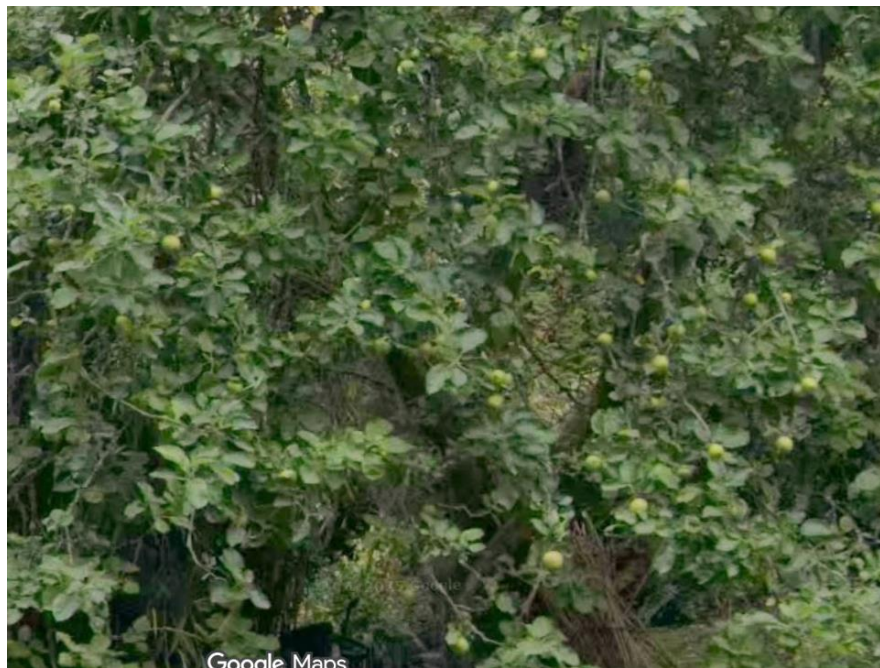


Eastleigh Borough Council Tree Preservation Order and Conservation Area Assessment Form

Application Number	NC/25/100400
Surveyor	AM
Address	IVOR LODGE, WINDMILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8BG
Proposed work	T1 and T2 - Pollard 2 apple trees at first growth points from trunk to encourage young growth lower down for easy fruit production and management.. T1 approx 4 ft, T2 approx 8 ft
Assessment Date	11 th December 2025
Officer comments	Trees at this site are protected by the Bursledon Conservation Area. The trees stand in the large rear garden of Ivor Lodge. They are visible to the public from Windmill Lane. The garden has recently been split into two, with a recently built panel fence separating the eastern end from the house. A gap in the hedge has been formed in the eastern end, which I understand is to enable access for future garden management purposes.  T1 and T2 in context of garden, viewed from Windmill Hill I've only seen these trees out of leaf but Google Streetview (July 2025) is helpful in showing these in summer:



Google Streetview (July 2025), showing trees from Windmill Lane



Close-up of T1, showing apples forming

A previous Conservation Area notice was submitted under NC/25/98743 to fell these trees on the basis that they prevent management of their other trees. Customer agreed to withdraw their notice to fell these trees therefore no further action was taken. My previous comments are still applicable:

The notification apples are mature specimens measuring approx. 8m tall, 8m wide and with stem diameters of approx. 40cm. Although out of leaf, both appeared in normal physiological condition. Trees of this species

would provide amenity especially by virtue of their attractive spring flowering. The notification work is to fell both trees so that a second property access could be constructed from Windmill Lane. Previous permitted development enquiries made mention of this access being intended to benefit the maintenance of the apples and surrounding parts of the garden.

To add to the above, the trees continued to be growing healthily. There were numerous apples on the floor beneath them and Google Streetview (July 2025) clearly shows T1 (nearest the road) as being full of fruit. I also noted that T2 (tree furthest from the road) had previously been topped at approximately 3m and had healthy regrowth to similar proportions as T1. Both crowns merge to form a collective canopy of pleasing form.



T1 and T2 from Windmill Lane, centre of image

The current proposal is to pollard each tree at the first growth points on the trunks. Although no justification is necessary for Conservation Area notices, it is helpful to understand the reasons. This is stated to be to encourage low growth, easy fruit production and for ease of management. The proposal is not in accordance with good horticultural practice. It is so severe that it would not be surprising for both trees to die as a result. Even if they survived, the resulting pruning wounds would be so large that they would be highly likely to invite decay. Essentially, they would cease to be an amenity asset.

In the previous Conservation Area notice considerations, I carried out an assessment as to whether these trees would merit protection by Tree

	Preservation Order. The outcome remains the same but is updated with additional information below: <i>Condition:</i> T1 - good condition, generally free from defect, showing good health and likely to reach normal longevity and size for species; T2 - fair/satisfactory condition, scored down due to past topping- collectively <u>3 points</u>; <i>Retention span:</i> 20-40 years (healthy, open-grown but relatively short-lived trees) - <u>2 points</u>; <i>Relative public visibility:</i> medium trees, visible to the public from Windmill Hill – 3 points, additional point enabled for group/collective impact – <u>4 points</u>; <i>Other factors:</i> no special factors – <u>1 point</u>; <i>Expediency:</i> Immediate threat to trees (s211 notice to severely prune) – <u>5 points</u> <u>Total: 15 points / TPO defensible.</u> In my professional opinion, although the apples are relatively short-lived trees already at maturity, they are an asset to the Conservation Area. There's not many other trees within sight that could be described as such, indeed other trees, including the large Leylandii only serve to overwhelm the garden. The abundance of apples noted on the Streetview image from July 2025 imply that T1 must have had a superb display of flowers during the spring. This would have been a pleasing sight to passers-by, as well as a source of nectar for pollinators (although ecological benefit is only a secondary consideration here). The proposed pollarding amounts to topping and will cause substantial harm to the trees. It would remove the amenity benefits that they both currently provide and would be harmful to the character of the Conservation Area. We have previously advised the tree owner that we consider the trees present sufficient benefit in terms of public amenity that they would justify TPO. The proposed work is not dissimilar in outcome to the previously notified work hence further negotiation is no longer considered worthwhile. For these reasons, my recommendation is that we raise an objection to the work and make a TPO. Justification to be shown on the TPO paperwork as follows: <i>The notification apples, T1 and T2 are an asset to the Bursledon Conservation Area. They are in at least fair condition with a reasonable</i>
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	<i>likely retention span. They form a pleasing, collective canopy which is visible to the public from Windmill Hill. They are appropriate species and size for a large garden location.</i> <i>The Council has made this Tree Preservation Order on the basis that a s211 notice has been received which would reduce them both to little more than stumps. The proposed work is not in accordance with good arboricultural practice and would render both trees useless in terms of public, visual amenity.</i>					
Decision	Consent	Refuse	Part consent/ Part refuse	Withdrawn / Invalid	Conservation Area	
					Raise no objection	TPO
						X
Decision notice	Objection: T1 and T2 - Pollard 2 apple trees at first growth points from trunk to encourage young growth lower down for easy fruit production and management.. T1 approx 4 ft, T2 approx 8 ft.					
Conditions	N/A					
Notes to applicant	N/A					
Parish comments	None.					
Public objection/ support	Support		Objection		Observation	
	0		0		0	
Objection/ support consideration	None received.					