

## Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

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| <b>Application Number</b> | T/25/100036                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Surveyor</b>           | AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Address</b>            | 61 ULLSWATER AVENUE, WEST END, SOUTHAMPTON, SO18 3QS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Proposed work</b>      | <p>1no. Birch (T1, on boundary with No. 63) - Fell to as close to ground level as possible. Reason - The tree has seemingly outgrown its current position &amp; roots are now raising driveways on properties either side.</p> <p>1no. Conifer (T2) - Fell to ground level. Reason - Poor historical planting location, tree is now competing with adjacent tree. Removal would allow chance of remaining tree to achieve full potential.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Assessment Date</b>    | 27 <sup>th</sup> October 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Officer comments</b>   | <p>T1 Birch, protected within G1 (5 Silver Birch) of TPO ref: 692-E, confirmed 6<sup>th</sup> January 2011.</p> <p>T1 stands at the west end of an informal group of birch spanning several front gardens in a spur off Ullswater Avenue. All trees are of similar age and size and provide collective benefit in terms of public, visual amenity. All are visible to the public from the roadside.</p> <p>The subject birch is estimated by eye to be approx. 18-20m tall and with a stem diameter of approx. 40cm dbh. It has an ivy-infested stem which divides into two leaders at approx. 8-10m above ground level. It is difficult to see but there may be a short stub emerging from this point, although the ivy makes it difficult to interpret this. Branch tips hang low over the property.</p> <p>The proposal is to fell the tree on the basis that it has outgrown its position and has caused damage to the block paving driveway. An Arboriculturist has provide advice and photographs of this. A neighbour who was consulted on the application also alleges damage to their own driveway.</p> <p>At the time of my site visit, I noticed that the tree was growing in close proximity to the building and branch tips were in contact. These could reasonably be pruned back without significant detriment to tree health or visual amenity.</p> <p>In respect of the driveway damage, there are several blocks lifted to 2-3cm above level by/to the west of the tree itself. This has likely been caused by direct/contact damage i.e. annual increment growth of shallow, lateral roots immediately beneath the blocks. The western section has</p> |

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|  | <p>what appears to be a raised section running most of its length. This <i>may</i> be deceptive though as may appear raised due to sinking of the adjacent blocks caused by years of car parking.</p> <p>It is almost inevitable that driveways close to mature trees will suffer some form of movement from root encroachment. When this presents a trip hazard, clearly, some form of action would be required. This does not necessitate the felling of a healthy tree. Whilst some of the damage caused here is <i>likely</i> to have been caused by direct root contact, no evidence has been presented which demonstrates that the offending roots are too large to prune. Such evidence might include a photographic record of the paving being lifted and the causative roots measured in situ. The lifted paving may have been caused by small diameter roots chasing condensation on the underside of the blocks and these may be straightforward to remove. Please note though that there are implications to root pruning;</p> <ul style="list-style-type: none"> <li>- the pruning of structural roots may lead to instability;</li> <li>- health implications due to the loss of ability to take up water/nutrients from the soil;</li> <li>- may be a proliferation of new roots from the pruned section, potentially causing a repeat of damage in future.</li> </ul> <p>Birch has been noted in Tree Roots in the Built Environment as having a typical rooting depth of 1.5m, although the majority of roots will be in the upper 0.6m. The roots contributing to damage likely represent only a small proportion of the overall root system. The overall health of the tree is such that some root pruning will likely be tolerated. The risk of future root proliferation and repeat of the damage remains but may be mitigated by repeat root pruning.</p> <p>Should the felling of T1 be permitted, it would be difficult to defend applications to fell the other trees within the same group. A neighbour alleges that their own driveway has been damaged by tree roots but other trees in close proximity may also be partially or fully attributable. As such, a domino effect may occur and the cul-de-sac become cleared of amenity trees. Whilst I'm quite certain that some of the damage to paving has been caused by tree roots, I'm not convinced that the only control measure is to fell the tree. For this reason, the felling of this tree should be refused permission.</p> <p>T2 Spruce – Technically protected on the edge of a woodland category TPO. However, would not have been the intended target of the TPO nor does the tree as it stands now offer any meaningful benefit in terms of public amenity. For info, measures approx. 8m x 20cm dbh, clearly visible</p> |
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|                                             | from roadside, probably originating as a Christmas tree later planted out. Would not justify TPO in its own right so felling is perfectly acceptable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                      |                                |                               |            |
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| <b>Decision</b>                             | <b>Consent</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Refuse</b> | <b>Part consent/<br/>Part refuse</b> | <b>Withdrawn /<br/>Invalid</b> | <b>Conservation Area</b>      |            |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                      |                                | <b>Raise no<br/>objection</b> | <b>TPO</b> |
|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               | <b>X</b>                             |                                |                               |            |
| <b>Decision notice</b>                      | <p>Refuse Permission: T1 - Birch – Fell</p> <p>REASONS FOR REFUSAL:</p> <ol style="list-style-type: none"> <li>1. The application Birch (T1) is a medium-sized tree growing within an informal group of the same species. It is visually healthy. It is clearly visible to the public from the roadside and offers benefit in terms of public, visual amenity. For these reasons, justification to fell such a tree must be compelling;</li> <li>2. Tree has outgrown its position: The felling of the tree for this reason would be a disproportionate response. The tree is in close proximity to the building and selective pruning to provide reasonable clearance is clearly necessary. Such pruning would not be expected to impact to visual appearance of the tree nor significantly affect its health.</li> <li>3. Tree has caused damage to driveways: Whilst the Council acknowledges that surfacing surrounding the tree has become deformed, no evidence has been supplied to confirm that root pruning is not a reasonable solution. Such evidence may include a photographic record of the blocks lifted and the roots beneath exposed, measured and the implications of their pruning evaluated.</li> </ol> <p>Grant permission: 1 no. Conifer – Fell.</p> |               |                                      |                                |                               |            |
| <b>Conditions</b>                           | Unconditional.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                                      |                                |                               |            |
| <b>Notes to applicant</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                                      |                                |                               |            |
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| <b>Parish comments</b>                      | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                      |                                |                               |            |
| <b>Public objection/<br/>support</b>        | <b>Support</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               | <b>Objection</b>                     |                                | <b>Observation</b>            |            |
|                                             | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | 0                                    |                                | 0                             |            |
| <b>Objection/ support<br/>consideration</b> | <p>Neighbour: I (REDACTED) am the property owner of the neighbouring property REDACTED, a property immediately adjacent to the application.</p> <p>I concur with the points raised in this application and present testimony that the 1no. Birch (T1) tree is indeed causing damage to our property by</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                      |                                |                               |            |

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|  | <p>way of the roots raising and breaking up our driveway. This is notably and visibly evident, and has greatly restricted our ability to adopt any new driveway re-surfacing for fear of continued damage.</p> <p>Photographic evidence showing the evolution of this situation can be provided upon request.</p> <p>AM response: Noted and considered with this report.</p> |
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