

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/25/98901
Surveyor	AM
Address	6 KEBLE CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 3AN
Proposed work	1no. Oak (T1) - Crown reduction, the crown spread is that of 20m the approximated reduction would bring the crown spread to 12m with a 6m crown radius & the height from 16.8m down to 12.8m. Managed as such on a tri-annual basis. Tree works are proposed as an attempt to seek to limit the impact of trees on the differential foundation movement at the insured property & to ensure the long-term stability of the building.
Assessment Date	13 th March 2025
Officer comments	Large, prominent oak protected by TPO ref: TPO 513-E, confirmed 3rd November 2004. Clearly visible from Bournemouth Road and other public vantage points. This is a significant amenity tree. The proposal is to reduce the crown of the tree in response to claims of building subsidence at 6 Keble Close. The building is suffering foundation movement of approx. 2mm in a year and has cracks rated as BRE Category 2 (slight). Crown reduction is proposed on the basis that it will reduce water uptake by the tree, enabling the foundations to stabilise and so that effective repairs can be carried out. The amount of reduction is substantial, regarded within BS3998:2010 Annex C.4.1. as <i>extreme crown reduction</i>. The impact to visual amenity will be severe as a large amount of the crown would be removed, including most of the twigs/foilage-bearing parts of the tree. More sympathetic crown reductions have been proven within HortLINK 212 (2004) to be ineffective. The HortLINK research found that 70-90% reduction of crown volume is appropriate for decreasing soil drying, but only for 1-3 years. At this point, the works would need to be repeated. The Applicant also proposes to repeat the work on a triennial basis. The key information which supports the proposal is: - Onset of damage at end of Summer 2022; - Roots of oak found in borehole, beneath foundation depth; - Clay subsoil of high volume change potential; - Level monitoring showing pattern of seasonal movement focused on the side of the building nearest the tree.

	The above justifies the need for remedial work to the tree. The amount of movement of the foundation, although only 2mm, is such that crown reduction is appropriate. Whilst considerably reduced, some amenity and ecological benefits will be retained. Regrowth will likely be dense and as per the proposal, will need to be controlled on a regular basis lest it recover such a crown volume that the damage reoccurs. Refusing permission for works where there is a foreseeable risk to the property would expose the Council to a claim of compensation under s24 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012. The evidential threshold in the circumstances would be <i>on the balance of probabilities</i> and this would be met if actual damage has occurred, roots found beneath foundations and seasonal movement had been demonstrated. <i>The</i> value of the compensation claim would be determined as the difference between repairing the building with the unpruned tree vs repairing the building with the tree reduced. In this instance, this would be less than £15,000 with tree pruned vs around £35,000 with the tree left unpruned: circa <u>£20,000</u>. On the basis that the evidential threshold has been met, the proposed cyclic reduction has been justified. Although this will have severe detrimental impact to public amenity, this application should be permitted.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	Grant permission: 1no. Oak (T1) - Crown reduction, the crown spread is that of 20m the approximated reduction would bring the crown spread to 12m with a 6m crown radius & the height from 16.8m down to 12.8m. Managed as such on a tri-annual basis.					
Conditions	Works so far as is possible in accordance with BS3998; repeat once every three years.					
Notes to applicant						
Parish comments	None.					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	None received.					

