

Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	T/25/99536
Surveyor	AM
Address	34 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EW
Proposed work	1no. Oak (T1) - Remove close to ground level and treat stump with herbicide to inhibit regrowth. Reason: Subsidence, technical and arborist reports provided with application.
Assessment Date	21 st July 2025
Officer comments	Application history: T/23/96249 to fell same tree with only evidence supplied being the Arb Report. This was refused permission as the level of information submitted fell far short of the mandatory level of details required with the 1app form. This is currently at appeal. The application oak is protected within A1 of TPO ref: 1-E, confirmed 1966. The proposal is to fell the tree on the basis that it is contributing to subsidence at the Applicant's property. It is not necessary for the tree to be the sole cause nor does the level of evidence need be higher than "<i>on the balance of probabilities</i>"; a low evidential threshold. Having reviewed the documents supplied with the application, I can summarise as follows: Stepped cracking is present internally and externally at the rear left corner of the property. This was first noticed in October 2022. This was following the warmest summer recorded since 1884 with well below average rainfall through the growing season. These were optimum conditions for vegetation-induced subsidence to first occur. The property stands on London clay, a bedrock known to be particularly prone to shrink/swell. The soil has been recorded as moderately plastic/capable of movement. Roots of <i>Quercus</i> (oak) have been found through both boreholes, beneath foundation depth, to a depth of 2m. T1 (oak) stands within 5m of the property. 50% of cases of damage attributable to oak have been found at this distance (Cutler and Richardson). Whilst these roots were found to be absent of starch, these were only a sample of roots found in the narrow borehole. They prove that roots from oak have grown by/below the foundations. Fine/feeder roots are regularly replenished and a very high

	proportion will die during the winter later to be replenished when the tree exits dormancy. As such, the lack of starch does not remove the oak as a contributory factor. Roots of <i>Cupressaceae</i> (including cypress, western red cedar, juniper) and <i>Prunus</i> (including cherry, blackthorn, laurel) were also found within both boreholes. Whilst these may be influencing building movement, these are smaller trees. Works have also been specified to maintain these at reduced or current size. Level monitoring through 2023 found seasonal movement of the foundations was occurring. This was most pronounced at Station 8 (3mm movement); this was the station nearest the oak tree. It should be noted that the level monitoring was carried out through a very wet growing season, with rainfall levels ranging from 125% -> 200% of average July-October. This <i>may</i> help explain why the degree of movement was not especially pronounced, with input from rainfall similar to uptake by vegetation. Other potential causes e.g. drain issues have been discounted. The key information that proves T1 as a contributory factor is: - The property stands on London clay - Roots of <i>Quercus</i> have been found beneath foundation depth - Level monitoring shows seasonal movement of the foundation as one would expect with the influence of trees. The greatest movement is the station nearest the tree. - Actual damage has occurred, focused in the area nearest the tree. The application should be granted permission. Should it be refused permission, it would leave the Council exposed to a claim of compensation under Regulation 24 of the Town and Country Planning (Tree Preservation) Regulations 2012.					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
	X					
Decision notice	Grant permission: 1no. Oak (T1) - Remove close to ground level and treat stump with herbicide to inhibit regrowth.					
Conditions	None (sufficient tree planting around the site to mitigate loss of T1).					
Notes to applicant						

Parish comments	None.		
Public objection/ support	Support	Objection	Observation
	0	0	0
Objection/ support consideration	None received.		