil conditions. Subsidence evidence. 7.8 The government guidance notes (available to view at Tree Preservation Orders and trees in conservation areas - GOV.UK (www.gov.uk) recommends that issues of subsidence will include a report by a structural engineer and /or a chartered surveyor and be supported by technical analysis from other experts e.g. root and soil analysis. 7.9 The report must include: • A description of the property, including a description of the damage and the crack pattern, the date that the damage first occurred/was noted, detail of any previous underpinning or building work, the geological strata for the site identified from the geological map. Supplied. • Details of vegetation in the vicinity and its management since discovery of the damage. Include a plan showing the vegetation and affected building. Supplied. • Measurement of the extent and distribution of vertical movement using level monitoring. Where level monitoring is not possible, state why and provide crack monitoring data. Data provided must be sufficient to show a pattern of movement consistent with the presence of the impacted tree(s). Level monitoring has been provided and demonstrates a pattern of seasonal movement. • A profile of a trial/bore hole dug to identify foundation type and depth and soil characteristics - supplied and indicates the presence of shrinkable clay soil.

	• The sub soil characteristics including soil type (particularly that on which the foundations rest), liquid limit and plasticity index. Given. • The location and identification of roots found. Where identification is inconclusive, DNA testing should be carried out. Roots were found, but the starch content could indicate they are dead or not thriving but are present at the foundation. It is also not conclusive which species has been found. • Proposals and estimated cost of options to repair the damage. Estimated at £80.000 for underpinning as the only stated alternative to tree removal. 7.10 Technical evidence in respect of other structural damage e.g. garden walls, drains, paving, drive surfaces) should be provided by a relevant engineer, building/drainage surveyor or other appropriate expert. No evidence in relation to structural damage or issues of subsidence have been submitted with the application and there is no consideration of alternative options, which could retain the tree. It is therefore demonstrated in this case that the likely cause of the seasonal movement is the T2, and consent must be granted so that the LPA is not at risk for future damage now that they are aware of the potential should permission to fell be refused.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	1no. English Oak (T2) - Remove to near ground level.					
Conditions	Standard					
Notes to applicant	DO NOT USE HERBICIDE TO TREAT ANY REGROWTH, SHOULD IT OCCUR. OTHER OAKS IN THE VICINTY CAN BE AFFECTED BY TRANSLOCATION THROUGH ROOTS.					
Parish comments	EBC Cllr has requested this be called in. The Planning & Highways committee will object to this request because the tree is causing subsidence.					
	Support		Objection		Observation	

Public objection/ support	0	1	0
Objection/ support consideration	Objection comment has been taken into consideration during the decision-making process.		