

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/24/98538
Surveyor	SK
Address	Land to rear of 64 Thistle Road, Hedge End, Southampton SO30 0TT,
Proposed work	3no. Oak (T2, T3 & T5, originating from beyond rear boundary of No. 64 & 62) - Fell & treat stumps with eco-plugs. Works proposed as remedy to the differential foundation movement at No. 64 & ensure long-term stability of building. To limit extent & need for engineering repair works. An alternative to felling, pruning/pollarding would not provide a reliable or sustainable remedy to the subsidence. Other potential means of mitigation, including root barriers, would not be effective or appropriate. There is scope for replanting of native species more suitable for this site. Both No.64 and 62 are experiencing issues caused by the Oak trees, removal will benefit two properties.
Assessment Date	20/12/24
Officer comments	Evidence at present of shrinkable clay, seasonable movement and roots at foundation level is presented and looks to be technically correct. The application is to fell three oak trees: one (owned by property owner) eleagnus has been removed and a lessening of the movement has been reported as related to this removal. The oak trees (T2, T3 and T5) are large, long-lived species capable of providing long-term benefit in terms of public, visual amenity. They have recognised benefit in terms of biodiversity by virtue of their siting within the 'Bridget Mary Garden' Site of Interest to Nature Conservation (SINC), where woodland is a designated feature and part of the wider Wildern Local Nature Reserve. Given the importance of these trees and their intrinsic value, felling three large (870, 680 and 910mm diameter stems) seems to be an excessive response: the value of the tree through CAVAT is assessed at £237, 152 (using quick method, adjusted functionality to 75%). One tree is of greater value that the estimated repairs. The supplied technical information supports that vegetation is contributing to subsidence at 64 Thistle Road. It is not clear though whether all or one of the trees are contributing to the building movement. Felling all three would result in irreversible harm to the amenities of the area. Replacement planting would not mitigate this loss for decades. A precautionary, staged approach is justified in the circumstances; the felling of the dominant tree of the group (T2) will be permitted. Should

	level monitoring continue to implicate vegetation, the Council would welcome future applications to fell or prune implicated trees.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
			X		Raise no objection	TPO
Decision notice	Refuse: 2no. Oak (T3 & T5, originating from beyond rear boundary of No. 64 & 62) - Fell & treat stumps with eco-plugs. Consent: 1no. Oak (T2 originating from beyond rear boundary of No. 64 & 62) - Fell & treat stump with eco-plugs.					
Conditions	Standard + replant 1 x hornbeam, Carpinus betulus (low water demand – NHBC vol 4.2) near to position of T2. Stock to be a minimum 8/10 standard nursery stock (or 2-2.5m for a conifer) suitably staked and planted ideally where they will offer public amenity but have room to thrive.					
Notes to applicant	Further evidence to demonstrate continued movement to accompany any future applications to fell trees.					
Parish comments	No Objection to the removal of T2 – The evidence supports the removal of this tree. Object to the removal of T3 & T5 – Insufficient evidence to support the felling of these 2 trees see further detail.					
Public objection/ support	Support		Objection		Observation	
	0		3		0	
Objection/ support consideration	The objection comments have been considered during the decision-making process.					